

Diös acquires the new Luleå Office Building



Diös Fastigheter acquires the property Kajan 18 in central Luleå. The acquisition includes the newly constructed building Luleå Office Building and building rights of approximately 3,500 square meters. The underlying property value amounts to approximately SEK 290 million and the change of possession will take place in January 2017. Sellers are Vasallen and Lantmännen Fastigheter.

The lettable area is approximately 9,000 square meters and consist to 95 per cent of offices. The occupancy rate is 94 per cent and the yearly rental value is estimated to approximately SEK 19 million. The largest tenants are TeliaSonera and Riksbyggen and the average lease term is approximately 11 years. The transaction takes form as a company transaction.

- We like our growth to continue and Luleå is one of our priority cities. We acquire a very central newly built property that suits our strategy very well. We will now explore how we can develop the building rights to further contribute to Luleå's city development, says Knut Rost, CEO Diös.

- Lulea Office Building has been an exciting and enjoyable project that has changed the Luleå cityscape. The collaboration between Lantmännen and Vasallen has been good, but the intention has never been to manage the property in the long term. We are very pleased to sell this property to a long term and stable actor as Diös, says Leif Rytter, CEO Vasallen and Mikael Nicander, CEO Lantmännen Fastigheter.

Diös Fastigheter owns and develops both commercial and residential properties in prioritized growth areas in northern Sweden. With a market value of SEK 13.0 billion, a portfolio of 313 properties and a lettable area of 1.352 sq., our vision is to be the most active and sought-after landlord in our market. The properties are located from Borlänge to Luleå with its head office in Östersund. The company has since 2005 had a continuous growth in value in the property portfolio and the share is listed on Nasdaq OMX Stockholm, Mid Cap. Learn more about Diös on www.dios.se

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This information is disclosed by Diös Fastigheter AB (publ) according to the Securities Market Act and/ or the Financial Instruments Trading Act. The information was released for publication on 29 June 2016 at 14:00 CEST.

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