

Logistea acquires logistics property fully let to Lyko in Vansbro, Sweden, with an underlying property value of SEK 433 million

Logistea AB (publ) has entered into an agreement to acquire the property Ytteråker 2:5, located in Vansbro Municipality, Sweden. The property has an agreed underlying property value of SEK 433 million, before deduction for latent capital gains tax of SEK 6 million. Lyko leases the entire property, which has a total lettable area of 36,652 square meters. The annual rental income amounts to approximately SEK 34.1 million, and the lease has a remaining term of approximately 19 years.

Logistea is expanding its property portfolio and has today signed an agreement to acquire the logistics property Ytteråker 2:5 in Vansbro Municipality by acquiring the shares in the property-owning company RE NL Vansbro 1 AB. The asset is a modern and energy-efficient logistics facility, constructed in two phases in 2019 and 2023, and features modern specifications including a clear ceiling height of 12 meters, 18 loading docks, 200 parking spaces, and solar panels with an output of approximately 0.5 MW. The closing is expected to take place on 22 May 2025.

The property has a total lettable area of 36,652 square meters and is fully let to the financially strong tenant Lyko, a leading Nordic beauty retailer. The lease term extends for approximately 19 more years, with an annual rental income of approximately SEK 34.1 million (excluding rental supplements and property tax). The tenant is responsible for all operating expenses. The acquisition improves Logisteas earnings capacity by approximately 0.05 SEK per share.

Approximately 85 percent of the space is used as warehouse, while the remaining areas consist of office and retail space. Lyko, listed on the Stockholm stock exchange and with a revenue of SEK 3.6 billion in 2024, has a long history in Vansbro and has made significant investments in automation solutions in the property. The facility serves as Lyko's central warehouse for the entire Nordic market.

"This acquisition further strengthens our portfolio with a state-of-the-art logistics property leased on a long-term contract to a leading and financially strong tenant well established in Vansbro. The property adds quality, long lease duration, and a strong cash flow to our growing portfolio and is expected to significantly improve our earnings capacity per share" says Anders Nordvall, Deputy CEO and CIO at Logistea.

The transaction is financed with bank loans and available funds.

For further information, please contact

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About Logistea AB (publ)

Logistea is a Swedish real estate company focusing on warehousing, logistic and light industrial properties. The company's shares are listed on Nasdaq Stockholm with the short names LOGI A and LOGI B. For more information: www.logistea.se

Image Attachments

Vansbro 2024

Attachments

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