



Samhällsbyggnadsbolaget

Press Release

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SAMHÄLLSBYGGNADSBOLAGET I NORDEN AB (PUBL) DIVESTS NEWLY BUILT RESIDENTIAL PROPERTIES FOR SEK 1,179 MILLION

Samhällsbyggnadsbolaget i Norden AB ('SBB') has entered into an agreement to divest the properties Sollentuna Eldstungan 4, Sollentuna Eldstungan 5, Nacka Orminge 46:6 and the leasehold Nacka Orminge 60:3 to a North American pension fund. The transaction will be carried out in the form of a company transfer and is unconditional, with completion in June. The lettable area totals 20,508 square metres with an annual rental value of SEK 65 million. The transaction is based on an underlying property value of SEK 1,179 million before deduction of 25 per cent of deferred tax and remaining project costs, which means a total consideration of SEK 1,107 million.

Most of the proceeds from the sale will be used to reduce SBB's debt through debt repayment. The property value in the transaction is 2 per cent below the latest valuation.

"SBB developed the properties together with Magnolia until December 2024, when SBB acquired Magnolia's share. The deal is a very good example of how SBB creates value through active property development and is fully in line with our strategy of divesting non-strategic assets. SBB demonstrates its ability to identify profitable projects, carry out development work and realise a return on investment," says Krister Karlsson, Chief Operating Officer and Deputy CEO of SBB.

For further information, please contact:

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About Us

Samhällsbyggnadsbolaget i Norden AB (publ) (SBB) is one of the Nordic region's leading property company in social infrastructure. The Company's strategy is to long term own and manage social infrastructure properties in the Nordics and rent regulated residential properties in Sweden, and to actively work with property development. Through SBB's commitment and engagement in community participation and social responsibility, municipalities and other stakeholders find the Company an attractive long-term partner. The Company's series B shares (ticker SBB B) and D shares (ticker SBB D) are listed on Nasdaq Stockholm. Further information about SBB is available at www.sbbnorden.se.