

BICO divests Berlin property for a total of EUR 21m

BICO is divesting the property on Wagner-Régeny-Straße 15, Berlin, Germany to BEOS who is acting on behalf of Swiss Life Kapitalverwaltungsgesellschaft mbH for its Real Estate Special Fund "BEOS Light Industrial Germany I". The total sales price is EUR 21m (approximately SEK 246m) and the sales price c. 10% higher than book value. The transaction also includes a leaseback, with BICO company SCIENION as tenant where a long-term lease over 15 years, with a break option after 10 years, has been signed.

"We are pleased to be able to hand over this state-of-the-art building to BEOS, a well-known market participant and one of the market leaders in the real estate industry, especially the life science sector, in one of the most thriving areas in Berlin. We are, through SCIENION, looking forward to establishing a partnership as a lessee and a tenant, contributing to the expanding biomedical engineering cluster in the area. The divestment is in line with BICO's investment in the property and will strengthen our financial position and generate a positive cash flow contribution", says Erik Gatenholm, CEO and President BICO.

Property facts Wagner-Régeny-Straße 15, 12489 Berlin

Buyer: BEOS on behalf of Swiss Life Kapitalverwaltungsgesellschaft mbH, acting in its own name and for account of the Real Estate Special Fund "BEOS Light Industrial Germany I"

Completed: in June 2023

Sales price: EUR 21m (approximately SEK 246m)

Closing date: Expected in Q4 2023.

Tenant: SCIENION, a lease period for 15 years with a break option after 10 years.

Lettable area: 5,200 sqm

According to customary processes, the transaction needs to seek approval by the city of Berlin.

This is expected to take up to 3 months to complete. Depending on the approval process the

transaction is expected to generate a positive cash flow contribution in Q4 2023.

BICO has been advised by JLL and White & Case LLP.

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About BICO

BICO is a leading provider of life science solutions and laboratory automation that enable more efficient development of new treatments with more specificity and less need for animal testing.

The company uses bioconvergence as its operating system, combining advanced technologies with biology to streamline and automate workflows within the pharmaceutical and biopharma industries.

With 32,000+ instruments installed in over 65 countries, BICO products and solutions are found in more than 3,500 laboratories, including the world's top 20 pharmaceutical companies, and have been cited in over 11,000 publications.

Operating through three business areas – Bioprinting, Biosciences and Bioautomation – the BICO Group strives towards the long-term ambition of enabling the reduction the world's organ shortage and speeding up drug development to create the future of life-saving treatments.

BICO is listed on Mid-Cap, Nasdaq Stockholm under BICO. www.bico.com

Attachments

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