



CASTELLUM

Press Release
05 October 2023 07:00:00 CEST

Castellum sells properties for approximately SEK 900 M

Castellum is selling five properties for a total of approximately SEK 900 M, in line with the carrying amounts. The properties comprise a portfolio of four retail properties in Nyköping, Jönköping and Linköping that are being sold for approximately SEK 600 M. In addition, an industrial property in Västerås is being divested for approximately SEK 300 M.

“We previously announced that we are streamlining our geographic presence and reducing our exposure to the retail segment. We are now delivering on our strategy while strengthening Castellum’s financial position. Going forward, we want to grow in our strongest markets,” says Joacim Sjöberg, CEO of Castellum AB.

The properties, which are being divested to Trophi, are Gumsbacken 12 and 15 in Nyköping, Varuhuset 1 in Jönköping and Jägmästaren 1 in Linköping. The largest tenant in the properties is the Citygross grocery chain. Gumsbacken 15 is an undeveloped building right.

Effekten 4, in the Finslätten district of Västerås, is being sold to Nordisk Renting and its sole tenant is ABB.

“The transaction market remains active in Castellum’s segment, but closing is taking longer. The sale prices have confirmed our carrying amounts,” says Kristina Sawjani, Chief Investment Officer at Castellum AB.

The transaction with Trophi in brief

Properties: Gumsbacken 12 and 15, Varuhuset 1 and Jägmästaren 1.

Date of occupancy: 25 October 2023

Average contract duration: approx. 3.6 years

Rental value: approx. SEK 49.5 M

Total lettable area: 36,978 sq. m.

Occupancy rate: 96%

Major tenants: City Gross, Willys, Granngården and Systembolaget.

The transaction with Nordisk Renting in brief

Properties: Effekten 4

Date of occupancy: 11 November 2023

Average contract duration: approx. 3.5 years

Rental value: approx. SEK 35 M

Total lettable area: 26,493 sq. m.

Occupancy rate: 100%

Major tenants: ABB



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For further information, please contact:

Joacim Sjöberg, Chief Executive Officer, Castellum AB, +46 8 503 052 00

Kristina Sawjani, Chief Investment Officer, Castellum AB, kristina.sawjani@castellum.se, +46 8 503 052 00

About Castellum

Castellum is one of the largest listed property companies in the Nordic region that develops flexible workplaces and smart logistics solutions. As of 30 June 2023, the property value totalled approximately SEK 171 billion, including the ownership share of the Norwegian company Entra ASA. We are active in attractive Nordic growth regions. One of our sustainability goals is to become entirely climate neutral by 2030 at the latest. Castellum is the only Nordic property and construction company elected to the Dow Jones Sustainability Index (DJSI). The Castellum share is listed on Nasdaq Stockholm Large Cap.

Beyond expectations.

www.castellum.se

Image Attachments

[Joacim Sjöberg](#)

[Kristina Sawjani](#)

Attachments

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