



CASTELLUM

Press Release
25 April 2024 14:30:00 CEST

Castellum sells properties for SEK 934 M

Castellum is selling ten properties for SEK 934 M less deferred tax and overheads totalling approximately SEK 25 M. The sale price confirms the carrying amount.

“We are continuing to streamline the portfolio geographically and divesting properties that either are solitary properties in our portfolio or are not a priority for us. Through these sales, we are delivering on our strategy of focusing on offices and logistics,” says Joacim Sjöberg, CEO of Castellum Aktiebolag.

The properties being divested are Järnet 6 in Tyresö; Tidskriften 2 in Sollentuna; Lexby 2:29 in Partille; Kärra 80:7, Kobbegården 209:1 and Kobbegården 208:6 in Gothenburg; Våmmedal 2:110 in Mölndal and Köpmannen 1, 3 and 8 in the Hälla retail district of Västerås.

“It is gratifying to see the increased levels of activity in the transaction market. The capital realised from these transactions will now be allocated to new projects. We have many exciting project opportunities in the near future, including the Infinity office project in Hagastaden and logistics in strategic locations in Gothenburg and Stockholm. We will decide on project starts once all the conditions are in place,” says Kristina Sawjani, Chief Investment Officer at Castellum Aktiebolag.

Castellum has come to an agreement in this transaction that the counterparty will not be named.

The transaction in brief

Properties: Järnet 6, Tidskriften 2, Lexby 2:29, Kärra 80:7, Kobbegården 209:1, Kobbegården 208:6, Våmmedal 2:110 and Köpmannen 1, 3 and 8.

Closing date: 31 May 2024

Average contract duration: 3.4 years

Rental value: SEK 88 M

Total leasable area: 65,440 sq. m.

Average occupancy rate: 94%

Major tenants: Internationella Engelska Skolan, Beijer Byggmaterial, Mechanum Sverige, Friskis & Svettis and Swisslog

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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 31 December 2023, the property value totalled approximately SEK 160 Bn, 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 and is classified as green according to Green Equity Designation.

Beyond expectations.

www.castellum.com

Image Attachments

[Joacim Sjoberg Castellum](#)

[Kristina Sawjani Castellum](#)

Attachments

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