



PRESS RELEASE

21 June 2022

K2A receives green light for Slakthushallen

K2A Knaust & Andersson Fastigheter AB is to construct a sports hall near the Avicii Arena and TELE2 Arena in Stockholm, Sweden. K2A has signed a rental agreement with the City of Stockholm that extends for 20 years from occupancy. The lease has been approved by the City of Stockholm's Sports Committee and the development agreement has now been approved by the City of Stockholm's Development Committee. Construction of the hall, which goes under the working title of Slakthushallen, will begin at the end of 2023 at the earliest.

The sports hall will have a gross area of just over 2,400 square metres and be leased by the City of Stockholm. The hall will be located in Stockholm's meatpacking district (Slakthusområdet), directly adjacent to the preschool and the 250 apartments for students and researchers that K2A has already been granted land allocations to construct.

"This is one of Stockholm's most attractive new neighbourhoods. Slakthushallen and the preschool will add to a pleasant living environment for residents and efficient property management for K2A. The construction by a real estate company of community service properties that are subsequently leased by the City represents a new form of cooperation between the private and public sectors in Stockholm. We are very proud to be among the first companies to enter into such an agreement," says Johan Knaust, CEO of K2A.

"A new sports hall in Slakthusområdet will make a big difference for associations and sports clubs. In Stockholm, where there is shortage of sports halls, it is important that the City both builds its own facilities and joins forces with private investors. This is how we can reduce the construction backlog and offer Stockholmers as much sport as possible for their money," says Karin Ernlund, Vice Mayor for Labour Market, Integration and Sports and Chair of the City of Stockholm's Sports Committee.

The neighbourhood, featuring apartments for students and researchers, the sports hall and preschool, is part of the first phase of the development of Slakthusområdet, for which the zoning plan became final in 2021. The fact that K2A constructs and manages both residential buildings and community service properties enables a range of synergies and creative solutions. For example, the roof of the partially underground sports hall will be used as a play area for the preschool that K2A is to construct.

The land will be granted as a site leasehold. Access to the property is scheduled to take place in the fourth quarter of 2023 at the earliest. Based on this, the first occupancy is expected to take place in 2025.

The sports hall is planned to be environmentally certified and qualify for the medium green environmental classification based on CICERO's methodology, which is also used as a basis in the classification of K2A's Green Equity Framework.

Upon completion of the project, K2A will manage properties in Slakthusområdet comprising 250 apartments for students and researchers with a lettable area of 5,800 sqm, a preschool with a lettable area of 1,250 sqm as well as a sports hall of more than 2,400 sqm with the City of Stockholm as a long-term tenant. The total estimated rental value of these spaces is approximately SEK 30 million per year.

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K2A Knaust & Andersson Fastigheter AB (publ) – the green real estate company – focuses on the long-term management of self-produced rental apartments and community service properties. The company's main markets are Stockholm, Mälardalen and several university/college cities across Sweden. Visit www.k2a.se. K2A's Series B share (K2A B) and preference share (K2A PEF) are listed on Nasdaq Stockholm.