

Sveafastigheter and AP3 establish new property company

STOCKHOLM, 1 September 2015:

Sveafastigheter and the Third National Swedish Pension Fund ("AP3") enters into a cooperation and establish a new property company with focus on office and retail properties in growing regional cities.

The objective is to create a property portfolio with high and stable returns through active and local asset management. The company will be majority-owned by AP3 and managed by Sveafastigheter.

During the summer, three acquisitions have been completed, all with handover on 1 September. The acquisitions comprises fifteen commercial properties in Eskilstuna, Skövde, Halmstad, Trollhättan and Östersund and two retail properties in Karlskrona. The total property value amounts to close to SEK 700 million.

Johan Tengelin, Chief Executive Officer at Sveafastigheter, said:

"We are looking forward to start up a new company with AP3 as long term investor. The idea is to take a stand in Sveafastigheter's established business model and to create a long term, sustainable property investment in partnership with AP3. The venture fits well with Sveafastigheter's broadened strategy to offer attractive and clearly structured investment opportunities, with another time horizon than the traditional funds."

Klas Åkerbäck, Senior Portfolio manager at AP3, said:

"We see great potential in this type of investment since it is a complement to our existing property holdings. Together with a company like Sveafastigheter, with its local network, I am certain that we can reach an attractive risk adjusted return."

For more information

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Sveafastigheter is a leading Nordic property investment manager. The company was founded in 2003 and currently manages assets in Sweden, Finland, Denmark and Estonia worth in total EUR 1 billion. The first fund, Sveafastigheter Sverige 1, was launched in 2003 and is ranked as the best performing fund in Europe according to Preqin. Sveafastigheter Fund II was launched in 2006 and is ranked as the best performing fund in the Nordics. The latest fund, Sveafastigheter Fund III, was launched in 2010 with EUR 317 million of equity commitments. Since 2014, Sveafastigheter is part of Brunswick Real Estate.

Brunswick Real Estate is a group of market leading companies within corporate finance, transactions, investment management and debt financing focusing on real estate in the Nordics.

Please see www.ap3.se for more information about the Third National Swedish Pension Fund ("AP3").