



SBB, Kålltorps Projektutveckling and Development Partner form JV in Mölnlycke

Samhällsbyggnadsbolaget i Norden AB ("SBB"), Kålltorps Projektutveckling and Development Partner signed an agreement on 10 June 2021 to develop part of Mölnlyckes Haga in expansive Härryda Municipality in a JV.

Approximately 13,000 m² of building rights will be developed into an elderly care home, a preschool and 100 residentials with mixed forms of tenancy. In connection with the signing of the agreement, SBB has also agreed to acquire the completed properties upon completion.

"We have a strong focus on increasing our presence in the Gothenburg region and see this as a good step in that direction. We are embarking on a major project with elderly care homes in Gothenburg this year and presenting another investment in elderly care homes in the Gothenburg region further strengthens our position as the Nordic region's leading owner of elderly care homes and LSS properties," says Oscar Lekander, Head of Business Development at SBB. "When we get into a project early, it gives us good opportunities to actively influence the properties that we will manage in the long term. It increases the value for both us and our future tenants."

"It feels very good to have a financially strong partner at this stage of the project who also has a very good market knowledge in the segment for community service properties," says Pär Falk, Project Development Manager at Kålltorps Projektutveckling. "Securing both the implementation and administration phase at this early stage provides security for the development of other parts of the project, where we intend to build a further 100 condominiums."

Mölnlyckes Haga is a development project close to public transport links in direct connection with the Mölnlycke urban area. Approximately 600 residentials and a preschool will be a good complement to Mölnlycke city centre. The detailed plan is ongoing and is expected to be adopted before the summer of 2022. Within the same detailed plan, HSB, Tornstaden Projektutveckling and Bråta Ängar fastighets AB will also develop residentials. More information is available at www.molnlyckeshaga.se.

Panreal has been the transaction advisor. Delphi in Gothenburg has assisted the sellers and the buyer has been assisted by Wistrand in Stockholm.

The total project volume in the JV is estimated to amount to approximately SEK 500m.

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Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB") is the Nordic region's leading real estate company in social infrastructure. The company's strategy is to own and manage community properties in the Nordic region and rental-regulated residential properties in Sweden in the long term, and to conduct active property development work. Through SBB's large community involvement, municipalities and other stakeholders find a long-term partner in the company. The company's B share (symbol SBB B) and D share (symbol SBB D) are traded on Nasdaq Stockholm, Large Cap. More information about SBB is available at www.sbbnorden.se

Kålltorp Projektutveckling AB is a privately owned company with the aim of acquiring and developing land and properties in the Gothenburg region in close collaboration with customers and partners. Kålltorps Projektutveckling is part of Kålltorpsgruppen, which is a local construction and project development group, based in western Sweden. Kålltorpsgruppen was founded in 1989 by the brothers Steve, Morgan and Martin Johansson. With a strong focus on co-operation and personal commitment, Kålltorpsgruppen has annual sales of approximately SEK 600m and stable and good profitability. More information is available at www.kalltorpsgruppen.se

Development Partner is a consulting and development company in the construction and real estate industry. With a strong focus on developing both customers and employees, the company has been active in the industry since 2009. The company, which was founded by Mikael Fjällglim, Yngve Karlsson and Martin Anderberg, currently has nine employees and an annual turnover of approximately SEK 30 million. More information is available at www.developmentpartner.se

