



## **CapMan Real Estate sells office building in Södra Värtan, Stockholm**



CapMan Real Estate press release

1 February 2022 at 09.00 am EET

### **CapMan Real Estate sells office building in Södra Värtan, Stockholm**

CapMan Nordic Real Estate II Fund has sold two adjacent properties, Lybeck 2 and Ladugårdsgärdet 1:51, with a total leasable area of over 29,000 sqm in Södra Värtan, Stockholm, to Nordic fund manager Areim.

The properties were originally acquired by CapMan in December 2017 together with a third property, a station building, which was exited separately in 2020. Since acquisition, CapMan Real Estate has signed several significant leases with government tenants and carried out substantial refurbishment works. CapMan Real Estate has also initiated a zoning process in order to significantly increase the building rights on both properties.

“Since our acquisition we have completely refurbished large parts of the building and signed new leases with several government tenants. We have also worked with and prepared the building for the ongoing zoning plan process, which holds the potential for interesting future

developments. We are very satisfied with what we have achieved during our ownership. The successful exit demonstrates the effectiveness of our strategy and contribute to the continued success of our second value-add fund,” says **Anna Reuterskiöld**, Head of CapMan Real Estate Sweden.

CapMan Real Estate currently manages approximately EUR 4.0 billion in real estate assets. The Real Estate Team comprises over 60 real estate professionals in Helsinki, Stockholm, Copenhagen, Oslo and London.

Lybeck is the 4th exit of CapMan Nordic Real Estate II, a 2017 vintage value-add fund, which has 15 assets left in the portfolio. The team is currently investing from its third Nordic value-add fund, CapMan Nordic Real Estate III, which was established in September 2020 and has EUR 564 million in equity.

**For more information, please contact:**

Anna Reuterskiöld, Partner and Head of CapMan Real Estate Sweden, tel. +46 731 54 22 31

**About CapMan**

*CapMan is a leading Nordic private asset expert with an active approach to value creation. We offer a wide selection of investment products and services. As one of the Nordic private equity pioneers, we have developed hundreds of companies and real estate assets and created substantial value in these businesses and assets over the past 30 years. With over €4 billion in assets under management, our objective is to provide attractive returns and innovative solutions to investors. We have a broad presence in the unlisted market through our local and specialised teams. Our investment strategies cover Private Equity, Real Estate and Infra. We also have a growing service business that includes procurement services, fundraising advisory, and analysis, reporting and wealth management services. Altogether, CapMan employs around 160 people in Helsinki, Stockholm, Copenhagen, Oslo, London and Luxembourg. We are a public company listed on Nasdaq Helsinki since 2001 and a signatory of the UN Principles for Responsible Investment (PRI) since 2012. Read more at [www.capman.com](http://www.capman.com).*