



CapMan Real Estate welcomes Rexel as the first tenant in a state-of-the-art logistics facility in Mölnlycke

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CapMan and Panattoni have signed a lease agreement with Rexel, marking the first tenancy in their joint logistics project in Mölnlycke. The property is strategically located near Gothenburg city center, Landvetter Airport, and the Port of Gothenburg, offering modern and sustainable facilities spanning a total of 43,000 m², of which Rexel will lease approximately 21,000 m².

At the beginning of the year, CapMan Real Estate, together with Panattoni, acquired Mitsubishi Logisnext's former industrial property in Mölnlycke. Since taking possession in March, demolition work has been underway with a strong focus on reuse and sustainability. Now, just three months later, it has been confirmed that Rexel, one of the world's largest distributors of electrical supplies, will be the first tenant, leasing nearly half of the new logistics facility.

"Securing a tenant like Rexel at such an early stage is a significant milestone and a testament to the strength of our offering. The property's strategic location in Mölnlycke, close to the Port of Gothenburg and Landvetter Airport, provides unique logistical advantages and creates optimal conditions for the logistics of tomorrow," says **Mathias Ljungberg**, Investment Director at CapMan Real Estate Sweden.

CapMan Real Estate actively works to reduce carbon emissions and develop climate-smart properties. The goal is to recycle at least 90% of all waste and reuse materials wherever possible. The new logistics facility is being developed to achieve BREEAM certification at the "Outstanding" level, the highest environmental certification available on the market, as well as Energy Class A. This ensures exceptional energy efficiency, benefiting not only the environment but also reducing operating costs for tenants.

"We are very much looking forward to moving into a future-proofed facility. The fact that the building will be certified according to the highest levels of the BREEAM environmental certification program is extremely important to us—it aligns perfectly with our sustainability efforts," says **Peter Sedin**, Logistics Director at Rexel.

The new logistics facility in Mölnlycke is being developed to meet future demands for logistics and sustainability. The property is flexible and can accommodate between one and six tenants, featuring modern solutions such as dual loading yards, energy-efficient systems, and spaces for offices and staff amenities. Through smart material choices and high energy efficiency, the facility contributes to both environmentally friendly operations and reduced costs for tenants. Move-in is scheduled for summer 2026.

For more information, please contact:

Mathias Ljungberg, Investment Director at CapMan Real Estate Sweden, +46 070 989 4916

About CapMan

CapMan is a leading Nordic private asset expert with an active approach to value creation and €6.4 billion in assets under management. As one of the private equity pioneers in the Nordics we have developed hundreds of companies and assets creating significant value for over three decades. Our objective is to provide attractive returns and innovative solutions to investors by enabling change across our portfolio companies. An example of this is greenhouse gas reduction targets that we have set under the Science Based Targets initiative in line with the 1.5°C scenario and our commitment to net-zero GHG emissions by 2040. We have a broad presence in the unlisted market through our local and specialised teams. Our investment strategies cover real estate and infrastructure assets, natural capital and minority and majority investments in portfolio companies. We also provide wealth management solutions. Altogether, CapMan employs around 200 professionals in Helsinki, Jyväskylä, Stockholm, Copenhagen, Oslo, London and Luxembourg. We are listed on Nasdaq Helsinki since 2001. www.capman.com