



CapMan Real Estate divests office building in Västberga, Stockholm

CapMan Real Estate press release
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CapMan Real Estate has completed the sale of the office property Vreten 17 in Västberga, Stockholm, on behalf of CapMan Nordic Real Estate III Fund (CMNRE III). The buyer is Trifam Fastighets AB.

Vreten 17 comprises approximately 6,550 square metres of lettable area and is held under a leasehold tenure. The property is fully let to Avarn Security, which occupies the building as its headquarters under a long-term lease. The asset is located in Västberga in south-west Stockholm, benefiting from good transport connections and an established office micro-location.

CapMan acquired Vreten 17 together with the neighbouring properties Vreten 25 and Vreten 8 as part of a portfolio transaction. Following the divestment, CapMan will continue to actively develop and create value in the remaining assets within the portfolio.

"We have successfully completed our business plan value-creation initiatives for Vreten 17 and are pleased to hand over the property to Trifam for continued ownership and management. This transaction reaffirms our strong beliefs in the resilience of well-located office properties with solid underlying fundamentals," says **Marcus Lotzman**, Head of Transactions Sweden at CapMan Real Estate.

"We are pleased to have acquired Vreten 17. The property is a strong strategic fit for Trifam's portfolio, both geographically and in terms of asset profile", says **Niklas Gusting**, CEO of Trifam.

CapMan was advised by Cushman & Wakefield as commercial adviser and Mannheimer Swartling as legal adviser in the transaction.

For more information, please contact:

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About CapMan

CapMan is a leading Nordic private asset expert with an active approach to value creation and 7.2 billion euros 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, real asset debt, 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, Luxembourg, and Düsseldorf. We are listed on Nasdaq Helsinki since 2001. www.capman.com.