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Development of Logistics Position Ramlösa begins, Catena invests SEK 950 million and builds three logistics facilities

Catena is starting the construction of three logistics facilities in Helsingborg totalling approximately 75,000 m², an investment of SEK 950 million. The facilities will be a new landmark in the city and set the standard for the logistics properties of the future.

The new facilities are being built by Catena on the Vevaxeln 1 and Vipparmen 1 properties allocated to Catena and Nowaste Logistics in 2021 following a land allocation contest initiated by the City of Helsingborg. A letter of intent has been signed with the tenant Nowaste Logistics regarding leasing the whole space. The Helsingborg region has long been a recognised logistics location with excellent transport links and proximity to population centres in Öresund and Europe – the current area of land comprises approximately 154,000 m² next to the E6 motorway, on a level with Ramlösa in Helsingborg, and is considered one of the best locations in the region.

Catena's ambition for the new Logistics Position Ramlösa is for the location to be developed sustainably, used efficiently and designed in an aesthetically pleasing manner. Creating attractive workplaces and a location that is appreciated by visitors is at the heart of the project. The three facilities being built on the site include a high-bay storage section and will achieve a high standard in terms of sustainable solutions, aiming for BREEAM Excellent environmental certification. Catena works with certifications as a tool to ensure robust and resilient buildings. The project is the first in Sweden to be registered under BREEAM's new v.6.0 manual, which aligns with the EU Taxonomy Regulation for new construction. The buildings will house innovative water saving and energy solutions – with major photovoltaic expansion combined with battery storage being a key component. Furthermore, the goal is to increase the proportion of recycled materials to reduce the negative climate impact of new construction, and biodiversity in the area is to be preserved and supported as much as possible through carefully designed green spaces.

"Nowaste has been involved in the process and planning of Logistics Position Ramlösa since the start, and it feels fantastic to enter the implementation phase and further cement an already strong partnership with a project that has the potential to set the standard for how the logistics facilities of the future will look and function," says Jörgen Eriksson, CEO of Catena.

"It is extremely gratifying that we can make this investment together with Catena. We are currently experiencing a very high demand for our services. Finding new facilities is challenging for us, and we place a great deal of value on the trust that the city has placed in us by allowing us to develop this area. Now, we will be able to continue to work towards meeting future demands for sustainability and efficiency. As a logistics company, we must play our part in the development of society and take responsibility for ensuring smarter consumption through better logistics," says Johan Kallin, CEO of Nowaste Logistics.

Nowaste Logistics is one of the industry's most progressive and fast-growing logistics companies with a focus on handling-intensive logistics and with core expertise in automation, IT and leadership. Not far from Logistics Position Ramlösa is Catena's Logistics Position Tostarp, where Nowaste Logistics is the largest tenant with three facilities, together with companies such as PostNord and Freja. In April 2023, it was announced that Catena is also building a new logistics facility for Nowaste Logistics in Jönköping. Nowaste Logistics is a wholly owned subsidiary of Dole plc. – a leading fresh fruit and vegetable supplier, listed on the NYSE.

About Catena

Catena is a listed property company that sustainably develops and durably manages efficient logistics facilities through collaboration. Its strategically located properties supply the Scandinavian metropolitan areas and are adapted for both current and future flows of goods. The overarching objective is to generate a strong cash flow from operating activities to enable sustainable growth and stable returns. As of 31 March 2023, the properties had a total value of SEK 27,939 million. Catena shares are traded on NASDAQ Stockholm, Large Cap.

This is information that Catena AB (publ) is obliged to publish under the EU Market Abuse Regulation (MAR) 596/2014. The information was provided by the above contacts for publication at the aforementioned time.

Summary

- Includes three new logistics facilities totalling approximately 75,000 m²
- The total investment is expected to be SEK 950 million
- Estimated net operating income is SEK 66.5 million
- The investment is financed via own funds and available credit
- The objective is to obtain BREEAM Excellent certification

Construction will start after the summer of 2023, with occupancy expected by January 2026 at the latest.

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