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## Catena builds a new terminal in Sundsvall

**Catena is building a new 5,012 m<sup>2</sup> refrigeration terminal in Sundsvall, with a total investment of SEK 120 million. A ten-year lease agreement has been signed with Kyl & Frysexpressen.**

The new terminal will have an area of 5,012 m<sup>2</sup> and will handle refrigerated and frozen goods, with the option to expand by 500 m<sup>2</sup>. The terminal will be built on the Klökan 1:25 property, with a plot area of just over 17,500 m<sup>2</sup>. The property is located close to Catena's other properties in the region. Catena has signed a ten-year lease agreement with the logistics company Kyl & Frysexpressen Nord AB for all areas in the new terminal.

The terminal will be certified to BREEAM Very Good and equipped with solar cells on the roof. A biodiversity study will also be conducted to maximise the green areas on the property.

"Catena sees major opportunities in northern Sweden, with its expansive, green industry growing robustly in the region," says Tobias Karlsson, Regional Manager for Stockholm, Catena. "The region's logistics infrastructure needs to be expanded, and Catena can assist in this area as a partner to our customers. We're happy to be able to help Kyl & Frysexpressen with their expansion in Sundsvall by providing a new, modern refrigeration terminal."

"We have decided to invest in Sundsvall, as we see major opportunities in the region," says Jon Widell, CEO of Kyl och Frysexpressen. "Our assignments for existing customers are increasing, and the addition of new customers means that we're starting to grow out of our current terminal. Apart from being larger and more modern, the new terminal will offer both cold and frozen storage. This means that Sundsvall will also be a storage site for frozen goods in the future. This investment allows us to future-proof the handling and distribution of refrigerated and frozen goods for our customers in the counties of Medelpad and Hälsingland."

### Summary

- The lettable area of the terminal will be 5,012 m<sup>2</sup>, with the option to expand by 500 m<sup>2</sup>
- The investment including land acquisition is expected to amount to SEK 120 million
- The investment is being financed via own funds and available credit
- Estimated net operating income is around SEK 8.1 million
- The tenant Kyl & Frysexpressen has signed a ten-year lease agreement for all areas
- The objective is for the terminal to be certified to BREEAM Very Good
- Construction will start in Q3 2023, with Kyl & Frysexpressen taking possession in Q3 2024

### For further information, please contact:

Jörgen Eriksson, CEO, Tel. +46 (0)730 70 22 42, [jorgen.eriksson@catena.se](mailto:jorgen.eriksson@catena.se)

Tobias Karlsson, Regional Manager for Stockholm, tel. +46 (0)730 70 22 36  
[tobias.karlsson@catena.se](mailto:tobias.karlsson@catena.se)

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### 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.