

Catena constructs another logistics facility in a city location in Malmö

Catena is building a new logistics facility with substantial office space in Malmö, a total investment of SEK 195 million. A nine-year lease agreement has been signed with the e-commerce company Rugvista.

The new facility consisting of 13,700 m² will be erected on the Sockret 4 property in Malmö, which also houses another of Catena's logistics facilities of 18,600 m², recently completed for Lekia. The location in Malmö's harbour district is very central, with proximity to the railway and rapid access to the E6 and E20 motorways. The property comprises a plot totalling 42,000 m², which will now be fully developed. The new facility will be environmentally certified, with solar cells being installed on the roof.

The tenant, Rugvista, operates an online store selling rugs. The company occupies a strong position in the European market and is listed on Nasdaq First North Premier. Rugvista has signed a nine-year lease agreement with Catena and will locate its headquarters at the new premises, which will also include a warehouse, logistics facilities and substantial office space.

"Upon move-in, approximately 100 employees will work in the new, modern facility tailored to our operations. We particularly appreciate that sustainable solutions are part of both the construction process and the finished facility and we look forward to the continued collaboration with Catena", says Rugvista's CEO, Michael Lindskog.

The project is yet another element of Catena's efforts to contribute to the very exciting development of the Malmö dock area, where the company is providing new, well-conceived logistics facilities that will help ensure the area's attractiveness.

"We're incredibly proud to be a driving force in the transformation of the area and of the fact that we're able to welcome Rugvista to a workplace that aligns perfectly with our philosophy that warehouse and logistics facilities should also be attractive workplaces where people thrive and develop" says Catena's Regional Manager, Fredrik Renå.

Summary

- The lettable area of the logistics facility will be 13,700 m².
- The total investment is expected to be SEK 195 million.
- Estimated net operating income is around SEK 13.8 million.
- The tenant, Rugvista, has signed a nine-year lease agreement.
- The facility will be environmentally certified.
- Construction will begin in the first quarter of 2024, with possession estimated to take place during summer 2025.

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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 30 September 2023, the properties had a total value of SEK 29,272 million. Catena shares are traded on NASDAQ Stockholm, Large Cap.