

SBF establishes investment partnership with BauMont of up to SEK 6 billion

SBF has entered into a strategic partnership with BauMont Real Estate Capital, a leading European real estate fund manager specialising in value-add investment part of M&G Investments. The partnership, with a total capacity of up to SEK 6 billion, targets investments in residential real estate in the Stockholm region. It represents a clear step in SBF's strategy to broaden its offering in the Swedish real estate market and grow assets under management to SEK 10 billion.

With more than 20 years of experience in the Swedish residential market, SBF has built a fully integrated platform that enables efficient and direct exposure to Swedish housing for both domestic and international institutional investors. The platform covers the entire value chain – from sourcing and acquisition to property management, asset management and reporting.

–BauMont's decision to pursue this strategy with SBF is a strong endorsement of our ability to meet the requirements of international institutional investors. With deep expertise in the residential sector, we are a reliable partner capable of delivering across different return requirements and market conditions, **says David Krook, Head of IR & BD, SBF Fonder.**

The partnership is expected to be deployed through an initial investment phase of up to SEK 2 billion with the potential to scale the partnership to approximately three times that level. The strategy focuses on acquiring rental properties and unsold units, for example in new developments, with value creation driven by active asset management, selective repositioning and disciplined execution over the investment lifecycle.

–We lay the foundations for both investors and tenants to succeed. In a rental market where the cost of home ownership in many cases is lower than rental levels, there is a clear opportunity for investors capable of executing active, value-enhancing strategies while enabling tenants to take the step into homeownership, **says Johan Rosén, CIO, SBF Fonder.**

Sweden represents a highly liquid and transparent real estate market, supported by strong macroeconomic fundamentals and a robust banking sector. This combination provides a stable and attractive investment environment for international capital, with the residential segment currently offering favorable conditions for value creation.

–We see a compelling opportunity to enter the Swedish residential market alongside SBF, combining our value-add approach with their local expertise. The current market environment offers an attractive entry point, with opportunities to deliver attractive risk-adjusted returns, through selective repositioning strategies, **says Olivier Vellay, Partner, BauMont Real Estate Capital.**

SBF is currently in dialogue with several property owners to identify relevant investment opportunities.

–Over the past three years, we have deliberately strengthened our scalable platform. This partnership is a clear milestone and an important step towards our target of SEK 10 billion in assets under management. SBF is well positioned to manage capital across multiple risk strategies and sees opportunities to further broaden its offering going forward, **says Terje Björnsell, CEO, SBF Fonder** adding: SBF's long-established and long-term investments in rental residential assets through fund structures continue to develop, not least through our work in energy, sustainability and social initiatives.

The partnership marks SBF's third collaboration with international investors and reflects a clear intention to diversify the investor base and execute larger and more complex strategies within Swedish residential real estate and social infrastructure. SBF was supported by placement agent Halkum Capital Advisors, LLP, led by Ljiljana Macdonald, and Law Firm Kane, led by Nils Sköld. BauMont was advised by Gernandt & Danielsson, led by Anna Eriksson.

For further information, please contact:

CEO, Terje Björnell, terje.bjorsell@sbfonder.se, mobile +4672-589 16 56

Head of IR & BD, David Krook, david.krook@sbfonder.se, mobile +4676-710 38 79

Head of Communications, Anette Harby, anette.harby@sbfonder.se, +4676-62 82 192

You can also visit the company's website at www.sbfonder.se

About BauMont

BauMont is a real estate private equity investment firm formed in 2017, majority-owned by global asset manager M&G Investments. It is led by Robert Balick and Frédéric Laurent, who together have over 50 years of industry experience across asset sectors and European markets. Baumont's partners have successfully managed investments through several cycles including times of great volatility and capital vacuums.

BauMont's investment strategy covers Western Europe with a focus on France and the UK. BauMont seeks to generate superior returns by acquiring real estate assets where value can be created through intensive asset management and unlocking arbitrage opportunities.

With offices in London, Paris, and Frankfurt, BauMont's experienced investment team has an extensive network of relationships, providing access to a wide range of investment opportunities in the office, retail, industrial and residential real estate sectors. For more information, please visit www.baumontrealestate.com

SBF Fonder: Values for generations

SBF Fonder manages and develops private rental housing to create prosperous neighborhoods. With over 20 years of experience, SBF stands out with real estate expertise and deep competence across the entire value chain, from capital and investments to management. Since its inception in 2003, SBF has managed 15 residential funds with a total value exceeding SEK 10 billion and offers unique investment options for individuals, companies, and institutional investors. As of 31 December 2025, SBF Fonder manages approximately SEK 4.1 billion, comprising 106 underlying properties with around 3,200 apartments across 19 locations in Sweden. SBF Fonder is an AIF manager and is supervised by the Swedish Financial Supervisory Authority.

