

PRESS RELEASE

19 January 2026

## **Balder, Next Step Group, and Bockasjö form joint venture – investing 4 billion in the development of one of the largest logistics areas in Sweden; Link40 outside Gothenburg**

**Fastighets AB Balder, Next Step Group AB, and Bockasjö AB have signed an agreement to form a joint venture for the development of the Link40 logistics area – one of Sweden's most extensive logistics projects. The initiative encompasses approximately 250,000 square meters of modern and sustainable logistics properties in a strategic location along National Road 40, just outside Gothenburg in Härryda municipality. A strong alliance that moves one of Sweden's largest logistics initiatives forward!**

Link40 is being developed as a cohesive logistics hub with a clear focus on efficiency, sustainability, and future-proof solutions. The project covers an area of 45 hectares, equivalent to about 80 football fields, and creates opportunities for both large and smaller logistics operators to establish themselves in a strategically positioned location with high accessibility.

Now, Bockasjö AB is entering the project and forming a joint venture together with Fastighets AB Balder and Next Step Group AB. All three parties have long documented experience in the types of projects that Link40 represents, namely: larger land developments, infrastructure impact, logistics and operational areas, as well as collaboration with strong tenants.

"We are very pleased that Bockasjö is now joining us in Link40. With their strong execution capability and extensive experience in constructing modern and sustainable logistics properties, the project gains a very solid foundation and even better conditions for the next phase," says Erik Selin, CEO of Fastighets AB Balder.

With Bockasjö now entering as a 50% co-owner, the project's execution capacity is further strengthened.

"By bringing together three complementary actors with Next Step as the urban developer, Balder as the property company, and Bockasjö with their unique expertise in future logistics properties, the project is driven forward with strong execution power, credibility, and pace in a way that none of the parties could have achieved alone. Link40 will globally place the region and Sweden on the map for future modern logistics management," says Jacob Torell, CEO of Next Step Group AB.

Link40 aims to meet the increasing demand for modern, efficient, and sustainable logistics solutions in one of Sweden's most expansive growth corridors. The project's location between two of Sweden's largest cities, combined with proximity to international transport hubs, makes the area particularly attractive for players with high demands for accessibility,

efficiency, and sustainability. Through cross-border collaborations among players from industry, academia, and the transport sector, the site will also make a significant contribution to the work towards a sustainable transition.

“Link40 is one of the largest contiguous logistics areas created in Sweden. The strategic location, with proximity to Gothenburg and significant highways, makes the area one of Sweden's most sought-after logistics locations. The land conditions are excellent, with large areas consisting of rock, creating good conditions for the construction of efficient and sustainable logistics properties. The combined knowledge and experience of Next Step, Balder, and Bockasjö create a dream team,” concludes Joakim Hedin, CEO of Bockasjö AB.

Construction is planned to start in the first quarter of 2027.

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**Facts about Link40**

- Covers an area of approximately 45 hectares, with development rights for 250,000 square meters of GFA, to be built over 6-8 years.
- The project includes a total investment of around 4 billion kronor.
- Planned start of construction in the first quarter of 2027.
- Link40 is owned 50% by Next Step AB and Fastighets AB Balder, and 50% by Bockasjö AB.

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[Fastighets AB Balder](#) (publ) is a listed property company that owns, manages and develops residential and commercial properties in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom. The head office is located in Gothenburg. As of 30 September 2025, the property portfolio had a value of SEK 229.5 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.