

PRESS RELEASE

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Balder's associated company Next Step Group divests GoCo stake in strategic billion transaction to accelerate urban development projects

After several years of active development and rapid expansion, Next Step Group has divested its ownership stake in GoCo Health Innovation City in Mölndal. Vectura, which already owns 50% of the properties, is acquiring the remaining share from Next Step through this transaction. The total underlying property value amounts to approximately SEK 3 billion. The transaction strengthens Next Step's financial flexibility and creates favourable conditions to accelerate its remaining urban development projects.

Since 2017, Next Step Group and Vectura have jointly developed GoCo into one of Europe's most dynamic life science innovation clusters. The journey began in a simple metal shed on the site — where the name was created, the first project office opened, and the vision took shape. Today, GoCo is an internationally recognised innovation environment with strong appeal to leading players in health, research, and innovation.

“Our shared journey with GoCo has been extraordinary. Together with Vectura, we have created a destination that attracts some of the world's leading companies and organisations in health and innovation. As GoCo now enters its next phase, it feels natural for Vectura to assume full responsibility for ownership and management, while Next Step focuses on further developing Näst Innovation Destination Torslanda, together with Vectura, as well as our other urban development projects Wendelstrand and Link40. The transaction enables Next Step to maintain a strong pace in advancing our ongoing projects and to take on new opportunities,” says Jacob Torell, CEO of Next Step Group.

Transitioning from active developer to handing over management of a well-established innovation cluster is an integral part of Next Step's business model. When projects are ready for their next phase, they are transferred to long-term owners, allowing the company to move forward with new developments and continued expansion — as previously demonstrated with Nya Hovås and now with GoCo.

“The acquisition of GoCo marks an important milestone for Vectura. In a short time, GoCo has established itself as one of Europe's most dynamic life science innovation clusters. By assuming long-term ownership and management responsibility, we strengthen our position as a national player for environments where business, research, and academia converge. We look forward to continuing the development of GoCo together with our tenants and partners,” says Joel Ambre, CEO of Vectura.

The transaction includes four buildings totalling approximately 52,000 square meters, with more than 100 tenants, as well as future development building rights in phase two of GoCo. The transaction is based on an underlying property value of approximately SEK 3 billion.

Vectura already owns 50% of the properties and is acquiring the remaining share through this transaction. The total property value amounts to approximately SEK 3 billion. The transaction is expected to close during the second quarter of 2026.

Next Phase – What Happens Now?

In connection with the divestment, Next Step Group will continue to advance its prioritised projects:

- Next Step remains a co-owner of Active Lab and will continue, together with Vectura, to develop Näst Innovation Destination Torslanda — the company's next major initiative focused on future mobility and sustainable innovation. The project is not affected by the transaction and is progressing according to plan.
- Development of the new sustainable district Wendelstrand is intensifying and moving into the implementation phase.
- Link40, one of Sweden's largest logistics areas, is approaching construction start, with Next Step continuing to play an active role in its development.

Next Step extends its sincere thanks to all tenants, research and business partners, the City of Mölndal, and regional stakeholders who have been part of GoCo's development. The company looks forward to continuing to create the destinations of the future in close collaboration with Vectura and local partners.

For further information, please contact:

Jacob Torell, CEO Next Step Group, +46 (0)706 22 23 35, jacob.torell@nextstep.se

Hanna Bilir, VP Marketing, Communication & Ecosystem, +46 (0)730 41 49 28, hanna.bilir@vectura.se

Eva Jonasson, Media relations, Balder, +46 (0)31-10 79 44, eva.jonasson@balder.se

[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 31 December 2025, the property portfolio had a value of SEK 228.6 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.