

## Platzer and Port of Gothenburg have signed an agreement of a combined asset swap

**Today, Platzer signed an agreement with Port of Gothenburg combining an acquisition and divestment of properties in Arendal, Gothenburg. Platzer's divestment consists of land, water areas and office buildings. The agreed acquisition includes a logistics property of 24,000 sqm. Platzer is net seller in the amount of SEK 684 million.**

The agreement signed today with the Port of Gothenburg comprises the divestment of Arendal 1:28, parts of Arendal 1:29 and Arendal 1:31 plus the acquisition of part of the property Arendal 764:291.

The properties being divested by Platzer consist of land, water areas and 61,000 sqm office buildings. The properties are being sold at an underlying property value slightly above book value as of 31 December 2025. As part of the combined asset swap, Platzer is divesting 22,000 sqm of logistics building rights and acquiring a fully let logistic building of 24,000 sqm, part of the property Arendal 764:291, from the Port of Gothenburg. Completion of both the sale and the acquisition is subject to approval by the Gothenburg City Council. Closing and possession are expected to take place by the fourth quarter of 2026. The agreement also includes a declaration of intent under which Platzer in the future may be given the opportunity to acquire building rights of additional 9,000 sqm within the property Arendal 764:291.

Based on the announced earnings capacity as of 1 January 2026, the combined transaction will reduce Platzer's rental income by SEK 35 million and operating surplus by SEK 26 million. The rental value in earnings capacity will decrease by SEK 73 million. Adjusted for vacancies let, but not yet occupied, together with re-negotiated leases completed after year-end, the corresponding figure is SEK 50 million for rental income and SEK 37 million for operating surplus. The economic occupancy rate, including completed lettings, is 71% for the office portfolio being divested.

*"This is a strategically deal for Platzer and clearly supports our long-term ambition to grow within the industrial and logistics segment. The property we are acquiring is located in a prime logistics location in Arendal. The building is fully let and offers significant future potential to us. We see clear value in exchanging 22,000 sqm of building rights for a modern logistics property of 24,000 sqm, which will have an immediate positive effect on our cash flow. We will continue to hold building rights for 25,000 sqm in the Arendal area and are actively working to create further densification opportunities. The transactions will also free up capital, giving us new opportunities for further growth. At the same time, it supports the continued development of the Port of Gothenburg, which is important both to our own logistics portfolio and to Gothenburg's competitiveness and long-term growth,"* says Johanna Hult Rentsch, CEO of Platzer.

*"This transaction is being carried out to create the conditions for the port's continued long-term development. The Port of Gothenburg needs to continue to grow going forward, and this is a natural step in direct connection with existing port operations and surrounding logistics infrastructure,"* says Göran Eriksson, CEO of the Port of Gothenburg.

**Facts about Arendal**

Arendal is located on Hisingen in Gothenburg, directly adjacent to the Port of Gothenburg. The combination of established industrial companies and new technology players makes the area a dynamic and forward-looking environment. Earlier this year, the Gothenburg region was named the best logistics location in the Nordics.

Platzer has been a driving force in the development of Arendal for a decade. Arendal is in an expansive phase, where Platzer plans to develop existing properties and densify the area through new logistics and industrial projects. At the same time, the Port of Gothenburg is constructing Stena Line's new ferry terminal location, which is planned for completion in 2031.

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**Platzer Fastigheter Holding AB (publ)** owns and develops commercial property in Gothenburg worth around SEK 30 billion. Platzer is listed on Nasdaq Stockholm, Mid Cap.