

PRESS RELEASE

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EQT Real Estate completes sale of residential development in Greater Stockholm comprising more than 800 homes

- The complex of 805 rental homes is located in Campus Flemingsberg, a growing medical, educational and research district linked to multiple universities and colleges in Greater Stockholm
- EQT Real Estate invested in the development from 2024, leading the development alongside Swedish residential developer ByggVesta as project manager to deliver new rental housing in an undersupplied market
- The development reflects EQT Real Estate's broader living strategy, focused on high-quality rental housing in growing urban areas supported by long-term demand

EQT is pleased to announce that the EQT Real Estate II fund ("EQT Real Estate") has completed the sale of 417 rental homes in Flemingsberg, Greater Stockholm, to Acer Bostad, and agreed the sale of a further 388 homes currently under construction. The development comprises a total of 805 rental homes with a total lettable area of approximately 27,500 sqm, with the remaining homes expected to be completed in 2027.

The development site is located within Campus Flemingsberg, a major education, healthcare and research hub with direct transport links to central Stockholm. The area is home to around 27,000 students and institutions including Karolinska Institutet, KTH Royal Institute of Technology, and Södertörn University, the Swedish Red Cross University, Stockholm University College of Music Education alongside and the School of Police Sciences. The wider Flemingsberg district is continuing to expand with new homes, workplaces and transport infrastructure.

EQT Real Estate made its initial investment in the development in 2024 and expanded its commitment in 2025, working with ByggVesta as project manager to support the delivery of development alongside the general contractor. Together they are delivering rental homes designed to meet growing demand from young professionals, researchers and students. During its ownership, EQT Real Estate progressed the development from the early stages of construction through to the completion and leasing of its first homes, creating a new residential community in a growing part of southern Stockholm.

Erik Körner, Senior Director, Investment & Development, Nordics, at EQT Real Estate, said: "Flemingsberg stands out as an attractive emerging location in Stockholm where the continued growth of education, healthcare and academic research is driving long-term demand for high-quality rental housing. Our focus has been on delivering homes that respond to the needs of the people who study and work in the area. With strong leasing uptake across the completed homes and construction of the remaining homes well underway, the sale to Acer Bostad marks a natural next step for the development."

Samir Taha, CEO of Gordion Capital, operating partner to Acer Bostad, said: "EQT has developed a high-quality, energy-efficient residential project with an attractive design and a strong location, positioned within Campus Flemingsberg and in walking distance of a major transport hub. This gives us confidence in the long-term fundamentals of the investment and this acquisition therefore represents a significant addition to the portfolio and further strengthens our position in the Greater Stockholm residential market. Upon completion of the transaction, Acer will own approximately 2,400



apartments and 106,000 sqm across Greater Stockholm, including projects under construction."

Contact

EQT Press Office, press@eqtpartners.com

About EQT Real Estate

EQT is a purpose-driven global investment organization with EUR 341 billion in total assets under management (EUR 186 billion in fee-generating assets under management) as of 30 June 2026, within four business segments – Private Capital, Infrastructure, Real Estate and Secondaries. EQT supports its global portfolio companies and assets in achieving sustainable growth, operational excellence, and market leadership.

EQT Real Estate acquires, develops, leases, and manages logistics and residential properties in the Americas, Europe, and Asia Pacific. EQT Real Estate manages about \$52 billion in GAV, owns and operates over 2,000 properties and 450 million square feet, with over 400 experienced professionals across 50 locations globally.

More info: www.eqtgroup.com

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About Acer Bostad

Acer Bostad is a local residential platform focused on high-quality rental housing in the Stockholm area. The company is a collaboration between Gordion, a local partner, and the global investor Ontario Teachers' Pension Plan.