

Press release | January 31, 2025

## Annhem Fastigheter acquires modern community property in Malmö

Annhem Fastigheter AB (publ) has today signed an agreement to acquire Bryggan 2, a modern community property with a strong sustainability profile, located in the expansive and attractive residential area of Limhamn in Malmö. The property is being acquired at an underlying property value of 440 million SEK, with the seller being ABG Fastena.



Built in 2019, the property comprises premises for community services, convenience retail, and a parking garage for tenants and residents in the vicinity. The leasable area is approximately 7,600 sqm, and the associated parking garage offers around 350 spaces. The property meets energy class B standards and is certified according to BREEAM Very Good.

Bryggan 2 has an annual rental value initially estimated at approximately 29 million SEK and is expected to contribute an annual operating profit of around 14 million SEK, equivalent to 14 percent<sup>1</sup>. The weighted average unexpired lease term (WAULT) is approximately 6 years at the time of acquisition, with an economic occupancy rate of 90 percent. The property is acquired at an underlying property value of SEK 440 million, after deductions for deferred tax, and is financed through bank loans and existing cash reserves.

Annehem already owns seven properties in Skåne, creating favourable conditions for efficient property management. The property has stable and long-term tenants, primarily from the public sector but also private businesses related to community services. The quality, location, and sustainability profile of the property align with the company's growth strategy and strengthens the diversification of its portfolio. Annehem will take possession of the property on February 18.

*"I am delighted with the acquisition of this community property, which fits well into our property portfolio in a geographic area where we already have a strong presence. We also strengthen our diversification within the community segment and expand our tenant portfolio with more stable and long-term tenants,"* says Monica Fallenius, CEO Annehem Fastigheter.

For further information please contact:  
Monica Fallenius, CEO  
monica.fallenius@annehem.se  
Tel. +46 70 209 01 14

### **About Annehem Fastigheter**

Annehem Fastigheter is a growth company specializing in sustainable commercial, community service and residential in the Nordic growth regions of Stockholm, Skåne, Gothenburg and Helsinki. The property portfolio in Annehem Fastigheter consists of 27 investment properties with a value of SEK 4,674,5 million and a lettable area of 207 thousand sqm as of September 30, 2024. The Company has been listed on Nasdaq Stockholm since December 2020 with the ticker ANNE B and has a Nasdaq Green Equity Designation since May 2022. For more information, please visit Annehem's website [www.annehem.se](http://www.annehem.se).

---

<sup>1</sup> Compared to the current earning capacity as of 2024-09-30