

Press Release | 2023-12-18

## Annhem takes possession of the office property The Corner in Malmö

Annhem Fastigheter has today taken possession of The Corner, a newly built, modern, and flexible office property with a high sustainability profile, in a prime location in the fast-growing Hyllie business district in Malmö.

Today, Annhem takes possession of the office property The Corner, as communicated in a press release on November 28, 2023. The property has a lettable area of 7,432 sqm and is located next to the city tunnel station in the Hyllie business district of Malmö. It has an annual rental value of SEK 28.4 million and is acquired at an underlying property value of SEK 420 million. The economic occupancy rate is 94 per cent with a rent guarantee for the current vacant space for three years from 1 January 2024.



The property's quality, flexibility, location, and sustainability profile are in line with Annhem's growth strategy, which is to manage and develop a sustainable and modern property portfolio

in attractive locations in Nordic growth areas. The Corner fulfils energy class B and is certified according to Miljöbyggnad Silver and will be Annehem's first WELL Gold certified property. The company already owns several properties in Skåne, which creates good conditions for efficient and sustainable management.

The property's proximity to Copenhagen has attracted strong national and international tenants such as Orange Cyberdefense, SATS, Malmö Kommuns Parkeringsaktiebolag, Genetor and John Henric. The property's tenants contribute to strengthening Annehem's already stable and diversified customer base.

"I am proud that we are now adding another high-quality office property with a high sustainability profile to our property portfolio, which is fully in line with Annehem's growth strategy. We look forward to getting to know our new tenants and building long-term and strong relationships with them." says Annehem's CEO, Monica Fallenius.

To finance the acquisition, Annehem's Board of Directors has decided on the intention to carry out a rights issue of approximately SEK 300 million during the first quarter of 2024, of which approximately SEK 210 million is intended to be used to finance the acquisition. The remaining part of the acquisition is financed with bank loans. Approximately 57 percent of the rights issue will be secured through subscription commitments and guarantees from existing owners. In the short term, the acquisition is financed through a bank-financed bridge loan of SEK 70 million and through the Company's cash and cash equivalents.

**For further information please contact:**

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**About Annehem Fastigheter**

Annehem Fastigheter is a growth-driven property company specializing in commercial, community service and residential properties in the Nordic growth regions of Stockholm, Skåne, Gothenburg, Helsinki and Oslo. The property portfolio in Annehem Fastigheter consists of 26 investment properties with a value of SEK 4,237.8 million and a lettable area of 198 thousand sqm as of 30 September 2023. The Company is listed on Nasdaq Stockholm since December 2020 with the ticker ANNE B and have a Nasdaq Green Designation since May 2022.