

Pressrelease

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Skanska Commercial Property Development divests Sthlm 01 in Stockholm, Sweden, for SEK 2.3 billion to internal property portfolio

Skanska Commercial Property Development Nordic has divested the office building Sthlm 01 in Stockholm, Sweden, to Skanska Investment Properties for about SEK 2.3 billion. The internal transaction has no effect on the cash flow and will be recorded in the fourth quarter 2022. The transfer will take place immediately.

The 102 meter and 27 story tall building Sthlm 01 in the Hammarby Sjöstad district of Stockholm, has a total leasable area of approximately 26,500 square meters. The property, which is developed and built by Skanska, was completed in 2020 and is let to about 80%. Among the tenants are Spaces, Westander, Chief Rebel, Subset, Nets, Bravura and Brandskyddsöreningen. On the top floor of the building is Sjöstadens Skybar with a view of all of Stockholm.

The transaction is conducted at market value and is the third with Skanska Investment Properties as counterparty. The new business stream aims to establish a long-term portfolio of high-quality, climate-smart, and healthy office buildings in Stockholm, Gothenburg and Malmö.

Sthlm 01 has the highest LEED-certification, level Platinum. LEED is a global third-party certification for environmentally friendly design, construction, operation, and maintenance. The building is supplied with solar energy from an off-site solution, outside the electricity certificate market.

Sthlm 01 is one out of four office buildings in the area Sthlm New Creative Business Spaces that Skanska Fastigheter Stockholm has developed. Another office building, Sthlm 02, is under construction and two more office projects, Sthlm 05 and Sthlm 06, are planned. Approximately 10,000 new workplaces will be created in the area, which connects the Hammarby Sjöstad and Södermalm districts, to the public transport hub Gullmarsplan. In 2030, a new metro station will open in the area.

For further information please contact:

Matti Kataja, Press Officer, Skanska AB, tel +46 (0)10 449 67 98

Direct line for media, tel +46 (0)10 448 88 99

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