

Logistea acquires warehouse and logistics properties in Ljungby and Värnamo at a value of approximately 134 MSEK

Logistea AB (publ), a fast-growing real estate company in warehouses and logistics with strong cash flows, has today acquired two warehouse and logistics properties in Ljungby and Värnamo respectively with a combined property value of approximately MSEK 134. Rentable area amounts to approximately 20,140 sqm and 4,500 sqm of building rights. Annual rental income amounts to approximately MSEK 10.4 and net operating income to MSEK 9.3 .

Logistea is expanding its property portfolio in Ljungby and has today acquired and accessed a warehouse and logistics property in Ljungby from HanssonGruppen EBJ AB. The property (Rotorn 1), located in Ljungby with a good signage position towards the E4, has a leasable area of approximately 15,000 square meters and is in a very good condition. In addition to existing property, approximately 9,000 square meters of developmental land will also be added where it is estimated that there is an opportunity to construct 4,500 sqm of new lettable area. The current building is fully let with an average remaining contract length of eight years. Annual rental income amounts to SEK 8.0 million and net operating income to MSEK 7.2. The transaction is based on a property value of MSEK 108.6. The property, which is also accessed today, is financed via a directed new share issue of 967,742 new Class B-shares at a price of SEK 31.0 per share, bank loans and cash payment.

Logistea has today also acquired a property in central Värnamo, strategically located between Ljungby and Vaggeryd, from Spannmålet Fastighets AB. The property (Vetet 1) has a property value of approximately MSEK 25 and a leasable area of approximately 5,140 square meters. The building is fully let with an average remaining contract length of approximately four years. Annual rental income amounts to approximately MSEK 2.4 and estimated net operating income amounts to circa MSEK 2.1. The property in Värnamo will be provisionally taken over on January 20, 2022 and will be financed through a directed new issue of new B shares and cash payment.

The acquisition of strategically located and fully leased properties in Ljungby and Värnamo strengthens Logistea's earnings and cash flow and at the same time constitutes an excellent complement to our existing property portfolio in the area," says Tobias Lövestedt, COO, Logistea.

Logistea's property portfolio has grown from MSEK 189 in property value to over MSEK 2,000 in two years. The company's growth strategy is to build a property portfolio with strong cash flows in combination with a long average remaining contract period in well-located and growing logistics hubs in southern and central Sweden. After the above acquisitions, the company has properties in 17 locations in Sweden and the portfolio corresponds to approximately 325,000 square meters of lettable area, of which approximately 293,000 square meters consists of investment properties. In addition, there is a building rights portfolio of approximately 160,000 square meters.

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About Logistea AB (publ)

Logistea is a Swedish real estate company focusing on warehousing, logistic and light industrial properties. The company's shares are listed on Nasdaq Stockholm with the short names LOGI A and LOGI B. For more information: www.logistea.se

Attachments

[Logistea acquires warehouse and logistics properties in Ljungby and Värnamo at a value of approximately 134 MSEK](#)