

Logistea AB (publ) is constructing a new central warehouse in Nässjö of approximately 31,000 square meters and signs a 15-year lease agreement with Intersport AB ("Intersport") for all areas

Logistea is constructing a new central warehouse in Nässjö and has signed a 15-year green triple-net lease agreement with Intersport for 31,126 square meters. Logistea is constructing the building on part of the property Tryggarp 1:30 in Nässjö. The investment is estimated to amount to approximately SEK 200 million and the building is expected to be completed in the fourth quarter of 2025. Annual rental income is estimated to amount to approximately SEK 14.7 million.

The project is carried out in close collaboration with Intersport, where the rent is finally set based on the actual project cost (a so-called Yield on Cost project). Intersport will install an automation solution of the type Autostore in the property. The central warehouse will serve all of Intersport's Swedish e-commerce and store network. The land area amounts to approximately 42,650 square meters and will be acquired from the municipality of Nässjö in connection with the initiation of the project. The lease agreement is conditional upon building permit and that the municipality of Nässjö approves the purchase agreement regarding the acquisition of the property.

"The project and the new construction for Intersport as a tenant is an acknowledgement of Logistea's ability and capacity to attract tenants and carry out successful project development, where we, together with Intersport, are now creating new state-of-the-art premises adapted for the logistics solutions of the future. The investment increases the proportion of modern logistics buildings in our portfolio, while at the same time we are establishing ourselves in Nässjö, an exciting and expansive municipality in which we hope to grow further.", says Anders Nordvall, Deputy CEO of Logistea.

"We have chosen to carry out the project together with Logistea, who with their industry knowledge and professional approach created a great deal of security throughout the decision-making process and we look forward to a long-term collaboration. With the support from the municipality of Nässjö and the expertise of Logistea, we have really been able to optimize our opportunities to build a central warehouse for the future.", says Pontus Petersson, CEO of Intersport.

About Intersport

Intersport is one of Sweden's leading sports chains with approximately 1,400 employees and has since its inception in 1968 worked for more sport and movement in everyday life. Through their digital channels, around 100 stores across the country and their specialist chain Löplabbet, they give more people the opportunity for a more active life. Thanks to their strong local roots, they collaborate with 1,200 associations and sports clubs with 320,000 active children and young people in several different sports.

The Intersport Group has a turnover of SEK 2.6 billion and is part of Intersport International, IIC, one of the world's largest sports chains with a turnover of €13.7 billion in 57 countries. In 2023, Intersport AB had sales of SEK 1.4 billion.

For additional information, please contact:

Anders Nordvall, Deputy CEO & Head of Transactions

Anders.nordvall@logistea.se

Tobias Lövestedt, Head of finance

Tobias.lovstedt@logistea.se

Pontus Petersson, CEO Intersport

Pontus.Petersson@intersport.se

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

Image Attachments

Intersport Nässjö Tryggarp 1 30

Attachments

Logistea AB (publ) is constructing a new central warehouse in Nässjö of approximately 31,000 square meters and signs a 15-year lease agreement with Intersport AB ("Intersport") for all areas