

PRESS RELEASE
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Balder divests site leasehold right in Stockholm to AMF Fastigheter

As of 21 November, Fastighets AB Balder has divested the site leasehold right Göta Ark 18 at Medborgarplatsen in Stockholm to AMF Fastigheter. The transaction is based on a site leasehold right value of SEK 1 billion and AMF Fastigheter will take possession in the beginning of January.

Göta Ark 18 consist of approximately 19 500 square metres commercial area and primarily accommodates office spaces, but also a restaurant and a number of shops on the ground floor. Additionally, the zoning plan includes significant development rights, enabling further construction.

Balder acquired the site leasehold right at Medborgarplatsen during 2013 and have been managing the property since then. With the intention of modernising the building, Balder has for a long time also been preparing for rebuilding and building expansion.

“Göta Ark really is one of Medborgarplatsen’s cornerstones and an important piece of the puzzle in making the area more public, open and welcoming. The entire area deserves to be developed into a whole new level of urban space. Balder has prepared the building well for development and we look forward to taking over. We are confident that all the conditions are in place to create a vibrant neighbourhood here,” says Fredrik Ronvall, CIO at AMF Fastigheter.

Balder’s CEO Erik Selin is very pleased with the agreement.

“It feels good and ensuring handing over to AMF Fastigheter, who I think is the right real estate owner to realise the transformation of Göta Ark. It is a solid building with lots of potential.”

The transfer is being carried out through a company sale and the transaction is based on a site leasehold right value of approximately SEK 1 billion. AMF Fastigheter will possess the site leasehold right on 7 January 2025.

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[Fastighets AB Balder](#) (publ) is a listed property company that owns, manages and develops residential and commercial properties in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom. The head office is located in Gothenburg. As of 30 September 2024, the property portfolio had a value of SEK 215.3 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.