

KLÖVERN

Klövern acquires major property portfolio

Klövern has signed an agreement on the acquisition of a property portfolio comprising 37 properties in Linköping, Norrköping and Örebro. The purchase price is SEK 1,055 million and the properties will be taken over on 1 October 2010.

“At last, one might say. It feels pleasant to be able to state that the property market is getting back on form and that Klöverner has the strength and muscle to re-enter a growth phase,” says Klöverner’s CEO Gustaf Hermelin. “The portfolio offers potential and our staff with their firm local base are ready to serve existing tenants and to fill the vacant premises with new clients.”

The acquisition comprises 37 properties with a total area of 157,000 sq. m. Of these properties 31 are situated in Linköping, four in Norrköping and two in Örebro. The purchase price amounts to SEK 1,055 million, the initial direct yield is 6.5 per cent and the economic occupancy rate is 74 per cent. The vendor is the Valad Property Group.

This acquisition strengthens Klöverner’s presence in three priority cities. The properties supplement existing portfolios and Klöverner will be the market leader in commercial properties in Linköping. After taking over the properties Klöverner will have 248 properties with a total area of 1,527,000 sq. m. valued at SEK 13,0 billion.

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Klövern is a real estate company committed to working closely with customers to meet their needs of premises and services in Swedish growth regions. Klöverner has business units in ten cities: Borås, Karlstad, Kista, Linköping, Norrköping, Nyköping, Täby, Uppsala, Västerås and Örebro. As at 30 June 2010, the value of the properties totalled approximately SEK 12,1 billion and the rental income on an annual basis was SEK 1.4 billion. The Klöverner share is listed on Nasdaq OMX Nordic Exchange in Stockholm's list for medium-sized companies.

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Property	Address	Municipality	Year	Sq.m.
Ackordet 10	Industrigatan 15	Linköping	1954	4,300
Amor 1	Platensgatan 26	Linköping	1990	3,300
Antennen 15-16, 23-24	Industrigatan 11	Linköping	1986	11,800
Antennen 5-6	Bangårdsgatan 4	Linköping	1988	2,800
Antennen 9	Alkagatan 4, 6	Linköping	1988	6,300
Beridaren 12	Hertig Karlsgatan 5	Linköping	1959	4,400
Brevduvan 20	S:t Larsgatan 24	Linköping	1990	4,000
Bromsaren 4	S:t Larsgatan 1, 3	Linköping	1992	10,400
Bävern 2	Platensgatan 25	Linköping	1940	1,000
Epåletten 14	Nygatan 35	Linköping	1989	1,600
Garvaren 9	Floragatan 10	Linköping	1960	4,300
Glasbiten 7	Roxtorpsgatan 9	Linköping	1989	11,600
Glasfatet 4	Roxtorpsgatan 12	Linköping	1974	1,100
Gården 1	Gottorpsgatan 1	Linköping	1987	1,400
Idégivaren 1	Teknikringen 4	Linköping	1989	3,800
Idéläran 1	Diskettgatan 11	Linköping	1997	15,700
Kvarnen 4	Nya Tanneforsvägen 96	Linköping	1955	4,900
Magasinet 1	Hagalundsvägen 3	Linköping	1929	600
Magneten 2, Megafonen 4	Finnögatan 12	Linköping	1980	6,200
Masugnen 1	Torvingegatan 1	Linköping	1975	1,100
Masugnen 2	Torvingegatan 3	Linköping	1977	3,500
Navhålet 3	Låsblecksgatan 5	Linköping	1991	6,500
Oboisten 2	Barhällsgatan 1, 10	Linköping	1952	10,100
Pagoden 2	Ottargatan 8	Linköping	1977	3,800
Tannefors 1:89-90	Hagalundsvägen 3b	Linköping	1986	1,100
Basfiolen 9	Moa Martinsons gata 10b	Norrköping	1983	1,300
Kvarnholmen 4	Dalsgatan 7	Norrköping	1993	9,800
Ritsaren 10	Industrigatan 7	Norrköping	1986	4,900
Statorn 10	Malmgatan 4	Norrköping	1978	4,600
Lantmannen 2	Radiatorvägen 7	Örebro	1974	10,300
Pigan 1	Riagatan 53	Örebro	1992	900
Total				157,400