

ALMNÄS STOCKHOLM SOUTH

ADAPTABLE
PREMISES
IN NEW
PRODUCTION

PREMISES
AVAILABLE
FOR IMMEDIATE
MOVE-IN

STRATEGIC
LOGISTICS
LOCATION IN
STOCKHOLM

STENDÖRREN

Premises that make a difference.

SOUTHERN STOCKHOLM'S NEW LOGISTICS HUB



GROWTH REGION

- The Mälardalen region accounts for 43% of Sweden's GDP
- 3.7 million inhabitants provide access to both purchasing power and labor
- Estimated population growth by 2040 is 14%, or about 0.5 million inhabitants



STRATEGIC LOCATION

- Just 30 mins. from Stockholm
- Located directly adjacent to the E20 motorway and close to the E4 motorway
- Close to Port of Södertälje
- Close proximity to Skavsta Airport



STOCKHOLM'S SOUTHERN LOGISTICS HUB

- Stockholm South comprises a total of 1,000 hectares of land for logistics and light industrial uses
- Several larger lettings already made



NEWLY BUILT AND SUSTAINABLE

- Modern and effective premises
- Environmentally certified buildings
- Solar panels

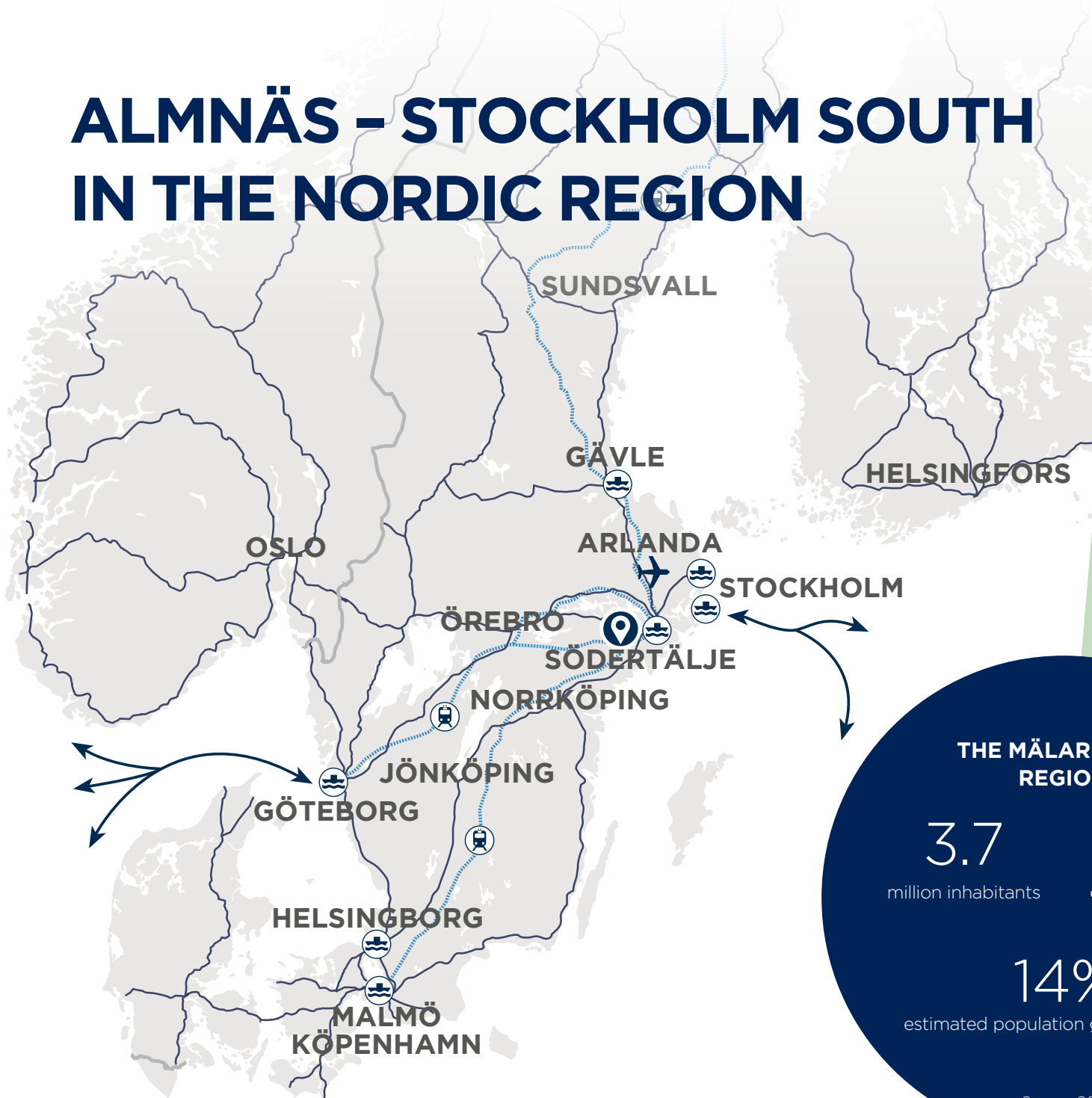


VARIED OFFERING

- Premises for logistics, production and light industrial uses
- Premises from approx. 350 sqm to approx. 25,000 sqm
- Newly built premises offering quick move-in and the possibility for customization



ALMNÄS - STOCKHOLM SOUTH IN THE NORDIC REGION



ALMNÄS

Part of Stockholm South, which is Southern Stockholm's new logistics hub. Stendörren's site is situated in the southern part of Almnäs. The area is strategically located with close proximity to motorways, ports and airports, making it suitable for both last-mile logistics in the Stockholm region and transportation to the rest of Sweden as well as the Nordic region.

THE MÄLARDALEN REGION

3.7 million inhabitants

43%

of Sweden's GDP

14%

estimated population growth by 2040

Source: SCB

Almnäs - Stockholm South is located centrally in the Mälardalen region. From here, you can reach...

...Central Stockholm in 30 mins.

...The Port of Södertälje in 10 mins.

...Skavsta Airport in 50 mins.

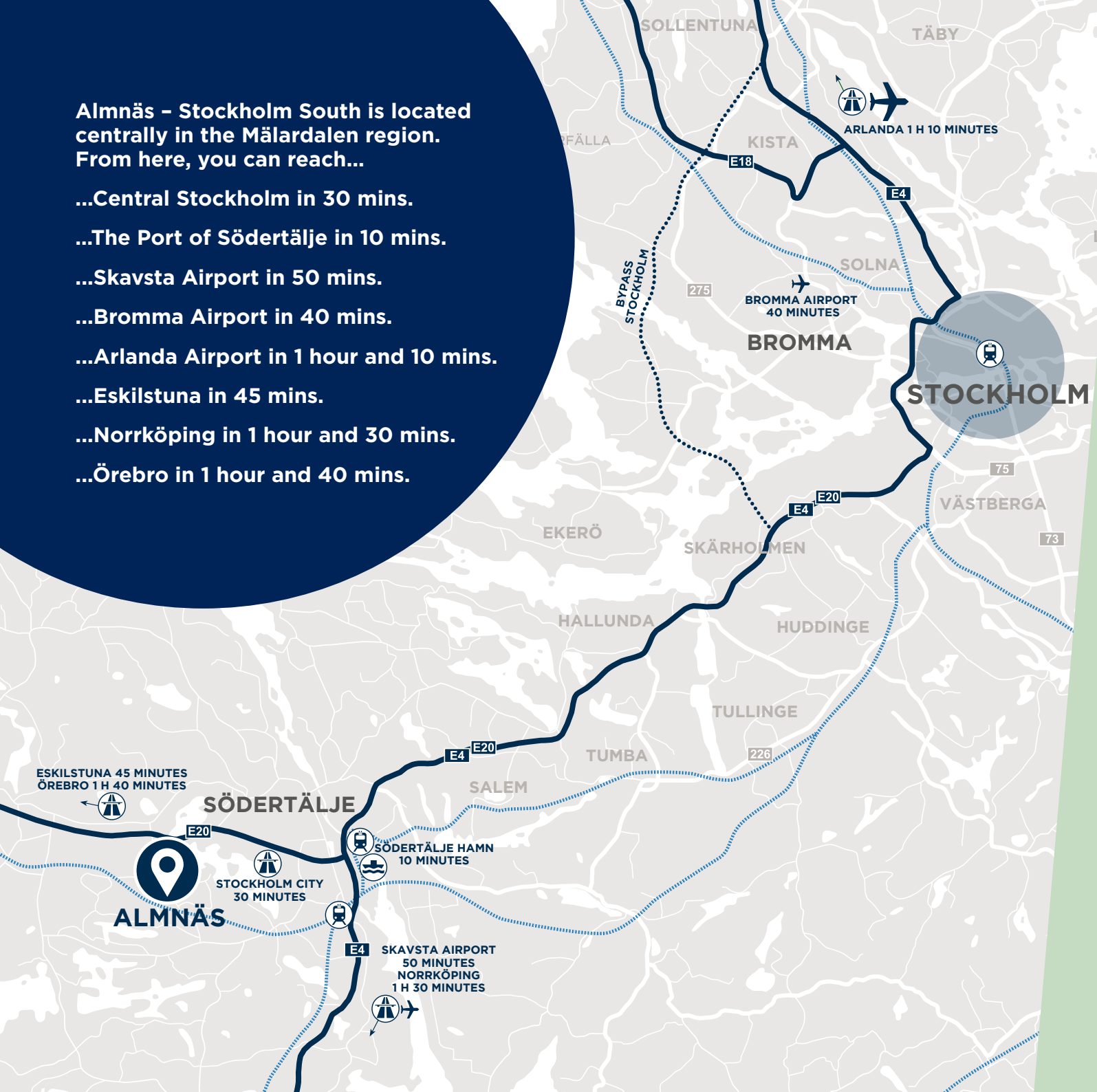
...Bromma Airport in 40 mins.

...Arlanda Airport in 1 hour and 10 mins.

...Eskilstuna in 45 mins.

...Norrköping in 1 hour and 30 mins.

...Örebro in 1 hour and 40 mins.



Stendörren's land are located in southern Almnäs and are part of Stockholm South. A total of approx. 1,000 hectares of land for logistics, production and light industry will be developed in this area.

Stendörren owns about 180,000 sqm of zoned land in the area and has the potential to build a total of approx. 80,000 sqm. Development will be made in a number of phases.

In Almnäs - Stockholm South, Stendörren is developing logistics buildings and light industrial buildings on a speculative basis, which enables short time to move-in. Stendörren can also offer customized buildings based on client requirements. Modern, effective and sustainable premises are offered in sizes from approx. 350 sqm to approx. 25,000 sqm.

OVERVIEW STENDÖRREN ALMNÄS - STOCKHOLM SOUTH

STENDÖRREN
TO BUILD IN
MULTIPLE
PHASES



* Figures in the drawing are approximate and refer to gross floor area (GFA)



LOGISTICS, PHASE 1



* Figures in the drawing are approximate and refer to gross floor area (GFA)

FACTS, PHASE 1



Gross area approx. 11,900 sqm



Dividable into premises from approx. 5,650 sqm



Completed in Q2 2023 - fully let



Clear height under beams of approx. 11.4 meters



Floor load capacity 5 tonnes per sqm



10 loadhouses and 2 grade level doors

- The premises feature a mezzanine for office and staff space
- The building is equipped with solar panels
- BREEAM certification level - Very Good



LOGISTICS, PHASE 2



* Figures in the drawing are approximate and refer to gross floor area (GFA)

FACTS, PHASE 2



Gross area approx. 17,000 sqm



Dividable into premises from approx. 4,000 sqm



Move-in from spring 2025



Clear height under beams of approx. 11.7 meters



Floor load capacity 5 tonnes per sqm

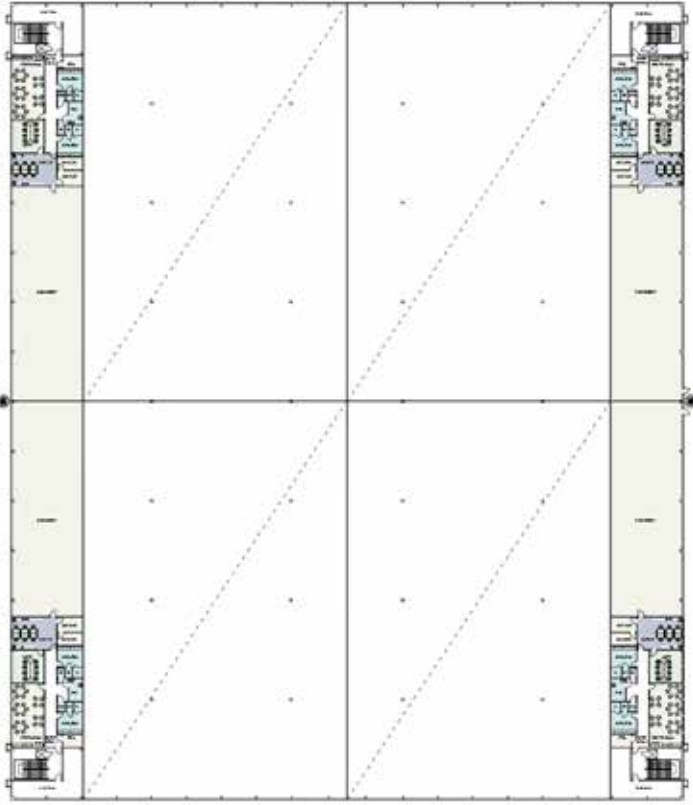
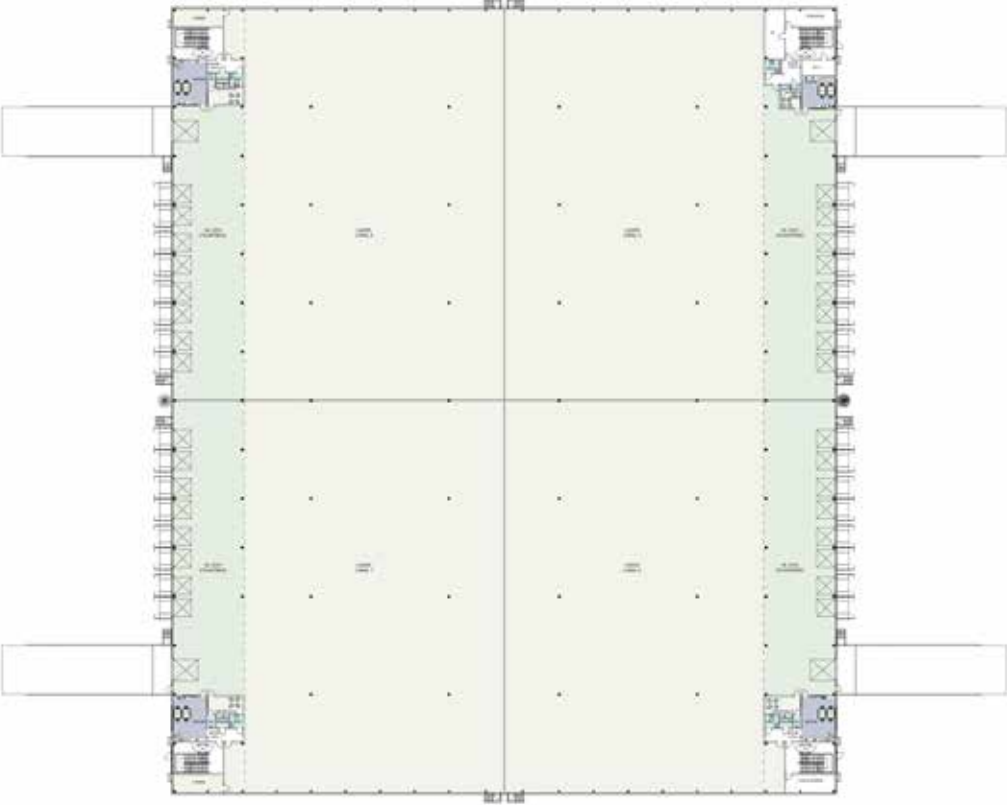


Several load-houses and grade level doors

- The premises feature a mezzanine for office space
- Great flexibility, offering many possible layout options
- Double loading yards enable logistics premises with cross-docking



FLOOR PLANS, PHASE 2



LOGISTICS, PHASE 3



* Figures in the drawing are approximate and refer to gross floor area (GFA)

FACTS, PHASE 3



Gross area approx. 11,900 sqm



Dividable into premises from approx. 3,000 sqm



Move-in from approx. 2025



Clear height under beams of approx. 11.7 meters



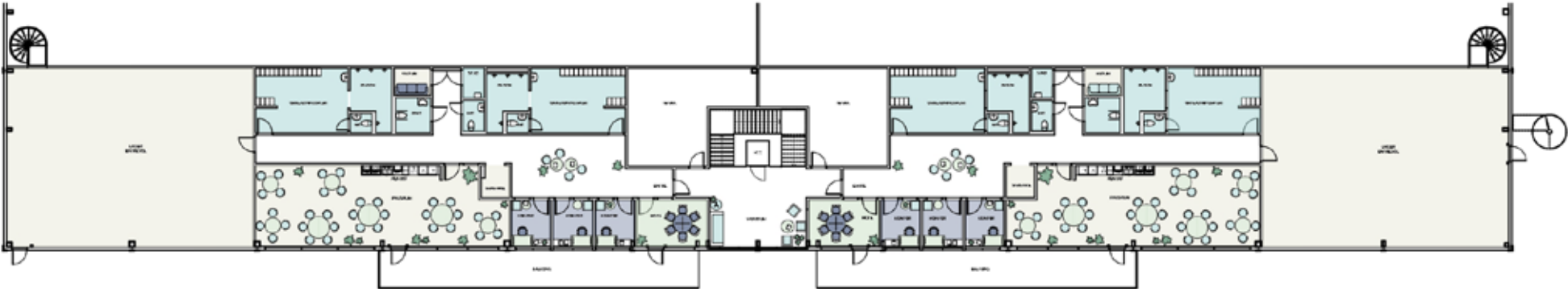
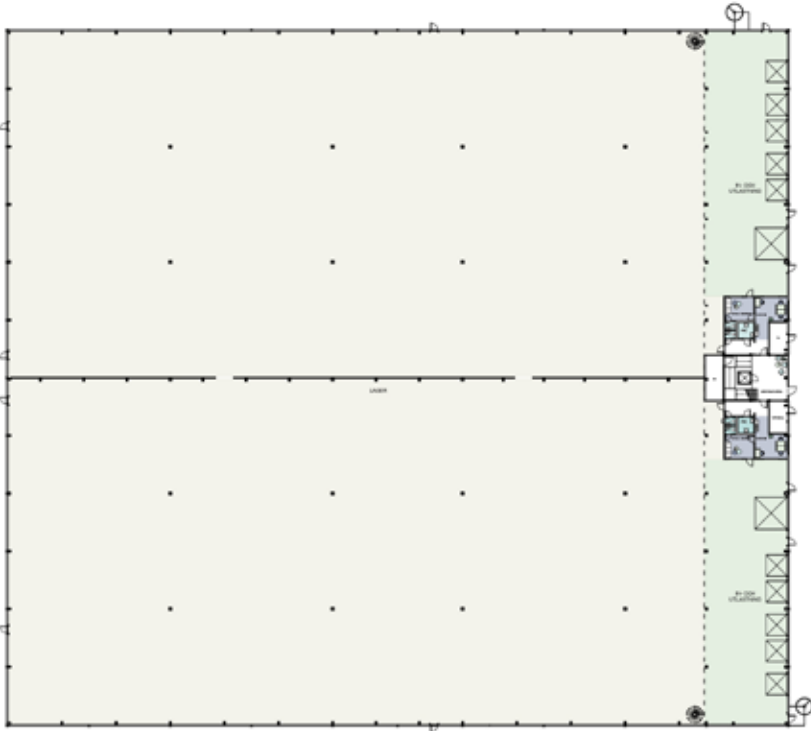
Floor load capacity 5 tonnes per sqm



Several load-houses and grade level doors

- The premises feature a mezzanine for office space
- Great flexibility, offering many possible layout options
- Double loading yards enable logistics premises with cross-docking

FLOOR PLANS, PHASE 3



LOGISTICS, PHASES 4 - 5



* Figures in the drawing are approximate and refer to gross floor area (GFA)

FACTS, PHASES 4 - 5



Gross area approx. 25,000 sqm



Opportunity to divide into several premises



Move-in from approx. 2026



Clear height under beams of 11.7 m. Zoning plan permits a building height of up to 40 m. for part of the building



Floor load capacity 5 tonnes per sqm



Several load-houses and grade level doors

- The premises feature a mezzanine for office space
- Great flexibility, offering many possible layout options
- Possibility for high-bay warehouse with a ceiling height of up to 40 meters

LIGHT INDUSTRY IN SEVERAL PHASES



* Figures in the drawing are approximate and refer to gross floor area (GFA)

FACTS LIGHT INDUSTRY



Gross area approx. 2,300 sqm per phase



Opportunity to divide into several premises from approx. 350 sqm



Move-in from autumn 2023



Clear height approx. 8 meters



Floor load capacity 3 tonnes per sqm

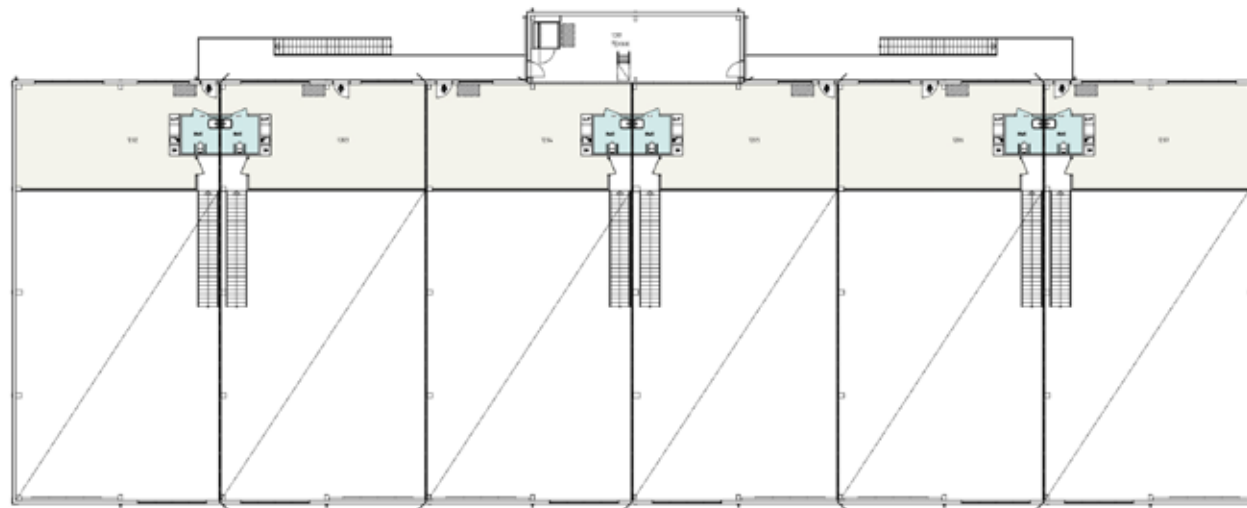
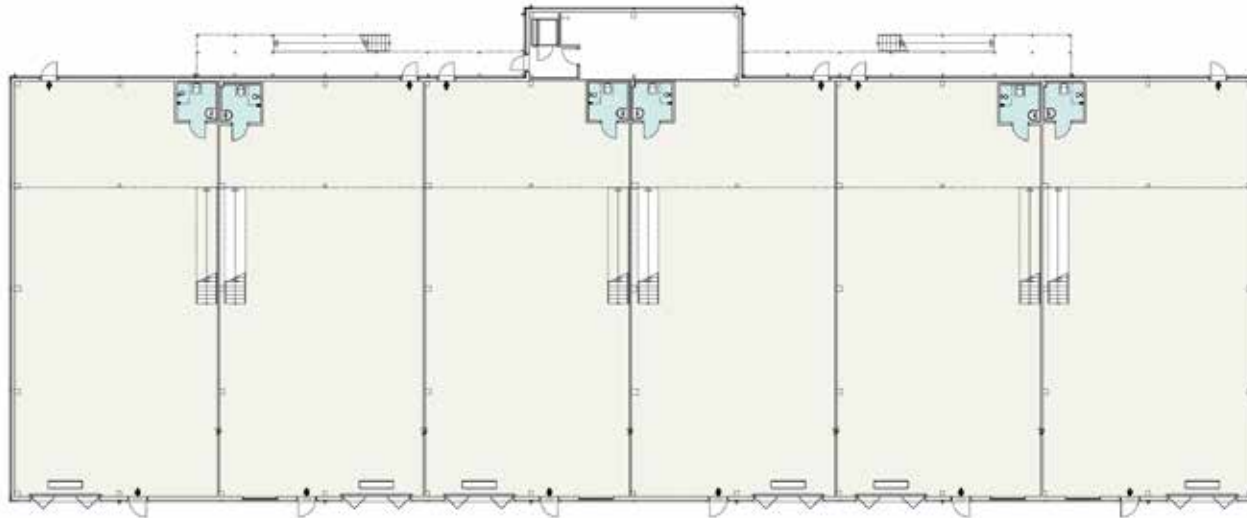


Several grade level doors

- Flexible premises at ground level
- Smaller mezzanine that can be made into office premises and expanded



FLOOR PLANS, LIGHT INDUSTRY



YOU ARE WELCOME TO CONTACT US AT STENDÖRREN



DANIEL GRÖNWALL

Head of Leasing

+46 70 910 03 12

daniel.gronwall@stendorren.se

STENDÖRREN FASTIGHETER AB

Stendörren Fastigheter AB (publ) is an expansive property company listed on Nasdaq Stockholm Mid Cap. Our business concept is to create profitable growth in net asset value by managing, developing and acquiring properties and building rights within logistics, warehouse and light industry in Nordic growth regions. When commercially viable, we rezone such existing properties and thereby create residential building rights for further in-house development and management, mainly in Greater Stockholm and the rest of the Mälardalen region.

STENDÖRREN

Premises that make a difference.

Stendörren Fastigheter AB (publ)
Linnégatan 87B
SE-115 23 Stockholm
+ 46 8 518 331 00
www.stendorren.se