



SBB buys 15 percent of Arlandastad Group for SEK 564 million and finances half of the purchase price through the issue of 6,270,833 new Class B shares with a subscription price of SEK 45 per share

Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB") buys 15 percent of Arlandastad Group, which will be an associated company of SBB, for SEK 564,375,000 from Gelba. The transaction is half financed through the issue of 6,270,833 new Class B shares in SBB at a subscription price of SEK 45 per share.

Arlandastad Group has a property value amounting to approximately SEK 6bn consisting of investment properties and approximately 240 ha of land (of which 40 ha is a lease) around Arlanda. The company currently has a building rights portfolio of approximately 1.2 million sq.m. BTA (which already have zoning plan or are in zoning plan process). In addition to this, there is additional land to be developed. SBB and Arlandastad Group have an agreement that gives SBB the opportunity to acquire the community service properties and rent regulated residentials to be sold at market value (based on two independent valuations). SBB and Arlandastad have also agreed to start a joint venture company to develop major real estate projects in strategic areas.

"Arlandastad Group and Per Taube as main owners have shown that they are a strategic partner regarding the development around Stockholm Arlanda and major infrastructure projects. SBB as Europe's leading owner of social infrastructure expects to contribute with new infrastructure and property development expertise to further strengthen both the Stockholm region and other strategic places", says Ilija Batljan, CEO of Samhällsbyggnadsbolaget i Norden AB.

"We will broaden the business geographically with new strategic real estate projects where we identify a great value potential. The collaboration with SBB as one of Europe's leading real estate players creates new opportunities and gives us a flying start", says Per Taube, main owner of Arlandastad Group.

The transaction is half financed through the issue of 6,270,833 new Class B shares in SBB at a subscription price of SEK 45 per share, corresponding to a total value of SEK 282,187,485. The subscription price has been determined in advance and corresponds to the share's market value with a premium of approximately 4.9 percent compared to the B share's closing price of SEK 42.91 on Nasdaq Stockholm on 26 July, 2021. A decision on a rights issue will be made by SBB's Board of Directors in connection with completion, implying a dilution for existing shareholders of approximately 0.4 percent, and takes place with the support of the authorisation from the Annual General Meeting in 2021. The rights issue will be directed to Gelba AB. In total, 75 percent of the newly issued B shares will be subject to transfer

restrictions, a so-called lock-up, for a period of twelve months. Closing is expected to take place no later than 31 August 2021.

For further information, please contact:

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Samhällsbyggnadsbolaget i Norden AB (publ) (SBB) is the Nordic region's leading property company in social infrastructure. The Company's strategy is to long term own and manage social infrastructure properties in the Nordics and rent regulated residential properties in Sweden, and to actively work with property development. Through SBB's commitment and engagement in community participation and social responsibility, municipalities and other stakeholders find the Company an attractive long-term partner. The Company's series B shares (ticker SBB B) and D shares (ticker SBB D) are listed on Nasdaq Stockholm, Large Cap. Further information about SBB is available at www.sbbnorden.se.