



Press release
25 February 2024

SBB establishes a joint venture for community properties with Castlelake generating cash proceeds to SBB of approximately SEK 5.2 billion

Samhällsbyggnadsbolaget i Norden AB (publ) ("SBB") has agreed to enter into a joint venture, SBB Infrastructure AB¹ ("SBB Infrastructure"), together with funds managed by global alternative investment manager Castlelake, LP ("Castlelake"). In connection with the establishment of the joint venture, SBB Infrastructure has entered into a loan agreement with Castlelake, supported by Atlas SP Partners ("Atlas"), for approximately SEK 5.2 billion.² SBB Infrastructure will use a part of the loan proceeds to acquire properties from SBB and a part to refinance debt to SBB (the "Transaction").

SBB Infrastructure acquires the properties at the market value as of 31 December 2023, amounting to SEK 5.7 billion. SBB Infrastructure will receive collateral from SBB in form of properties valued at SEK 3.7 billion as additional collateral to provide security for the loan, making the total pool of collateral used for the loan SEK 9.4 billion. The community portfolio will be operated and managed by SBB Infrastructure through a management agreement with SBB.

SBB will use the proceeds from the Transaction to strengthen its financial position and amortise debt.

"The Transaction confirms the strong value of SBB's community portfolio, which distinguishes itself through growing demand, inflation-proof cash flows and low risk of rental losses. The cash proceeds provide the opportunity to refinance debt and execute strategic measures to maximise value for the group over time. We look forward to the partnership with Castlelake", says Leiv Synnes, CEO of SBB.

The Transaction is subject to customary closing conditions. The Transaction is not subject to competition clearance. Closing will occur as soon as all closing conditions have been fulfilled, which is expected to occur in March 2024.

J.P. Morgan, Vinge, Wistrand, and Waselius Wist advised SBB, DLA and CBRE advised Castlelake and CWT and Roschier advised Atlas.

¹ Currently SBB Elderly Care Properties AB, org. nr. 559448-7125, under name change to SBB Infrastructure AB.

² EURIBOR constitutes base rate for the EUR part of the loan, corresponding to EUR 217 million, and STIBOR constitutes base rate for the SEK part of the loan, corresponding to SEK 2,745 million. The interest rate of the loan amounts to EURIBOR/STIBOR + 500bps.



For further information, please contact:

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This information constitutes insider information that Samhällsbyggnadsbolaget i Norden AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation (EU nr 596/2014). The information was submitted for publication, through the agency of the contact person, on 25 February 2024 15:15 CET.

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.