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Partners Group sells a Swedish retail warehouse portfolio to Svenska Handelsfastigheter

Partners Group, a leading global private markets firm, acting on behalf of its clients, has entered into an agreement to sell a Swedish retail warehouse portfolio to Svenska Handelsfastigheter for approximately SEK 1.3 billion. The portfolio was held in the Sveafastigheter Fersen and Sveafastigheter Fersen II structures and has been managed by Brunswick Real Estate on behalf of Partners Group since 2015. Closing of the transaction is planned for 30 May 2024.

The high-quality portfolio representing approximately 85,200 sqm of retail space comprises seven properties located in Västerås, Kalmar, Österåker and Kristianstad. It is dominated by discount retailers with Bauhaus, Willys, XXL, Rusta and EKO amongst its largest tenants. It is 95 percent let with an average remaining contract period of 4.8 years.

“We are pleased to have executed this transaction on behalf of Partners Group. Over the last several years, we have implemented significant asset management initiatives, including securing large anchor tenants, the redevelopment of 8,500 sqm retail space in Västerås as well as the development of three fast food restaurants to further strengthen local service offerings. We would like to thank our local asset management partner P&E Fastighetspartner for the excellent cooperation over the years and wish Svenska Handelsfastigheter success with the continued management of this well-positioned portfolio”, comments Annika Fridolf, CEO of Fersen and Partner at Brunswick Real Estate.

Jan Hannappel, Member of Management, Private Real Estate Europe at Partners Group, adds: “Following the sale of our Finnish holdings to Nyfosa back in 2022, we are pleased to report another major exit in the Fersen structures, with the sale of our Swedish retail warehouse portfolio, after completing several transformational value creation projects over the years.”

Colliers and Kilpatrick acted as sell-side advisors in the transaction.

For more information:

Annika Fridolf, CEO of Fersen and Partner at Brunswick Real Estate

p: +46 73 125 15 05

e: annika.fridolf@brunswickrealestate.com

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About Brunswick Real Estate:

Brunswick is one of the Nordic region's leading real estate investors, offering investment management services. Brunswick builds independent, sustainable investment platforms, focused on targeted investment strategies, working closely with Nordic and international investors, in collaboration with local partners. The team comprises about 65 people in Stockholm, Helsinki, and Copenhagen. For more information, please visit: www.brunswickrealestate.com.

About Partners Group

Partners Group is one of the largest firms in the global private markets industry, with 1,900 professionals and approximately USD 150 billion in assets under management. The firm has investment programs and custom mandates spanning private equity, private credit, infrastructure, real estate, and royalties. With its heritage in Switzerland and its primary presence in the Americas in Colorado, Partners Group is built differently from the rest of the industry. The firm leverages its differentiated culture and its operationally oriented approach to identify attractive investment themes and to build businesses and assets into market leaders. For more information, please visit www.partnersgroup.com.