



Catella establishes Link Prop Investment AB

After raising capital of some SEK 150 million, Catella is launching property company Link Prop Investment AB, which through its subsidiary has acquired the Idédebatten 3 property in Mjärdevi, Linköping.

"We are very pleased to once again present a balanced and focused property company with a high capacity for dividends. The company is a result of Catella's strong position in both the property and capital markets," says Johan Ericsson, head of the Swedish Corporate Finance operations.

Link Prop Investment offers a property investment opportunity for investors who do not normally invest directly in property. The company gained approximately 140 new shareholders when it raised its new capital. In total, Link Prop Investment raised SEK 314 million in new equity and debt.

Once the acquisition is completed, the intention is to list Link Prop Investment on First North at Nasdaq Stockholm. The company's CEO is Caesar Åfors, Thomas Nilsson is the property manager and Wilfast Förvaltning will be responsible for the company's management.

Catella's Corporate Finance unit was lead financial advisor and manager, Catella's Wealth Management was bookrunner and manager, and Nordic Fixed Income was issuing agent, bookrunner and manager.

The Idédebatten 3 property is located in the technology area of Mjärdevi Science Park, directly adjacent to Linköping University, just southwest of central Linköping. The property currently accommodates two buildings with approximately 25,000 square metres of office space. The largest tenant is LM Ericsson, which rents the first building on a long lease. This autumn, Autoliv will become the property's second-largest tenant when the company moves into the second office building. Autoliv will also hire a third smaller building which is under construction.

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