



Catella's asset management launches new property investment company

Newly established investment company CTV Properties AB has bought a diversified logistics and light industrial property portfolio in Finland. The portfolio consists of 29 properties in both Helsinki and other growth regions of Finland, with in total 103,000 square metres of floorspace. Catella's asset management sourced the deal, acted as structurer including arranging the financing, and will manage the company. Catella Bank conducted the capital raising, and 93 private investors and institutions have invested in the company, with Sampo Group as anchor investor.

This is part of Catella's strategy to offer Catella Bank's wealth management clients unique investment opportunities in several countries with different risk profiles within the property sector.

"It is very rewarding to see how our strategy is being put into practice through cooperation between our asset management in property and our wealth management within Catella Bank. We smoothly executed the demanding and complex process, and our goal is to create substantial value for the investors in the future management and exit processes," say both Timo Nurminen, Head of Catella's Property Investment Management operations, and Tord Topsholm, Managing Director of Catella Bank, in a joint statement on the deal.

Catella's asset management unit in Finland sourced the deal, acted as structurer including arranging the financing, and will manage the company and execute the business plan. "Our asset management team in Finland has executed more than 120 single-asset disposals in the local markets in addition to several portfolio deals during the past four years. The strategy with CTV is to create value for the investors through active management to improve current cash flows, and to utilise the high demand for single-asset disposals," says Timo Nurminen.

Catella Bank acted as a distributor of the equity, and the investor base consists of the Finnish institution Sampo Group as anchor investor and a broad spectrum of Catella Bank's clients in Sweden and Luxembourg. "This is the fourteenth capital raising project that Catella Bank has successfully executed during the past two years. There is large demand among our clients for investments in high-quality real estate projects. In this project, the book running started on October 31 and was closed after two days due to large over subscription of the share issue." says Tord Topsholm.

For more information, please contact:

Timo Nurminen

Head of Property Investment Management

+358 50 3373 320

timo.nurminen@catella.com

Tord Topsholm

Managing Director, Catella Bank

+352 691 751 235

tord.topsholm@catella.lu

Press contact:

Ann Charlotte Svensson

Head of Group Communications

+46 8 463 32 55, +46 72 510 11 61

anncharlotte.svensson@catella.se