

Press release
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Stendörren completes building and signs lease agreement with STS in GreenHub Bro

Stendörren Fastigheter AB (publ) has signed a lease agreement with STS Skandinaviska Teknik & Smörjsystem AB for more than two-thirds of a newly constructed building for light industry on the property Nygård 2:17 in Upplands-Bro. The agreement covers 2,070 square meters and has a term of 10 years. The building was completed during the current quarter, and STS will take possession of the premises on 1 November 2026 in direct connection with the completion of the adaptations. The lease contributes with a net positive effect on operating income of approximately SEK 2.8 million per year.

"We are pleased that STS has chosen to move its operations to our latest newly built building in the area. The project is part of our extensive and emerging development area GreenHub Bro, where we have further new construction underway in a zoned area with great opportunities to develop a wide variety of new buildings mainly in the light industry segment," says Maria Jonsson, Development Manager at Stendörren.

GreenHub Bro, where a large part of Stendörren's extensive building rights portfolio is located, is strategically located in Mälardalen, about 30 minutes from Stockholm city, with excellent communications such as road networks in all directions and railway connection as well as generous land areas adjacent to the buildings. New buildings are being constructed with high sustainability ambitions, which includes construction in wood, solar cells, building materials to reduce climate impact and measures for biodiversity.

"We are experiencing great interest from potential tenants and the fact that we can now, in connection with the completion of an additional project, welcome yet another tenant is gratifying and once again confirms GreenHub Bros' attractive location and our customer offering", says Erik Ranje, CEO of Stendörren.

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Stendörren Fastigheter AB (publ)

Stendörren Fastigheter AB (publ) is an expansive property company in logistics, warehouse and light industrial in Nordic growth regions. The company is listed on Nasdaq Stockholm Mid Cap. The business concept is to create profitable growth in net asset value. This is achieved through value-creating acquisitions, capitalising on the positive rental growth that follows the urbanisation of metropolitan regions and by developing existing assets, including the company's extensive and unique building rights portfolio.

For more information about Stendörren Fastigheter AB (publ), see: www.stendorren.se/en/.