



Catella strengthens its position as an advisor in the Swedish real estate market through major office transaction

Catella Corporate Finance Sweden has acted as advisor to Castellum in the divestment of two office properties in central Stockholm to Alecta Fastigheter. The transaction comprises approximately 36,100 square metres and amounts to an underlying property value approximately SEK 5 billion. The deal is one of the more significant office transactions in Stockholm recently and confirms increasing investor demand for high-quality assets in central and growing locations.

The properties comprise a total of approximately 36,100 square metres across two of Stockholm's most attractive locations: Isotopen 1 in the expanding Hagastaden district, with a future metro entrance in the building, and Klassföreståndaren 3 in Stockholm City, close to the Central Station and consisting of two buildings, one of which is known as the "Flat Iron Building".

The transaction reflects clear momentum in the Swedish transaction market, where capital is once again targeting assets in attractive locations with long-term development potential. For Catella Corporate Finance Sweden, the mandate is another example of the team's strong position as an advisor in a market that is evolving but where activity levels are gradually increasing.

Recently, Catella has managed several complex processes in parallel and continues to deliver successful transactions for its clients across different segments and deal sizes. The transaction illustrates Catella's broad advisory capabilities, combining local market insight and a strong investor network with structured execution in transactions of varying size and complexity.

"After a period of intensive work to further develop and strengthen our team, we are now seeing tangible results in completed transactions. This deal illustrates how we operate today - with a clear focus on value creation and strong execution in a rapidly changing market. We are running several parallel, complex processes with high quality, creating the conditions for transactions of this nature. The deal demonstrates our breadth and our ability to execute transactions across all segments, from smaller inner-city deals to complex structural transactions. I am very proud of what our team is achieving together and look forward to presenting more transactions in the near term," says Theodor Jarnhammar, Managing Director, Catella Corporate Finance Sweden.

Catella thanks Castellum for their trust and the good cooperation throughout the process and congratulates the parties on a successful transaction.



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About Catella

Catella is a leading specialist in property investments and fund management, with operations in 12 countries. The group has over EUR 14 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more at [catella.com](https://www.catella.com).

Image Attachments

Isotopen och Klassforestandaren Catella

Attachments

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