

Art-Invest Real Estate acquires three residential properties from Åke Sundvall and OBOS in Stockholm County

- Art-Invest Real Estate acquires residential buildings from *Åke Sundvall* and *OBOS* in Barkarbystaden/ Stockholm County
- The purchased properties have a total of ca 10,000 sqm of residential use with 158 apartments including an LSS Care home with 6 units
- The sustainability labeled asset is with *Barkarbystaden* strategically located next to the upcoming metro station

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Art-Invest Real Estate has acquired three new-build residential properties in Sweden's largest ongoing urban development *Barkarbystaden* from *Åke Sundvall* and *OBOS*. The acquisition was made on behalf of one of Art-Invest Real Estate's institutional investment funds.

The buildings were completed in 2024 and comprise approximately 10,000 sq m with 158 apartments that are fully let. The properties are strategically located next to the new metro station which is expected to be completed in 2027. The asset has the sustainability ecolabel "Svanen" and a high technical standard.

The area has undergone major change during the last years and has developed into a city-like environment. The Municipality of Järfälla intends for *Barkarbystaden* to grow to 14,000 homes by 2032, as well as a metro station and regional trains, making the area the new hub of northwest Stockholm, according to Järfälla Municipality's plans.

Barkarbystaden is one of the largest urban developments in Sweden. Last year, Art-Invest Real Estate opened a branch in Stockholm and acquired *Stockholm Quality Outlet*, one of Sweden's largest outlet centres, also in the *Barkarbystaden* area as a first investment.

"I have seen *Barkarbystaden* grow during my almost 20 years working in the area and I am happy that we now have done our first residential acquisition here. Going forward, we at Art-Invest will continue to look at acquisitions in Sweden, primarily with a focus on investments where we see good opportunities for growth", says Johan Öhlund Lagerdahl, Head of Stockholm, Art-Invest Real Estate.

"Åke Sundvall and OBOS are pleased to announce that Art-Invest Real Estate, with its strong interest in Barkarbystaden, has acquired this residential property, which is a part of our project *Atlas*. Art-Invest's long-term perspective and strong position make them a highly suitable buyer for this strategically located site", says Martin Sundvall, CEO, Åke Sundvall AB.

The parties have agreed not to disclose the purchase price. *Setterwalls* as well as *K&L Gates* acted as legal and tax advisor to Art-Invest Real Estate. The seller has been legally represented by *FHH Law* and advised by *HM Partners*.

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About Art-Invest Real Estate

Art-Invest Real Estate (AIRE) is an experienced investor, developer and asset manager operating across key gateway cities in Germany, Austria, the United Kingdom and Scandinavia.

Established in 2010 the business operates as a private partnership with the Zech Group and the managing partners as shareholders. The group invests and manages on behalf of its proprietary capital, regulated institutional funds and selected separate accounts and actively pursues a "manage to core" investment strategy across the risk spectrum.

Sector focus is principally the office, retail, hotel, residential and education. Since 2012, the company has been licensed to operate as a regulated fund manager in accordance with German investment law (KAGB). During this period Art-Invest Real Estate Funds has successfully launched more than 25 regulated funds for a variety of institutional investors. The group has more than EUR 12.5 bn AuM with more than EUR 6bn invested equity for a range of institutional investors as long-term partners. To learn more, please visit www.art-invest.com.

About Åke Sundvall

Åke Sundvall is a third-generation family-owned real estate company with operations in Stockholm, Uppsala, and Skåne in southern Sweden. Since 1942, we have played an active role in shaping the urban landscape in the regions where we operate. Our approach is rooted in a deep respect for each location's unique context, aiming to develop residential buildings that enhance the character of their surroundings and contribute to vibrant, livable communities.

With the guiding principle Built with Care, our ambition is to create the most appreciated neighborhoods in the cities we serve. We combine long-term thinking with innovation, digitalization, and a strong emphasis on architectural quality and operational efficiency. Our commitment is personal and enduring—from concept to completion.

Today, Åke Sundvall employs approximately 65 professionals and manages a project portfolio of around 4,000 residential units.

To learn more, please visit www.akesundvall.se.

About OBOS

OBOS is one of Norway and Sweden's leading housing developers, as well as a member organization with over 600,000 members and a history dating back to 1929. Whether our members prefer city life or long for rural idyll, we strive to offer homes that suit all stages of life. Our range includes everything from villas to modern multi-family houses, in both large cities and smaller towns.

In 2024, we sold a total of 1,150 homes in Sweden. Our goal is to offer half of the housing supply in our metropolitan regions through the home purchase model OBOS Deläga, to enable more people to buy a home. We are an active part of the community through sponsorship, our program "OBOS gives back," and the OBOS Jubel fund. By supporting projects and organizations that promote sustainability and community engagement, we strive to make a real difference in society.

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Picture (also attached):



Residential building in Barkarbystaden
Source: Art-Invest Real Estate

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