

PRESS RELEASE

Art-Invest Real Estate acquires further residential buildings of project ATLAS including retail units from Åke Sundvall

- The purchased properties have a total of ca 11,000 sqm of residential use with 169 apartments
- The *ATLAS* block consists of 5 buildings of which 4 are residential. Art-Invest already acquired 3 buildings in 2025
- Third investment of Art-Invest Real Estate in Barkarbystaden marks third investment in Scandinavia in total

Cologne/Stockholm, 22 June 2026

Art-Invest Real Estate has acquired two newly built residential properties in Barkarbystaden, one of Sweden's largest and fastest-growing urban development areas, from *Åke Sundvall*. The transaction was carried out on behalf of one of Art-Invest Real Estate's institutional investment funds and marks the second deal between the parties. Furthermore, Art-Invest Real Estate and *Åke Sundvall* will work together to further develop the commercial spaces within the property.

The acquired properties comprise approximately 11,000 square metres and include 169 rental apartments as well as around 3,500 square metres of retail space. Following the acquisition of the *Stockholm Quality Outlet* and three residential buildings in the Barkarbystaden urban development project in 2024 and 2025, respectively, this marks already the third transaction for Art-Invest Real Estate in Stockholm. With this transaction, and in combination with the previously completed acquisition, Art-Invest Real Estate now owns the entire *ATLAS* block. In total, the portfolio comprises 327 residential units, an LSS care home, and a *Hemköp* grocery store.

The first phase of the project was developed as a joint venture between *Åke Sundvall* and *OBOS*, while the second phase was developed solely by *Åke Sundvall*.

The properties are strategically located adjacent to the future Barkarbystaden metro station, scheduled for completion in 2027, which will significantly enhance connectivity and accessibility to central Stockholm.

All buildings are certified with the *Nordic Swan Ecolabel* ("*Svanen*") and are built to a high technical standard, reflecting a strong commitment to sustainability, energy efficiency, and long-term quality.

Barkarbystaden has undergone a remarkable transformation in recent years, evolving into a vibrant and urban environment. According to the Municipality of Järfälla, the area is expected to grow to approximately 14,000 homes by 2032, supported by major infrastructure investments,

ERKENNEN ENTWICKELN ERSCHAFFEN



PRESS RELEASE

including the new metro line and expanded regional rail connections. This positions Barkarbystaden as a key growth hub in northwest Stockholm.

Johan Öhlund Lagerdahl, Head of Stockholm at Art-Invest Real Estate, comments: "The acquisition further strengthens Art-Invest Real Estate's footprint in Sweden. This transaction makes sense in the best way as we are now managing the whole *ATLAS* block. The new assets are strategically located in front of the new subway station which will open late 2027."

Martin Sundvall, CEO of *Åke Sundvall*, says: "Since the first transaction with Art-Invest Real Estate, we have been aware of their interest in this part of the block as well. There is a clear rationale in having a single owner, and through the agreement we are now entering into, we see a long-term and ambitious property owner taking over. At the same time, we at *Åke Sundvall* will remain actively involved in the continued development of the commercial premises and their tenant mix."

About Barkarbystaden

Barkarbystaden is one of the largest urban and residential developments in Sweden. The Municipality of Järfälla intends for Barkarbystaden to grow to 14,000 homes by 2032, as well as a metro station in 2027 and regional trains, making the area the new hub of northwest Stockholm, according to Järfälla Municipality's plans. The area has undergone major change during the last years and has developed into a city-like environment.

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 select 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. In total, Art-Invest Real Estate currently manages real estate assets of approx. 12.5 billion euros with more than EUR 6bn invested equity for a range of institutional investors as long-term partners. Art-Invest Real Estate is one of the largest office and hotel developers in Germany.

Art-Invest Real Estate is also an innovation leader through its portfolio of investments across the value chain. These encompass the venture capital sector, the development of micro-living and serviced apartments and the operation of hotel companies. To learn more, please visit www.art-invest.com

ERKENNEN ENTWICKELN ERSCHAFFEN

PRESS RELEASE

Pictures (also attached):



ATLAS residential building
Source / Copyright: Art-Invest Real Estate

ERKENNEN ENTWICKELN ERSCHAFFEN

PRESS RELEASE



ATLAS residential buildings – courtyard
Source / Copyright: Art-Invest Real Estate

ERKENNEN ENTWICKELN ERSCHAFFEN