

# Catena acquires the largest logistics centre in Denmark from the DSV Group

**Catena has signed an agreement with DSV Road Holding A/S to acquire a property in Horsens, Denmark, valued at approximately DKK 3.3 billion. The acquisition increases Catena's property portfolio by approximately 315,000 m<sup>2</sup> of newly built logistics space.**

The tenant in the newly built logistics facilities is a subsidiary of the international DSV Group, which offers transport and logistics solutions and has operations in over 80 countries. The acquisition is taking place as a corporate transaction, with an underlying property value of approximately DKK 3.3 billion and is taking the form of a sale-leaseback transaction. The purchase price for the shares amounts to approximately DKK 698 million after deduction of deferred taxes and the acquisition is financed with own funds and external credit. DSV Road A/S is signing a 14-year lease in connection with the transaction.

The property in question, Mossvej 27-29, is located in a well-established logistics area in, very well connected to E45 being one of the two most important highways in Denmark. The site area is around 705,565 m<sup>2</sup> and the lettable area is approximately 315,000 m<sup>2</sup>. The facility is not only the largest logistics centre in Denmark, but also one of the largest logistics sites in Europe. The property will be certified to DGNB, whereas the warehouse will certify for DGNB Silver and the office for DGNB Gold. The roofs features large solar cell plants installed by the seller with a total capacity of 35 MWp annually. This, combined with other energy solutions, makes the entire facility self-sufficient.

"We are happy that we have gained continued trust from DSV which will now be our largest tenant, with this deal we take another big step into Denmark and make it clear that we will be a player to count on in the Danish market", says Jørgen Eriksson, CEO at Catena.

"DSV established a good dialogue with the Catena and we appreciate that they have both a long-term and innovative approach. I am confident that our continued co-operation will be rewarding", says Brian Winther Almind, Executive Vice President at DSV Group Property.

"Catena and DSV is a match made in heaven, especially in the field of sustainability where we both have high ambitions and strives for a leading position. Through co-operation and partnership, we create the conditions to find new, sustainable solutions that can make a big difference," continues Mikael Trøjborn Johansen, Regional Manager Denmark at Catena.

The estimated net operating surplus will be around DKK 200 million, with the tenants taking possession on 30 September 2024. During 2024, Catena acquired the Örja 1:22 property in Landskrona and the Tornbornahögen 7 property in Helsingborg from the same seller.

#### **For further information, please contact**

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#### **About Catena**

Catena is a listed property company that sustainably develops and durably manages efficient logistics facilities through collaboration. Its strategically located properties supply the Scandinavian metropolitan areas and are adapted for both current and future flows of goods. The overarching objective is to generate a strong cash flow from operating activities to enable sustainable growth and stable returns. As of 30 June 2024, the properties had a total value of SEK 35,865 million. Catena's shares are traded on NASDAQ Stockholm, Large Cap.