

March 19 2025

PRESS RELEASE

Fabège leases 3,200 sqm in Haga Norra to Atea

Fabège and Atea have signed a lease agreement for just over 3,200 sqm in Ackordet 1, Arenastaden/Haga Norra. The agreement runs for 10 years and has an annual rental value of SEK 13m. Occupancy is scheduled to commence in April 2026.

Ackordet 1 was completed during the first quarter of 2025 and comprises approximately 27,000 sqm of lettable area. Following the signing of the lease agreement with Atea, the property's occupancy rate is 71 per cent. Other office tenants there include JM, Coor, Randstad and SATS. Coor also runs the service concept in the property, which includes the conference and restaurant facilities.

"With their proximity to central Stockholm and wide range of services and events, Haga Norra and Arenastaden form an attractive city district. There is now only 6,500 sqm of office area remaining before the property is fully let. Our aim is that this will occur during the year," says Sofia Ranji, Leasing Manager Projects at Fabège.

Ackordet 1 has received several awards for its low energy use and CO2 footprint. The façade consists of more than 355,000 reused bricks and was named Sweden's most beautiful façade in 2024. The property is environmentally certified according to BREEAM-SE at the highest level, Outstanding.

The development of 288 apartments is currently ongoing in the area, with these being a mix of rental, tenant-owner and owner-occupied apartments scheduled for completion in 2025 and 2026. Fabège also has the opportunity to build 20,000 sqm of office space on Kvarter 2 and a further 300 residential properties in Haga Norra. Solna Station, with its light rail, commuter train and bus connections, can be reached on foot within four minutes, and in 2028 a new metro station will open in Arenastaden.

Fabège AB (publ)

For further information, please contact:

Sofia Ranji, Leasing Manager Projects at Fabegé, tel. +46 (0)73 387 18 73,
sofia.ranji@fabege.se

Johan Zachrisson, Director of Business Development, tel. +46 (0)76 720 34 19,
johan.zachrisson@fabege.se

With a focus on commercial properties, Fabegé develops attractive locations in the Stockholm area. We are a partner that is present and – with people in focus while being innovative, responsible and flexible – creates conditions for companies, places and our city to develop. We take a long-term approach in our perspective and ownership. We know that when we create sustainably, we also create value. The Fabegé share is listed on Nasdaq Stockholm, in the Large Cap segment. For further information, please visit us at www.fabege.com.