Vendus acquires 51 retail properties for a total of SEK 2.7 billion

Vendus Sweden AB (publ) ("Vendus") has agreed to acquire a total of 51 retail properties at an underlying property value of approximately SEK 2.7 billion. As part of the transaction, ICA Fastigheter and Bonnier Fastigheter will become new shareholders in Vendus alongside existing principal shareholders Nordika and MEL & ME.

The transaction includes the acquisition of 35 retail properties from Trecore Fastigheter, owned by ICA Fastigheter and Bonnier Fastigheter, at a value of approximately SEK 1.7 billion. In addition, 16 retail properties will be acquired directly from ICA Fastigheter for SEK 1.0 billion. All properties are let to ICA under long-term lease agreements.

The acquisition significantly strengthens Vendu's position as a leading player in the grocery and retail real estate segment and is a natural step in the company's growth strategy.
The portfolio comprises well-established retail properties with strong tenants and stable cash flows, complementing Vendus' existing portfolio both geographically and commercially.

Through the transaction, Vendus adds a larger and more diversified property portfolio while ICA Fastigheter and Bonnier Fastigheter join as long-term, highly reputable shareholders. Together with existing principal shareholders Nordika and MEL & ME, this creates a broad and industrially relevant ownership base with strong financial capacity and deep sector expertise. The strengthened portfolio and ownership structure provide Vendus with a robust platform for continued growth. ICA Fastigheter and Bonnier Fastigheter will be proposed to join the Board of Directors, alongside representatives of existing principal shareholders Nordika and MEL & ME, at an extraordinary general meeting to be convened following completion.

"This is a significant acquisition for Vendus. The transaction is a clear result of long-term and focused efforts to build Vendus into an attractive platform within grocery and retail real estate, with the retail destination at the center of our in-house asset management. ICA Fastigheter's and Bonnier Fastigheter's decision to become shareholders is a strong validation that what we deliver creates real value for both our shareholders and tenants. With a strengthened ownership base, an expanded portfolio and a clear market position, we will now evaluate strategic alternatives for Vendus' continued development and growth journey," said Mattias Bülow, CEO of Vendus.

Closing is expected on 1 July, and the transaction is subject to approval under the Swedish FDI regime.

Following the transactions, Vendus' underlying property value will amount to approximately SEK 6.4 billion, with approximately 81 percent of rental income derived from grocery retail and an economic occupancy rate of approximately 97 percent.

Wigge & Partners acted as legal advisor to Vendus in the transaction. Svalner Atlas acted as tax advisor and Bernström & Partners provided due diligence services.

About Vendus

Vendus Sweden AB (publ) is a Swedish real estate company that develops, manages and invests in retail properties with a focus on the grocery segment. The company targets grocery retail properties with strong market positions, stable revenues and local engagement. Through in-house asset management and close collaboration with tenants, Vendus continuously develops efficient and modern retail destinations with a focus on sustainability, supporting stable operations, cost efficiency and long-term value creation.