



Press release

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Nyfosa to lease a production facility in Eskilstuna to Shenzhen Senior Technology Material – unique establishment for Sweden’s battery industry

Nyfosa has signed a 12-year lease with Shenzhen Senior Technology Material, which is now making a major investment in Sweden by establishing a production facility in the battery industry. The company will initially lease 13,900 sqm in one of Nyfosa’s industrial properties in Eskilstuna, with the intention of expanding the production space to a total of approximately 70,000 sqm. The modern industrial facility will become one of the largest factories for production of separator film for lithium-ion batteries in Europe.

Shenzhen Senior Technology Material (“Senior”) – one of the largest suppliers of separator film for lithium-ion batteries – has signed a 12-year lease for the Grönsta 2:52 property in the Svista industrial park of Eskilstuna, Sweden, to establish a production facility and European head office. The plan is to develop additional production space on the existing property and adjacent municipal land that Nyfosa will acquire under an agreement with the Municipality of Eskilstuna. Once completed in 2025, the facility is expected to encompass a total of approximately 70,000 sqm and create the conditions for between 500 and 600 new jobs. The lease is valid from 1 March 2021.

Nyfosa actively participated in the talks between Senior and the Municipality of Eskilstuna regarding establishing operations in Sweden – the company’s first investment in a European production line. Establishing operations in Eskilstuna is scheduled to take place in three stages. In the first stage, Senior will lease Nyfosa’s existing properties in the Svista industrial park, after which the production facility will be extended in two additional stages by 2025. Senior’s production facility will provide, among others, Northvolt with separator film for its newly constructed gigafactory in Skellefteå. It will be possible to transport both raw materials and finished products to and from Eskilstuna sustainably by rail via the Eskilstuna container-freight terminal.

“We are very pleased to be able to develop Senior’s modern production facility in Eskilstuna. It is positive that this future investment in the expansive battery industry is taking place in Sweden and that Nyfosa can contribute to this through a long-term collaboration,” comments Stina Lindh Hök, CEO of Nyfosa.

For more information, please contact:

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About Nyfosa

Nyfosa is a transaction-based property company that creates value by accumulating sustainable cash flows and continuously evaluating new business opportunities. Our opportunistic investment strategy enables acquisitions throughout Sweden and in differing categories, although we prioritize commercial properties in high-growth municipalities. We manage and develop the properties in close cooperation with the tenants and neighboring community from the perspective that sustainability and profitability are interlinked. As of December 31, 2020, Nyfosa owned commercial properties with a total property value of approximately SEK 29.4 billion. The Nyfosa share has been listed on the Large Cap segment of Nasdaq Stockholm since 2018. Read more at www.nyfosa.se.

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