



Acquisition of Fyrstikkalléen 1 at Helsefyr in Oslo

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Reference is made to the stock exchange release dated 6 May 2021 regarding exclusive negotiations to acquire Fyrstikkalléen 1 at Helsefyr in Oslo. Entra has now signed an agreement to acquire the property for NOK 2.4 bn. Fyrstikkalléen 1 is a large, new-built office property completed in 2020 which is fully let to three public tenants with a 9.4 years WAULT. The asset totals 39,640 sqm and is located in Entra's existing property cluster at Helsefyr in Oslo. 12 months rolling rent is estimated to NOK 94,7 million.

Fyrstikkalléen 1 consists of three buildings connected by a common atrium at the ground floor. It is flexible, built with solid qualities and is certified BREEAM-NOR Very Good. It was finalized in 2020 and Entra expects to be able to certify the property BREEAM In-Use Excellent and to qualify for Entra's green bond framework in the future.

"This is a high quality, modern and flexible office property which is of strategic interest for us. It has an attractive location in our office cluster at Helsefyr in Oslo and will further strengthen Entra's position as the leading property owner, manager and developer. We believe the attractiveness of the area will increase further going forward, and we see economies of scale from property management" says CEO Sonja Horn

Helsefyr is a large and well-established office cluster located at a public transportation hub with only 7 minutes metro ride from the Oslo Central Station. Helsefyr has become one of the main hubs for public sector tenants in Oslo due to its excellent access to public transportation. The surrounding area is under development with a high degree of residential projects in progress, which is believed to further increase the urban qualities and attractiveness of the cluster in the future.

Entra owns three properties in the management portfolio totaling 71,000 sqm at Helsefyr and eight properties totaling 71,000 sqm at the nearby location Bryn. Entra also has a significant development portfolio at Helsefyr/Bryn totaling 135,000 sqm.

The transaction is expected to close on 25 June 2021.

Disclosure regulation

This information is subject to the disclosure requirements pursuant to section 5-12 of the Norwegian Securities Trading Act.

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About Entra ASA

Entra is a leading owner, manager and developer of office properties in Norway. Entra owns and manages around 90 buildings totalling approximately 1.3 million square meters, located in Oslo and the surrounding region, Bergen, Stavanger and Trondheim. Entra has a solid customer portfolio with a high proportion of public tenants. The company's strategy is focused on delivering profitable growth, high customer satisfaction and environmental leadership

Attachments

- [Download announcement as PDF.pdf](#)