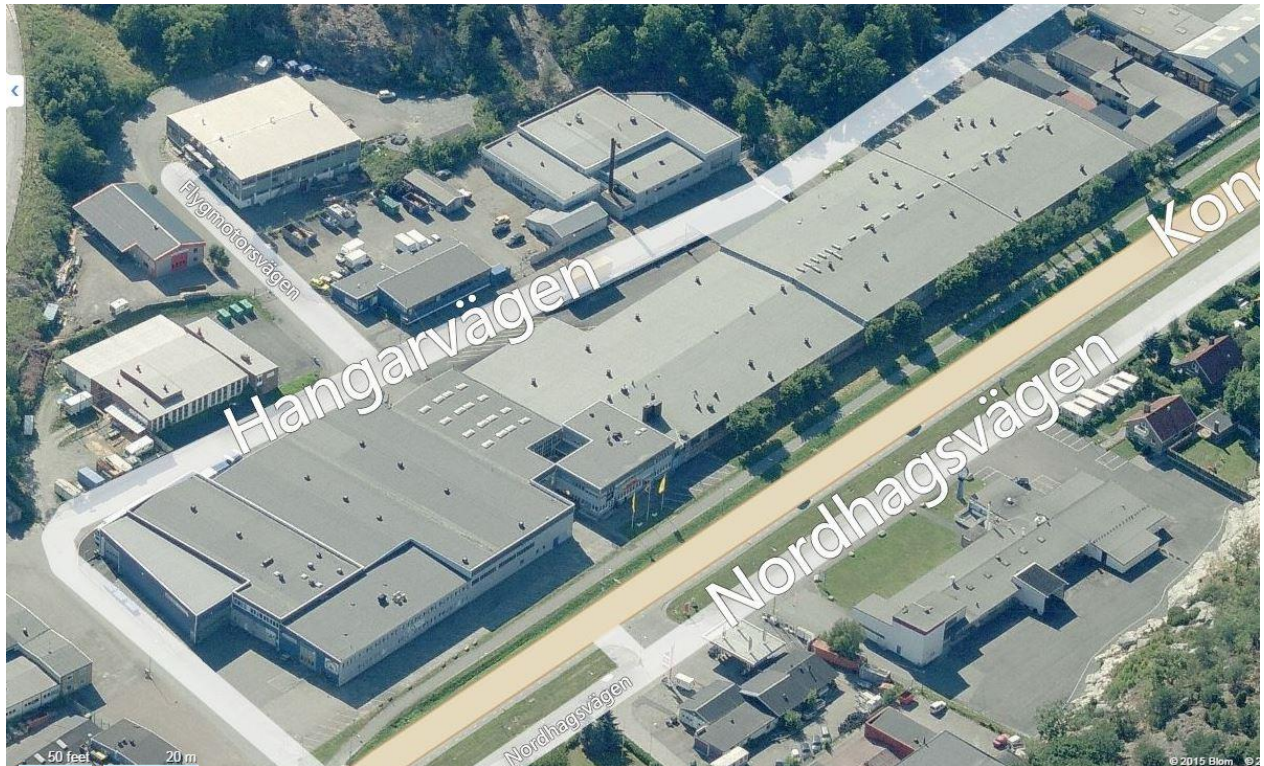


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Torslanda, Gothenburg, Sweden

This property was purchased in April 2013. The total plot area is 18,155m² and the total building area is 13,994m², divided into office space (2,357m²) and production/storage (11,637m²). There are parking spaces both at the front and the back of the building. The property is located about 15 km from Gothenburg City Centre.

The building area is flexible/adjustable and suited both for industrial production and storage facilities, with high ceilings and large loading portals and is located adjacent to the E6 linking Oslo to Copenhagen. A large part of the office and staff areas have recently been renovated.

The property is in good condition and has a variety of tenants on leases of various duration. One of the strong points of this property is its location.

Assetbase see an upside in the coming years, as the city is growing fast, with residential and commercial taking over this area, which was predominantly industrial in the not very distant past. This property could be rebuilt as a supermarket or similar. In the interim, it is fully let as an industrial property. Like all our other properties, the rent is paying all costs, including amortisation