



Fact sheet – ICA Real Estate

Business concept

Our business concept is to offer suitable, strategic locations for ICA by developing, acquiring, selling and actively managing properties. We offer properties to ICA-related companies (stores and warehouses), and in attractive locations near or directly adjacent to hypermarkets we build retail parks.

Short facts

ICA Real Estate is one of Scandinavia's largest commercial real estate companies (measured in terms of square meters). We own and lease space for ICA's operations and invest in new store construction.

ICA Real Estate currently owns around 180 properties measuring a total of 810,000 sq. m. of which 570,000 sq. m. in Sweden and 240,000 sq. m. in Norway.

Furthermore, we manage the leases of in total 2.4 million sq. m. in Sweden and Norway.

Organization

ICA Real Estate is a wholly owned subsidiary of ICA AB operating in Sweden and Norway. In Sweden, the company is called ICA Fastigheter Sverige AB and has 45 employees and in Norway the company is called ICA Eiendom Norge AS and has 25 employees.

Owned property and lease management

ICA Fastigheter Sverige owns around 570,000 sq. m. of space and manages an additional 600 leases. The facilities are used mainly for ICA stores. ICA Fastigheter Sverige owns the warehouse in Årsta and meat packing facility in Västerås. The company leases other warehouses with some management responsibility.

ICA Eiendom AS owns around 240,000 sq. m. of space in addition to managing around 650 leases. The facilities are used mainly for ICA and Rimi stores. ICA Eiendom also owns six warehouses.

ICA Real Estate – a new segment within the ICA Group as of January 1st, 2009

As of 1 January 2009 the real estate operations in Sweden and Norway are reported in the segment ICA Real Estate according to IFRS 8. The segment includes the real estate operations in Sweden and Norway. The real estate operations in the Baltics are not included here but are included in Rimi Baltic.