

ASSET BUYOUT PARTNERS

PRESS RELEASE – 19 December 2025

ABP ACQUIRES ISOLA'S HQ AND PRODUCTION FACILITY IN PORSGRUNN & NOTODDEN

Asset Buyout Partners AS ("ABP") has acquired Prestemoen 9 in Porsgrunn and Lienfossveien 5 in Notodden from Isola Holding AS ("Isola"). The properties are Isola's main production facilities in Norway and custom built for their operational needs. The transaction is based on a sale & leaseback ("S&L") agreement where Isola will lease the properties for 20 years on a triple net bare house structure.

The facilities consist of combined ca. 31,361 sqm workshop, storage and administrative office on a plot of 100,584 sqm. The properties are located strategically in industrial clusters, in proximity to E18 (Porsgrunn), and E139 (Notodden).

The S&L of Isola's production facilities represent ABP's first acquisition in the Grenland district and provides a good foundation for further growth in the region. Grenland is an important Norwegian industrial hub and port area.

ABP CEO William W. Wittusen comments:

"The properties fit well into ABP's investment strategy and game plan of acquiring mission critical industrial real estate and infrastructure. Isola is a market leader in its segments with a long-established track record and extensive industry experience. The properties are mission critical for Isola, with future development potential to cater to continued operational growth. The assets contribute to diversify ABP's portfolio in terms of geography, asset type and tenant exposure."

Isola CEO Bjørnar Gulliksen comments:

"In ABP we have found a long-term, strategic partner for further industrial development of the sites in Porsgrunn and Notodden. The agreement with ABP will free up financial resources, which will enable Isola to accelerate its industrial and strategic growth plans. Isola has ambitions to invest in new technologies, to increase efficiency, to innovate and to create profitable growth within strategic markets and categories."

About Isola

Isola AS is a third-generation family-owned company through Isola Group established in 1940. Isola is a manufacturer of products and solutions for roofs, walls, floors and foundations. They are a market leader in Norway and have a very strong position with some niche products in several other markets. Isola operates with 410 employees across three Norwegian locations and two in the Czech Republic. The Norwegian operation includes a slate mine in Rogne supplying raw materials, as well as the two production facilities in Porsgrunn and Notodden.

More information about Isola: www.isola.no

About ABP

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ABP is a leading industrial real estate company that facilitates industrial development in Norway by investing in mission-critical industrial property and infrastructure. ABP owns and manages more than 3 million square meters of land and buildings in Norwegian industrial clusters, from Mandal in the south to Hammerfest in the north. The company is owned by Fastighets AB Balder, the largest listed real estate company in the Nordic region, listed on Nasdaq Stockholm.

More information about ABP: www.abpre.no

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