ASSET BUYOUT PARTNERS

PRESS RELEASE – 2 September 2026

ABP ACQUIRES OLDROYD'S HQ AND PRODUCTION FACILITY IN BAMBLE

Asset Buyout Partners AS ("ABP") has acquired Isdammen 25 in Bamble from Oldroyd Holding AS ("Oldroyd"). The property is Oldroyd's HQ and production facility and custom built for their operational needs. The transaction is based on a sale & leaseback ("S&L") agreement where Oldroyd will lease the property for 21 years on a triple net barehouse structure.

The facility comprises ca. 4,400 sqm workshop, storage and mezzanine on a plot of ca. 21,800 sqm. The property is strategically located in Skjerkøya industrial park in Bamble municipality, an industrial cluster with harbour access and a 5-minute drive to E18.

The transaction represents ABP's third acquisition in the Grenland district over the past year and provides a good foundation for further growth in the region.

ABP CEO William W. Wittusen comments:

"Grenland is an important Norwegian industrial hub and port area and the property fits well into ABP's investment strategy and game plan of acquiring mission critical industrial real estate and infrastructure. Since its establishment in 1994, Oldroyd has delivered impressive growth, developed an attractive customer base, and established a solid foundation for continued expansion. The property is mission critical for Oldroyd, with future development potential to cater for continued operational growth. The asset contributes to diversify ABP's portfolio in terms of geography, asset type and tenant exposure."

Oldroyd Chairman of the Board John Oldroyd Cheetham comments:

"In ABP we have found a long-term, strategic partner for further industrial development of the site in Bamble. The agreement with ABP will free up financial resources that we can use to invest in our core business, which will enable Oldroyd to accelerate our industrial and strategic growth plans. Oldroyd has ambitions to invest in new production lines, to increase production capacity, to innovate and to create profitable growth within strategic markets."

About Oldroyd
Oldroyd is a Norwegian industrial company founded by John Oldroyd Cheetham in 1994, developing and producing patented membranes for the building and infrastructure markets. The company's waterproofing solutions are applied in more than 90% of tunnel projects in the Nordics with waterproofing membranes. Oldroyd is the only Norwegian manufacturer of membrane systems for tunnel waterproofing with products offering the longest expected lifetime in the market. Oldroyd also produces a full range of drainage membranes for the building and infrastructure markets.

More information about Oldroyd: www.oldroyd.no

About ABP
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 3.4 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, with a property value of ca. SEK 240bn.

More information about ABP: www.abpre.no

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