

Projects and development

Projects for sustainable growth and new requirements

“Projects and development” is an important aspect of Wihlborgs’ business model and one of several ways for us to keep growing and creating value. Over the past five years, we have invested an average of about SEK 1.5 billion annually in our projects and properties.

Within urban development, we work actively with trends and innovations in step with society’s changing needs. The region’s business community and our municipalities are important partners in this regard, both in the short and long term.

Workplaces are part of the urban landscape and impose distinctive features on an area. Its functions must align with other community-related needs, such as accessibility, transport links and mobility. It should be easy to get to the buildings and to choose between different modes of transport. Offices are also work environments and living environments, where the interiors are highly significant in terms of our well-being and conditions for growth.

All of our projects and urban development activities are implemented through our own organisation, which is well-equipped to work with our existing projects and to replenish the land portfolio. Our preference is to develop commercial properties, but we also have several development projects involving large volumes of housing development rights and other segments. Our resolute focus has not only made us strong and competitive in our segment, but also created a good foundation for taking on new business opportunities when they arise.

Completed and ongoing projects

In 2023, SEK 1,862 million was invested in redevelopment, extensions and new builds. Approved investments in ongoing projects amounted to SEK 3,675 million on 31 December 2023, of which SEK 1,011 million had been invested at the turn of the year. During the year, ten projects requiring investments of over SEK 20 million were completed.

There were 20 ongoing projects requiring investments of more than SEK 20 million at the end of 2023. In total, around 270 projects of varying scope are under way, managed by our project organisation consisting of project managers, specialists and property developers. Descriptions of a selection of ongoing projects can be found on pages 72–75.

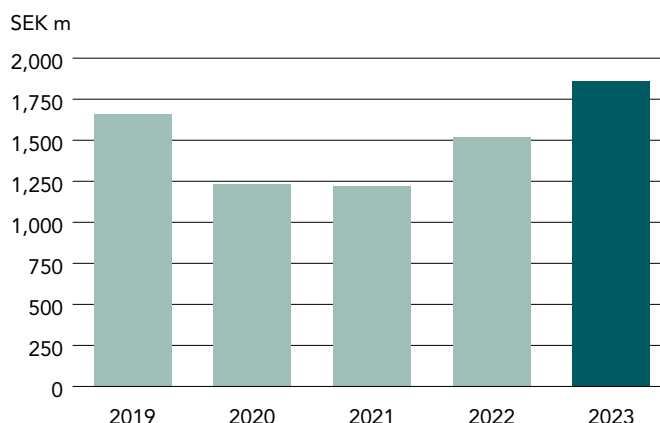
Commitment and long-term approach

Our overall market – concentrated in four cities and selected sub-areas in each city – provides us with a unique opportunity and the incentive to actively develop the region, and those cities and city districts. We challenge and inspire, by continuously developing long-term visions and ideas in the course of our day-to-day work.

We are also keen to challenge ourselves. Through platforms such as HETCH, Ideon, Media Evolution City and others, we create opportunities for others to realise their ideas, and to enhance the creativity and relevance of our own organisation.

We produce new builds with a view to owning and managing them long term. In light of this, it is self-evident for us that we should strongly focus on sustainability and prioritise a high

Investment volume



quality of architecture, building materials and technical installations. We place great emphasis on designing the buildings in a way that ensures they are flexible and can be converted for future tenants without needing to demolish and rebuild.

We certify our properties in accordance with the most advanced industry certifications, with a focus both on climate and on people.

Our long-term perspective also entails that we invest in what we deem will yield positive effects over time. We not only focus on large urban development projects; we also focus on opportunities in continuous property management operations. Densification projects that enable our customers to grow within the same area, without utilising more land than necessary, are at the core of our operations.

Our high ambitions and confidence in the region’s potential are also reflected in how we continue with new investments despite the turbulent times. Kvarterten (Pulpeten 5), which was started during the pandemic, and Vista (Bläckhornet 1), which will commence in 2023, are our biggest investments to date. In 2023, we carried out no less than six turf cuttings.

Proximity and implementation potential

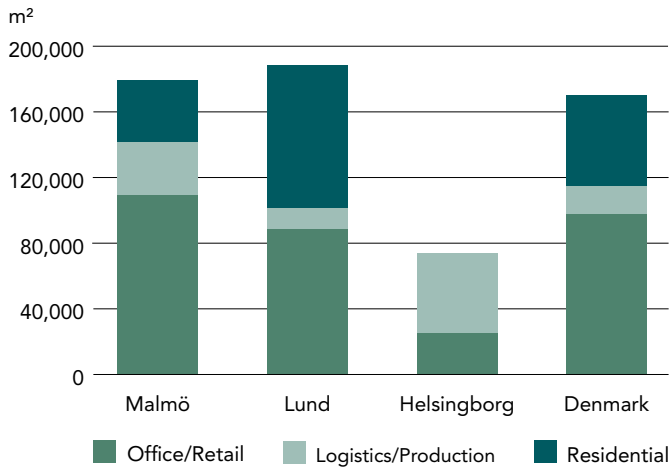
Our concentrated market and tight cooperation with the region’s business community and our municipalities creates conditions conducive to close dialogues with municipalities on issues such as land allocation, central plans and detailed development plans. This means we are able to maintain a close relationship and gain a keen sense of what matters to the municipalities, and to contribute our expertise and commitment to the development of attractive and sustainable urban environments.

Our geographical proximity to the market also enables us to sense trends and changes in customers’ wishes and demands at an early stage. Through our long-term and goal-oriented work, we have created a familiarity with what our customer groups see as most attractive. We have refined and developed our property portfolio over a long period to enable us to now have properties and development rights in the most ideal strategic locations. Our strong financial position, attentiveness and competent organisation provide us with clear implementation potential.

Our well-established collaborative formats enable us to take an active role in developing the industry and the supplier chain in a more sustainable direction. This has also enabled us to continue pursuing our projects according to plan despite a changing business environment and the challenges posed in various supply chains.

Safety and work environment are central aspects of our sustainability efforts, and we place stringent requirements on these areas.

Development rights



Land for future development

A crucial factor governing our ability to rapidly develop new projects and meet the needs of existing and future customers is our portfolio of development rights, which we can develop at different phases.

Wihlborgs has an extensive, varied and mixed portfolio of development rights that are largely ready for development, but we are continuously investigating opportunities to acquire additional land from municipalities and private operators.

When we build, we do so with the overall aim of making the buildings last a hundred years or more. The buildings must be designed with a lifecycle perspective and take into account climate change. All new construction must be classed according to Miljöbyggnad gold level or the equivalent, and with the aim of achieving NollCO₂ certification.

At the end of 2023, we had a total of 600,000 m² of existing and potential development rights distributed across Malmö, Lund, Helsingborg and Copenhagen. Future development opportunities in each city are described on pages 50–67.



Helena Pålsson, Project Manager at Wihlborgs.

Right materials in the right place at Space

In 2023, Space (Kunskapen 1), the first building in Lund's Science Village, became the first lab-equipped building to be certified in accordance with Sweden Green Building Council's NollCO₂ certification, a certification entailing a net zero climate impact.

An important aspect in the process toward NollCO₂ certification has been reducing material use at every stage. The building's skeleton is made from a hybrid framework using structural steel with a recycling rate of over 65 percent. Climate-enhanced concrete and hollow core slabs made with sustainable cement were used for the foundation. Steel beams have been used where weather conditions are most severe and a glass wall protects the wooden facade against heavy rain and direct sunlight, which increases sustainability and reduces energy consumption.

"At Space, we have worked on a 'right material in the right place' basis to optimise construction based on factors such as location, weather conditions and function. This means that we have supplemented the use of wood with other green choices in terms of materials. We really needed to challenge ourselves in terms of material usage," explains Helena Pålsson, Project Manager at Wihlborgs.

Jointly owned projects



Dockan Exploatering

Dockan Exploatering is a development company jointly owned by JM, Peab and Wihlborgs. In the Dockan area of Västra Hamnen, the company has developed the district with offices, housing and services. Large parts of the area are now completed, but there are some parts that still need development.

MAX IV

Wihlborgs and Peab jointly own Fastighets AB ML4. The company has built and owns the synchrotron-light facility MAX IV and the research facility "Comparative Medicine Unit" in Lund, where Lund University is a tenant with 25-year and 20-year leases. The facility consists of around 20 buildings. Discussions are being held continuously with Lund University regarding further new builds and extensions.

Hälsostaden Ängelholm AB

Hälsostaden Ängelholm AB is a joint venture between Region Skåne, Peab and Wihlborgs. The company owns, develops and manages the properties at the Ängelholm Hospital site.

Completed projects over SEK 20 million, selection



Pulpeten 5 (Kvartetten), Malmö

AREA: 16,000 m² **COMPLETION:** Q1, 2023
LOCATION: Hyllie, Malmö **INVESTMENT:** SEK 806 million

Kvartetten is our third office project in Hyllie and is located a stone's throw from Hyllie station. The building has been environmentally certified in line with Miljöbyggnad Gold. The building will be certified to Miljöbyggnad Gold, NollCO₂ and the WELL health certification. The building is fully let to Trygg-Hansa, SPILL Restaurant, Mindpark, Telia and Sciber, with the last occupancies taking place in 2024.



Kunskapen 1 (Space), Lund

AREA: 6,000 m² **COMPLETION:** Q4, 2023
LOCATION: Science Village, Lund **INVESTMENT:** SEK 242 million

A new city district, Science Village, is growing between the research facilities MAX IV and ESS in Brunnsög in northeast Lund. Right next to the tram stop, Wihlborgs has built an iconic building, where the oat-drink manufacturer Oatly will be the first tenant. Space is being constructed with visible timber and in Scandinavian style, and is certified in accordance with Sweden Green Building Council Gold, WELL and NollCO₂.

Property	Area, m ²	Location	Completion date	Investment
Spännbucklan 9	6,800	Fosie, Malmö	Q2, 2023	SEK 38 million
Kranen 8 (Ubåtshallen)	3,100	Dockan, Malmö	Q2, 2023	SEK 17 million
Raffinaderiet 3	5,800	City centre, Lund	Q1, 2023	SEK 260 million
Plåtförädlingen 15	8,000	Hamncity, Helsingborg	Q4, 2023	SEK 142 million
Huggjärnet 13, (Berga Flexhus)	8,000	Berga, Helsingborg	Q2, 2023	SEK 146 million
Snårskogen 5 (Doka)	2,200	Väla norra, Helsingborg	Q2, 2023	SEK 66 million
Hørkær 16-24 + 28	1,700	Herlev, Copenhagen	Q2, 2023	SEK 32 million
Marielundvej 28-30	9,800	Herlev, Copenhagen	Q2, 2023	SEK 27 million

Ongoing projects over SEK 20 million (selection)



Bläckhornet 1 (Vista), Malmö

AREA: 15,000 m² mobility hub + 16,600 m² of offices

LOCATION: Hyllie, Malmö

COMPLETION: Q4 2024 and Q4 2025, respectively.

INVESTMENT: SEK 884 million

Construction of the Vista office building and mobility hub commenced in 2023. The building will be the first thing people see as they cross the bridge from Denmark. Triple certification in line with Miljöbyggnad Gold, health certification in line with WELL and NollCO₂ is planned. Mercedes-Benz Sweden, Mercedes-Benz Finans and the Laziza restaurant will be the first onsite, with occupancy set for 2025.



Posthornet 1 stage 2, Lund

AREA: 9,900 m²

COMPLETION: Q1, 2026

LOCATION: City centre, Lund **INVESTMENT** SEK 448 million

In the Posthornet block, we commenced stage 2 with another addition of modern office premises near Lund Central Station. The new Sockerbruk area block is linked directly with the station and the city centre via the new cycle and pedestrian bridge. For anyone seeking modern office premises in central Lund, there is nothing equivalent today.



Rausgård 21, Helsingborg

AREA: 25,000 m²

COMPLETION: Q3, 2024

LOCATION: Söder, Helsingborg **INVESTMENT:** SEK 420 million

Rausgård 21 will house offices, warehousing and production facilities for the cleantech company Nederman. Nederman will establish an innovation centre in the new facility with a focus on product development and innovation for improved air filtration, a new test centre and a showroom to demonstrate the company's products and solutions.



Tomaten 1, Lund

AREA: 6,400 m²

COMPLETION: Q2, 2024

LOCATION: Gastelyckan, Lund **INVESTMENT:** SEK 137million

At Tomaten 1, we are constructing a new state-of-the-art industrial facility for the contract manufacturer Inpac. The new facility will comprise offices and warehouses, as well as production and technical facilities.



Börshuset 1, Malmö

AREA: 6,000 m²

COMPLETION: Q4, 2025

LOCATION: City centre, Malmö **INVESTMENT:** SEK 289 million

In 2023, we began the transformation of the historic Börshuset through an extensive renovation project that focuses on preserving the building's character and history. This is where the conference operator High Court will provide a restaurant, as well as conference and co-working spaces.

Ongoing projects over SEK 20 million (selection) – continued



Snårskogen 5, Helsingborg

AREA: 3,600 m² **COMPLETION:** Q3, 2024
LOCATION: Väla norra, Helsingborg **INVESTMENT:** SEK 78 million

At Snårskogen 5, we are building a new facility for the industrial company Rollco, which has a ten-year lease. The new building will comprise 1,400 m² of office premises and 2,200 m² of production and warehouse facilities, and will be certified Miljöbyggnad Silver.



Christianshusvej 11, Copenhagen

AREA: 11,600 m² **COMPLETION:** Q4, 2025
LOCATION: Hørsholm, Copenhagen **INVESTMENT:** SEK 390 million

In Hørsholm, north of Copenhagen, we are building a school with space for 1,500 students and employees. The school will be three storeys, totalling 11,600 m² in a module-like structure with roof terraces. This way, the building can be split up or expanded in the future, as necessary.



Grustaget 1, Helsingborg

AREA: 1,300 m²
LOCATION: Väla Södra, Helsingborg
COMPLETION: Q2, 2024
INVESTMENT: SEK 42 million

Plant hire company Renta is co-locating its operations in Helsingborg at Grustaget 1. Warehouse, workshop and laundry areas make up 80 percent of the building with the remaining 20 percent as office space.



Sunnanå 12:54, Malmö

AREA: 17,000 m²
LOCATION: Fosie, Malmö
COMPLETION: Q3, 2025
INVESTMENT: SEK 302 million

At a prime location for businesses that need quick access to major road arteries, we are building a major warehouse for a tenant that has signed a 20-year lease.



Literbuen 16-18, Copenhagen

AREA: 8,100 m²
LOCATION: Herlev, Copenhagen
COMPLETION: Q2, 2024
INVESTMENT: SEK 89 million

In the centre of Herlev, we are implementing a major renovation project to reduce energy consumption and achieve a better mix of warehouses and offices.

Property	Area, m ²	Location	Completion date	Investment
Rosengård 130:403	5,300	Jägersro, Malmö	Q2, 2024	SEK 29 million
Kranen 6 Båghallarna	4,200	Dockan, Malmö	Q2, 2025	SEK 23 million
Sufflören 4	3,300	Hyllie, Malmö	Q3, 2025	SEK 42 million
Värjan 12	2,700	Berga, Helsingborg	Q3, 2024	SEK 47 million
Posten 1	2,000	Gåsebäck, Helsingborg	Q3, 2024	SEK 22 million
Meterbuen 27	17,300	Skovlunde, Copenhagen	Q3, 2025	SEK 111 million
Amager Strandvej 390	3,400	Kastrup, Copenhagen	Q4, 2025	SEK 59 million
Hedegaardsvej 88	5,000	Kastrup, Copenhagen	Q2, 2024	SEK 40 million
Lersø Park Alle 107	2,200	København Ø, Copenhagen	Q3, 2024	SEK 40 million
Lautrupvang 8	2,300	Ballerup, Copenhagen	Q1, 2024	SEK 22 million

Future projects over SEK 20 million (selection)



Polisen 7 (View), Helsingborg

AREA: 6,000 m² GFA

LOCATION: City centre, Helsingborg

CONSTRUCTION START: TBD

Next to one of our existing properties, just south of Helsingborg C, there is potential to create new office space in a high-rise building at an excellent location for transport links in central Helsingborg.



Amphitrite 1, Malmö

AREA: 15,000 m² of net floor area

LOCATION: City centre, Malmö

CONSTRUCTION START: TBD

We won the assignment to prepare a detailed development plan for a new building adjacent to the university's profile building Niagara, in consultation with Malmö University and the City of Malmö.



Vaskekær 7-9, Copenhagen

AREA: 18,500 m² GFA

LOCATION: Herlev, Copenhagen

CONSTRUCTION START: TBD

Wihlborgs has a central plot of land in Herlev, close to our Hørkær properties. The preliminary area plan entails building homes on the empty plot.



Smörkajen, Malmö

AREA: 13,000 m² GFA

LOCATION: Nyhamnen, Malmö

CONSTRUCTION START: TBD

Wihlborgs is a major property owner in the development zone Nyhamnen, and has several future development rights. The first project is situated next to the area known as Smörkajen.



Bilrutan 5, Landskrona

AREA: 14,000 m²

LOCATION: Kamgatan, Landskrona

CONSTRUCTION START: TBD

At the perfect logistics location in Landskrona, there is the opportunity of establishing a modern logistics building of around 14,000 m², with an internal ceiling height of 18 metres.



Syret 8 (Zenit), Lund

AREA: About 16,000 m² GFA

LOCATION: Ideon, Lund

CONSTRUCTION START: TBD

Right next to the new Ideontorget tram stop, Wihlborgs is planning new innovative environments, workplaces, shops, restaurants and other services at the Zenit office building.



Kranen 7, Malmö

AREA: 2,900 m²

LOCATION: Dockan, Malmö

CONSTRUCTION START: TBD

In "Motorhallen," which was originally used for equipping warships, we are planning the construction of a preschool with space for 280 children.



Vetskapen 1 (Spektra), Lund

AREA: 4,700 m²

LOCATION: Science Village, Lund

CONSTRUCTION START: TBD

"Spektra" will be built next to the existing property, Space. Another exciting property with a focus on sustainability and employee well-being, comprising both offices and labs.



Kranen 15

AREA: TBD

LOCATION: Dockan, Malmö

CONSTRUCTION START: TBD

At Kranen 15, we are planning an office building right next to the drawbridge, the "entrance" to Dockan, which will bring even more vibrance to the city and waterfront district.