

Wihlborgs in Helsingborg

106
Properties

SEK 1,075
million

Property rental value

SEK 12,490
million

Property value

666,000 m²
Lettable area



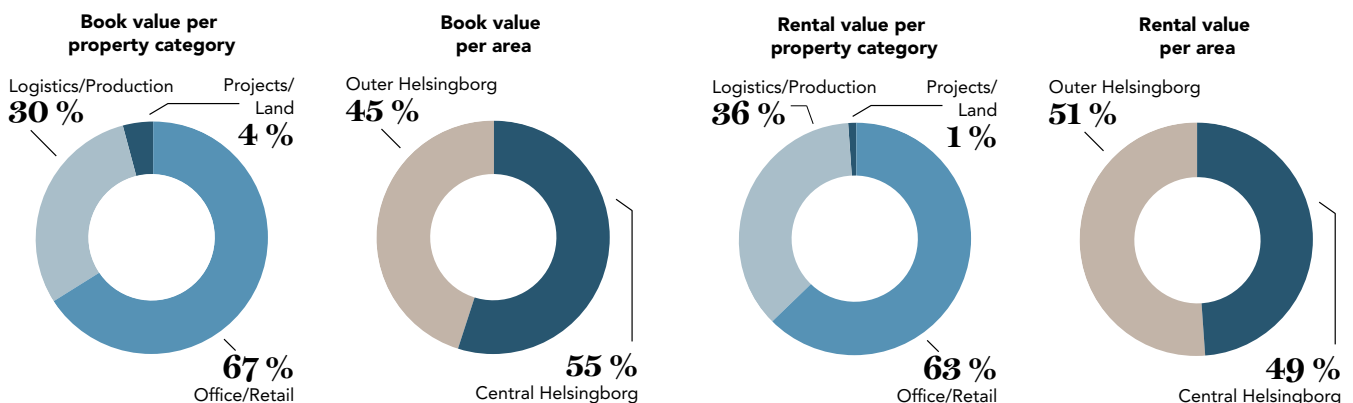
Port city with good connections

From Helsingborg's harbour edge, the silhouette of Helsingør is visible a mere 3,750 metres away. For more than a thousand years, Öresund's narrowest passage has been a significant factor behind Helsingborg flourishing as a trading centre. The ferries across the strait depart every 20 minutes and the crossing takes only 20 minutes.

Helsingborg is the location of Sweden's second largest container port, which is crucial to Swedish business – nationally and regionally. The E4 and E6 E Roads intersect near the city, further strengthening the city's attraction for the many logistics operators and e-commerce companies enticed by its strategic location. Helsingborg is an important link in the transport chain that connects Norway and the rest of Sweden with the rest of Europe.

Campus Helsingborg was established 20 years ago as part of Lund University. Some 4,000 students are educated here each year, which has breathed new life into Fabriken1891 (Hermes 10), that is the historic Tretorn block, south of Helsingborg Central Station.

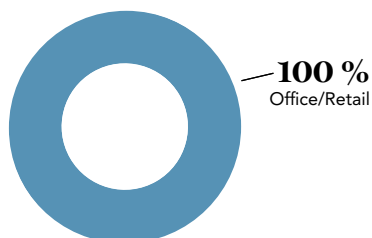
In recent years, Helsingborg has received a series of awards, such as Sweden's most eco-friendly municipality, Sveriges kvalitetskommun (high-quality municipality), New construction municipality of the year, Growth Municipality of the Year, IT Municipality of the Year, Most bicycle-friendly municipality and City Centre of the Year. In September 2023, Helsingborg hosted the Nordic region's largest digital sustainability conference "A Sustainable Tomorrow."



Central Helsingborg 181,000 m²

Properties: 20
Rental value: SEK 523 million

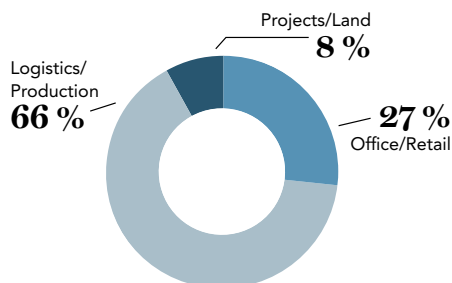
Book value per property category



Outer Helsingborg 485,000 m²

Properties: 86
Rental value: SEK 552 million

Book value per property category



Market conditions

With some 150,000 inhabitants, Helsingborg is Sweden’s eighth largest municipality. The city is attractive and growing steadily, with an additional 40,000 inhabitants expected by 2035.

Growth is expected to mainly consist of younger and well-educated people, through migration in combination with the operations at Campus Helsingborg, and it is therefore likely that the level of education in the city will rise in the long term, and thereby the city’s long-term competence supply.

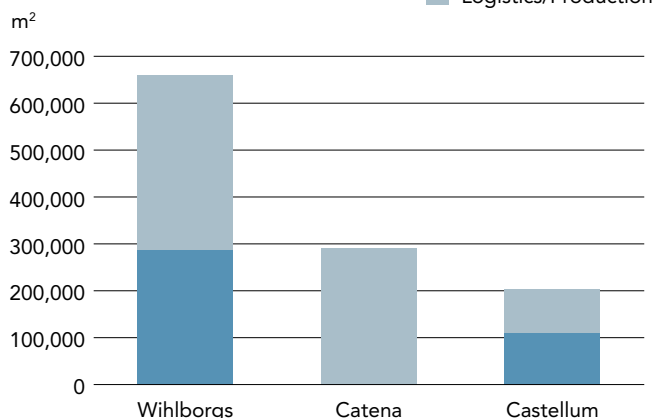
Helsingborg’s important role in the labour market region is particularly noticeable in strong commuting. The flow of people at Helsingborg Central Station rose significantly in 2023, in comparison with 2022.

The tech hub HETCH was one of the first tenants to move into the building at Prisma (Ursula 1), which has now become a natural gathering point and engine for the establishment of start-ups, fast-growing tech companies, and established companies that want to grow.

In 2023, the Helsingborg Innovation District (HEIDI) was established – a new innovation district in Oceanhamnen in proximity to our Fabriken 1891 (Hermes 10) property. The aim is to establish Helsingborg on the national and international innovation map.

Trade accounts for almost half of the business community’s total turnover and the logistics and retail sectors in Helsingborg employs about 25 percent of the available workforce. Helsingborg benefits from the distribution of jobs across a larger number of medium and small companies, thereby spreading risk across several sectors and segments.

Property owners in Helsingborg, 31 December 2023



Customers and business

Wihlborgs has a mixture of properties and corporate customers operating within services, logistics and production. Office properties dominate in the city centre, whereas Outer Helsingborg including Berga and the southern areas has a logistics and production focus, while also including some office properties.

Demand for premises continued to be robust in 2023, particularly within industry and production. Four of Wihlborgs’ six new turf cuttings took place in Helsingborg: for Springhill (Plåtförädlingen 15), Nederman (Rausgård 21), Rolco (Snårskogen 5) and Renta (Grustaget 1). We have virtually no vacancies in the office hotels.



Helsingborg is increasingly distinguishing itself in the field of innovation. Some good examples are its innovation district HEIDI and the tech hub HETCH.

Magnus Lambertsson, Regional Director Helsingborg

In 2023, we continued our expansion of solar power systems and we are now producing 40 percent more solar electricity than last year.

Among our largest tenants are the City of Helsingborg, Lund University Campus Helsingborg, WSP, Nowaste Logistics and Boozt. However, there are also companies such as Tyréns, Sweco, Automationspartner, MilDef, the co-working companies Genetor and Mindpark, and several upper secondary schools.

Central Helsingborg

In 2023, Genetor Coworking, which currently conducts operations on two floors of Helsingborg Central Station (Terminalen 1), has signed a contract with Wihlborgs for an additional floor with nearly 880 m². At the same property, Collector Bank expanded by 340 m² and Käkkirurgiska kliniken (Maxillofacial Surgery Clinic) moved into 180 m² of space.

Only a small part of Prisma's (Ursula 1) 11,000 m² will remain when Nexer moves into 250 m² of space.

Ikea is relocating parts of its operations in Helsingborg, thereby leaving space at Fabriken1891 (Hermes 10). The work to fill these spaces is ongoing at full speed.

In September, Statten Centrum, which was under renovation for the past few years, was reopened. DaytoDay grocery store moved into 960 m² of space, and Assistsanspoolen Omsorg Sweden into 300 m².

Outer Helsingborg

Medtech company CYTO365 moved into 800 m² of space at the newly built Berga Flexhus (Huggjärnet 13). Here, OJCO has also signed a lease for 210 m² and will move in in March 2024.

Energiteknik moved into 550 m² at Hakebössan 3, Heatly into 2,680 m² at Värjan 12, Glaskedjan into 340 m² at Kroksabeln 11, Murrelektronik into 650 m² at Kroksabeln 12, Zafari Life into 760 m² and Leklust into 1,100 m² at Kroksabeln 20.

Saab expanded by 340 m² in Floretten 4 and GDL moved into Floretten 3 (690 m²), which means that Berga Center is fully let. Vose Systems moved from an office hotel to its own premises (440 m²) at Lansen 1, Interoc moved into Armborstet 4 (220 m²) and Frösunda Omsorg signed a lease for 560 m² of space at Huggjärnet 12. Long-term tenant GA Transport expanded its space by 1,340 m² in Kniven 3. At Ackumulatörn 17 in Långeber-

ga, Kartongbolaget signed a lease for 1,440 m².

At Rubinen 1 in Väla södra, the vacancy left by a major tenant was filled within a short time by tenants such as Nowaste Logistics (6,900 m²), Svensk Foodservice (1,630 m²) and GGB Fruit (740 m²).

At Väla södra, we have also signed an agreement with GDL Transport for 2,190 m² at Grusgropen 3. At the Grustaget 1 property, we are constructing a new building of 1,300 m² for the machine rental company Renta, which is currently co-locating its operations in Helsingborg (read more on page 63).

In summer 2024, a new facility for the industrial company Rollco will be completed at Snårskogen 5 in Väla norra (3,600 m²).

Current tenant Dealproffsen left its 400 m² at Flintyxan 1 and moved into 2,280 m² at Flintyxan 5 in Ättekulla.

At Plåtförädlingen 15 near the port in southern Helsingborg, we have built a new logistics facility totalling 8,700 m², which will be the last major building block in the expansive Hamncity industrial area. The textile company Springhill moved here in December.

In Hamncity, Yves Rocher left its premises in Plåtförädlingen 8 in conjunction with its discontinuation of operations in Sweden. Since then, we have signed an agreement with Säljpitch, which rents part of the office space.

In Posten 1 to the south, we have signed a 15-year lease with AWAKE Djursjukus for 2,000 m². The old post office has been vacant for seven years, and the area will now have round-the-clock activities that will create a more vibrant and safe neighbourhood.

Future development

Wihlborgs is active in the H+ urban regeneration project, Helsingborg's largest urban regeneration project in modern times. The old harbour and industrial areas, the university area, Oceanhamnen, Husarområdet and Gäsebäck will be transformed into modern, vibrant city districts with space for work, housing, retail and recreation. Prisma in Oceanhamnen is part of this development.

A fixed connection between Helsingborg and Helsingør is a possibility for Helsingborg's future development. Wihlborgs is involved in this issue, such as by jointly developing a proposal with the City of Helsingborg on how the city can facilitate a future connection, while creating an attractive city district.

Planning has begun for the relocation of Helsingborg's container port to southern Helsingborg, with a construction start planned for 2026 or later. Wihlborgs has several properties in this area. The move creates new opportunities in the central parts of the city.



H+ is an old port and industrial area of about one million square metres that will be developed into a mixed city district.

Linus Hylén

Skåne Regional Director, Renta
Grustaget 1, Helsingborg
1,300 m² warehouses/production facilities



Renta to co-locate at Väla södra

In 2024, plant hire company Renta will co-locate its operations in Helsingborg and build a new state-of-the-art facility at Väla södra. Here, the national company will be able to continue its development, while the new premises pave the way for more efficient operations.

Renta's success story goes back to 2017, when the newly started and then Finnish-owned company Renta joined forces with Dennis from Skåne, and Stål & Hyr from Halland. Thanks to its plant hire business concept, and thereby creating circularity in the construction industry's consumption of plant, the company now has 631 employees at 65 depots across Sweden.

"Since the entire organisation is distributed across our plant hire depots, our facilities must fulfil several requirements, if we are to be an attractive employer. For the new premises in Helsingborg, we have looked at various solutions for creating a pleasant workplace – everything from ergonomics to which doorways create the best indoor climate when we load and unload our machines," says Linus Hylén, Skåne Regional Director.

"The right resources at one and the same location.

The new 1,300 m² facility will consist of 80 percent warehouses, workshop areas and washing bays, and 20 percent offices. Here, Renta has decided to integrate a distinct environmental profile by installing solar cells as the main energy source, and to certify the facility according to Miljöbyggnad silver. The certification means that the indoor environment must perform well above

Swedish legal requirements – including sun protection, sound environment and ventilation.

"It has been important for us to secure favourable conditions for running a climate-smart business. With solar panels on the roof, we will be able to power our workshop with renewable energy. It will be a welcome addition to our business concept, which revolves around circularity and offering our customers the latest and most climate-friendly construction plant," Linus Hylén explains.

Today, Renta has facilities in the Ättekulla industrial area and at Väla södra. The co-location on the new land provides the company with a new location that comes with business benefits.

"Väla södra has an optimal location and businesses infrastructure that requires logistics with heavy transport. By merging two businesses into one and thereby having the right resources in one and the same place, we can create more eco-friendly transportation.

"Greater focus on sustainability"

In 2024, Renta will continue to operate and develop its business with the goal of promoting a more sustainable construction industry, including through its digital tool, Renta Easy.

"Our customers' needs are at the heart of our entire operations. In line with the EU Taxonomy, we plan to launch a new service in 2024 that enables the precise calculation of energy consumption and emissions for each individual machine during its lifetime. The initiative is part of our commitment to be at the forefront of sustainability, while meeting the demands of our customers."