

# Wihlborgs in Malmö

**102**  
Properties

**SEK 1,566**  
million  
Property rental value

**SEK 22,146**  
million  
Property value

**633,000** m<sup>2</sup>  
Lettable area



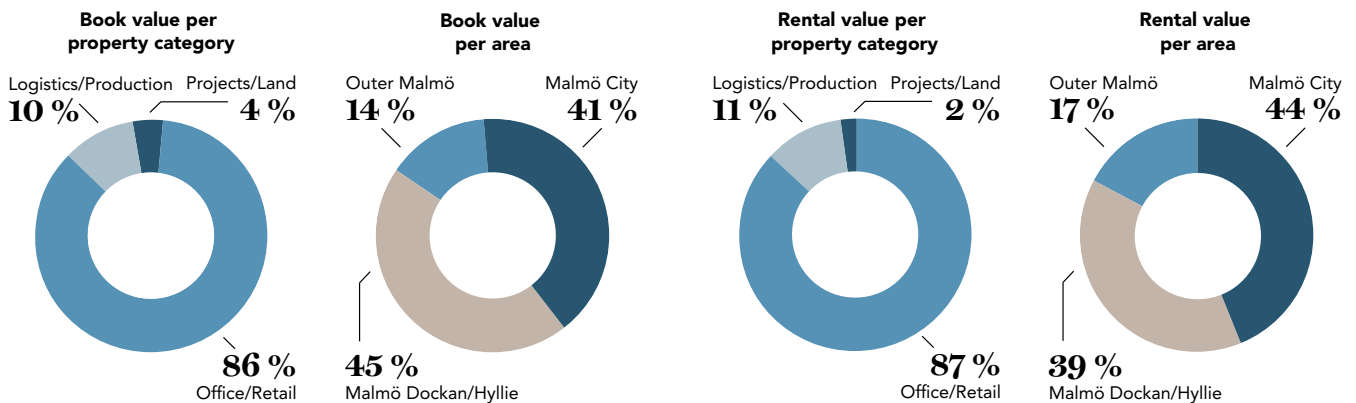
## Sweden's youngest major city

And Malmö's prospects are best described with one word – expansive. The city is growing outward and inward, making space for new vibrant city districts with a mix of housing, offices and meeting places. In 2023, Malmö was named "City Centre of the Year" by Svenska Stads kärnor. The creative, environmentally conscious, ambitious and expansive infrastructure investments, and the strategic location in the Nordic region's largest labour market, are reasons why we see great potential in Malmö for Wihlborgs and the business community as a whole.

Domestic investors and global conglomerates regard Malmö and the Öresund region as a suitable base for head offices, regional offices and development offices. Many successful companies in fast-growing sectors such as life sciences, gaming, IT and insurance have chosen Malmö, largely due to

the availability of highly educated staff. Examples include: AAK, Boozt Fashion, Orkla Foods, Perstorp, Vestas Northern Europe, Mercedes-Benz, Thule Group, Trygg Hansa and the global meeting centre Hubhult established by the IKEA Group. The number of employment openings in Malmö has increased by 22 percent in 10 years, and a full 71 percent in 20 years.

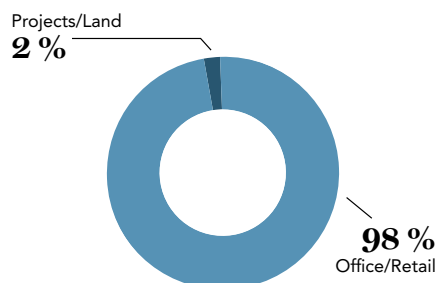
Malmö is not just Sweden's fastest growing major city in terms of growth rate – it is also a young city with almost half of the population under the age of 35. Upon completing their studies, young people have many opportunities to continue their journey in Malmö: everything from the start-up house Minc, Media Evolution City and young, and creative companies to well-established, major employers. We engage in this vital value chain in various ways.



## Malmö City 247,000 m<sup>2</sup>

Properties: 25  
Rental value: SEK 682 million

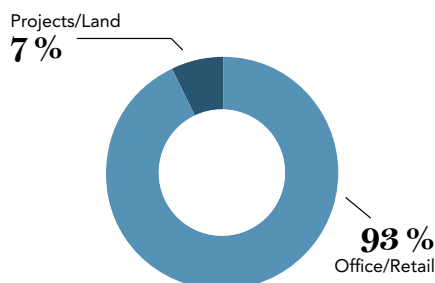
### Book value per property category



## Dockan and Hyllie 189,000 m<sup>2</sup>

Properties: 24  
Rental value: SEK 616 million

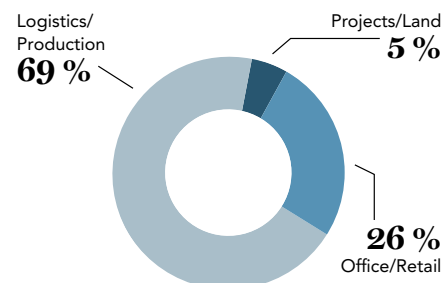
### Book value per property category



## Outer Malmö 197,000 m<sup>2</sup>

Properties: 53  
Rental value: SEK 268 million

### Book value per property category



## Market conditions

Malmö has passed 350,000 inhabitants and at the current growth rate, it is expected to become a city of half a million by 2050. Record numbers of people are choosing to move to Malmö from other municipalities, primarily within Skåne. In the forecast up to 2031, the population is expected to grow most in the city centre (mainly Västra Hamnen/Dockan), Hyllie (mainly Hyllievång) and Limhamn-Bunkeflo (mainly Limhamn’s port area).

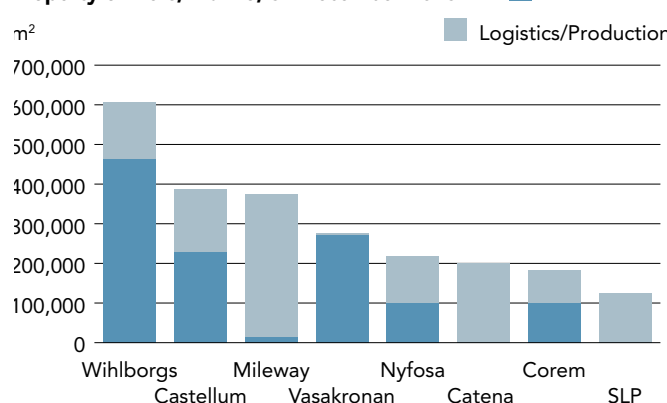
The vacancy level in A-grade locations hit a record low in 2023 and for the first time, it was lower in both central Stockholm and Gothenburg.

In Malmö, the population includes some 186 different nationalities, which is not that far from representing all of the UN’s 193 member states. Malmö is therefore one of the world’s most diverse cities and an excellent place for companies seeking to test ideas and concepts.

When the next fixed connection, the Fehmarn Belt tunnel, is completed in 2029, it will be possible to get from Malmö to Hamburg by train in just three hours. The tunnel connects Scandinavia to the continent and shortens the distance between them considerably.

The Öresund Metro is an important future project for Malmö and Copenhagen, as well as for Sweden, Denmark and Europe. The metro will free up capacity on the Öresund Bridge, increase long-distance train connections to the continent and also

Property owners, Malmö, 31 December 2023



strengthen the Nordic region’s largest labour market region in a sustainable manner.

With the metro, 2.3 million inhabitants will reach 1.5 million workplaces within 60 minutes. Wihlborgs owns properties at all of the proposed metro station locations.

Copenhagen Airport is continuing to develop plans for the expansion of Malmö’s and the Nordic region’s largest airport. Its capacity will be increased significantly to enable receiving 40 million passengers annually, compared with 30 million in 2019.



With its geographical location and distinctive propensity for change, Malmö is increasingly becoming the centre of the action.

Peter Olsson, Regional Director Malmö

## Customers and business

In Malmö, Wihlborgs has a mix of properties and customers that reflects the city's varied workplaces with the service and public sectors, as well as industry and companies focused on production. Wihlborgs also owns (60 percent) jointly with the City of Malmö (40 percent), the Medeon research park, which features some 60 companies operating in areas such as drug development and medical technology.

Following the pandemic, there has been substantial demand for centrally located office premises. Co-working spaces are also in demand by many companies and were, in principle, fully let during 2023.

There is a generally high demand for modern offices in proximity to stations. In Hyllie, Wihlborgs is one of the few players that has continued to invest despite the recession, and is well prepared to meet the continued demand in the area.

Wihlborgs is also proactively investing in the creation of attractive workplaces in the city's outer areas. Boplatsen 3 in Fosie, for example has undergone renovation and conceptualisation with a reception, restaurant and conference centre, and is now a sought-after destination office. When the new tenants move in, its occupancy rate will have risen from 63 percent in 2020 to about 90 percent.

Our largest tenants include the City of Malmö, Malmö University, Region Skåne, Trygg-Hansa, the Swedish Social Insurance Agency, SVT and the Swedish Tax Agency. However, our tenants also include companies such as Ingka Services, AFRY, Tyréns, FREJA, Nordea, TietoEvry, Telavox, Sweco and ABB.



Wihlborgs has won the construction assignment for a new building for Malmö University at the Malmö Amphitrite 1 property. The implementation agreement covers the parallel execution of architectural assignments, design, construction and, finally, letting.

## Malmö City

The gaming city of Malmö continues to grow and develop. Game developer King has signed a ten-year lease for 1,490 m<sup>2</sup> in Elefanten 40 and will move into newly renovated premises in early 2024.

At Sankt Jörgen 21, Azets Insights has signed a five-year lease for 560 m<sup>2</sup>. Here, the law firm Foyen has expanded its space and is renting 1,270 m<sup>2</sup> for six years.

Nordea has extended its agreement in Östersjön 1 by ten years. A new floor plan, new entrance and general refurbishment of the premises are planned.

The Swedish Defence Conscription and Assessment Agency has expanded its space in Fisker 18 by 500 m<sup>2</sup> in connection with a renegotiation and is currently renting 4,010 m<sup>2</sup> for six years.

Fortnox is expanding its space in Sparven 15 by 330 m<sup>2</sup>, which means that the property is fully let.

Nyhamnen Nöje & Events AB, which is owned by Totte Lundgren, who managed the rock club KB in Malmö for many years, has signed a six-year lease for 7,200 m<sup>2</sup> in Slagthuset 1. Here, the entertainment company will continue to focus on concerts, theatre performances, trade fairs and corporate events.

In 2023, transformation commenced for Malmö Börshuset (Börshuset 1), which after an extensive renovation will highlight the building's character and history, and make it a more open and dynamic location in the city. This is where the conference operator High Court will provide a restaurant, as well as conference and co-working spaces. Occupancy is planned for October 2025 and the lease extends for twelve years.

## Dockan and Hyllie

Both Dockan and Hyllie are fast-growing Malmö districts with low vacancies.

In Dockan, the tenant SAAB is expanding, and has signed a lease for an additional 1,230 m<sup>2</sup> in Gångtappen 2. Malmö University has also required 4,900 m<sup>2</sup> of additional space in Kranen 4, for the Police training programme. Doggy is moving its head office from Västergötland to Kranen 14 (550 m<sup>2</sup>).

Hyllie remains a key focus for Wihlborgs, and a cluster of modern office properties is beginning to take shape, providing flexibility for tenants to grow in the area. In 2023, Trygg-Hansa, restaurant SPILL, Sciber and Mindpark moved into Pulpeten 5 (Kvartetten) in Hyllie. Telia has also signed a lease for 1,890 m<sup>2</sup>, with occupancy planned for October 2024, which means that the building will be fully let.

During the year construction commenced on the office building Vista (Bläckhornet 1), with an associated mobility hub near Kvartetten. In late 2025, Mercedes-Benz Sweden and Mercedes-Benz Finance will move here, into a total of 2,100 m<sup>2</sup>, and the popular Laziza restaurant will open a new restaurant on the ground floor.

## Outer Malmö

In Malmö yttre (Outer Malmö), we experienced a sharp decline in vacancies. Consequently, we are now sharpening our focus on new development rights and developing in properties such as Benkammen 16, Spännbucklan 9, Hindbygdgården 9-10 and Stenåldern 7, to create more warehouse and industrial opportunities.

The security systems company Securitas has expanded and

extended its existing lease in the Rosengård 130:403 property in Jägersro for a further ten years. The premises are being partly rebuilt and renovated.

In Boplatsen 3 in Fosie, Mortensen Media has signed a lease for 370 m<sup>2</sup>, Athlon Sweden for 650 m<sup>2</sup>, Scan Global Logistics for 420 m<sup>2</sup> and WeSafe for 790 m<sup>2</sup>. In the same area, MX Transport will be expanding its warehouse by 1,150 m<sup>2</sup> when the company moves from Bronsdolken 11 to Bronsdolken 3.

In the Malmö area, Wihlborgs is building a 17,200 m<sup>2</sup> material supply warehouse for Region Skåne, with occupancy planned for early 2025. The lease term is 20 years. Region Skåne has also signed a lease for 3,330 m<sup>2</sup> at Sufflören 4.

## Future development

Malmö's largest development zone, now and for many years to come, is Nyhamnen. Wihlborgs already owns several of the existing properties which will be further developed. These include the well-known office and leisure venue Slagthuset 1, Östersjön 1 and Magasinet (Hamnen 22:188). In addition to existing properties, we are involved in all aspects of detailed

development plans and have several development rights in sub-areas that are now earmarked for development. We are also working with a densification project at Slagthuset.

At Dockan, development is being driven together with Peab and JM, among others, within the framework of the joint venture Dockan Exploatering AB.

Within a couple of years, Skrovet 6 will be partly emptied and redeveloped to accommodate new tenants. In the same area, we are planning to build a new environmentally classified office building: Naboland. The building will comprise six storeys with a total lettable area of 7,700 m<sup>2</sup>.

Wihlborgs has won the construction assignment for a new building for Malmö University at the Amphitrite 1 property. A larger new building for university activities is to be built here, with spaces for, among other things, student union activities. The building will strengthen and add to the development of Universitetsholmen as a part of Malmö's campus.

In 2023, the City of Malmö continued its planning programme for Medeon (west Flensburg), where we have been allocated land for Forskaren 3 and ambitions to create spaces for even more life science research facilities.



Wihlborgs' Annual General Meeting at Slagthuset 1.



## Sven Samberg

Strategic Real Estate Manager,  
Trygg Hansa  
Kvartetten (Pulpeten 5), Malmö  
12,000 m<sup>2</sup> of offices

# Trygg-Hansa secures the future in Hyllie

In the insurance mecca of Malmö, Trygg-Hansa, one of the city's largest private employers, has co-located five local offices and 1,200 employees. With a 15-year lease term in mind, Strategic Real Estate Manager Sven Samberg and his colleagues have worked to create a flexible, future-proof office.

In early 2023, employees from the five different offices in Malmö gradually moved into the newly built Kvartetten (Pulpeten 5) in Hyllie. "The choice of Hyllie and Kvartetten was relatively easy," says Sven Samberg, as some of the main criteria were a well-established neighbourhood with good transport links and services, a local landlord and extensive office space (12,000 m<sup>2</sup>).

"We conducted a demographic survey of where our employees live. We know how important it is to be close to a station, and we saw some great advantages in choosing Hyllie and Kvartetten. The location is also well-suited for when our colleagues in Denmark and Norway come to visit. In addition to finding a modern office with a flexible floor plan, it was also a priority for us to find a well-established local operator with in-house property management services, who can be with us every step of the way.

### Floor plan for new times and collaboration

By "flexible floor plan" Sven Samberg is referring to an office that is easily adaptable regardless of how the organisation develops and how its needs change over time. Thanks to Kvartetten's rectangular shape, Trygg-Hansa has been able to solve its need for zoning its various functions. On each floor, there are "blocks" for the different departments, featuring the same types of facilities. The layout makes it easy for employees to contact each other, which promotes collaboration. The project to find the right layout for the office was carried out in close collabo-

ration with HR, IT and representatives from all of Trygg-Hansa's operations in Malmö.

The merger between Trygg-Hansa and Moderna Försäkringar means that the office also has a role in creating a shared corporate culture. From the five floors at Trygg-Hansa's disposal in Kvartetten, employees can see each other clearly through the glazed atrium in the middle.

"It was important to make this journey together and we wanted to see an increased exchange between our various functions – that the office itself would contribute to creating a sense of togetherness. It's turned out really well – in Kvartetten, we truly are a "we," with everyone moving between the floors. We have created a workplace for employees of all generations with different lifecycle needs, with a focus on health and well-being."

### Matching sustainability requirements

The building's high sustainability ambitions, including NollCO<sub>2</sub>, WELL and Miljöbyggnad Gold certification, the characteristic appearance with four different facades that offer different representations of the Öresund region and Malmö, terraces and outdoor workplaces were also important elements for creating an attractive workplace for existing employees and new talent. On the ground floor is the popular SPILL restaurant, which prepares meals using raw materials that would otherwise have been discarded.



Börshuset 1, Malmö