

Projects and development

Projects for sustainable growth and new requirements

Projects and development are a core element of Wihlborgs' business model and an important driver of long-term value creation. Continuous development, improvement and modernisation of our properties help us to anticipate and meet needs arising from changes in working life, technology, cities and society.

Over the past five years, average annual investments in our projects have amounted to approximately SEK 1.9 billion, spanning strategic new builds as well as major redevelopments and improvements to the existing portfolio.

Close ties and ability to deliver

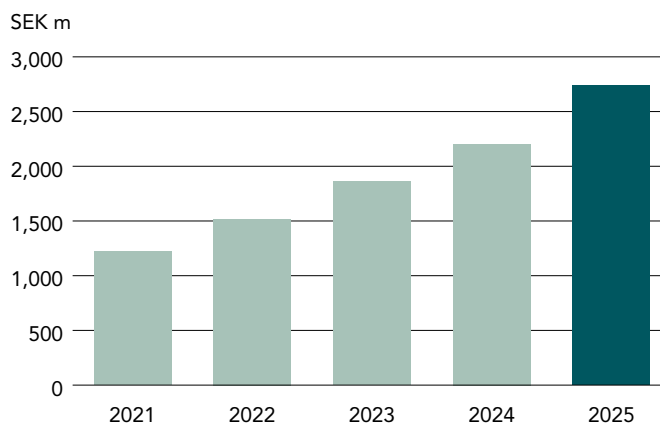
The development of our operations requires an approach based on close relationships and ongoing dialogue with tenants, municipalities and other partners. By engaging early in matters related to land use, urban regeneration and future structural planning, we can contribute our experience while helping to ensure that projects have the right conditions from the outset. This creates stability and allows us to plan for a balanced mix of new builds, densification, and modernisation of existing buildings.

Each year we run around 250 projects of various sizes. Tenants and city districts benefit significantly from the many smaller projects, often involving adaptations, energy efficiency measures and improved working environments. Larger projects lay important foundations for the regional business community's continued growth and talent attraction, ranging from advanced laboratory and educational environments to new office buildings and the renovation of culturally and historically significant properties. Our experience in managing complex projects ensures quality, cost efficiency and a long-term perspective, strengthening our credibility and creating opportunities for additional projects.

Workplaces for productivity, well-being and sustainability

Working life and workplace expectations are constantly evolving. We therefore work proactively in our projects to create environments that support new ways of working, promote a positive workplace experience, and provide good conditions for productivity and well-being. Long-term ownership and in-house

Investment volume



management by Wihlborgs enable us to ensure that investments stand the test of time and that resources are used efficiently.

We consider it our responsibility to contribute to attractive and vibrant city districts. We therefore frequently integrate elements such as services, public venues and safe streets into our projects. We also focus on making the most of what already exists. Many of our redevelopment projects therefore involve reuse, careful conservation and the modernisation of existing structures. For us, the sustainable transition is as much about renewal as it is about making smarter use of the existing building stock.

Commitment and long-term approach

Operating in four closely linked cities – Malmö, Lund, Helsingborg and Copenhagen – puts us in a unique position. The geographical concentration gives us close proximity to our markets, with short decision-making paths and a solid understanding of the business community and city dynamics. This enables us to combine agility in response to change with a long-term perspective in our planning.

We challenge and inspire through active involvement in urban development and by developing long-term visions and ideas in the course of our day-to-day work.

Completed and ongoing projects

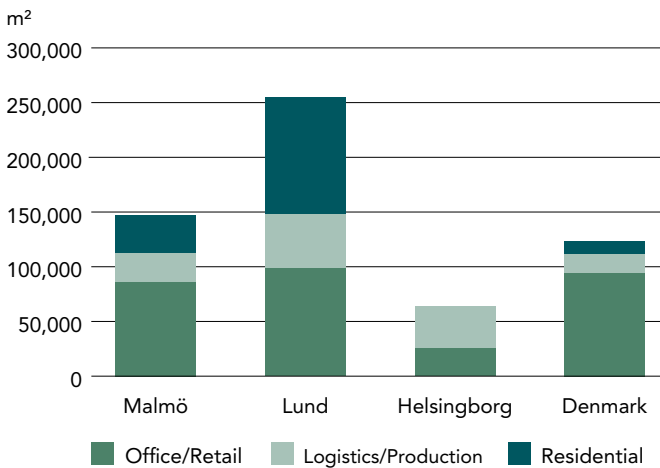
In 2025, SEK 2,738 million was invested in redevelopment, extensions and new builds. At year end, approved investments in ongoing projects amounted to SEK 4,733 million, of which SEK 2,589 million had already been invested. 13 major projects (over SEK 20 million) were completed during the year and a further 18 projects over SEK 20 million were ongoing.



Our strength is derived from a combination of extensive experience, in-house expertise and a long-term strategy. It allows us to initiate new projects, which reinforces our credibility and creates new opportunities.

Andreas Ivarsson,
Director of Projects & Development at Wihlborgs

Development rights

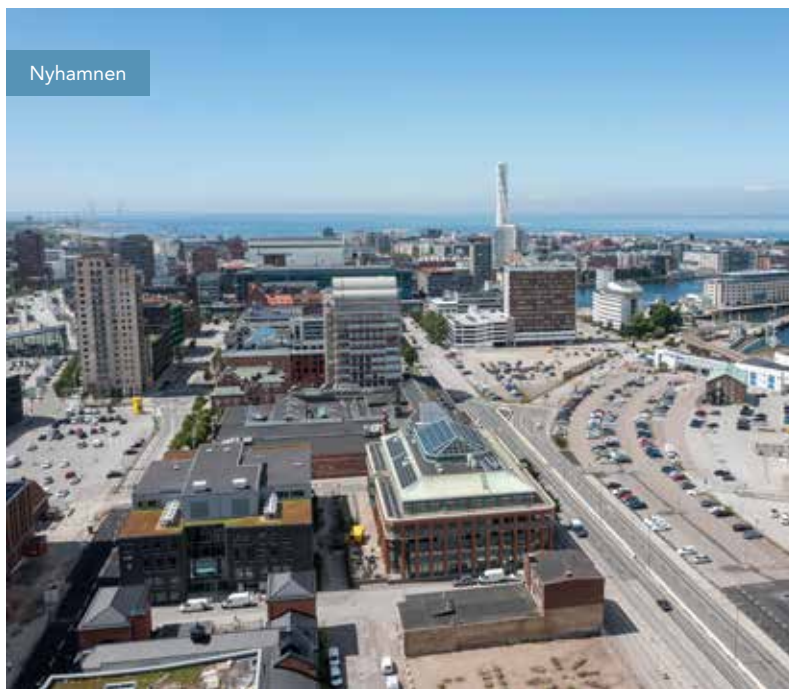


Land for future development

A key factor in our ability to rapidly develop new projects and meet the needs of existing and future customers is our portfolio of planning permissions, which can be developed at different stages. Wihlborgs has an extensive and varied portfolio of planning permissions that are essentially ready for development. We also continuously explore opportunities to acquire additional land from municipalities and private operators.

Our ambition is to build properties designed to last for 100 years or more. They are designed using a lifecycle perspective, with consideration given to climate change. Miljöbyggnad level Gold certification, or an equivalent standard, is a requirement for all new builds, and with the aim of achieving NollCO₂ certification.

At the end of 2025, 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.



Nyhamnen



Amphitrite 1



Lund C



Helsingborg C

From early planning to long-term ownership and urban development. The Nyhamnen development area in Malmö, the university building Amphitrite 1, Lund C and Helsingborg C are all clear examples of how Wihlborgs’ business model can be fully utilised. At Amphitrite 1, a successful public procurement tender demonstrates how we drive detailed development plans, acquire land and sign long-term leases with key societal players like Malmö University. In Nyhamnen, Wihlborgs is actively driving the early stages of urban development, with an ownership perspective clearly anchored in the long term. In Helsingborg C, where Södra staden and the port area are facing extensive development, we are helping define a future growth area with potential and links to infrastructure as well as a possible fixed connection to Denmark. Wihlborgs already has a strong presence at Lund C, which is and will remain a central hub for travel in the region. There is also a firm commitment to coming planning permissions, infrastructure investments and continued development potential.

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, CMU, 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



Galoppen 1, Malmö

AREA: 10,000 m² **COMPLETION:** Q3, 2025
LOCATION: Fosie, Malmö **INVESTMENT:** SEK 289 million

On new land in Fosie in eastern Malmö, we constructed a plant for the food company Caldic Ingredients Nordic. The result is a modern building with stringent standards for installations and technical systems, and certification to Miljöbyggnad Gold level.



Vätet 1, Lund

AREA: 5,700 m² **COMPLETION:** Q4, 2025
LOCATION: Ideon, Lund **INVESTMENT:** SEK 146 million

The Vätet 1 property lies right at the heart of Ideon Science Park. It consists of six connected buildings. We have redeveloped the Beta 1–2 buildings for the chip design company Arm, which has provided our tenant with modern, customised premises and given a visual boost to the entire area.

Property	Area, m ²	Location	Completion date	Investment
Hundlokan 10	4,400	Fosie, Malmö	Q1, 2025	SEK 35 million
Meterbuen 27	17,300	Skovlunde, Copenhagen	Q1, 2025	SEK 119 million
Literbuen 16–18	8,300	Herlev, Copenhagen	Q1, 2025	SEK 91 million
Lersø Park Alle 107	2,400	København Ø, Copenhagen	Q1, 2025	SEK 46 million
Hermes 10	2,700	City centre, Helsingborg	Q2, 2025	SEK 23 million
Kranen 4	4,900	Dockan, Malmö	Q3, 2025	SEK 89 million
Dockporten 1	3,400	Dockan, Malmö	Q3, 2025	SEK 30 million
Sunnanå 12:54	17,000	Sunnanå, Malmö	Q4, 2025	SEK 252 million
Österport 7	6,600	City centre, Malmö	Q4, 2025	SEK 46 million
Kranen 6 (Båghallarna)	4,200	Dockan, Malmö	Q4, 2025	SEK 22 million
Amager Strandvej 390	3,400	Amager, Copenhagen	Q4, 2025	SEK 57 million

Ongoing projects over SEK 20 million (selection)



Amphitrite 1, Malmö

AREA: 20,000 m²
LOCATION: City centre, Malmö
COMPLETION: Q4, 2027
INVESTMENT: SEK 1,130 million

Amphitrite is planned as a new building on the Malmö University campus, which will have teaching facilities, offices, the Faculty of Odontology and student unions. The project helps strengthen and develop Universitetsholmen as one of Malmö's university clusters.



Posthornet 1 stage 2, Lund

AREA: 10,100 m² **COMPLETION:** Q2, 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. The goal here is to obtain certification in line with Miljöbyggnad Gold and NollCO₂.



Bläckhornet 1 (Vista), Malmö

AREA: 15,000 m² mobility hub + 16,600 m² of offices
LOCATION: Hyllie, Malmö
COMPLETION: Q4, 2024/Q2 2026
INVESTMENT: SEK 884 million

The 15,000 m² mobility hub at the Vista office building was completed in 2024. Office space will continue to be completed in 2026. The building has been triple certified in line with SGBC Gold, WELL and NollCO₂. Mercedes-Benz Sweden, Mercedes-Benz Finans and the Laziza restaurant moved here in 2026.



Surkålen 1, Lund

AREA: 14,500 m² **COMPLETION:** Q2, 2026
LOCATION: Gastelyckan, Lund **INVESTMENT:** SEK 260 million

For the electronics company Note Lund, we are building a new facility in the Hasslanda business district. The property is located close to Tomaten 1, where we are conducting a new build for Inpac and BPC, as well as housing Lund University.



Børshuset 1, Malmö

AREA: 6,000 m² **COMPLETION:** Q1, 2026
LOCATION: City centre, Malmö **INVESTMENT:** SEK 289 million

Through an extensive renovation that focused on preserving the building's character and history the historic Børshuset was transformed for a new era. This is where, in addition to office tenants, 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



Skrovet 6 (Werket), Malmö

AREA: 11,700 m² **COMPLETION:** Q1, 2027
LOCATION: Dockan, Malmö **INVESTMENT:** SEK 149 million

Following many years with Saab as a tenant, the Malmö property Skrovet 6 in Dockan is now being transformed into “Werket,” with a welcoming ground floor and modern environments for new operations, such as Cloetta’s largest Scandinavian office and Media Evolution.



Christianshusvej 11, Copenhagen

AREA: 11,600 m² **COMPLETION:** Q1, 2026
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.



Sparven 15, Malmö

AREA: 1,400 m²
LOCATION: City centre, Malmö
COMPLETION: TBD
INVESTMENT: SEK 53 million

Part of the Sparven 15 district, “Gula huset,” will be renovated to offer highly characterful centrally located offices that feel like home.



Kranen 7 (Motorhallen), Malmö

AREA: 2,900 m²
LOCATION: Dockan, Malmö
COMPLETION: Q3, 2027
INVESTMENT: SEK 136 million

The previous Kockums workshop has now been converted into a two-story preschool with room for 12 preschool departments, 240 children and an accompanying schoolyard of 6,000 m².



Girostrøget 1, Copenhagen

AREA: 62,000 m²
LOCATION: Høje-Taastrup, Copenhagen
COMPLETION: Q1, 2026
INVESTMENT: SEK 423 million

The property’s premises are being totally renovated for the tenant Novo Nordisk, which has signed a ten-year lease.

Property	Area, m ²	Location	Completion date	Investment
Sufflören 4	3,300	Hyllie, Malmö	Q1, 2026	SEK 42 million
Ejby Industrivej 41	24,000	Glostrup, Copenhagen	Q1, 2026	SEK 230 million
Gängtappen 2	5,900	Dockan, Malmö	Q2, 2026	SEK 23 million
Tomaten 1	3,600	Gastelyckan, Lund	Q2, 2026	SEK 79 million
Grustaget 1	2,400	Väla Södra, Helsingborg	Q4, 2026	SEK 43 million
Hedegaardsvej 88	5,000	Kastrup, Copenhagen	Q4, 2026	SEK 39 million
Vasekaer 10–12	6,500	Herlev, Copenhagen	Q4, 2026	SEK 65 million
Amager Strandvej	4,200	Amager, Copenhagen	Q1, 2027	SEK 68 million

Future projects over SEK 20 million (selection)



Polisen 7 (View), Helsingborg

AREA: 7,000 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.



Spännbucklan 9

AREA: 10,000 m² Land

LOCATION: Fosie, Malmö

CONSTRUCTION START: TBD

The optimal logistics location in central Fosie provides us the opportunity to create premises of 1,500–4,500 m² with a building height of 12 metres.



Västerbro, Lund

AREA: 70,000 m² GFA

LOCATION: Väster, Lund

CONSTRUCTION START: TBD

Just west of Lund C is where you will find Västerbro – a lush new city district with a mix of housing and businesses that is being developed. The transformation will occur in stages and in collaboration with the City of Lund.



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.



Slagthuset 1 (fill-in)

AREA: 12,000–15,000 m² GFA

LOCATION: Nyhamnen, Malmö

CONSTRUCTION START: TBD

A stone's throw from Malmö C, next door to the iconic Slagthuset building, we are planning to add a new building at the property.



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.



Dockan, Malmö

AREA: 3,000 m² GFA

LOCATION: Dockan, Malmö

CONSTRUCTION START: TBD

A preschool of approximately 3,000 m² GFA will be built in Dockan as part of the area's continued development.



Brysselkålen 1, Lund

AREA: 50,000 m² GFA

LOCATION: Hasslanda, Lund

CONSTRUCTION START: TBD

The acquisition of Brysselkålen 1 adds a further 82,000 m² of land, creating opportunities to develop additional facilities for production, light industry and warehousing.



Kranen 15

AREA: 7,000

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.