

Wihlborgs in Helsingborg



107
Properties

SEK 1,263
million
Property rental value

SEK 14,813
million
Property value

729,000 m²
Lettable area

Port city with a strategic location

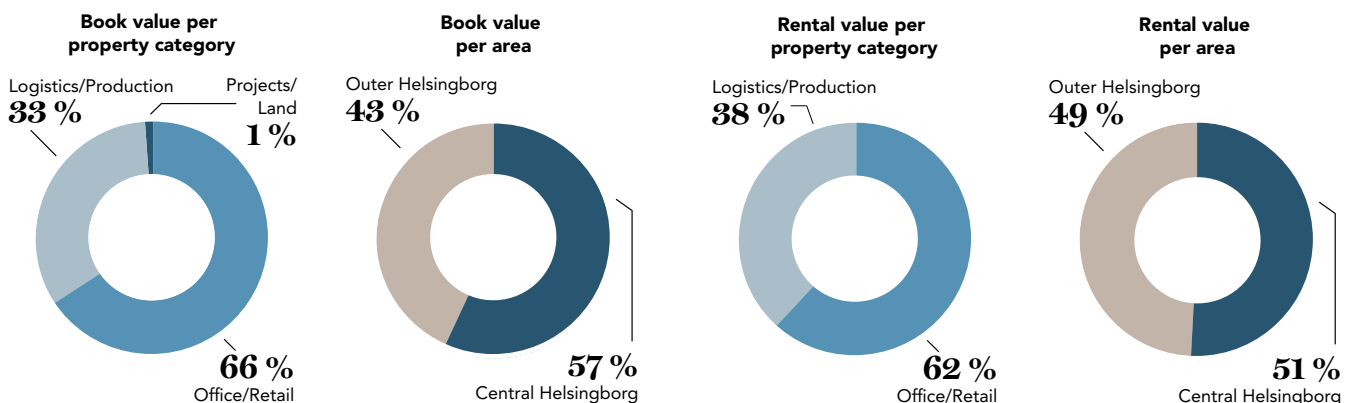
Helsingborg is home to Sweden's second-largest container port and serves as a key link in the transport chain connecting Norway and Sweden to the rest of Europe. The city's strategic location is reinforced by the intersection of the E4 and E6 E Roads, and by the ongoing development of Hamncity and new container terminals, strengthening the area's role as a logistics hub and driver of growth.

Campus Helsingborg is part of Lund University. It was established 25 years ago and currently educates around 4,000 students each year. The campus contributes to skills development, innovation and vitality in the city's business community and cultural environments, such as Fabriken1891 (Hermes 10) in the former Tretorn district south of Helsingborg C.

Market conditions

Trade and logistics play a central role in Helsingborg's business community, employing around a quarter of the city's workforce. With a large share of small and medium-sized enterprises, the business community is diversified and resilient across multiple sectors. With its strategic location and well-developed transport links, Helsingborg is especially attractive to logistics and e-commerce companies.

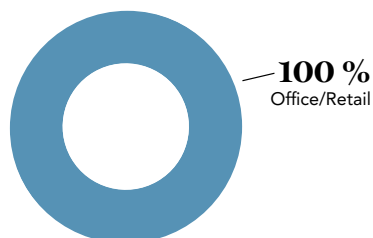
Innovation and skills supply are other key drivers. The HETCH tech hub in Prisma (Ursula 1) acts as an engine for start-ups and fast-growing tech companies, while the Helsingborg Innovation District in Oceanhamnen strengthens the city's national and international innovation profile. Campus Helsingborg supplies the city with new graduates each year and creates a close link between academia and the business community.



Central Helsingborg 208,000 m²

Properties: 22
Rental value: SEK 638 million

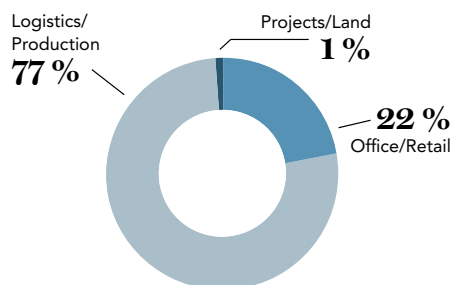
Book value per property category



Outer Helsingborg 521,000 m²

Properties: 85
Rental value: SEK 625 million

Book value per property category



Customers and business

Wihlborgs has a mixture of properties and tenants spanning the service sector as well as logistics and production. The city centre is dominated by office properties, while logistics and production are concentrated in Berga and the southern parts of Helsingborg.

Wihlborgs has strengthened its Helsingborg portfolio with hotel properties through the spring acquisitions of Perrongen 1, with Clarion Hotel Sea U (Strawberry Group) as the sole tenant, and Regula 1, where the hotel component is leased to Scandic Hotels. Clarion Hotel Sea U reported record levels of guest nights during the summer.

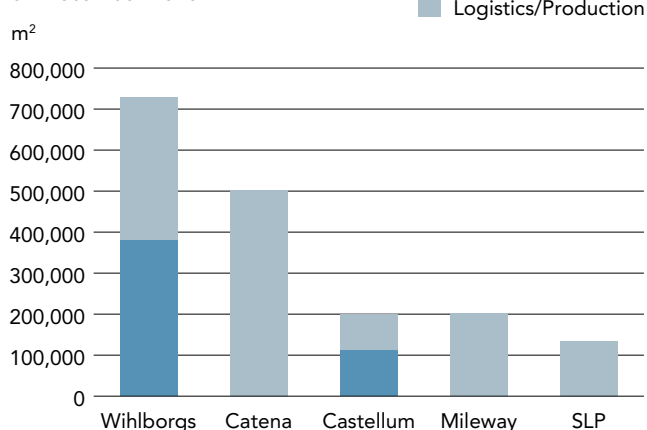
In eastern Landskrona, Wihlborgs has the tenant Dachser as well as several well-located undeveloped properties with much development potential.

Some of Wihlborgs largest tenants are the City of Helsingborg, Lund University Campus Helsingborg, WSP and Nowaste Logistics. Others in Landskrona include Länsförsäkringar Bank, Region Skåne, Tyréns, WSP, Automationsparter, MilDef, the co-working companies Genetor and Mindpark, and several upper secondary schools.

Central Helsingborg

The restaurant scene in Helsingborg continues to grow and develop. In the classic building Svea 7 at Järnvägsgatan 7 the multi-award-winning chef and entrepreneur Simon Weinberg will open a new restaurant concept in spring 2026, featuring a modern bistro, a wine and aperitif bar, and a spacious, sun-filled outdoor terrace.

Property owners in Helsingborg, 31 December 2025



On 1 November, Capio Hjärnhälsan opened a new psychiatric clinic on one entire floor (1,100 m²) in Najaden 14 on Drottninggatan. Several healthcare facilities are already located in this part of the building, alongside municipal operations and offices. It demonstrates how our properties can add value when complementary activities are brought together under one roof.

In Prisma (Ursula 1), the system supplier Bisqo has outgrown its premises at HETCH and moved into three floors of the building. This illustrates how we want the hub to function as a breeding ground for growth, where existing tenants can expand and new companies can become established within the property.



We see it as our role to help piece together the city's intricate puzzle - matching the right businesses with the right premises and creating environments where companies and people can grow.

Magnus Lambertsson, Regional Director Helsingborg

Outer Helsingborg

At Väla Norra, Wihlborgs has a cluster of properties consisting of Snårskogen 1, 4 and 5, and Lövsbogen 3. During the year, we also acquired Snårskogen 2 (2,600 m²), further strengthening our presence in the area and improving the conditions for long-term, integrated development of the area.

The existing tenant Gaia Biomaterials, which manufactures a sustainable alternative to plastic, continues to grow and in December expanded its premises at Bunkalund Östra 8 in Ättekulla by 2,300 m². Their success illustrates how innovative, sustainability-driven companies can grow in the city while reaching global markets. Wihlborgs aims to foster exactly this type of growth.

At the beginning of the year, Wihlborgs signed an agreement with Smurfit Westrock OnWell for 5,200 m² at Värjan 13 in Berga and they moved in gradually during the year. Following the departure of the previous tenant, Victoria Soap, energy-saving measures were implemented. A large amount of materials and chemicals were also reused or recycled. Read more about this on the next page.

During spring 2026, Nowaste Logistics (6,200 m²) and BrandEye (1,200 m²) will move into Plåtförädlingen 11 in the Hamncity area near the port. Nowaste Logistics already leases several premises from Wihlborgs in Helsingborg, while BrandEye, which produces texture-modified food for the elderly and healthcare sector, is co-locating its operations in Malmö and Halmstad to Helsingborg.

Wihlborgs sold the properties Planteringen 1:8 and 1:9 during the year. The aim is to create scope for the development of other properties in the area while supporting the city's plans for future port operations.



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From 0 to 19 million in turnover – from HETCH to new heights. Read more about the system supplier Bisqo's journey from the tech hub to the new premises in Prisma located in the heart of Helsingborg's innovation district.



Future development

Wihlborgs is active in the Södra staden urban regeneration project, Helsingborg's largest urban regeneration project in modern times. The old harbour and industrial areas, the university area, Oceanhamnen, Husarområdet and Gåsebäck is being transformed into modern, vibrant city districts with space for work, housing, retail and recreation. Prisma (Ursula 1) 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 2028 or later. Wihlborgs has several properties in this area. The move creates new opportunities in the central parts of the city. The hospital at Helsingborg will also be moving to the new building at Östra Ramlösa, which opens up new possibilities at the old hospital area.

Daniel Stålhammar

Site Manager, Smurfit Westrock OnWell Helsingborg
Värjan 13, Helsingborg
5,200 m² production and offices



Room to grow - Smurfit Westrock OnWell ramps up

Most people have seen their tailor-made corrugated cardboard displays and point-of-sale solutions in grocery stores that showcase new products, weekly promotions and campaign highlights. In Helsingborg, these products are manufactured by Smurfit Westrock OnWell in the expansion-friendly Värjan 13.

Smurfit Westrock is one of the world's largest corrugated board and cardboard packaging groups. OnWell is the company's Scandinavian unit that designs and manufactures such displays. Their products help brands across a wide range of sectors – from chocolate manufacturers to skincare companies – boost sales. Demand has increased in recent years, but in its previous, cramped premises Smurfit Westrock OnWell lacked the room needed to ramp up.

"As soon as I saw the premises Wihlborgs had found for us, I knew they were a great fit," says Daniel Stålhammar, Site Manager at Smurfit Westrock OnWell in Helsingborg.

100 tonnes reused and recycled

Until summer 2024, the premises in the Berga business district north of Helsingborg were home to soap manufacturer Victoria Soap.

"A lot of packaging materials, chemicals and other items had to be removed before Smurfit Westrock OnWell could move in. We wanted to handle this responsibly and make the effort to reuse or recycle as much as possible, rather than taking the easy way out. One solution we came up with was to donate boxes to preschools around Helsingborg, where they could be used as

craft materials," says Magnus Lambertsson, Regional Director for Wihlborgs in Helsingborg.

In total, more than 100 tonnes of materials and chemicals were recycled. A range of energy-saving measures was also implemented in the premises, including the installation of energy-efficient lighting and optimisation of ventilation systems. These sustainability initiatives resonated well with the values of the new tenants.

"There's a huge focus on sustainability initiatives in our industry right now, especially when it comes to becoming carbon neutral. In September 2025, we were recognised as one of the Top 250 World's Most Sustainable Companies," says Daniel Stålhammar.

Efficient and safe production

Although the work hadn't yet begun, Daniel immediately saw the potential when he stepped into Värjan 13 for the first time.

"I saw a clear flow of production in front of me. One solution Wihlborgs helped us come up with was a dedicated waste conveyor running the full length of the production line and ending in a compactor outside the building. This lays the groundwork for more efficient production and creates opportunities to expand the business. We've also created a safer environment for our employees," says Daniel Stålhammar and adds:

"I really want to applaud Wihlborgs as a property host. They truly understood our needs and found us exactly the premises we were looking for.