

Wihlborgs in Lund



47
Properties

SEK 830
million
Property rental value

SEK 11,053
million
Property value

287,000 m²
Lettable area

Where tradition meets innovation

Lund is one of Sweden's oldest and most traditional cities, while also being the birthplace of several world-changing innovations. The city remains at the forefront, particularly in innovation, research and sustainable development. A long tradition of entrepreneurship and academic excellence has made Lund an attractive location for global industrial leaders and start-ups.

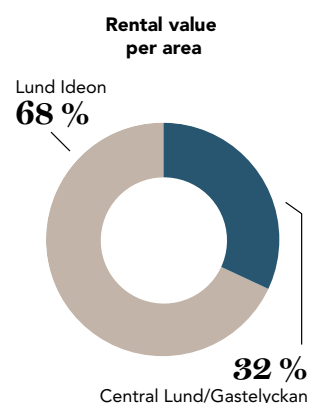
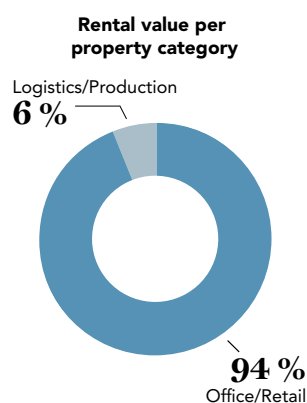
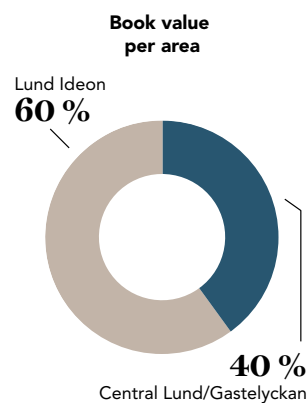
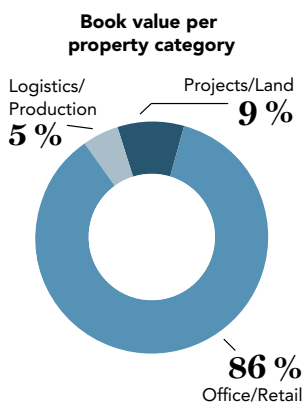
Many companies work closely with the university, not least at Ideon Science Park, where Wihlborgs owns the majority of the properties. The city is densifying and developing around Lund Central Station and along the Route of Knowledge, which is the tramway from Lund C via the hospital area, Ideon and Brunshög to Science Village in north-eastern Lund.

Market conditions

Lund has the second highest level of education and the highest proportion of postgraduates in Sweden. Proximity to Copenhagen and just a 15-minute tram ride between Lund C and the research facilities ESS and MAX IV make Lund uniquely positioned.

In 2025, the City of Lund and Lund University signed a joint strategy to further strengthen the city's innovation environment and business community, with the aim of enhancing Lund's international position and attracting global talent and investment.

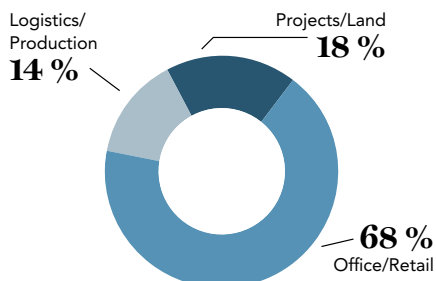
The combination of educational institutions, research opportunities and an active business community create a large supply of qualified labour and relevant skills. Axis Communications, Tetra Pak and Alfa Laval are the largest private sector employers in the city.



Central Lund 105,000 m²

Properties: 21
Rental value: SEK 265 million

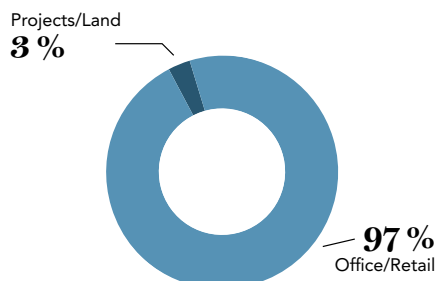
Book value per property category



Ideon 182,000 m²

Properties: 26
Rental value: SEK 565 million

Book value per property category



Customers and business

In Lund, our portfolio primarily comprises office properties located in the city centre and at Ideon Science Park. At the same time, we are steadily strengthening our presence in production and logistics properties in Gastelyckan and Hasslanda. We also own Space (Kunskapen 1) in Science Village, situated between MAX IV and ESS.

The tenant mix is a fairly good reflection of the city as a whole, with a mix of public sector and everything from small development companies to large corporations, where many of them are connected to Lund University and the innovation activities at Ideon Science Park.

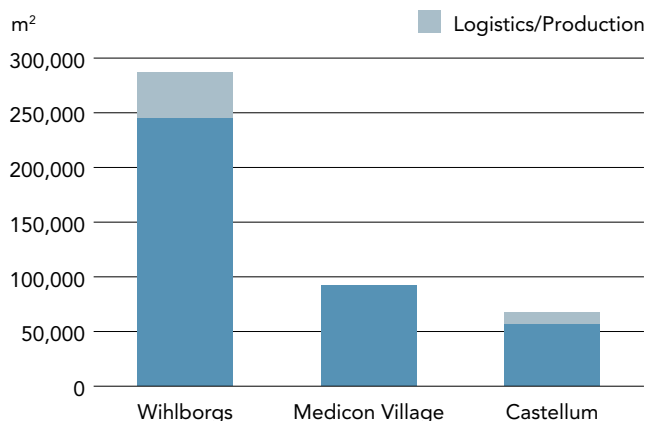
Some of our largest tenants are Lund University, Ericsson, Sony, Schneider Electric, Volvo Cars, Bosch, Inpac, Oatly, Axis and Region Skåne. However, our customers here also include Sparbanken Skåne, Cellavision, Bioinvent, Probi, Avensia, Flatfrog, Trivector and Sigma Connectivity.

Central Lund/Gastelyckan

The second phase of Posthornet 1 in the Sockerbruk neighbourhood, adjacent to Lund C, is scheduled for completion in spring 2026. The project adds modern office premises and further develops the centrally located block. During the year, HSB Skåne (1,500 m²) and the Swedish Transport Administration (1,665 m²) signed agreements to move in and it has already been decided that the Swedish Prosecution Authority will be a tenant there.

In the Sockerbruk neighbourhood, we have worked in a targeted manner to create a balanced mix of tenants, comple-

Property owners, Lund, 31 December 2025



mented by cafés, restaurants and catering services that appeal to office workers and local residents. On page 59, you can read an interview with Segers Mat, which is opening a restaurant and pastry shop with its own bakery in Posthornet 1.

Hasslanda is a business district in Lund that has developed in conjunction with the creation of the new exit to the E22 motorway, opposite Tetra Pak. In recent years, we have strengthened our presence in the area by acquiring land from the municipality and developing modern production facilities combined with offices. These include premises for tenants such as Inpac at Tomaten 1, completed in 2024, and for BPC Instruments at the same property,



By acquiring land, we've opened up entirely new development opportunities - for us, our tenants and the city - enabling new companies to become established and new jobs to be created.

Maria Ivarsson, Regional Director Lund

a 3,600 m² facility scheduled for completion in 2026. In addition, NOTE Lund will move into a new 9,000 m² facility at Surkålen 1 in 2026. Another part of the building will house collections from the Historical Museum at Lund University and Skissernas Museum, comprising eleven million historical objects and the world's largest collection of sketches for public art (5,200 m²).

The acquisition of Brysselkålen 1, adjacent to Surkålen 1, adds a further 82,000 m² of land with an expected site coverage ratio of 50–60 percent, creating opportunities to develop additional facilities for production, light industry and warehousing. Jöns Petter Borg 16, which was also acquired during the year, consists of one office property of 6,600 m². In front of this property is the undeveloped building right Jöns Petter Borg 15, with 12,000 m² GFA for office and commercial use.



Daniel Persson is the Head of the AMNYA innovation network at Ideon Science Park. In October, officers, engineers and contractors met there to address a range of military needs.

Ideon

A defining feature of Ideon Science Park is the presence of numerous development companies that are constantly expanding, leading to evolving needs for premises throughout their growth jour-

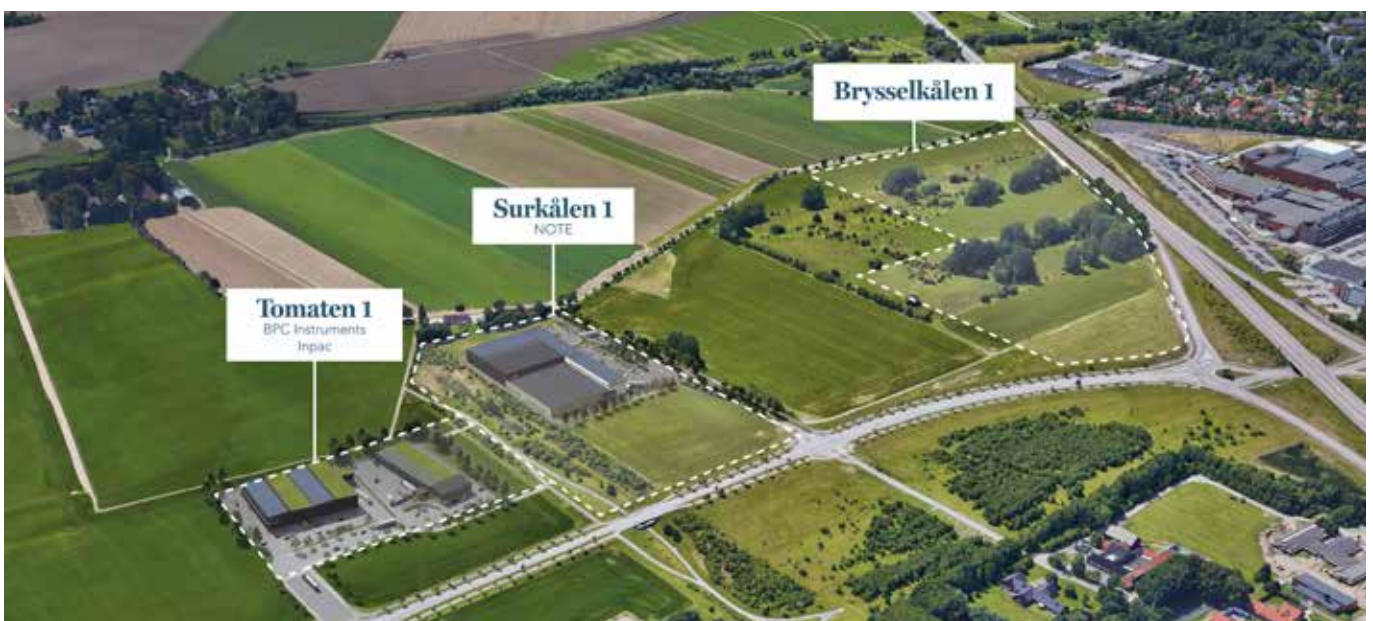
ney. In neighbouring Brunnsbög, Saab Kockums has been joined by the technology company Axis as a neighbour, creating favourable conditions for the area's continued development. A cluster of defence-related activities is beginning to emerge at Ideon. This includes the Swedish Defence Materiel Administration (FMV), which is already a tenant at Bricks (Nya Vattentornet 3), as well as a government authority that in 2025 signed a lease for 1,000 m². In the same area, at Studentkåren 2 (Alfa 3–6), Ideon Science Park's new Amyrna initiative connects academia, start-ups and industry in defence and security to facilitate collaboration, accelerate dual-use technologies and create test environments for new solutions.

Beta 1-2 was rebuilt during the year to create modern office premises for the fast-growing chip design company Arm at Vätet 1. Our redevelopment project highlights the original architectural character of the area while concurrently raising the buildings' standard.

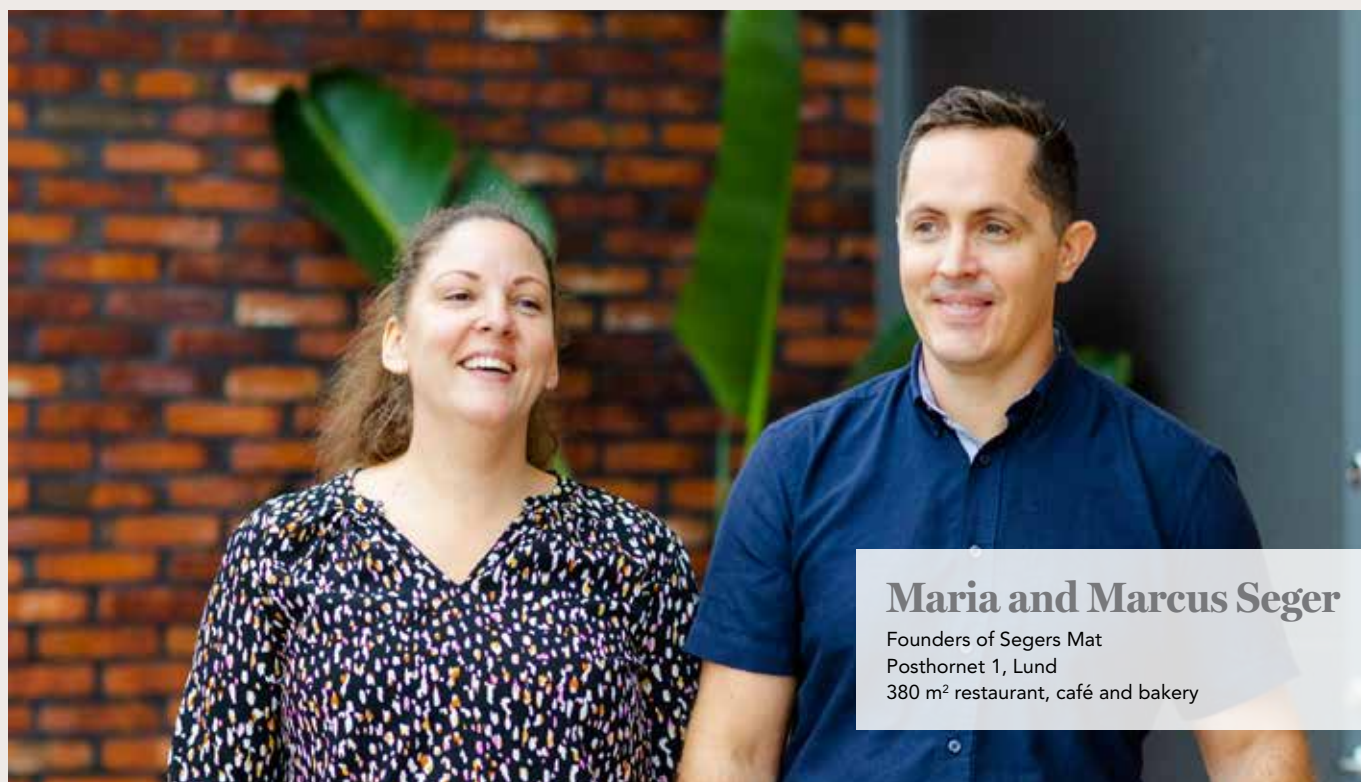
Future development

Already an important hub today, there are plans for further development of Lund C in the future with increased trip frequencies and developable land. Wihlborgs is participating here through existing investment properties, newly finished construction projects and future development opportunities.

One of Lund's new tramway stations is at Ideontorget. This is where we plan to build the Zenit office building within the scope of a detailed development plan directly adjacent to the station Ideontorget. The development rights comprise a total GFA of approximately 40,000 m². In addition to our commitment in Science Village, Wihlborgs has development potential in the new city district of Brunnsbög as well as in Västerbro, a development area in western Lund where Wihlborgs has several properties. Today, the area largely comprises different industries and businesses, but will develop by 2040 into a modern, sustainable and mixed district.



By acquiring land from the municipality and working closely with future tenants, we have been able to develop several modern facilities in Hasslanda for light industry, storage and production, combined with offices. Pictured: Inpac's and BPC Instruments' premises at Tomaten 1, NOTE Lund's premises at Surkålen 1 and Lund University's premises for historical collections. Scan the QR code to watch a video of the groundbreaking for the NOTE Lund facility.



Maria and Marcus Seger

Founders of Segers Mat
Posthornet 1, Lund
380 m² restaurant, café and bakery

Award-winning restaurateurs spice up the Sockerbruk neighbourhood

Maria and Marcus Seger are realising their expansion plans in the second phase of Posthornet in central Lund, which will include a bakery and restaurant on Sockerkokaregatan. “We will add value to the neighbourhood,” says Maria Seger, who is excited about the opening.

Since launching their business in 2019, Maria and Marcus Seger have enjoyed steady success, earning awards and strong acclaim for their café and restaurant operations in Kabbarp, just outside Staffanstorp. They were named Young Entrepreneurs of the Year (Sw: Årets Unga Företagare) in 2022 and 2021 in Skåne and Burlöv, respectively. Now they are setting their sights on central Lund.

“For a quite some time, we’ve wanted to open a restaurant in the city and add a bakery as the next step in our business. We considered both Malmö and Lund, but the chance to create something completely from scratch together with Wihlborgs made us choose Lund,” says Maria Seger.

One of the first in the area

Posthornet is located just a stone’s throw from Lund Central Station and is being developed in two phases. The first phase was completed in 2018 and is now fully let, while the second phase is scheduled for completion in spring 2026. Segers Mat is one of the first food operators to establish itself in this emerging area of the city centre, with a restaurant on one side of the property and a bakery and pastry shop on the other, where everything is prepared from scratch.

“It’s a fantastic space, with large windows and two outdoor terraces where guests can sit and enjoy coffee or lunch when the sun comes out,” says Marcus Seger.

The interior and layout work well for busy lunch service but can also be adjusted to create a cosy atmosphere in the evenings.

A meeting place open from morning to night

For the Segers, it is important that both the food and the atmosphere convey quality, creativity and personality.

“We want it to feel genuine and reflect who we are. If we receive vegetables with blemishes or ingredients that need to be used right away, we want the freedom to let that influence the day’s menu. It is sustainable on many levels,” explains Marcus Seger.

The Sockerbruk neighbourhood and its surroundings – home both to residents and to businesses – offer a broad and vibrant customer base. Maria and Marcus hope that many will come to discover and enjoy their restaurant, bakery and pastry shop.

“We want to add something positive to the area, not just through the lunch and evening restaurant and the bakery, but also by growing our catering business and reaching new audiences,” says Maria Seger.