

Wihlborgs in Malmö



99
Properties

SEK 1,806
million
Property rental value

SEK 25,208
million
Property value

693,000 m²
Lettable area

Sweden's youngest major city

A creative and environmentally conscious approach, combined with major infrastructure investments and a strategic location within the Nordic region's largest labour market, positions Malmö and the wider Öresund region as an attractive base for headquarters, regional offices and development operations.

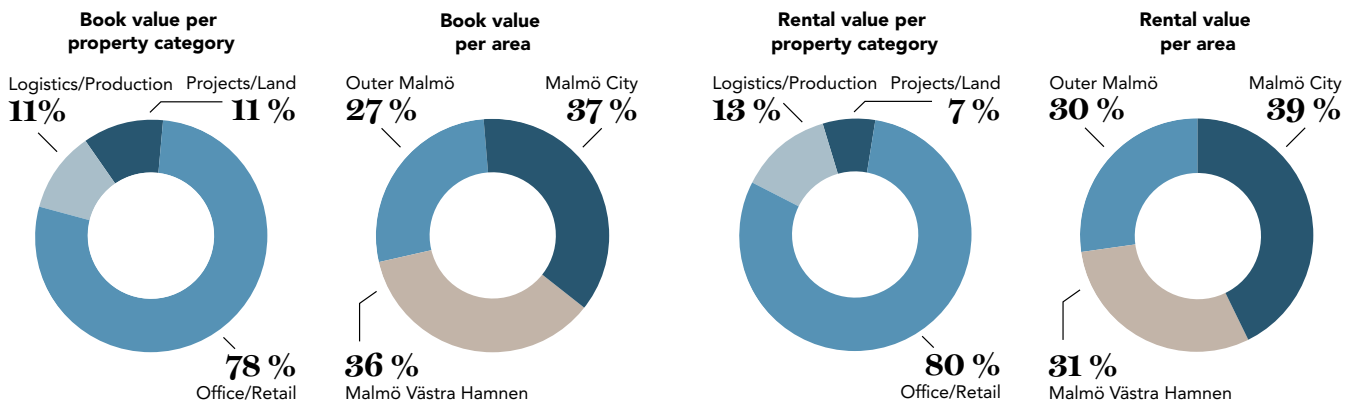
Malmö is not only Sweden's fastest-growing city, but also one of the country's youngest, with almost half of its population under the age of 35. After graduation, young people can pursue opportunities ranging from start-up environments such as Minc and Media Evolution to established employers across a wide range of industries. Malmö University contributes a great deal to this dynamic, with innovating education and research bringing together academia, business and society.

Market conditions

Continued population growth over the coming years and a young demographic profile strengthen Malmö's long-term access to talent. Demand for modern and flexible workplaces increases as more people enter the workforce. Malmö, like Lund and Helsingborg, has also seen stronger employment growth than Gothenburg and Stockholm.

The business community is diverse and dynamic, spanning technology and science as well as law, finance and advanced services. The service sector also continues to grow and now accounts for a significant share of the city's labour market.

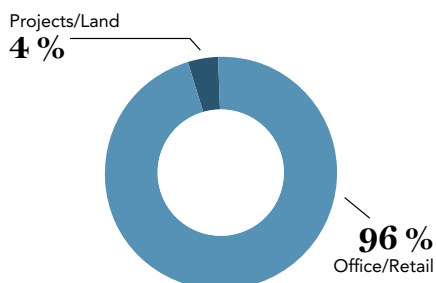
The city's retail sector remains robust, with a record number of guest nights during the summer.



Malmö City 246,000 m²

Properties: 25
Rental value: SEK 700 million

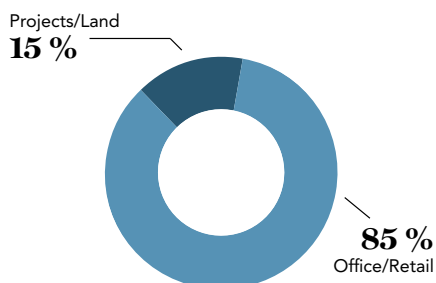
Book value per property category



Västra Hamnen 166,000 m²

Properties: 23
Rental value: SEK 565 million

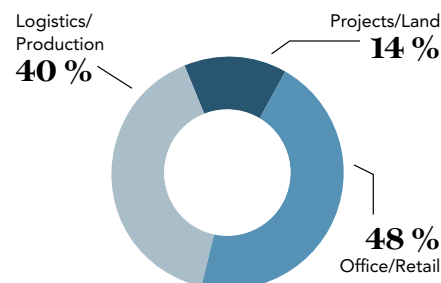
Book value per property category



Outer Malmö 282,000 m²

Properties: 51
Rental value: SEK 541 million

Book value per property category



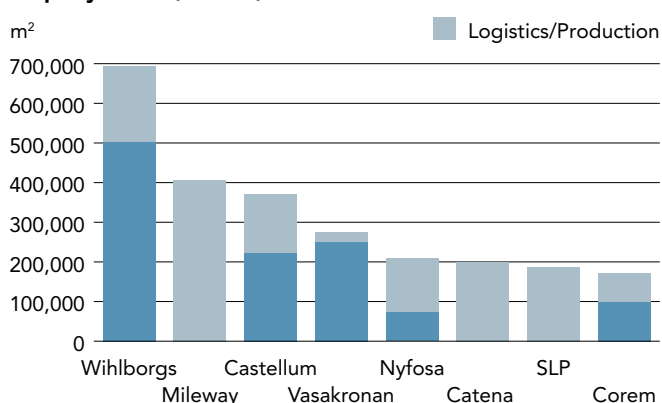
Customers and business

In Malmö, Wihlborgs has a broad mix of properties and tenants that reflects the city's diverse labour market, spanning service companies, the public sector, industry and production-oriented businesses. Together with the City of Malmö, Wihlborgs also owns the research park Medeon (40/60), which is home to around 60 drug development and medical technology companies active in a dynamic innovative environment.

In recent years, Wihlborgs has focused its approach on becoming even more proactive. Together with long-term relationship-building with existing tenants, this approach has had a clear impact during 2025. One example is the multi-stage relocation chains established in the city centre of Malmö, enabling many businesses to move into premises better suited to their needs, while freeing up space for new companies looking to establish operations in the city.

Demand for centrally located offices remains high, particularly modern premises that offer easy access for commuters. In the city centre, demand is growing for buildings with character and history. In early 2026, the first tenants will move into the historic Börshuset. And just a stone's throw from the canal, we are developing a new type of premises at "Gula huset," an iconic yellow building dating from the 1930s. The smaller, apartment-like premises at Sparven 15 are designed for smaller businesses looking to grow gradually.

Property owners, Malmö, 31 December 2025



In the newly acquired properties Sjömannen 1 and 2, as well as in Vista (Bläckhornet 1), we have introduced new concepts for coworking and serviced offices, which strengthen our range of flexible workplaces.

In Hyllie, Wihlborgs has gradually broadened its offering of different types of premises both through new-build projects and through strategic acquisitions. The proximity to Copenhagen and Copenhagen Airport makes Hyllie an attractive location for many international companies.



Our focus on long-term relationships, systematic follow-up and developing attractive offerings allows us to stay one step ahead and deliver the right solution at the right time

Peter Olsson, Regional Director Malmö

Malmö City

Opposite Malmö C, the newly renovated Börshuset continues to draw attention from Malmö residents and visitors. These tenants will be moving in during 2026: High Court, offering a restaurant, conference and co-working space, as well as Delphi, Jurek and Coact.

Wihlborgs already has a strong presence in the emerging Nyhamnen area both with future planning permissions and with existing properties. Advania Sweden has consolidated its two Malmö offices, totalling 1,900 m², in the carefully renovated former grain warehouse Magasinet (Hamnen 22:188).

Dockan

Dockan's concentrated mix of housing and workplaces continues to make it an attractive location for headquarters. During the summer, Thule Group relocated to Mercedes-Benz's former premises in Dockporten 1 and, in 2025, it was confirmed that Cloetta will establish its Scandinavian headquarters in Skrovet 6 – "Werket."



"Werket" (Skrovet 6) will now be redesigned following Saab's departure. The building will feature a welcoming ground floor and flexible floor plans. Werket is located at the crossroads of the city centre, Dockan and Varvsstaden, and at the heart of the "Malmö Generate District" — an emerging environment for companies, academia and public-sector organisations working with innovation, creativity and the sustainable transition. Cloetta is establishing its largest Scandinavian office here and Media Evolution is expanding its operations.

Media Evolution will also expand its operations by 3,600 m², moving from Ubåten 2 on the opposite side of Stora Varvsgatan.

Dockan also offers a diverse selection of services and restaurants. Within a radius of 250 metres, there are more than 25 restaurants. During the spring, two prominent restaurant concepts were added to Dockan, with Varv opening in Ubåten 2 and the popular restaurant and food-truck operator Fisky Business opening in Dockporten 1.

The Swedish Agency for Accessible Media (MTM), which has been in Malmö since 2019, has moved into Dockan's very first office building, Torrdockan 6 (900 m²).

Through the acquisition of Kajutan 1 and Sjömannen 1 and 2, Wihlborgs has expanded its portfolio towards Västra Hamnen and strengthened its offering of modern office premises. Within just six months, Kajutan 1 went from 1,100 m² of vacant space to being fully let.

Outer Malmö

Demand remains high for modern premises that efficiently combine offices and production, and Wihlborgs offers solutions that support new business establishment and continued growth. One example is NP Innovation, specialising in water purification technology for primarily land-based fish farming, which in December moved its headquarters and growing manufacturing operations to Olsgård 8 in Fosie (3,700 m²).

In Hyllie, now part of Malmö Yttre, Vista (Bläckhornet 1) has welcomed several new tenants: Sydvatten (820 m²), One Capital Nordic (330 m²), Sciber (650 m²) – which began its journey in Kvar tetten and is expanding rapidly – and International Workplace Group (IWG), the world's largest hybrid workspace platform. IWG will offer hybrid workspace and shared services, including a manned reception and access to large conference rooms, which is in line with what many people are asking for today.

At Vista, the offering has evolved from large floor plans to a broader mix of small and medium-sized premises designed for quick occupancy. Similarly, we have worked with Origo (Bure 2), where vacancies after Ikea have been gradually filled by operators such as Qvikly, Vital, ITAB, Job&talent and Poolia.

Future development

The development of Nyhamnen, located at the harbour adjacent to Malmö C, will take place in stages over several decades. This work is already underway to the north and east of Malmö C. In addition to existing properties, Wihlborgs is involved in all aspects of detailed development plans and has a substantial volume of 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. In accordance with the detailed development plan, Dockan will be expanded with more housing and a preschool. Wihlborgs owns one-third of the residential building rights there, as well as the property where the new preschool will be set up. In the same area, we are driving forward the detailed development plan for Kranen 15, which is directly connected with the water and the drawbridge, and also hold a number of already planned commercial development rights such as Naboland 3.



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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. In March 2025, Wihlborgs signed a binding agreement with Malmö University for the construction and letting of the new building. It will be located between Niagara and the harbour swimming club Nereus, comprise just over 20,000 m² across eight floors, and is scheduled for completion at the end of 2027. In November, the start of construction was marked by a ceremony inspired by the building's facade. The use of reused materials, including brick and elements of terrazzo staircases and limestone flooring from the former student union building, connects the site's industrial heritage with modern learning environments of the future.



Caroline Sjösten

Head of the Department of Police Work and Assistant Professor of Criminology
Kranen 2 and Kranen 4, Malmö
10,700 + 4,500 m² educational premises

State-of-the-art facilities for future police officers at Dockan

In realistic training environments, students will learn to handle situations ranging from shoplifting to pub-related disturbances. Malmö University has established a future-oriented police education programme at Wihlborgs' premises.

The Swedish Police need to expand by at least 10,000 officers, which in turn requires expanded police education capacity across the country. In Malmö, this development is in full swing.

"Initially, our task was to design a programme with space for 144 students per term. Quite quickly, however, it was expanded to include distance learning and a fast-track for people with an academic degree who, for example, want to become criminal investigators," says Caroline Mellgren, Head of the Department of Police Work and Assistant Professor of Criminology at Malmö University.

In 2019, however, Malmö University identified the ideal location for its new police education programme at Kranen 2 in Dockan. Built in 1964, the building was first used as an equipment and assembly workshop, but since the 1990s it has been rented out to various educational institutions.

"Because we've never done this before, we don't have any preconceived ideas about what police training should look like. It gave us the freedom to think freely," says Caroline Mellgren.

"A large and complex premises project"

The needs were identified and defined as follows: Training areas resembling apartments, pubs and shops for students to train in a variety of real-life crime scenarios. Driving simulators for driver training to facilitate extensive practice without vehicle damage or CO₂ emissions. One key requirement was traction rooms

– large, padded spaces where it is possible to drive a car in a safe environment.

"We also needed shooting ranges, which isn't something universities usually build. The entire university had to change its mindset and rethink what education can look like," explains Caroline Mellgren, going on to say:

"It was a large and complex premises project for Wihlborgs and the university's building department. We had ongoing discussions with Wihlborgs throughout the process and they helped us find the right solutions," she says.

Premises and the education evolve in sync

In 2025, Malmö University and Wihlborgs expanded their premises collaboration by an additional 4,500 m², this time in the nearby property Kranen 4. It offers additional training environments, a detention centre with sea views and student spaces to enjoy.

"Kranen 4 is an excellent addition. It provides a focused environment where students and teachers can work and study. The premises also offer pleasant spaces for study, complementing the real-life training and practical exercises. Collaboration between faculty and police officers has enabled us to develop our own culture, which is clearly reflected in the premises," concludes Caroline Mellgren.



Kranen 2, Malmö