

# Projects and development

# Projects for sustainable growth and new requirements

“Projects and development” is an important aspect of Wihlborgs’ business model and one of several ways for us to keep growing and creating value. Over the past five years, we have invested an average of about SEK 1.6 billion annually in our projects and properties.

Within urban development, we work actively with trends and innovations in step with society’s changing needs. The region’s business community and our municipalities are important partners in this regard, both in the short and long term.

Workplaces are part of the urban landscape and impose distinctive features on an area. Its functions must align with other community-related needs, such as accessibility, transport links and mobility. It should be easy to get to the buildings and to choose between different modes of transport. Offices are also work environments and living environments, where the interiors are highly significant in terms of our well-being and conditions for growth.

Our own organisation conducts all projects. While our natural inclination is to develop commercial properties, we also have several development projects involving large volumes of development rights for housing and other segments. Our resolute focus has not only made us strong and competitive in our area, but also created a good foundation for taking on new business opportunities when they arise.

## Completed and ongoing projects

In 2024, SEK 2,204 million was invested in redevelopment, extensions and new builds. Approved investments in ongoing projects amounted to SEK 4,721 million on 31 December 2024, of which SEK 1,693 million had been invested at the turn of the year. During the year, ten projects requiring investments of over SEK 20 million were completed.

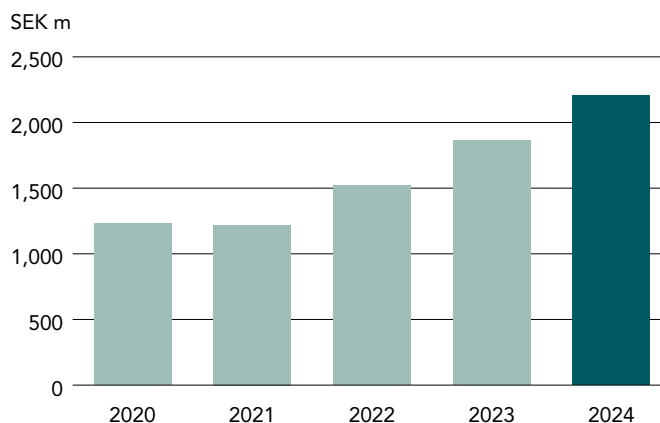
There were 25 ongoing projects requiring investments of more than SEK 20 million at the end of 2024. In total, around 260 projects of varying scope are under way, managed by our project organisation consisting of project managers, specialists and property developers. Descriptions of a selection of ongoing projects can be found on pages 72–75.

## Commitment and long-term approach

Our overall market – concentrated in four cities and selected sub-areas in each city – provides us with a unique opportunity to actively develop the region, and those cities and city districts. We challenge and inspire, by developing long-term visions and ideas in the course of our day-to-day work. During the year, Wihlborgs participated in a brainstorming development initiative for Lund’s city centre. In Malmö, we have continued our close collaboration with the city regarding the development of Nyhamnen, and in Helsingborg we participate in the city’s and the Swedish Transport Administration’s plans for a double track between Helsingborg C and Maria station.

We are also keen to challenge ourselves. Through platforms such as HETCH, Ideon, Media Evolution City, Medeon and others,

## Investment volume



we create opportunities for others to realise their ideas, and to enhance the creativity and relevance of our own organisation.

We produce new builds with a view to owning and managing them long term. In light of this, it is self-evident for us that we should strongly focus on sustainability and prioritise a high quality of architecture, building materials and technical installations. We place great emphasis on designing the buildings in a way that ensures they are flexible and can be converted for future tenants without needing to demolish and rebuild.

We not only focus on large urban development projects; we also focus on opportunities in continuous property management operations. Densification projects that enable our customers to grow within the same area, without utilising more land than necessary, are at the core of our operations.

Our long-term perspective also entails that we invest in what we deem will yield positive effects over time. Our high ambitions and confidence in the region’s potential are also reflected in how we continue with new investments despite the turbulent times.

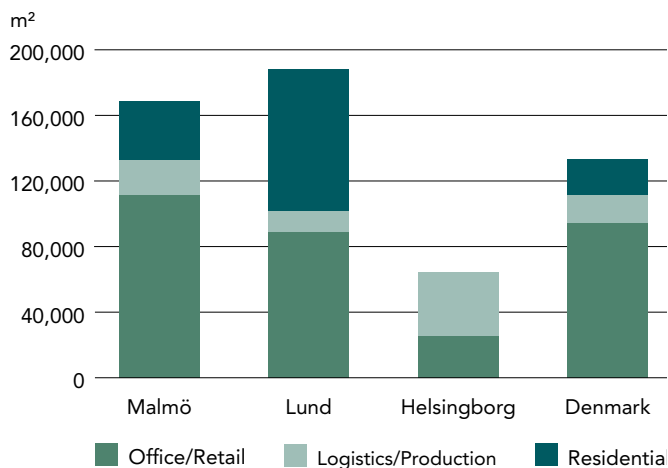
## Proximity and implementation potential

Our concentrated market and close collaboration with the region’s business community and municipalities creates conditions conducive to close dialogues on issues such as land allocation, central plans and detailed development plans. It enables us to collaborate closely and to be sensitive to what the municipalities value. We can then offer our knowledge and help develop attractive, sustainable urban environments with higher employment.

Our geographical proximity to the market also enables us to sense trends and changes in customers’ wishes and demands at an early stage. We have refined and developed our property portfolio over a long period to enable us to now have properties and development rights in the most ideal strategic locations. Our strong financial position, attentiveness and competent organisation provide us with clear implementation potential.

Our well-established collaborative formats enable us to take an active role in developing the industry and the supply chain in a more sustainable direction. This has also enabled us to continue pursuing our projects according to plan despite a changing business environment and the challenges posed in various supply chains. Safety and work environment are central aspects of our sustainability efforts, and we place stringent requirements on these areas. Read more about the newly implemented workplace controls on page 37.

Development rights



## Land for future development

A crucial factor governing our ability to rapidly develop new projects and meet the needs of existing and future customers is our portfolio of development rights, which we can develop at different phases.

Wihlborgs has an extensive, varied and mixed portfolio of development rights that are largely ready for development, but we are continuously investigating opportunities to acquire additional land from municipalities and private operators.

When we build, we do so with the overall aim of making the buildings last a hundred years or more. The buildings must be designed with a lifecycle perspective and take into account climate change. All new construction must be classed according to Miljöbyggnad gold level or the equivalent, and with the aim of achieving NollCO<sub>2</sub> certification.

At the end of 2024, we had a total of 550,000 m<sup>2</sup> 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.



The facilities for Dachser (Bilrutan 5 in Landskrona), NOTE Lund (Stora Råby 32:22 in Lund), Inpac and BPC (Tomaten 1 in Lund) and Caldic Ingredients (Galoppen 1 i Malmö) are examples of Wihlborgs’ long-term investments, which are being implemented in close collaboration with the customer and municipality. They also exemplify our active role in land allocation and participation in detailed development plans. Our investments help companies to establish operations in the regions, with new job opportunities and a dynamic business community as a result.

## 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" 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



### Tomaten 1, Lund

**AREA:** 6,400 m<sup>2</sup> **COMPLETION:** Q2, 2024  
**LOCATION:** Gastelyckan, Lund **INVESTMENT:** SEK 152 million

At Tomaten 1, we built an ultra-modern industrial facility for the contract manufacturer Inpac. It comprises offices and warehouses as well as production and technical facilities. It is the first building in the world constructed of fossil-free steel.



### Rausgård 21, Helsingborg

**AREA:** 25,000 m<sup>2</sup> **COMPLETION:** Q3, 2024  
**LOCATION:** Söder, Helsingborg **INVESTMENT:** SEK 448 million

The new facility for the environmental technology company Nederman has space for warehouses, production and offices. There is also an innovation centre with a focus on product development and innovation for improved air filtration, a new test centre and a showroom to demonstrate the company's products and solutions.

Property	Area, m <sup>2</sup>	Location	Completion date	Investment
Rosengård 130:403	5,300	Jägersro, Malmö	Q1, 2024	SEK 27 million
Armaturen 4	1,600	City centre, Lund	Q4, 2024	SEK 28 million
Snårskogen 5	3,600	Väla norra, Helsingborg	Q3, 2024	SEK 71 million
Grustaget 1	1,300	Väla Södra, Helsingborg	Q2, 2024	SEK 39 million
Värjan 12	2,700	Berga, Helsingborg	Q3, 2024	SEK 43 million
Posten 1	2,000	Gåsebäck, Helsingborg	Q3, 2024	SEK 22 million
Bilrutan 5	9,600	Landskrona, Helsingborg	Q4, 2024	SEK 165 million
Lautrupvang 8	2,400	Ballerup, Copenhagen	Q1, 2024	SEK 23 million