

Wihlborgs in Helsingborg



106
Properties

SEK 1,143
million
Property rental value

SEK 12,945
million
Property value

705,000 m²
Lettable area

Port city with good connections

From Helsingborg's harbour edge, the silhouette of Helsingør is visible a mere 3,750 metres away. The ferries across the strait depart every 20 minutes and the crossing takes only 20 minutes.

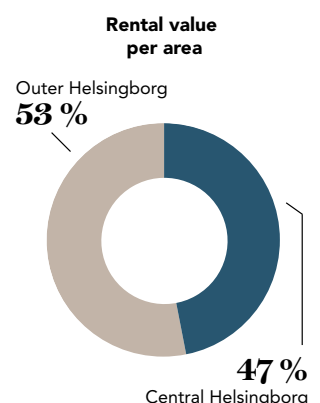
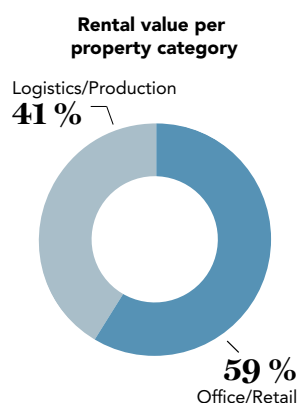
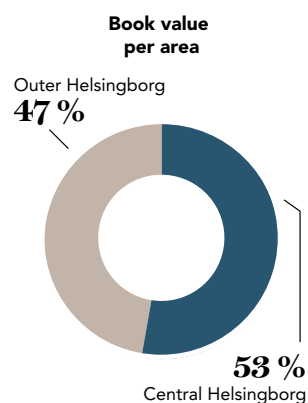
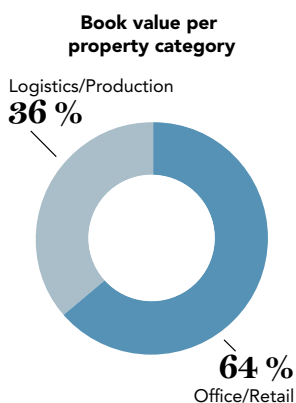
Helsingborg is the location of Sweden's second largest container port, which is crucial to Swedish business – nationally and regionally. The E4 and E6 E Roads intersect near the city, further strengthening the city's attraction for the many logistics operators and e-commerce companies enticed by its strategic location. Helsingborg is an important link in the transport chain that connects Norway and the rest of Sweden with the rest of Europe.

Campus Helsingborg was established 25 years ago as part of Lund University. Some 4,000 students are educated here each year, which has breathed new life into Fabriken1891 (Hermes 10), that is the historic Tretorn block, south of Helsingborg Central Station.

Market conditions

Trade accounts for almost half of the business community's total turnover and the logistics and retail sectors in Helsingborg employs about 25 percent of the available workforce. Helsingborg benefits from the distribution of jobs across a larger number of medium and small companies, thereby spreading risk across several sectors and segments. Helsingborg's important role in the labour market region is particularly noticeable in strong commuting.

The tech hub HETCH was one of the first tenants to move into the building at Prisma (Ursula 1), which has now become a natural gathering point and engine for the establishment of start-ups, fast-growing tech companies, and established companies that want to grow. The Helsingborg Innovation District (HEIDI), a new innovation district at Oceanhamnen, is also set up at Prisma. The aim is to establish Helsingborg on the national and international innovation map.



Central Helsingborg 180,000 m²

Properties: 20
Rental value: SEK 533 million

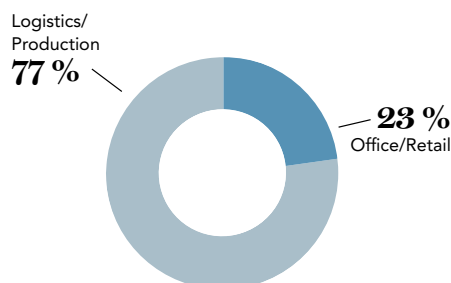
Book value per property category



Outer Helsingborg 526,000 m²

Properties: 86
Rental value: SEK 610 million

Book value per property category



Customers and business

Wihlborgs has a mixture of properties and corporate customers operating within services, logistics and production. Office properties dominate in the city centre, whereas Outer Helsingborg including Berga and the southern areas has a focus on logistics and production. Wihlborgs has started dividing up its larger logistics buildings into smaller premises in an effort to meet the needs of, and demand for, warehouses, distribution and light industry.

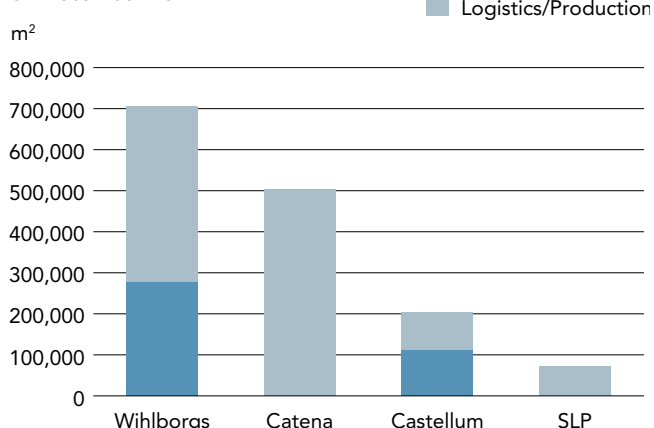
Dachser is a tenant of Wihlborgs in eastern Landskrona, and we also have several well-positioned undeveloped properties with a strategically good location and great potential there. Landskrona is one of Sweden's best logistics locations and a number of major companies have established themselves in the town in recent years.

Among our largest tenants are the City of Helsingborg, Lund University Campus Helsingborg, WSP, Nowaste Logistics and Boozt. But there are other companies in Landskrona as well, such as Länsförsäkringar Bank, Region Skåne, Tyréns, WSP, Automationsparter, MilDef, the co-working companies Genetor and Mindpark, and several upper secondary schools.

Central Helsingborg

At Fabriken 1891 (Hermes 10) the existing tenants Concentrix, Bring and Länsförsäkringar Bank expanded their operations, resulting in more jobs in Helsingborg and thus also the need for more space. The floorspace added by each of those companies during the year was 1,130 m², 440 m² and 940 m² respectively. Visma will be moving in there in 2025 (1,250 m²), as well as Arbetsförmedlingen (Sweden's public employment agency) in summer 2025 (2,780 m²).

Property owners in Helsingborg, 31 December 2024



Helsingborg C was recertified by Svenska Stadskärnor in 2024 in accordance with Purple Flag, a work process that makes the selected location safe, vibrant and attractive through collaboration between the location's various actors. It reflects the efforts and investments made by Helsingborg C in recent years to achieve that.

Outer Helsingborg

At Bunkagården Västra 8 in the Ättekulla industrial area, the logistics company Instabee signed an agreement for an additional 4,000 m² adjacent to its existing premises of 2,000 m². Instabee has been a tenant of Wihlborgs since 2018, when it leased 220 m² at Berga.



Wihlborgs' broad property portfolio offers opportunities for all types of companies to become established and grow with us.

Magnus Lambertsson, Regional Director Helsingborg

Murrelektronik has been a tenant of Wihlborgs since 2007 with a location at the heart of Berga industrial area. In 2024, the company signed a new agreement for 4,000 m² at Kroksabeln 12, thereby adding floorspace of 1,900 m². The prior premises, padel courts, have been converted into a modern, functional warehouse and production facility. It is a good example of how premises can be adapted to new needs.

Another company that has grown with Wihlborgs over the years is the e-commerce company Dealproffsen, which started out with a 414 m² warehouse at Ättekulla. It has expanded significantly since then and now lets 6,300 m² at Ametisten 5 in Väla Södra.

In autumn, the veterinary hospital AWAKE Djursjukhus started doing business at the former post sorting centre (Posten 1) in Gåsebäck in southern Helsingborg. Its transformation was in part commenced by the City of Helsingborg. The 24/7 operations of the veterinary hospital help make the area more vibrant and secure.

At Plåtförädlingen 11, a logistics company already leasing 11,000 m² added 5,000 m² to its premises.

Landskrona

At Bilrutan 5, adjacent to the E4 and E6 motorways in eastern Landskrona, Wihlborgs has built a 9,600 square metre facility for the logistics company Dachser. The facility consists of a cross-dock terminal, a logistics warehouse and offices, and will be certified in accordance with SGBC Gold. The building will take up about two-thirds of the plot's land, with the opportunity for further expansion.



Ground was broken in eastern Landskrona during the spring for Dachser's new facility. Scan the QR code to watch a video from the event, featuring Torkild Strandberg, Major of the City of Landskrona; Ulrika Hallengren, CEO of Wihlborgs and others.



Helsingborg has been designated as one of Europe's most innovative cities. Right at the heart of it all at Oceanhamnen, a new district, Helsingborg Innovation District, is being developed. Involved in that effort are around 300 players from academia, industry and the public sector. There are several other prior initiatives from Wihlborgs that will become part of the new district, such as the tech hub Hetch in Prisma (Ursula 1) and the collaboration with the co-working company Mindpark in Fabriken 1891 (Hermes 10).

Future development

Wihlborgs is active in the H+ 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.



Nazih Hazime and Jacob Petersson

Founders of Foodtel
 Together with employees Lars Nilsson (left) and Ellinor Zalai (right)
 Prisma (Ursula 1), Helsingborg
 19 m² of offices

Foodtel scales up its relief efforts - from Hetch out into the world

Their innovation has already prevented more than 300 tonnes of food from becoming waste. Now, the Helsingborg company Foodtel is ready to scale up. With its headquarters at the Hetch tech hub, the prerequisites for success are particularly good.

The first floor of the Prisma office building at Oceanhamnen is where around 50 innovative tech companies have set up business. Together, they comprise the Hetch tech hub. One of them is Foodtel, a Swedish scale-up that unites digitalisation with food knowledge to prevent food waste.

It all started at a supermarket where one of the founders, Nazih Hazime, started his career and witnessed a global problem close up.

“Food waste arises from an oversupply of goods, or, because goods are so close to their best before date that you can’t sell them in the normal distribution chain. The biggest problem globally, however, is temperature variations. According to the UN, around 526 million tonnes of food, worth around USD 112 billion is wasted each year because of interruptions in the cold chain,” he says.

The underlying technology - how it works

Together with RISE and several universities in Europe, Foodtel has developed calculation models showing the resilience of

various types of food to temperature increases. Ellinor Zalai, Sales Executive at Foodtel, explains how the models work.

“If a supermarket accepts ground meat, which, during its transport, has been stored at a temperature one degree higher than what is recommended, the store can use our platform to enter that information. The platform then tells you how the meat has been affected. Typically, there is no impact at all. If there is though, a new best before date is generated.”

“Not a typical tenant-landlord relationship”

The platform was released in 2023 and in September 2024, Foodtel secured a major investment from the Axel Johnson Group. The internationalisation, which according to plan is to begin with a launch in Germany, will occur at the same place where previous milestones have been achieved.

“We are a company conceived from innovation and it’s a path we intend to follow. If you’re a small company, you are highly influenced by the companies and colleagues around you. Hetch has successfully established a community of companies that are there for you when you need help or a sounding board. Wihlborgs and Hetch are available for support with practical matters as well,” says Nazih Hazime. He continues:

“It’s not a typical tenant-landlord relationship. It feels like more of a partnership. I can’t recall ever having said that I was going to the office or to work. I always say that I’m on my way to Hetch. The camaraderie here is quite unique.