

# Wihlborgs in Lund



**34**  
Properties

**SEK 788**  
million  
Property rental value

**SEK 9,715**  
million  
Property value

**279,000** m<sup>2</sup>  
Lettable area

## City of learning constantly evolving

Lund is one of Sweden's oldest cities and is constantly at the forefront, particularly within innovation and research. The long tradition of research and entrepreneurship has resulted in many companies – world-leading international giants and start-up small companies – establishing themselves in the city.

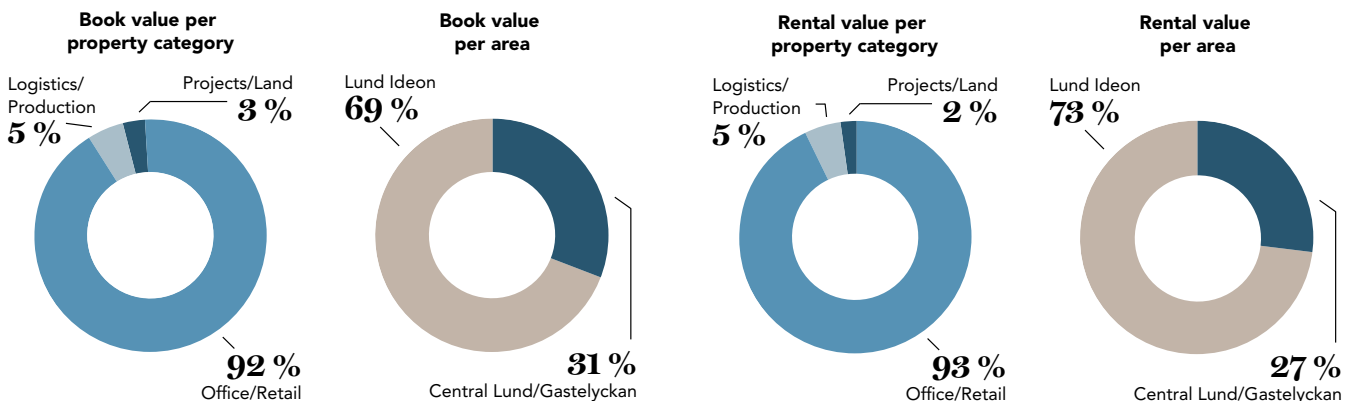
There are numerous examples of companies living in symbiosis with the university, particularly in the research village, Ideon Science Park, where Wihlborgs owns most of the properties. Densification is taking place along the tramway from Lund Central Station, as well as along what is known as the Route of Knowledge, via the hospital area, Ideon and Brunnsög, all the way to the final destination, Science Village in northeastern 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.

Many companies are showing interest in Lund and deciding to stay. In 2025 for example, the Saab Group will concentrate its operations in Skåne at a new office in the Brunnsög area, with 800 workplaces.

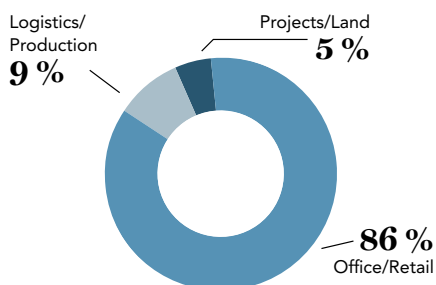
The combination of educational institutions, research opportunities and an active business community creates a large supply of qualified labour and relevant skills. Axis Communications, Tetra Pak and Alfa Laval are the largest private sector employers in the city.



## Central Lund 86,000 m<sup>2</sup>

Properties: 14  
Rental value: SEK 211 million

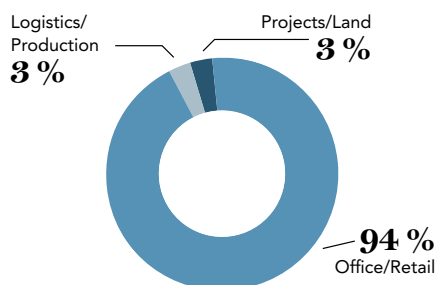
### Book value per property category



## Ideon 193,000 m<sup>2</sup>

Properties: 20  
Rental value: SEK 577 million

### Book value per property category



## Customers and business

Our office properties in Lund are mainly located in the city centre and Ideon Science Park, but we also have some production and logistics properties at Gastelyckan and Hasslanda. 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, with many of them 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

In the Sockerbruk area next to Lund Central, we are implementing the second phase of the Posthornet 1 new production project. The development will further develop the centrally located block through the addition of modern office premises. The Swedish Prosecution Authority has signed a six-year lease for 2,300 m<sup>2</sup>. The first phase of the office building was completed in 2018 and is fully let, with a mix of operations and companies such as Trivector, Klaravik, Skandia, Veidekke and Folkvandvården.

Dating back to the 1800s, Armaturen 4 in central Lund is historically important to Lund’s urban heritage. The southern part of the property has been converted into a modern workplace for the SaaS company Voyado. An inviting entrance is

### Property owners, Lund, 31 December 2024



being created outside, which hundreds of train commuters pass by each day. Inside, the modern installations merge with relics from its origin as a luminaire factory.

Hasslanda is a business district in Lund that has developed in conjunction with the creation of the new exit to the E22 motorway. We are further strengthening our presence here with a new build at Tomaten 1 for BPC Instruments (3,600 m<sup>2</sup>), which will be neighbours with the contract manufacturer Inpac at the same property. The premises for Inpac were completed in spring 2024. We are also building a new 9,000 m<sup>2</sup> facility for the electronics company NOTE Lund at the Stora Råby 32:22 property.



It is exciting to see how the City of Lund is developing, with unifying transport routes and growing companies, as well as new city districts and establishments.

Maria Ivarsson, Regional Director Lund

The new facilities demonstrate that there is a demand from companies in Lund both for modern production facilities and for smaller offices. Next to the NOTE Lund premises, Wihlborgs can offer an additional 3,000 m<sup>2</sup>.

## Ideon

A defining feature of Ideon is the presence of numerous development companies that are constantly expanding, leading to evolving needs for premises throughout their growth journey. By 2025, in neighbouring Brunnsög, Saab Kockums will become



The Beta buildings at Ideon were designed by Lund-based architect Peter Torudd and were constructed in the eighties and nineties. Over time however, the architecture that gave rise to Sweden's first science village has become somewhat overshadowed by car parks and other elements in the surroundings. Our redevelopment project for the chip design company Arm highlights the original architectural character of the area while concurrently raising the buildings' standard. The existing frame is being retained and technical installations are being upgraded with the aim of reducing climate impact. One of the courtyards between the buildings is being glazed to create a usable atrium. The tenant, Arm, will also have access to a private garden and a newly created terrace on the top floor.

neighbours with Axis, which is expanding. This will create conditions conducive to an interesting development of the area.

During the year, we signed an agreement with the rapidly growing chip design company Arm for 5,700 m<sup>2</sup> at Vätet 1. The Beta 1–2 buildings encompassed by the project will be remodelled and extended to create modern office spaces and provide a new look for the area (see photo at left).

On Mobilvägen, many new agreements were signed at Node, Bricks and Cube (Nya Vattentornet 2–4). When Wihlborgs acquired those properties between 2018 and 2019, the area was clearly impacted by the long-term dominance of mobile-phone companies with relatively large vacancies comprising very similar premises. Efforts to vary the floor space, create efficient floor plans and get the right mix of tenants has resulted in an occupancy rate above 90 percent.

In mid-January 2025, the Malmö-based Lebanese restaurant chain Laziza is opening a branch in Alfahuset (Studentkåren 2). The restaurant will be their first outside Malmö and a new element of the service offering in the tech-rich area.

## Future development

One of Lund's new tramway stations is at Ideontorget. This is where we plan to build the 16,000 m<sup>2</sup> Zenit office building, which will become Ideon's new focal point and landmark comprising offices and a service offering aimed at tram passengers and our local tenants.

When the new Brunnsög district becomes a reality, up to 40,000 people will live and work there. Wihlborgs owns the development rights to the commercial parts of what is referred to as the Patent neighbourhood and it will be our first new establishment at Södra Brunnsög.

Västerbro is an area under development in western Lund where Wihlborgs has several properties. Today, the area largely comprises different industrial businesses, but will develop by 2040 into a modern, sustainable and mixed district.



Space (Kunskapen 1) in Science Village in Lund was named Building of the Year for 2024 in the Hotel and Office category by the industry journal Byggindustrin and the Construction Summit trade fair. In the construction of Space, the choice of material has been adapted for each section and function with the aim of making the property long-term sustainable. In 2023, Space became the first lab-equipped building certified according to NollCO<sub>2</sub>.





## Florian Marcard

Head of Bosch R&D Centre Lund  
Alfa 2, Lund  
3,050 m<sup>2</sup> of office space

# Focus on security and innovation for Bosch in Lund

Times like these, when security is high on the global agenda and more and more products are becoming connected, make software and hardware development at the Bosch R&D Centre in Lund more relevant than ever. It is one of several large companies attracted by Lund's innovative environment and access to expertise.

Since 2016, when it first set up the Centre in Lund, it has grown from 12 to nearly 250 employees. Software products for Bosch's global market are developed here, using cutting-edge technology in connectivity, security, mobility and AI solutions. Software solutions for self-driving cars, connectivity for electric bicycles, smart functions such as digital anti-theft protection and a self-learning AI solution for training are just a few examples.

### Greater interaction between components and manufacturers

Simply developing high-tech components is not enough, however. In a world with so many connected systems, components need to be integrated with each other in a secure way. It could be the case in a car, for example, that the infotainment, advanced driver assistance system and other functions are all run by a single high-performance computer.

"The issue of security has been a low priority in society for many years, but the more visible the risks become, the more awareness increases among companies. There is a bit of a technology shift going on, moving the focus from computers in the home to mobile products and services that are connected. Another consequence of it all is the need for collaboration between companies so that together, we can create

secure products," says Florian Marcard, Head of Bosch R&D Centre Lund.

### Competence attracts competence

It is no coincidence that Bosch chose Lund as the location for its R&D centre. Proximity to Lund University, access to competence thanks to the abundance of companies in the mobile industry that are established here, the international profile and strong Öresund regional market are just a few of the underlying reasons.

Several other large companies, such as Saab Kockums, Volvo Cars and Axis, have also made major investments in the city since the time when Bosch started its journey at Ideon in Lund.

"Competence attracts competence. It also makes it easier for an employee's partner to find work here. Our ability to retain competence locally depends on conditions for the entire family being good," says Florian Marcard.

While Bosch is certainly becoming known for more than its white goods, fewer are perhaps aware that the company also invests in innovative medical technology in diagnostics, therapy and medical screening.

"The Öresund region offers us a good platform for market growth in this area as well."