

Wihlborgs in Malmö



104
Properties

SEK 1,608
million
Property rental value

SEK 23,468
million
Property value

634,000 m²
Lettable area

Sweden's youngest major city

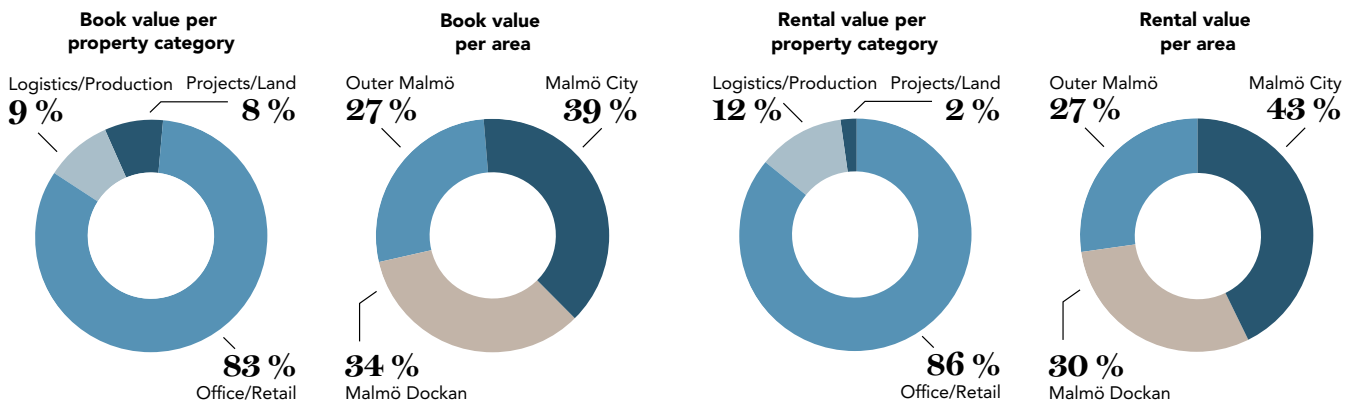
Creative, environmentally conscious and expansive infrastructure investments are being made in Malmö and the Öresund region. That, along with their strategic location in the Nordic region's largest labour market, make them an attractive base for company headquarters, regional offices and R&D centres.

Malmö is not just Sweden's fastest growing major city percentage-wise – it is also a young city with almost half of the population under the age of 35, making it the seventh youngest city in Sweden. Upon completing their studies, young people have many opportunities to pursue their careers in Malmö: everything from the start-up house Minc, Media Evolution City and young, and creative companies to well-established, major employers. We engage in this vital value chain in various ways.

Market conditions

Malmö has a broad mix of industry encompassing many branches, which is another reason why it is a good location to base a business. Work opportunities exist in a variety of areas, such as law, finance and accounting, and science and technology. There has also been considerable growth in the service sector, which is now a significant part of the business community. The insurance sector has also grown rapidly in recent years, and currently employs 2,000 people. Trygg Hansa is one of the city's largest private sector employers.

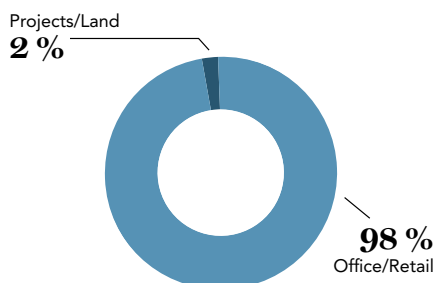
When the next fixed connection, the Fehmarn Belt tunnel, is completed in 2029, it will be possible to get from Malmö to Hamburg by train in just three hours. This will open up many new opportunities both for industry and for residents of those cities. Read more about this on page 26.



Malmö City 247,000 m²

Properties: 25
Rental value: SEK 688 million

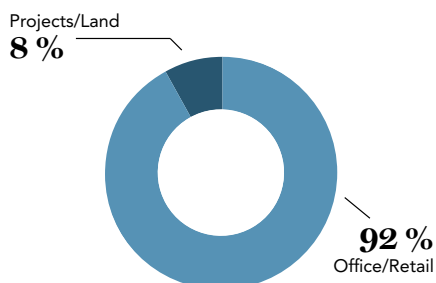
Book value per property category



Dockan 154,000 m²

Properties: 19
Rental value: SEK 488 million

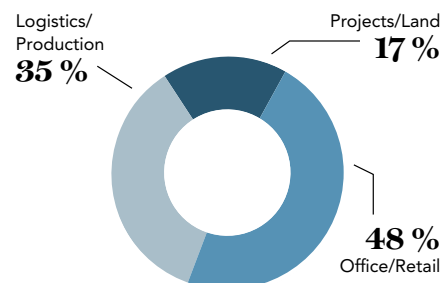
Book value per property category



Outer Malmö 233,000 m²

Properties: 59
Rental value: SEK 432 million

Book value per property category



Customers and business

In Malmö, Wihlborgs has a mix of properties and customers that reflects the city’s varied workplaces with the service and public sectors, as well as industry and companies focused on production. Wihlborgs also owns (40 percent) jointly with the City of Malmö (60 percent), the Medeon research park, which features some 60 companies operating in areas such as drug development and medical technology.

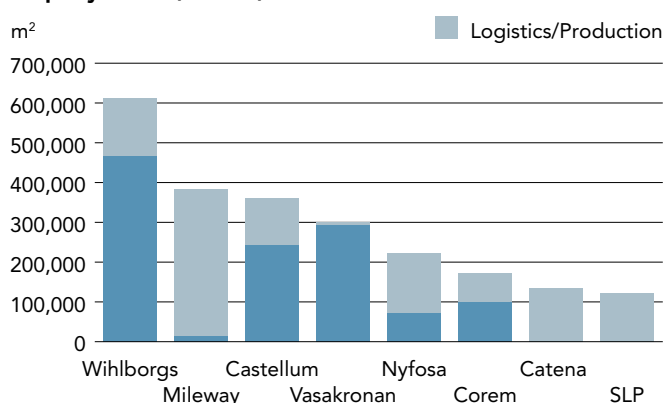
Overall, there is substantial demand for centrally located office premises, which, ideally, are both modern and close to transport hubs. Particularly in the city centre, the demand for buildings with character and history is high. Examples of such are Hamnen 22:188 (Magasinet) and Slagthuset (Slagthuset 1) in Nyhamnen, the centrally located properties Börshuset 1 and Sparven 15, and the new project called “Gula huset” close to Sparven 15.

In Hyllie, Wihlborgs is one of the few players that has continued to invest despite the recession, and is well prepared to meet the continued demand in the area, both through new production projects like Vista (Bläckhornet 1) and through our acquisition of Vårdshuset 2 above Hyllie Station. Many international companies find Hyllie attractive due to its proximity to Copenhagen and Copenhagen Airport.

Wihlborgs is also proactively investing in the creation of attractive workplaces in the city’s outer areas, examples of which are Boplatsen and Caldic.

Our largest tenants include the City of Malmö, Malmö University, Region Skåne, Trygg-Hansa, the Swedish Social Insurance Agency, SVT and the Swedish Tax Agency.

Property owners, Malmö, 31 December 2024



Malmö City

Renovation of Malmö’s historic stock exchange, Börshuset, is ongoing directly across from Malmö C and in 2026, the law firm Delphi will move in as tenants of 1,600 m² there. The Malmö-based conference operator High Court has already agreed to operate the restaurant, conference and co-working spaces in the building.

The gaming city of Malmö continues to grow and develop. For example, IO Interactive at Erik Menved 37 expanded during the year and extended all of its agreements until 2032. Read more about IO Interactive on page 54.



Malmö University, the young population and Copenhagen just across the bridge make Malmö a hub for growth and innovation.

Peter Olsson, Regional Director Malmö

As recently as 2020, Wihlborgs completed a new 3,500 m² building at Medeon with the aim of meeting the considerable interest from life science companies. The research park is now set for a comprehensive expansion phase with a new detailed development plan for the area that will enable expansion from 30,000 to approximately 80,000 m² for life science operations in the next few years. In 2024, the fifteen largest companies at Medeon achieved combined turnover of SEK 3.7 billion. Wihlborgs signed several new agreements there, including the medical technology company Rubin Medical and its existing tenant Swedencare.

Dockan

Today, Wihlborgs owns approximately 150,000 m² in the Dockan district, including both new production and older shipyard facilities that have been converted to house public sector operations and companies. The district has gradually developed into an area with a high proportion of head offices. It is an attractive place for brands to be exposed thanks to its concentrated mix



Boplatzen 3 won Miljöbyggnad iDrift at the Sweden Green Building Awards 2024. In the past few years, Wihlborgs has completed a comprehensive upgrade of the property that now offers offices with shared facilities such as conference rooms, a reception, lounge space, a gym and a lunch restaurant. The ventilation system has been upgraded, refrigerants replaced and a solar power system was installed on the roof. The aim has been to create an attractive meeting place for tenants and visitors active in Fosie/Jägersro. The occupancy rate of the property has increased from 63 percent to approximately 90 percent since 2020 when the new tenants moved in.

of housing and workplaces. In October, an agreement was signed for the global sports and outdoor company Thule Group to take over the premises previously occupied by Mercedes-Benz at Dockporten in Dockan. Mercedes-Benz will move its headquarters to Vista (Bläckhornet 1) in Hyllie during 2025.

When Telia moved into Pulpeten 5 at Kvartetten during the year, the building reached full occupancy.

As a result of the general increase in the need for trained police, the number of places in the police training programme at Malmö University has increased, which also impacts the need for training premises. During the year, Malmö University signed an agreement for an additional 4,900 m² in Dockan, where police candidates will undergo training starting in autumn 2025.

Half a year after the acquisition of Vårdshuset 2, we were able to fill the building's largest vacancy when an agreement with Scandinavian Gastro Center was signed. The property, with its smaller office premises, is an important complement to Wihlborgs' existing offering in the area.

Outer Malmö

In Malmö yttre (Outer Malmö), we have experienced a decline in vacancies in recent years. Consequently, we are now sharpening our focus on new development rights and developing in properties such as Benkammen 16, Spännbucklan 9, Hindbygården 9–10 and Stenåldern 7, to create more warehouse and industrial opportunities.

During the year, Wihlborgs signed a 20-year agreement with the foods company Caldic Ingredients Nordic for a new 10,000 m² facility at Galoppen 1 in the Fosie district. Caldic is moving production as well as offices to the facilities, creating around 90 jobs.

Hjälpmedel Region Skåne will co-locate at Sufflören 4 in Hyllie, with a lease of 3,300 m² for eight years. The property, which was acquired in 2023 with a high level of vacancy, is now fully let.

Future development

In the new development area of Nyhamnen, Wihlborgs already owns several of the existing properties which will be further developed. These include the well-known office and leisure venue Slagthuset 1, Östersjön 1 and Magasinet (Hamnen 22:188). In addition to existing properties, we are involved in all aspects of detailed development plans and have several 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.

Three new restaurants will open in Dockan in 2025, which will strengthen the offering and bring life to the area during the evening hours.

Within a couple of years, Skrovet 6 will be partly emptied and redeveloped to accommodate new tenants. In the same area, we are planning to build a new environmentally classified office building: Naboland. The building will comprise six storeys with a total lettable area of 7,700 m².

At Medeon (west Flensburg), we plan to create spaces for even more life science research facilities.



The global sports and outdoor company Thule Group will move its headquarters to Dockan (Dockporten 1) during summer 2025. Mercedes-Benz is the building's current tenant they will move to Vista (Bläckhornet 1), Wihlborgs' new production project in Hyllie. Fisky Business restaurant and taproom will also be opening here.



In 2024, the winner of the parallel assignment for Malmö University's new building (Amphitrite 1) on Universitetsholmen was presented. The architects behind the proposal are C.F. Møller Architects, Förstberg Ling and the urban planning company Softer. Parts of the existing building will be preserved, with emphasis on its roots to the harbour and industry.



Sandra Smedegaard Mondahl

Studio Manager, IO Interactive
Erik Menved 37, Malmö
2,200 m² offices

IOI flourishes in the gaming city of Malmö

Right in the heart of the Caroli district in Malmö, employees from 38 countries around the world are developing world-renowned video game hits like Hitman and an upcoming James Bond game. The video game developer IO Interactive has put a great deal of attention into creating a workplace with character that facilitates interaction.

IO Interactive currently has offices in Copenhagen, Barcelona, Brighton, Istanbul and Malmö. Since its inception in 2019, IOI Malmö has developed games like HITMAN 2 and 3, and is now working on a new James Bond game codenamed Project 007 and an online fantasy RPG called Project Fantasy.

After a couple of years at the gaming hub Game Habitat, IO Interactive moved into its own, larger premises at Östergatan 20 in Caroli during 2023. Since then, the company has invested a great deal of time and energy into personalising and optimising the studio for its operations.

"It was important to make the space cosy without it feeling crowded. We also needed room to keep growing. The premises needed to be flexible and suited to our operations, which have very specific needs and requirements. It ranges from the best possible internet connection and specially designed sound studios, to party and event rooms with capacity for 300 people," says Sandra Smedegaard Mondahl, Studio Manager at IO Interactive.

In 2025, the studio will expand its space by more than 400 m².

More than just an office personality

Employees have access to a generous roof terrace and a variety of other spaces suitable for social activities. Creating space for good social interaction at work is particularly important at a workplace like IO Interactive, where there is such vast diversity of nationality, age, interest areas, etc., among its employees. Sandra Smedegaard Mondahl continues:

"My job is to ensure all our employees thrive and are able

to 100 percent be themselves at work. We don't just want your office personality, we want all of you – because that's how we create the best games. We have a garden club that is gardening at a space inside the roof terrace, a Dungeons & Dragons club, board games club, a football team and much more."

Game developers' desks boast a wide variety of personal items, like tiny action figures, game-related items and potted plants.

"The people working here are creative! They want to be inspired by their work environment.

"Deliver a better result"

Sandra Smedegaard Mondahl emphasises the importance of employees feeling at home in the neighbourhood where they work.

"We have vast diversity among our employees so the neighbourhood where we locate our office needs to reflect that, which it does."

Sandra Smedegaard Mondahl goes on to explain how at the core, the focus on personal and social aspects is a business decision:

"If our employees thrive, both socially and professionally, they will deliver a better result."

Malmö's large, innovative video games industry is famous around the world. The city has the highest concentration both of game developers and of game companies in the entire world. Six of the country's ten largest game developers have offices or branches in the city. Source: Game Habitat's report: The South Swedish Game Development Industry 2024.



Erik Menved 37, Malmö