

#1 2017

CONSTRUCTION, PROPERTY AND INVESTMENT IN COPENHAGEN AND MALMÖ REGION

Scandinavian property magazine

INVESTMENT
DEVELOPMENT
OPPORTUNITIES

ESTATE MEDIA

Scandinavian property magazine

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Axel Tower, a new office building
in Copenhagen just across from Tivoli.
Photo: ©News Øresund - Jenny Andersson.



Please do call us if you want to get
in contact with the Danish property
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knowledge events.

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INTERNATIONAL INVESTORS FLOCK TO GREATER COPENHAGEN

2016 was a record year for property transactions in Denmark, and with good reason: Copenhagen offers excellent investment opportunities and very attractive yields; and, these past 5 years, the number of international investors on the market has grown significantly. Their presence makes for a market that is more liquid than ever before and this, in turn, encourages more investors.

The Greater Copenhagen region encompasses Copenhagen, on the Danish side of the Strait, and Malmö on the Swedish side. Together, these cities create a region with a population of almost 4 million. Copenhagen is linked to Malmö by state-of-the-art infrastructure and both cities are ramping up investment.

When it comes to investment, Greater Copenhagen, have enormous appeal. Population growth is explosive around the Danish capital, and demand is so strong that the housing sector can't keep up. The industry is busy building, but still more is needed.

In recent years, more and more international companies have chosen Copenhagen for their Scandinavian headquarters, increasing demand for office space and lowering vacancy rates.

Massive investment is also channeled into developing universities and research facilities—all with the purpose of creating the foundation for a lively business community going. And it is working. Greater Copenhagen is receiving many honors these days ranging from most livable city to the world's best city for new talent.

Read more about the property market and the attractiveness of the region in this magazine; and, at MIPIM, check out the Greater Copenhagen stand (no. P-1.K14) to hear representatives from Malmö and Copenhagen present the region.

Please do remember to sign up at Estatemedia.dk for daily Danish news on the property market or mail Editor-in-Chief Kamilla Sevel at sevel@estatemedia.dk for more info on media or news.

Enjoy your reading!

Best regards,
Kamilla Sevel

Editor-in-chief
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DANISH TRANSACTION VOLUME REACHING ALL TIME HIGH

The Danish transaction volume reached a new post-crisis high in 2016, surpassing last year's transaction volume with approx. €1.5 bn. This increase was especially driven by foreign investors, investments in the Copenhagen area as well as in second tier cities and sale & leaseback transactions

- Over the last five years, foreign investors have dominated the retail segment, and 2016 was no exception. However, during 2016, the residential and office segment also experienced increasing interest from foreign investors, and all together, these three segments accounted for approximately 85 per cent of the entire foreign investment volume in 2016, says managing partner Nicholas Thurø. Here Købmagergade 3 sold by Aberdeen Asset Management in December.

- During the last couple of years, the Danish transaction volume has increased significantly, and this year's volume of approx. €8,5 bn almost reached the same level as we observed in 2006 of approx. €8,9 bn - which was an all-time high. In a market where the European transaction volume faced a significant decline, especially driven by lower investments in London, the Danish transaction volume within commercial real estate actually rose by a total of 18 per cent, according to a newly published report by property consultants RED Property Advisers.

At the same time the unemployment rate in the Copenhagen Area has slightly decreased over the course of 2016, and is expected to decrease even further in 2017. The decreased unemployment rate together with the decreased vacancy rate in the fourth quarter of 2016 will likely lead to an increasing demand for office space.

With several uncertainties in the macroeconomic environment, including the consequences of Brexit and the impact of the new U.S. administration led by Donald Trump, more and more investors are turning to the stable cash flow and inflation hedging merits of real estate.

- Consequently, it is not only the Danish investors who are active on the Danish commercial real estate market. During 2016, cross border capital gained further market share, and now comprise 41 per cent of the total transaction volume. Looking closer at the top foreign investors of the past year, Heimstaden, Standard Life and Castellum are by far the largest investors - constituting approximately 40 per cent of the foreign investment volume, says managing partner Nicolas Thurø, RED Property Advisers.

Indeed, the foreign investors have contributed to an even further yield compression than what we experienced in 2015. This is particularly evident within the above-mentioned segments, where prime yields and prime market rents have reached a level of 4 per cent and €250 per sq m within the office segment, 3.60 per cent and €295 per sq m within the residential segment, and 3 per cent and 3,135 per sq m within the retail segment. In the year-end a few sub-4 per cent transactions

were registered in the office segment. The Copenhagen area accounted for 74 per cent of the total investment volume. - In the past year, corporations have been executing more and more sale & leaseback transactions, and these transactions accounted for approx. €880 million of the total investment volume in 2016. Compared to 2015 this is almost double the amount. Especially the toy chain Top-Toy,

PRIME OFFICE YIELDS (IN PER CENT)

SUB AREA	Q1 2015	Q1 2016	Q1 2017
Copenhagen City (CBD)	5.00	4.25	4.00
Copenhagen E & W	5.75	5.50	5.25
Frederiksberg	5.75	5.50	5.25
Harbour areas	5.00	4.25	4.00
South Harbour	6.00	6.00	5.50
Ørestad	5.75	5.50	5.50
Copenhagen N & NW	6.50	6.50	6.25
South and West of Copenhagen	7.25	7.25	7.00
North of Copenhagen	5.25	5.25	5.00

SOURCE: RED PROPERTY ADVISERS.

PRIME RETAIL YIELDS (IN PER CENT)

STREET/SUBMARKET	Q1 2015	Q1 2016	Q1 2017
Strøget (incl. Vimmelskaftet)	4.00	3.50	3.00
Strøget area	5.00	4.75	4.50
Østerbrogade	5.50	5.50	5.25
Nørrebrogade	6.00	5.75	5.50
Købmagergade	4.00	3.50	3.00
Lyngby	5.75	5.50	5.00

SHOPPING CENTRES

Copenhagen	5.00	4.75	4.25
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SOURCE: RED PROPERTY ADVISERS.



PHOTO: RED PROPERTY ADVISERS

INVESTMENT MARKET

OFFICE	2016 Q1	2016 Q4	CHANGE
Prime yield (Copenhagen City)	4.25%	4.00%	-25 bp
Investment volume in million	490 €	1,113 €	+623 €
Vacancy (Copenhagen City)	8.30%	7.80%	-50 bp

RETAIL	2016 Q1	2016 Q4	CHANGE
Prime yield*	3.50%	3.00%	-50 bp
Secondary yield**	4.75%	4.50%	-25 bp
Investment volume in million	254 €	451 €	+197 €

* COPENHAGEN HIGH STREETS ** COPENHAGEN SIDE STREETS

SOURCE: RED PROPERTY ADVISERS.

- For 2017, we expect sale & leaseback activity to continue, both in terms of regular sales processes and off market transactions. Additionally, we expect the high activity among the foreign investors to follow the same trajectory as last year, in which we also anticipate to see new entrants capture a part of the transactions volume, says managing partner Nicholas Thuro, RED Property Advisers.

Denmarks largest banks Danske Bank and Nykredit's sale & leaseback agreements are some of the most remarkable and largest sale & leaseback transactions of 2016. Standard Life's acquisition of the Top-Toy-portfolio was mainly driven by their strategy to target prime commercial properties in core European markets, which includes building on their presence across the Nordic region, says Nicholas Thuro.

transactions between foreign investors, as some of the foreign value-add funds will exit and therefore most likely sell to other funds that focus on a more "core" profile. Finally yet importantly, we expect to see a continuous increase in investments in suburban cities like Køge, Kolding, Roskilde etc. - cities that are currently experiencing a high building activity, says Nicholas Thuro.

However, as mentioned previously there are several uncertainties that will affect the investment market in 2017.

Similarly, the mixed-use portfolio that international investors H.I.G. Capital & M7 Real Estate acquired from Danske Bank was driven by the motive to secure a portfolio with high quality income, where it is possible to add value through various asset management initiatives. Taking into consideration that the attractive pricing and low cap rates of quality real estate assets located in prime locations are expected to continue in 2017, the terms are favorable for further sale & leaseback activity in the coming year. Looking forward, global uncertainty will continue to affect investors, and with changes to society and business only accelerating, real estate will stand out as the traditional and tangible asset class compared to the more volatile stock market.

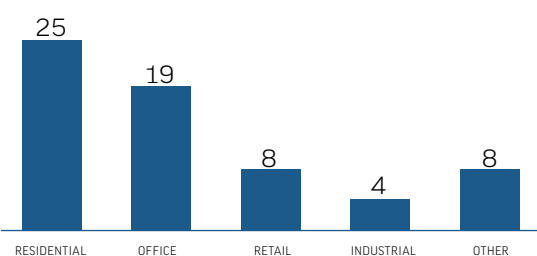
- Especially considering the current market, which is extremely sensitive towards any increase in interest rates. In those segments, where we observe low prime yields, small increases in the interest rates will have high impact on the investment activity. As a result, while investors will remain focused on the threats around them, more investors are also likely to be asking themselves whether the time is right to take on more risk in the strongest core cities or, whether they should expand their horizons to other markets in search of higher returns. ■

By Kamilla Sevel

- Likewise, we expect to see even more

TRANSACTION VOLUME (BN DKK)

Q1 2016 - Q4 2016 - DKK 64.1 BN ~ EUR 8.5 BN



SOURCE: RED PROPERTY ADVISERS.

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COPENHAGEN MARRIOTT HOTEL SOLD FOR €135 MILLION

The 24,000 sq m Marriott building, situated on the Kalvebod Brygge harbourfront in downtown Copenhagen comprises 406 rooms. Marriott has operated its hotel in the building since it was constructed in 2001.

The Danish pension providers ATP Ejendomme and PensionDanmark just took over one of Copenhagen's most impressive hotel properties: the home of the Copenhagen Marriott Hotel. The two companies both own a 50 per cent stake in the approximately €135 million property.

The property is leased to the BC Hospitality Group - part of Solstra Capital, which continues to both own and run the Bella Sky Hotel, the Crowne Plaza as well as Copenhagen's largest conference center, Bella Center, in Ørestad.

- Over the years, Marriott has achieved a solid position for the hotel in Copenhagen. With its purchase of two hotel properties in London in early 2016 and

now this property in Copenhagen, Marriott has succeeded in consolidating this segment in its property portfolios, says CEO Michael Nielsen, ATP Ejendomme.

For both pension providers, the investment helps spread property investments over more than one segment and different risk profiles. ATP Ejendomme and PensionDanmark are already working together on a number of property investments, including those in the UN City on Marmormolen in Copenhagen and the ones in Lyngby, Odense, Århus and Copenhagen, which are housing Denmark's oldest department store Magasin - now owned by Debenhams.

- PensionDanmark invested in its first two hotel properties in 2016 and is very

happy to be able to add the Copenhagen Marriott building as its third investment. It is a modern hotel with a reliable tenant and a fabulously attractive location both for tourists and conferences. We are looking forward to giving our members good and solid yields over the next many years, says CEO Torben Møger Pedersen, PensionDanmark.

Solstra Investments will operate the hotel as a franchise for Marriott. Solstra's hotel firm BC Hospitality Group currently employs 2,000 people in its role as operator of the AC Hotel Bella Sky, Bella Center, Crowne Plaza Copenhagen Towers and the Forum at Frederiksberg. ■

By Kamilla Sevel



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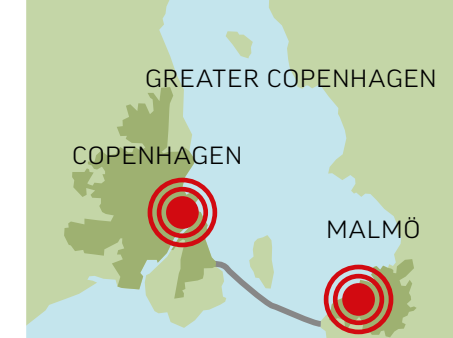


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ILLUSTRATION: DORTE MANDRUP



Dennis Balslevhaft, the head of IKEA Denmark, has been given free rein by IKEA's CEO Peter Agnefjäll to design the new central Copenhagen store as a global pilot project. The idea with the new IKEA store is to show IKEA colleagues the world over what it takes to locate a store in a city. Denmark is the pilot project which will assess the feasibility of a downtown location.



ILLUSTRATION: DORTE MANDRUP

IKEA SET FOR MAJOR INVESTMENTS IN GREATER COPENHAGEN

IKEA, the Swedish furniture giant, will be building an all new version of its store and headquarters in Greater Copenhagen.

The global furniture chain IKEA has got Greater Copenhagen in its sights. Ikano Group, owned by the Kamprad family, recently purchased office space in the Klipporna neighbourhood of Hyllie from developer Skanska for €150 million. Both Ikano Bank and Ikano

Properties are located there. Not far away, in Malmö, is the location of IKEA's global meeting place Hubhult with its thousands of jobs and a view of the Svågertorp IKEA. On the other side of the Sound, in downtown Copenhagen, IKEA is planning to build a new city store with

a rooftop garden close to the Central Train Station.
- Ikano has been a tenant in Klipporna for a year now. The property's excellent location, close to transport and amenities, as well as its clear sustainability pro-

file makes Klipporna a very good launch pad for the firm, says Daniel Skoghäll, Real Estate Director for Ikano.

Just outside the entrance of Klipporna is the Hyllie railway station and the Öresund train which provides speedy transportation to the Copenhagen Airport in Kastrup. Those continuing their trip towards downtown Copenhagen will see, just before the Central Station, an empty building site at Fisketorvet near the Tivoli Hotel. This is where IKEA is planning to continue its investments by building a new city store with a rooftop garden.

There are two common denominators for IKEA's and Ikano's investments in Malmö and Copenhagen - environmentally-certified buildings and Danish architects. Dorte Mandrup Architects designed IKEA's Hubhult and the new city store in Copenhagen, while Henning Larsen Architects have their signature on the blueprints for Klipporna.

Älmhult is IKEA's main centre for home furnishings and 2014 saw the inauguration of the new project development centre IKEA Democratic Design Centre. Thousands of people work at the furniture giant although not all of them live in Småland. Many employees commute daily from, e.g. Malmö or Lund.

The 37,000 sq m store will be Denmark's second largest. The novelty here is that IKEA has chosen a location in downtown Copenhagen and a design to attract more city residents to shop there. The store, designed by Dorte Mandrup, will be part of a bigger city project with rooftop gardens, a hotel which will be connected by bike and walking paths to similar rooftop gardens on Tivoli Hotel and, later, the Central Train Station. The project also includes student housing designed by the world-famous Danish architects BIG.

When IKEA's new store at Fisketorvet in Copenhagen is inaugurated in 2018, it will be a model of the company's

new focus on city stores, targeting new customer groups that don't use their car to shop. ■

By News Øresund



PHOTO: JOHAN WESSMAN

The office property Klipporna in Hyllie in Malmö is built by Skanska and was sold for €105 million in 2016 to Ikano. The property is 19,000 sq m and houses tenants like, Ikano, Ikea, Siemens and AAK.



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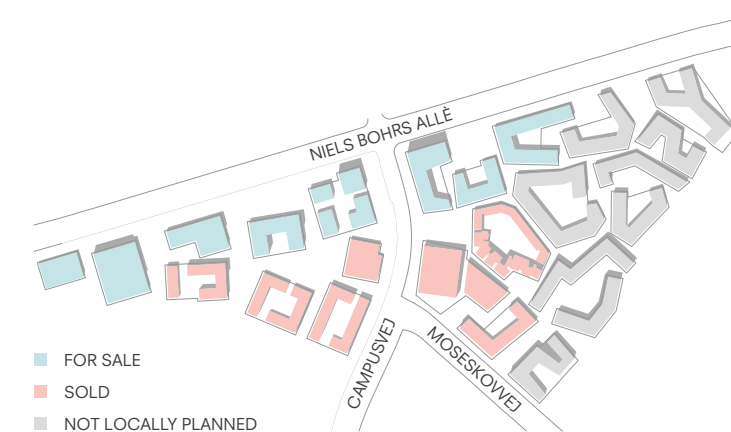
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Cortex Park is part of Campus Odense. In Cortex Park, you will find Denmark’s brightest minds just around the corner. Here, world-class research is performed in close proximity of the new super University Hospital Odense (New OUH), entrepreneur environments in rapid development in the Southern Danish Science Parks and tomorrow’s professors and educators at University College Lillebaelt (UCL).

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Campus Odense is situated five kilometres from the centre of Odense and, over the next ten years, Campus Odense will be subjected to a minor revolution. In Cortex Park alone, 6.000 new jobs will appear, while New OUH will bring 10.000 new jobs to the area. From 2020, everybody will be able to go by light rail to work. At Campus Odense, international students, guest researchers from all over the world and unique medical specialists will gather to become part of the venture. This is also the place where you will find entrepreneur environments determined to keep an international focus and to create success.





C40 OPENS PERMANENT BASE FOR GREEN TRANSITION IN COPENHAGEN

C40 connects more than 85 of the world's greatest cities, representing over 650 million people and one quarter of the global economy.



PHOTO: BAIL HINDREFOOT

se in sustainable urban development, the new C40 office will serve as a centre for the network's global business, economy and innovation programme. By supporting greater cooperation between C40 cities and the private sector, it will help mayors worldwide to overcome barriers to delivering on their ambitious climate change agendas.

Frank Jensen, Lord Mayor of Copenhagen and Vice Chair of the C40 network, is excited about the decision:

- That C40 is opting to set up a base in Copenhagen is an official recognition of the city's position as a green leader. This will encourage still more mayors around the world to look at Copenhagen's solutions for inspiration in developing their cities, said Frank Jensen.

C40's work is made possible thanks to the support of three strategic funders including the Danish philanthropy Realdania, in addition to Bloomberg Philanthropies and Children's Investment Fund Foundation (CIFF). C40 is a network of the world's megacities committed to addressing climate change and supports cities to collaborate effectively, share knowledge and drive meaningful, measurable and sustainable action on climate change.

- Copenhagen is setting the standard for what cities can achieve in tackling climate change. The leadership of my friend Lord Mayor Jensen is an inspiration to mayors across the C40 network. With a permanent C40 office in Copenhagen that leadership will continue to grow, said Anne Hidalgo, Mayor of Paris and Chair of C40.

The new C40 office will be based in the BLOXHUB district of Copenhagen harbour. BLOXHUB was launched by the Ministry of Industry, Copenhagen and Realdania as a base for Danish and international companies working in sustainable urban development. ■

By Kamilla Sevel

- Copenhagen has one of the world's most ambitious climate plans and is on track to reduce CO2 emissions to zero by 2025. There are great opportunities for C40 in opening an office in Copenhagen to draw on the knowledge here. The city has created a wide range of green solutions in urban planning, energy, cycling infrastructure and much more, which cities all over the world want to learn from, in the words of Simon Hansen, Head of C40 Copenhagen office.

C40 - the world's leading climate network for megacities - has just opened a permanent base in Copenhagen. The new base will create closer collaboration between cities and the private sector to speed up the transition to low-carbon economies. Drawing on Copenhagen's unique experi-

Frank Jensen, Lord Mayor of Copenhagen is Vice Chair of the C40 network

PHOTO: KØBENHAVNS KOMMUNE

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SWEDEN'S BIGGEST PROPERTY INVESTORS

The Swedish property firm Akelius will begin operations in Copenhagen in 2016. Vice President Lars Lindfors is "in love with Copenhagen" but finding the perfect fit has taken time.

This is far less than what private apartments go for in these neighbourhoods, and Akelius knows. This past year, Akelius has purchased six properties in New York in Clinton Hill, Brooklyn, for €54 million, raising their total New York portfolio to 1,013 apartments. The company owns other buildings in Boston and several locations in Europe. Akelius has also sold off properties mainly in the Swedish market and as a consequence, Akelius owns 17,400 apartments in Sweden, of which

8,700 are located in Stockholm and 6,600 in the Øresund region. While most investors in the property market either earn money for funds, investors or pension funds, Akelius does things differently. 90 per cent of Akelius Residential Property AB is owned by the charity fund Akelius Foundation. The fund donates substantial sums to charity and is the world's biggest contributor to SOS Children's Villages. ■

By Kamilla Sevel



Akelius entered the market with its purchase of two properties from CapMan: one on Christianshavn and the other along the lakes in Copenhagen West; and one from a private investor in Copenhagen East. The oldest property was built in 1884 and the other two in 1930.



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A new investor on the Danish scene is the Swedish housing giant Akelius which owns property all over the western world at an approximate value of € 10 billion. In 2016, the company broke into the Danish market.

- We are captivated by the atmosphere and would very much like to grow in Copenhagen. Now that we have purchased our first properties, we are hoping that our presence will generate new opportunities. Our new office in Copenhagen is under the direction of our regional head Peter Ullmark. Peter's main job now is to purchase more properties and build an organization, says Lars Lindfors, Vice President, Akelius.

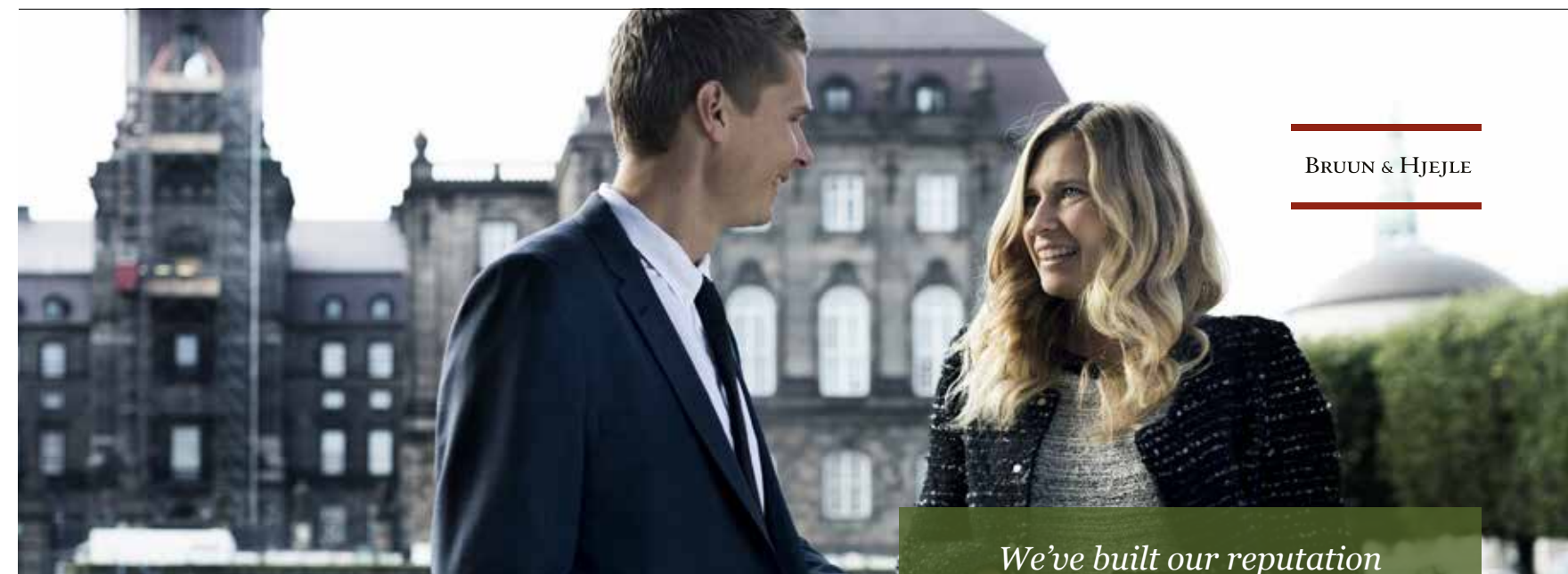
Akelius compares Copenhagen to Berlin—"a soulful city" and a place "where you want to be" as a housing investor. And the Swedish company is not alone on this. In 2016, Akelius followed the Swedish firms Balder, Castellum, Wihlborgs, Niam, CapMan,

Svea Fastigheter and Heimstaden, which have all, to some extent, entered the Copenhagen market, and who, for the most part, want to buy more.

Akelius and Castellum are Sweden's largest quoted property companies. They are also quoted on the Nasdaq First North. The companies are roughly the same size and almost 3 times the size of Denmark's largest private property firm.

Akelius's First Class strategy will be implemented once the current tenants vacate the properties. - We buy up relatively old apartments in good locations where we can upgrade the apartments—their facades, stairwells, bathrooms and kitchens, says Lars Lindfors.

The three buildings were bought for €43 million which corresponds to a sq m price of just less than € 7,000.



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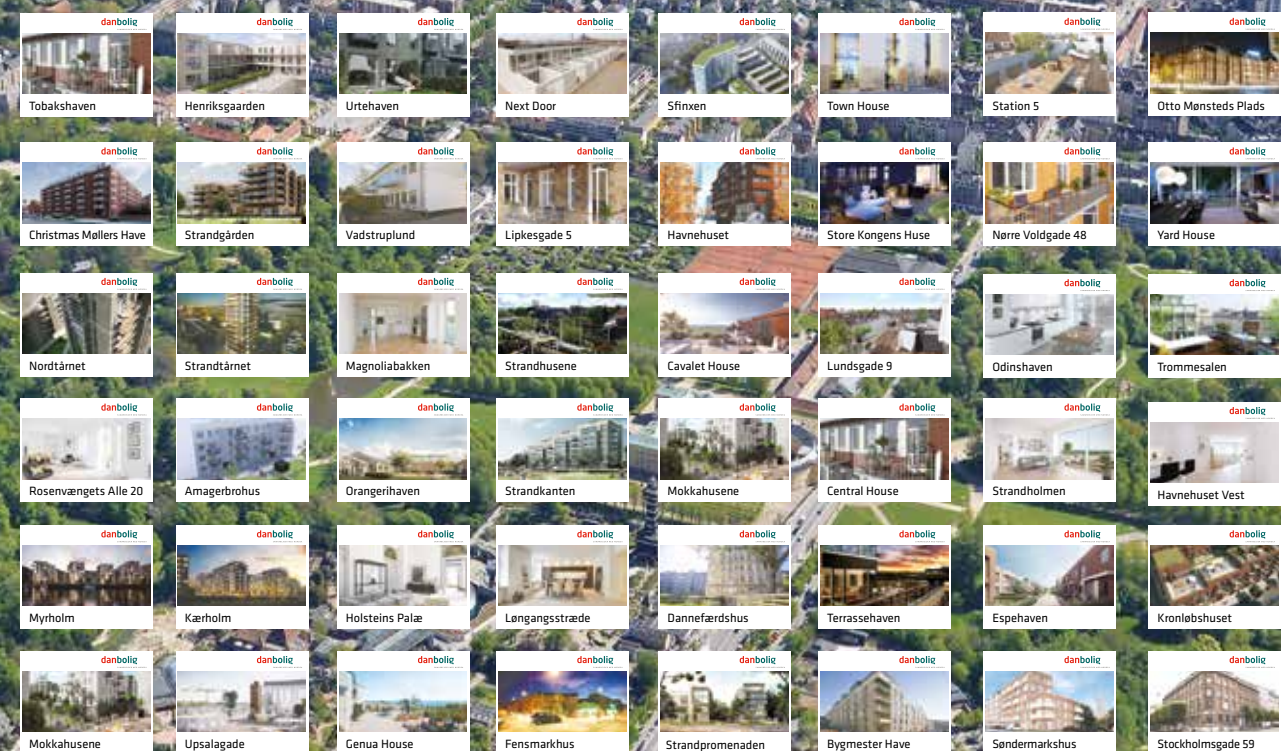
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MORE AND MORE INTERNATIONAL COMPANIES ARE OPENING OFFICES IN COPENHAGEN



The American chemical manufacturing company FMC Corporation just chose Copenhagen for its new European innovation centre. And it is not the only company to fall for the charm of the Danish capital: Copenhagen is garnering international acclaim for its unique business climate.

Strong food and biotech research environments with access to specialized labour just convinced FMC to locate its headquarters in Copenhagen. FMC develops, among other things, products for agriculture that aim to increase output and improve crop quality as well as pest control.

In 2015, FMC gained a solid footing in Europe when it took over the Danish firm Cheminova which manufactures chemical products mostly in the form of crop protection substances. From there, things took off: FMC decided to open a European regional head office and research centre in all new facilities in the Scion DTU science

park in Hørsholm, right next door to the laboratories and scientists of the Danish Technical University (DTU). The official opening day of the new centre is April 1, 2017 and it promises to be a central hub for research development and the company's regional operations. The centre will bring together employees who are currently scattered across Europe and the US, including employees within research, sales, marketing, regional operations, finance, supply chain and HR—for a total staff of 175 highly-educated individuals.

- Denmark is recognized for its food and biotech research and for

- Attracting companies to Greater Copenhagen is working out well for us. More and more big companies are locating in Copenhagen, which is obviously really exciting, says CEO Claus Lønborg, Copenhagen Capacity.

its strong work force and standard of living. Our European research centre in Greater Copenhagen will strengthen our potential to work with our customers and suppliers, says Pierre Brondeau, CEO and chairman, FMC.

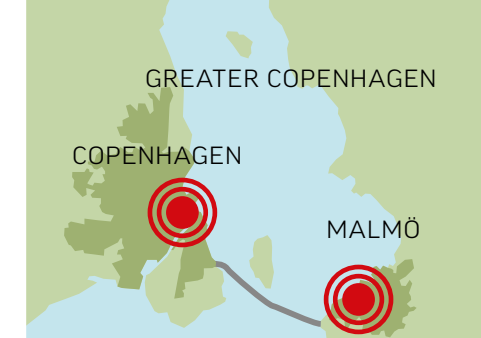
- FMC chose Copenhagen based on its strong biotech cluster with world-class companies, a healthy research environment which partners up with universities and businesses, and the relative ease of attracting and relocating international talent to the city that ranked the highest among the world's best places to live and work.

Copenhagen Capacity and Invest in Danmark assisted FMC with the work of finding the facilities for the new research centre. E.g. Copenhagen Capacity introduced FMC to International House Copenhagen which helps international citizens with all of the practical details of beginning a life in Copenhagen, as well as to private relocation firms and relevant university and professional circles where FMC will be able to recruit local talent.

And FMC is not the only company that has benefited from the help of Copenhagen Capacity.

Within the next two years, IBM will be hiring 250 talents in Copenhagen. The new consultants will focus on cutting-edge technology within big data, cognitive computing and digital business and will participate in developing tomorrow's smart IT solutions.

- Denmark is made to be an innovation lab. We have access to IT talent with business knowledge and Danish customers are very curious and ready to use new digital solutions. Customers are eager for us to develop and test innovative ideas together and, more and more, we are seeing that they want us close by, says Henrik Bodskov, CEO, IBM Denmark at



the time of the autumn 2016 decision. Of course, not all companies that choose to locate in Greater Copenhagen are big.

- We have some very big offices opening but, obviously, mostly small companies are placing their Scandinavian or European headquarters in Greater Copenhagen and later growing. We are expecting to make the Danish capital even more relevant as a Scandinavian and Northern European location over the next few years. The Greater Copenhagen region with its 4 million residents is a great alternative to other locations, says Claus Lønborg.

These past years, Greater Copenhagen has not only developed a medicom environment but also an IT environment within the context of the entire region's smart city development. Copenhagen also attracts many logistics firms.

- We are on-track for growth when it comes to logistics and there is a ton of potential, so we are expecting to see more activity here within the next few years, says Claus Lønborg. ■

By Kamilla Sevel



Copenhagen aims to become the first carbon-neutral capital by 2025, and Denmark aims to be fully independent of fossil fuels by 2050.

10 good reasons to invest in Greater Copenhagen

1. Europe's easiest place for doing business

The World Bank ranked Denmark the easiest place to do business in Europe in 2012-2017.

2. Low company tax

Denmark's company tax rate is 22%, which is below the average OECD and European level.

3. Europe's most flexible labour market

Greater Copenhagen offers the most flexible hiring and firing legislation in Europe, providing ideal conditions for up-scaling and down-scaling.

4. Competitive business costs

Danish social security rates and employer costs are the lowest in Europe. Copenhagen is 15-20% cheaper than Stockholm in terms of salary, social security costs and office rent when comparing the total costs of a business operation such as a Scandinavian headquarters or shared services center.

5. Scandinavia's talent hub

Greater Copenhagen has Scandinavia's largest recruitment base of highly-skilled employees, as well as Scandinavia's biggest pool of private and public sector researchers.

6. The logistics capital of Scandinavia

Copenhagen links continental Europe, Scandinavia and the Baltic countries, providing access to a market of 100 million consumers, as well as Scandinavia's highest density of businesses and population. The Copenhagen Airport was declared the best airport in Northern Europe at the World Airport Awards 2015 and has the most intercontinental, European, Scandinavian and Baltic connections of all the Scandinavian airports.

7. Easy interaction with public authorities

Denmark consistently achieves top rankings in Transparency International's study of perceived corruption in public sectors worldwide. The Danish public sector is known for its low level of bureaucracy and red tape, as well as for easy interaction with public authorities.

8. The world's most liveable city

Copenhagen was awarded the World's Most Liveable City Award 2013 and 2014 by the international magazine Monocle.

9. Highest concentrations of knowledge

With 12,000 researchers, 15 science parks and 14 universities and other colleges of higher education with top rankings for university-industry cooperation, Greater Copenhagen offers Scandinavia's most knowledge-rich research and business environment.

10. Best for tests and demonstrations

Denmark is known worldwide for its high-quality, ground-breaking research and development, and is valued as a leading test market for ICT, cleantech, smart grid and smart city solutions

SOURCE: COPENHAGEN CAPACITY



IMPORTANT CLUSTERS IN GREATER COPENHAGEN:



Medicon Valley

- 4 life science universities with 50,000 students, producing 2,000 PhDs every year.
- 22 hospitals of which 11 are university hospitals.
- 6 global R&D-based companies with local roots
- 200+ medtech companies
- 150+ biotech companies
- 44,000 employees in the private sector
- €6.7 billion in turnover in Danish medtech in 2010



Logistics

- Greater Copenhagen is the logistics capital and centre of gravity in Scandinavia, bridging Europe and the Nordics. With ten countries bordering the Baltic Sea, you can reach 100 million consumers within 24 hours.
- Almost 55% of all Scandinavian companies – more than one million – and 35% of the entire Scandinavian population are within a 3-hour drive from Copenhagen City. Large global logistics companies in Copenhagen include DHL Express, FedEx, PostNord, UPS and TNT.



Cleantech

- Copenhagen is a cleantech hub for green investment and innovation. Copenhagen's cleantech cluster excels in smart city and smart grid, renewable energy, water and waste management as well as recycling and upcycling technologies.
- Greater Copenhagen's cleantech cluster has taken a lead position in innovation, prompted by state incentives and ambitious regulation.

SMART CITY

In Copenhagen, companies have access to unique, high-quality data and electronic registries dating back decades. This is turning Greater Copenhagen into a preferred laboratory for smart city technologies to build, monitor and manage the data infrastructure of large cities, able to handle the challenges of climate change and urbanisation.

More than 250 companies, including Cisco and Hitachi, are involved in smart city activities in Greater Copenhagen, owing to the early-adopter citizens and the high level of digitisation in the public sector.

SOURCE: COPENHAGEN CAPACITY

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CBRE er verdens største erhvervsejendomsrådgiver, men vi er også en af verdens mest lokale. På verdensplan er vi repræsenteret med over 500 kontorer, mens vi i Danmark har kontorer i København og Aarhus. CBRE yder professionel rådgivning inden for salg, køb, udlejning, vurdering, rådgivning, administration og drift. Og uanset hvor kunderne møder os, så lægger vi vægt på høj faglig viden, indgående markedskendskab og en tæt personlig dialog – med masser af lydhørhed, fleksibilitet og hurtig handling.

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ILLUSTRATION: LAURITZEN/ANKERTEKNIKER

€400 MILLION PROJECTS TRANSFORM LYNGBY INTO A NEW RESEARCH HUB

Just north of Copenhagen is Lyngby—a suburb where Microsoft recently built its new headquarters and the home of the Technical University of Denmark (DTU) – a University which is growing to encompass a research environment of international standing.

In recent years, Lyngby just north of Copenhagen has developed into a growth centre supported by the collaboration between research, education and business. During this time, the area has made a number of attractive sites available for development, encouraging many businesses to locate there. Lyngby is currently expanding to the north and the east with the construction of several large buildings

and housing for students as well as new residents. All in all, the town is booming with development projects that have generated investment of more than €400 million and there's more to come.

The area is especially exciting because it has proven to be an easy place to sell sites. While Microsoft has already built its new international headquarters in down-

town Lyngby, bio-company Novozymes purchased a 140,000 sq m site from the Municipality of Lyngby-Taarbæk in 2015 and expects to complete the first 40,000 sq m of its building by the end of 2018.

The Technical University of Denmark is also undergoing extensive expansion with investments of more than €300 million. DTU's total construction potential is

382,100 sq m, while the percentage of built-up space will only amount to 36 per cent after the almost 80,000 sq m that are currently in progress are complete in 2017, so there is still room for a lot more growth.

All in all, Lyngby has amazing potential, and the political goodwill to support it. This opens the door to exciting projects these next few years.

This is also why more and more businesses choose to locate in the area. It was a fabulous year for the 250 companies in the Science and Technology Park, Scion DTU in Lyngby and Hørsholm, its neighbour to the north. Eight out of ten of these companies launched new products, applying for three patents a week; and seven out of ten grew and created more than 240 new jobs.

These past years the pace of innovation has accelerated in Scion DTU in Lyngby and Hørsholm. Eight out of ten, 81 per cent, of the companies in the research park, which mostly consist of hardware entrepreneurs and start-ups, launched

Bio-company Novozymes is about to build a new research center in Lyngby.

a new product in 2016 while they increased the total number of patents by almost 40 per cent to 151, according to a survey conducted as part of the research park's result report.

- We are thrilled. The figures confirm that our high-tech development environment with consultants, facilities and professional communities generates the innovation Denmark needs. We are also attracting a lot of interest from companies and entrepreneurs. Last year, we welcomed 46 new tenants, bringing us to a current total of 250 companies in the research park, says Steen Donner, CEO of Scion DTU.

In Hørsholm alone, Scion DTU is expecting the 100 companies that are already located in the research park to grow to 120 in 2017.

One of the biggest companies to move to the research park Scion DTU is the FMC Corporation, which opened its European headquarters in Hørsholm.

The sizeable growth in business activity also triggers a need for more housing. One of the biggest projects is the collaboration between the Danish pension fund PensionDanmark and Boligfonden DTU, which is the technical university's housing administration firm, on the development of housing for students and temporary employees. The youth housing will be located where there is a long-term need and demand and ensure that students' housing is close to their schools.

- We have developed an exciting model for a long-term collaboration with Boligfonden DTU. Working together will help reduce the housing shortage for young students while also ensuring safe and stable yields for the members of PensionDanmark. The model can be used for other schools and PensionDanmark is open to entering more of this type of agreement, says Torben Møger Pedersen, CEO for PensionDanmark.



PHOTO: PETER BRUNDSGAARD

- The City of Knowledge alliance has created the basis for comprehensive urban development. The campus area and the center of Lyngby are evolving into a growing business centre with new businesses, housing and education facilities, and future infrastructure projects to further accelerate this development. We work to transform the city of Lyngby into a thriving knowledge-intensive innovation district around DTU campus, in the words of CEO Caroline Arends, Lyngby - City of Knowledge.

The housing units are developed in a joint venture, from which Boligfonden DTU leases the housing and then sublets it to students. The goal is to start more projects in 2017 and thereby help meet the huge demand for student housing. ■

By Kamilla Sevel



PHOTO: HJA

Microsoft just opened an international development center as well as the Danish headquarters in downtown Lyngby.



The aim of the plan is to create capacity and facilities to handle 40 million passengers a year and more new routes, including 17 long-haul routes. During the construction period alone, the expansion of Copenhagen Airport will create 12,500 new jobs.



THE TWO FIRST PROJECTS:

The area between Pier A and Pier B

- CPH are adding 4,000 sq m for dwelling, food & beverage outlets, shops and better flow.
- Costs will be €52 million.
- CPH will be using 1,600 m3 of concrete and 1,100 tons of steel, and building a 1,800 sq m new facade.
- 60 per cent of all passengers pass through the area between Pier A and Pier B, making it the airport's busiest point after the security checkpoint.
- The construction work will be complete in 2018.

Pier E - first phase

- The first phase of Pier E will add 22,000 sq m to the airport with seven gates and 800 seats.
- A widebody contact gate will be built for large aircraft.
- There will also be six bus gates, two of which will be flexible such that they can be used as a single gate for large aircraft.
- Passengers will be able to board buses under cover all year round. Passengers will board large aircraft via covered staircases.
- Alongside Pier E, CPH will build a modern office building occupying 4,000 sq m over four levels.
- The construction work will be complete in 2019

While the future Pier E is being built in an area of the airport where neither passengers nor aircraft will be affected, the expansion of the busy passenger area between Pier A and Pier B will not go unnoticed.

PHOTO: NEWS BRESSUND / JOHAN WESSEMAN

ILLUSTRATION: COPENHAGEN AIRPORT



COPENHAGEN AIRPORT TO EXPAND - AIMING AT 40 MILLION PASSENGERS

Copenhagen Airport will expand the airport, CPH, just started up two major projects – a new Pier E for aircraft and a doubling in size of the transit area in Terminal 2, the busiest passenger area.

The expansion of Copenhagen Airport is gathering pace with the investment of €115 million to build the phase of a brand-new pier, incorporating more aircraft stands and serving new routes, and €50 million to double the size of the busy passenger area after the central security checkpoint.

The two new projects will mean even more cranes at the airport in the next three years, as more than 1,000 construction workers and technicians set about increasing capacity for aircraft and passengers.

Copenhagen Airport's CEO Thomas Woldbye and Danish Minister for



- Denmark needs good links with the rest of the world. That requires a strong airport that is well connected, with routes around the globe. Copenhagen Airport is currently Northern Europe's preferred hub. We want to maintain that position, which means we want to expand and develop the airport. We're ready to invest in a massive expansion of the airport to create capacity for a lot more aircraft and a lot more passengers, says CEO Thomas Woldbye, Copenhagen Airport.

PHOTO: NEWS ØRESUND



Employment Troels Lund Poulsen launched the two major projects.

- The first thing our passengers will notice is the investment of €50 million in creating more space for the journey through the busy area after the security checkpoint, says Thomas Woldbye.

The area between Pier A and Pier B is being expanded by 4,000 sq m to double its current size. This is being done by building a brand-new building in front of the existing one and then joining them together. The work will be complete around summer 2018.

Among other things, the expansion will give the airport capacity for 17 new long-haul routes serving the whole world, in addition to the existing 36. This will be achieved by developing the western part of the airport, enlarging the area for stands to 1,900,000 sq m, twice the size of the present area. This will make it possible to increase the number of aircraft stands from 78 to 124.

- We're making the corridors wider so there's more space for passengers making their way to their flights. We'll also be adding a new play area, additional seats and more power sockets for recharging devices. Seven out of 10 passengers say that good options for shopping and eating are essential for a good travel experience - and we're listening to them, which means we're also building 28 new shops and food & beverage outlets. We're already well into the process of identifying the right selection so that there's something for every taste and budget.

The construction of a brand-new Pier E is one of the biggest construction projects of recent times. When the pier is complete, it will be able to accommodate 10 gates for large aircrafts and 20 for smaller aircrafts on the European routes - a huge project costing around €400 million.

- We've started work on the first phase of the project, which alone will cost €115 million. This phase will give us the first 22,000 sq m and seven gates for aircrafts, says Thomas Woldbye.

The first phase of Pier E will be complete in 2019. But that won't be the end of things. As part of the Expanding CPH plan for a future airport handling 40 million passengers a year, as well as more aircrafts and new routes, the subsequent phases of the new pier are already being planned.

Currently, more than 16,500 people work permanently at Copenhagen Airport, which already makes the airport Denmark's biggest workplace. By the time the airport has been expanded to handle 40 million passengers a year, the number of permanent jobs at the airport is expected to have increased by 9,000. This is in addition to the 12,500 construction jobs in the construction period. In the period 2005 to 2015 alone, CPH contributed around €4 billion to Denmark's GDP. ■

By Kamilla Sevel



PHOTO: NEWS ØRESUND / JOHN WESSMAN



Attraktiv, veldrevet ejendomsportefølje på Sjælland, Fyn og i Jylland sælges

I alt 14 prospekter fordelt på bolig- og erhvervsjendomme på attraktive adresser i Vejle, Kolding, Billund, Vojens, Skjern, Fåborg, Årslev, Langeskov og Kalundborg med et solidt årligt afkast.

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"Expanding CPH" plans to double the airport size, including terminals, aircraft stands and additional airside facilities. "Expanding CPH" will also make room for developing a great cargo and logistic park direct linked to the existing cargo area and close to the high way.

high-income consumer's, reason for the e-commerce market to boom and is now the eight largest in the world with internet retail sale exceeding 20 billion euros pr. Year. With an e-commerce logistic center in Copenhagen Airport you can provide delivery to most of Scandinavia overnight, states CPH.

A second opportunity is to establish temperature-controlled warehouses specific for the pharmaceutical and biotech industry, which are substantially represented in the Greater Copenhagen Region – an area known as Medical Valley housing more than 350 biotech, meditech and pharma companies. These new warehou-

ses could provide international companies with state-of-the-art storage facilities with fast and direct access to and from the rest of the world.

- The new logistic park is also ideally suited for a fresh goods terminal for short-term storage of perishables such as fish, fruit and vegetables. The amount of these products being transported via Copenhagen Airport is increasing considerably and a dedicated terminal development would further escalate this growth, says Business Development Manager Jørgen Jensen, CPH Airport. ■

By Kamilla Sevel

MORE ON INVESTING IN COPENHAGEN AIRPORT

At MIPIM, Thursday 17th March, Jørgen Jensen Business Development Manager and Constituted Director Real Estate Sales at Copenhagen Airports will speak in the Asset class room (Palais -1). The event starts at 10.00 AM with the topic Greater Copenhagen - The growing hotspot within global logistics.

FACTS ABOUT CPH AIRPORT BUSINESS PARK

- CPH Airport Business Park covers more than 300,000 sqm.
- The length is more than 1 km and the width vary from 150 to 275 meters
- Building height up to 22 meters
- No restrictions on volume
- Investments for external investors are expected to amount 270 million euro

CPH AIRPORT BUSINESS PARK OPEN FOR INVESTMENT NOW

Copenhagen Airport is among the fastest growing in Northern Europe with 29 million passengers, growing by more than 1 million passengers each year. Cargo has an impressive 20 per cent growth the last 5 years making CPH Northern Europe's cargo hub with 423,000 ton-

nes in 2016. In 2014 CPH published the ambitious "Expanding CPH" plan on how to go from 25 million passengers to 40 million passengers in the years to come.

The plan for the future area is named Airport Business Park and is about to take shape. The area covers more than 300,000 sq m with direct access to the E20 motorway to Copenhagen, Denmark, Sweden, Germany and the rest of Europe.

FedEx and DHL have already set up their Nordic Hubs, but also companies as Kühne + Nagel, Jetpak and others have localised in the airports existing cargo area.

- One of the most compelling development opportunities for the site includes construction of automated warehouses for e-commerce - a sector experiencing significant growth with sustainable future potential. The Scandinavian market consist of more than 25 million

Plans are to develop a new, larger cargo and logistics park with direct motorway access to Copenhagen, the rest of Denmark, Sweden, Germany and continental Europe.



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YIELDS ON
RESIDENTIAL RENTAL
PROPERTIES IN
AALBORG
4.25 %

AALBORG IS A HIT WITH INVESTORS

Aalborg, the biggest city in Northern Jutland is currently the object of extensive demand for investment properties from local and international investors.

Denmark's northernmost city, Aalborg, is really thriving: the population is growing, business is booming and Aalborg can pride itself, along with Copenhagen, on

being one of the Danish cities that offers low risks and high returns. This has put Aalborg on the radar of a growing number of international investors to complement the city's already well-established foundation of local investors.

- Just the fact that pension funds are starting to check out Aalborg helps strengthen the market. Professional demand, and not just local interest, increases property values and creates a positive feedback loop, says lawyer and partner Mads Wilkens, with the law firm HjulmandKaptain, which is especially busy with a number of development cases.

Investment interest isn't only limited to existing properties. It also includes building housing in new neighbourhoods e.g. Stigsborg Brygge, in eastern Aalborg, as well as many other places.

Just a few years ago, the investment and development market was dominated by a few big Aalborg investors like, e.g., A. Enggaard, C.W. Obel and Calum.



The council of Aalborg has initiated a major transformation of the city from a heavy industrial city to a city creating thousands of new jobs in the knowledge and IT fields. Here Council member Hans Henrik Henriksen at the new attractive harbour front.



In 2016, Niam purchased 461 housing units in Aalborg in two separate transactions. The portfolio consisted of 42 harbourfront apartments; and 419 housing units in DaVinci Park, in southern Aalborg.

They are still around but now they are supplemented by a large number of new investors of the local, national and international varieties.

One of them is the property firm Valhal Estate.

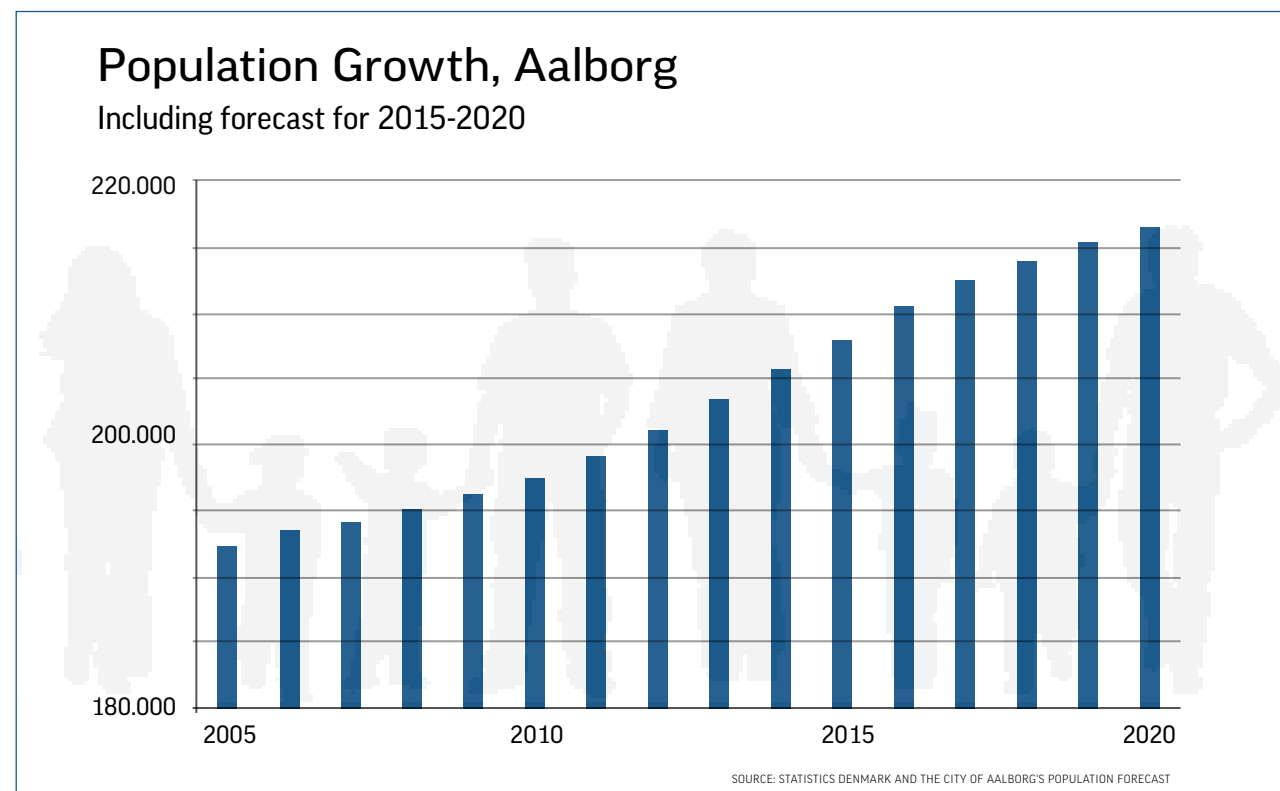
- There is big, unexploited property potential in several parts of Aalborg, not least in Nørresundby and towards the airport. This is a really attractive area which will only improve once the government invests in its new link between Aalborg and Nørresundby, called the third Limfjord link. It is an obvious pre-

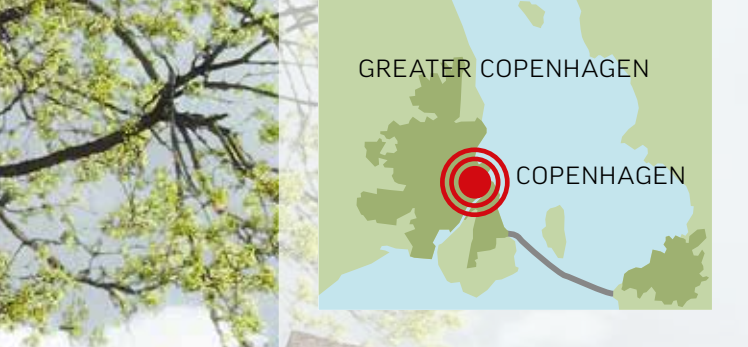
quisite that the necessary infrastructure be in place to connect the region's hot spot, Aalborg Airport, with the rest of Denmark, says one of the active private investors, Conny Lindholt.

While local investors, to a large extent, use their micro-knowledge to secure good locations, volume and demographic trends are the main concerns of international investors. Since its office opened in 2011, Swedish fond Niam has invested roughly € 950 million in the Danish property market, divided among housing and commercial property. In January 2016, Niam was one of the first foreign

firms to invest in Aalborg, and has since made additional investments. - In our view, several factors make Aalborg interesting and catch the attention of international investors. We are looking for investments with higher yields than prime properties in Copenhagen and as Denmark's 4th largest city Aalborg is interesting. When you factor in population growth and the strong position of Aalborg University you have some arguments that can help convince investors why they should focus on Aalborg, says CEO Kristian Krogh, Niam Danmark. ■

By Kamilla Sevel





GREATER COPENHAGEN

COPENHAGEN

Bygningsstyrelsen is building a 40,000 sq m office building at Kalvebod Brygge in central Copenhagen to house state-owned companies such as Banedanmark (Danish Rail), Energistyrelsen (Danish Energy Agency), Trafik -og Byggestyrelsen (The Danish Transport and Construction Agency) and Vejdirektoratet (The Danish Road Directorate), with a total of 2,000 employees. Bygningsstyrelsen commissioned the new office building which will be created as a PPP project.



COPI GROUP

VISUALISERING: ARKITEMA ARCHITECTS

MAJOR INVESTMENT IN STATE BUILDINGS

Denmark invests big to get universities and other state-owned entities ready for the future

Investments of more than €2.1 billion are being made across Denmark to prepare the country's universities and other

facilities for the future. The investments are being coordinated by Bygningsstyrelsen, The Danish Building and Property Agency, which is responsible for managing all of the Danish government's buildings and rentals.

One of the agency's main challenges this past year has been finding new office space for 3,900 public jobs. This need arose when the Danish government chose to relocate these jobs from the national capital region to the provinces in a move to even out the distribution of public labour. This has triggered a natural demand for office space outside of Copenhagen.

- We needed to rent office space in 23 different locations across Denmark. We are only missing 2 contracts and it's mission accomplished. Many of the offices were ready to use in 2016, more will follow in 2017 and a few will be ready in 2018 and 2019, says Gyrithe Saltorp, a director with Bygningsstyrelsen.

The other aspect of the Bygningsstyrelsen mandate is building. The agency is currently administering construction projects worth a total of €21 billion, of which 23 short-term projects account for more than €400 million. Upcoming large-scale projects include the renovation of Copenhagen's Central Police Station.

Gyrithe Saltorp is the managing director in Bygningsstyrelsen responsible for leases and properties for more than €5 billion and construction projects for more than €2 billion.



FOTO: BYGNINGSSTYRELSEN



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GREATER COPENHAGEN AND MALMÖ REGION



The Niels Bohr Building is a new 52,000 sq m laboratory and teaching facility. The building will be part of Copenhagen Science City, where most of the natural science and bioscience faculties' activities are consolidated as part of Copenhagen University.

Panum, the research centre under the University of Copenhagen which is affiliated with Denmark's biggest hospital, Rigshospitalet is to be enlarged by 42,700 sq m over 15 storeys. The recently completed building is 75 m tall with occasional public access. The new building houses frontline research in the treatment of cancer, dementia, diabetes, heart disease and allergies. An element of the project will open the Panum area so it better integrates with the city. The project's budget is €200 million and is mainly financed by a fund in the name of the now deceased shipping giant A. P. Møller and wife Chastine's fund. The building was inaugurated in January of 2017.



FOTO: DABAGER LUFTFOTO

The Aarhus School of Architecture. The competition for the best idea is under way. The new school of architecture is expected to be ready in 2020. It will start out as a 13,000 sq m building with a budget of €35 million. The Japanese architect firm Sanaa and the Danish group of architects BIG are among the architects who have pre-qualified for the job.



on, a new, €135 million natural history museum, a new school of architecture in Aarhus with a price tag of €35 million and a new health science faculty at Syddansk Universitet (The University of Southern Denmark) at a cost of €160 million.

One of recent years' biggest projects is the

massive overhaul of Københavns Universitet (The University of Copenhagen), which is now complete. KUA 3 is a 5-storey, 48,000 sq m building and it is on track to welcome its first students in February 2017.

The new building is the home of the faculty

of law, theology, IT, and gives access to the faculty of human sciences in KUA2 as well as an outdoor courtyard. This project along with KUA 1 and 2 form the core of Søndre Campus (The Southern Campus) and is a central element in the Ørestad Nord neighbourhood. ■

By Kamilla Sevel

at MIPIM 2017

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Greater Copenhagen and Malmø Region - mission accomplished

Since the inauguration of the Øresund Bridge between Sweden and Denmark in year 2000, we have been setting out plans and developed projects with partners across the water without even considering the divide that Øresund once was. Today companies can expand their markets, job-seekers can take up work in the neighbouring country and students can follow courses at more than one university. All this was part of the vision behind the Region.

Greater Copenhagen and Malmø Region - a pool of opportunities

Not only is the Region home to the largest concentration of highly educated people in northern Europe, but this abundance of talent combined with an extraordinary close collaboration between the industry and the higher education establishments makes the Region a powerful force.

Furthermore, both Denmark and Sweden rank highly in terms of competitiveness, business climate, investments, IT penetration, science and quality of life. The Region offers the best of both countries, making it the Human Capital of Scandinavia.

Greater Copenhagen and Malmø Region – easy, fast and smooth access

The public transport system is well developed and the infrastructure impeccable, which makes getting around the Region fast and easy. Furthermore, with a centrally placed international airport (CPH), the Region is easily accessed from all parts of the world.

Greater Copenhagen and Malmø Region – green is the (new) black

The Region is at the absolute forefront of green growth and environmental initiatives. Energy efficiency, solar energy, off shore wind turbines and zero-emission construction developments are just some of the projects which are associated with the Region.

Greater Copenhagen and Malmø Region – whatever takes your fancy

The Region features a unique blend of proximity to both big city environments – with their vibrant, cultural diversity – and relaxing countryside with beaches, forests, mountains and open landscapes. Whatever one might be in the mood for, it can be found in the Region.

Focus on the region

- + The Human Capital of Scandinavia
- + Population: 3.9 million
- + Workforce: 1.9 million
- + Area: 20.859 km²
(half the size of Switzerland)
- + Universities: 12
- + Students: 145.000
- + Copenhagen Airport: Northern Europe's largest airport, 162 destinations.
- + Research & Development:
R&D/GRP = 4.9% (EU-average: 2.0%)
- + Regional world class industry clusters:
Cleantech, Creative industries, Foods, ICT, Life Sciences, Transport/Logistics

STAY TUNED FOR 250, 000 SQ M SCIENCE VILLAGE SCANDINAVIA

A science village featuring 250,000 sq m of laboratories, offices, guest accommodations and service offerings is the latest development at the ESS and MAX IV facilities in Lund.

In a few years, the first phases of a spectacular new research complex will open in Lund. ESS will be a large compound including industrial and laboratory buildings, office space, and guest accommodation facilities. The ESS site will be attractive and environmentally sustainable, a world-class research centre with an elegant architectural design in tune with the surrounding landscape.

The Member States of the European Spallation Source ERIC directly finance the ESS organisation through cash and in-kind contributions. The total construction budget of the research centre is €1.84 billion in 2013 pricing. Another central goal of the project is to create a seamless design that allows an easy flow of people and materials throughout the compound. It should incorporate good transportation and access points, optimising the use of each building's internal space.

Many of the buildings at ESS will be technical utility buildings of an industrial nature, which imposes limits and challenges for the architectural design. The architectural conceptualization of the buildings is vital for the visual impact of the facility and for the integration into the surrounding landscape and neighbouring Science Village.

After an international design contest held in 2012, and a subsequent negotiated procedure, Danish Team Henning Larsen

Architects was chosen to develop the overall architectural concept.

While the design of the actual facility is currently taking shape, the planning of the housing for the many researchers that will work and live there is just beginning.

Science Village Scandinavia is owned by The City of Lund, The University of Lund and The Region of Skåne with the purpose of handling the opportunities that are creating around the research facility. The company owns the land between ESS and MAX IV and the first building site for sale consists of 7,000 sq m reserved for a restaurant, exhibition space, guest researcher housing and offices.

Once fully developed, Brunnsög, the location of Science Village Scandinavia, is expected to be the home of 40,000 residents. New construction is scheduled at a volume of 10,000 sq m a year and comprises a new neighbourhood to be completed in 25 years, according to Ulrika Lindmark, the company's CEO. ■

By News Øresund

Co-hosts Sweden and Denmark have together committed to 47.5 per cent of the construction budget for ESS. Denmark's share of 12.5 per cent of the €1.843 billion construction budget will include cash and in-kind deliverables, including contributions to instruments. Additionally, Denmark hosts the ESS Data Management & Software Centre in Copenhagen, where all of the data generated from experiments at ESS will be processed.



ILL: ESS/TEAM HENNING LARSEN ARCHITECTS.



The number of jobs increased 70 per cent in Ørestad between 2009 and 2014. Its many jobs and access to 20,000-23,000 students are both aspects of Ørestad that Innovation City Copenhagen intends to make more visible.

- Demand for building sites in Ørestad Syd has been huge. Each parcel of land has attracted several interested buyers, and the skilled partners we are working with will ensure architectural variety and high quality housing. We have also ensured that our partners have the ambition and solidity to implement and deliver high quality buildings regardless of whether the wind on the housing market shifts, says Jens Kramer Mikkelsen, CEO of By & Havn.

The majority of the various new housing projects will be built over the next few years, although the first of them already started in 2016.

All eyes will be on Ørestad for more than its noteworthy housing activity these next few years. The networking organization Ørestad Innovation City Copenhagen (ØICC) wants to help attract and stimulate business and knowledge development in the region's biggest and fastest growing business area which is what Ørestad has become in recent years. The idea is that this goal can best be achieved when the various companies and organizations in the district join forces in a formal inter-sectional partnership throughout Ørestad.

- There is a global focus on "innovation districts" and their effect on companies and organizations. There is a fantastic momentum in Ørestad, and we would like to use it to attract even more small, medium-sized and large companies. This is why we have taken the initiative to create the networking organization Ørestad Innovation City Copenhagen, says Jens Kramer Mikkelsen, CEO of By & Havn, who was appointed the new organization's first chairman.

ØICC was established to contribute to increasing the value of Ørestad as a location for companies and employees. There are many national and international examples of similar successful networking organizations.



- It was actually at MIPIM 2016 that we announced the start-up of Ørestad Innovation City Copenhagen. Ørestad accommodates a lot of interesting know-how companies and with 20,000-23,000 students it is a very attractive location for new companies, says Jens Kramer Mikkelsen, CEO of By & Havn.



Copenhagen University is located in Ørestad

DISCOVER INNOVATION CITY COPENHAGEN

Ørestad is Copenhagen's biggest development site. In autumn 2016, a full 150,000 sq m was sold, mostly for residential construction purposes and in May, By & Havn is welcoming investors to take part in the next phases of housing development. At the same time, key players are joining forces in Ørestad Innovation City Copenhagen inviting companies, universities, employees and students to join forces in a network emphasizing the potential of the district.

Ørestad is turning into one of Copenhagen's biggest neighbourhoods. Plans for the area were first drafted in the early 90s and layers have been added in recent years. A new arena just opened offering services to a number of companies and residents in the neighbourhood. In late 2016 another 150,000 sq m of land was sold and now another 60,000 will be put on the market to be used for townhouses and highrise apartments in Ørestad Syd. It is the development company By & Havn that develops Ørestad along with other big development areas in Copenhagen.

There has been demand for housing in Ørestad Syd and By & Havn wanted to take advantage of this development momentum instead of reserving the plots for business development.



PHOTO: BY & HAVN/ AERODAN

The most recent building site sales have made 1,500 new housing projects possible, including highrise construction and townhouses.

- New ways to work and collaborate will be critical for every knowledge company in the future. We need to be able to attract the best heads from both sides of the Øresund. And with less than 5 minutes to the airport and the bridge to Sweden; and with the Metro and the regional train right outside the door, we can't imagine a better location than Ørestad, says Søren Brøndum, CEO of the consultant Rambøll Danmark. Rambøll has 13,000 employees and is headquartered in Ørestad.

Solstra Capital Partners is the majority stakeholder in Bella Center, Denmark's largest convention center also situated in Ørestad, and is also responsible for nearby office building Copenhagen Towers and Crowne Plaza Hotel. Managing partner Oscar Crohn from Solstra Capital Partners sees a clear competitive advantage in the network.

- Solstra's involvement in Ørestad is substantial. The company runs a hotel and owns a major business complex, Bella Center, and is developing the neighbourhood around the Center. Even though, within Ørestad, we compete for companies' and residents' favour, we are stronger together than we are alone—especially internationally. We are hoping that Ørestad's location will convince international companies to choose Copenhagen rather than Stockholm or Helsinki as their Scandinavian and Baltic market hub. In that competition, we are stronger as part of a network, says Oscar Crohn, Solstra Capital Partners.

Ørestad Nord is the home of the southern campus of Copenhagen University and the IT University as well as the University AAU, which is just a stone's throw away. About 20,000 university-level students study at one of the Ørestad campuses.

By & Havn CEO Jens Kramer Mikkelsen is convinced that the combination of Ørestad's unique location and the many knowledge companies is just what it takes for Ørestad Innovation City Copenhagen to be a success:

In fact, Ørestad is Copenhagen's 'Airport City', located in the heart of things, with the motorway and the Øresund train - not forgetting the Metro, which runs 24/7. No other part of Greater Copenhagen or the Øresund Region offers the same flexibility or unique location. The new network organisation will make this even clearer. It will also be a catalyst for creating an innovation environment for companies, educational institutions and cultural operators, says Jens Kramer Mikkelsen. ■

By Kamilla Sevel



Vi skaber værdi for mennesker

Årstiderne Arkitekter brænder for at skabe smukke og bæredygtige rammer for liv og udvikling, og for at udvikle byen og dens omgivelser. Vi skaber de byggede rammer for arbejde og bo, for uddannelse og fritid, kort sagt for hele vores daglige liv. Derfor sætter vi arkitektonisk kvalitet i højsædet hver gang.

Vi stræber efter at skabe værdi for det enkelte menneske, hver eneste dag. Når vi rådgiver om arkitektur og byggeri, påvirker vi miljø, by og rum og menneskers muligheder for at bo, arbejde, lære og udfolde et socialt og mangfoldigt liv. Derfor gør vi os umage.

Vi ser ethvert byggeri som en investering i fremtiden. Vores erfarne arkitekter og rådgivere sikrer bygherrens økonomiske investering, såvel som projektets arkitektoniske ambition og kvalitet. Med afsæt i vores viden og erfaring, i bygherres og brugeres ønsker, samt i stedets karakter og potentiale, udvikler vi projekter, der skaber merværdi for alle parter.



PLENTY OF DEVELOPMENT OPPORTUNITIES IN COPENHAGEN

Copenhagen is the home of many development areas: some along the waterfront, others scattered around the city. All of them promise to grow into new exciting urban communities. Copenhagen's huge demand for housing continues to push prices up and pressure returns in 2017.

Copenhagen is under transformation. During the past decades, impressive new developments have popped up as former dockyards or factory sites have been transformed into attractive new city neighbourhoods.

In 2016, it seemed like there was no end in sight for the housing market's upswing and prices shot up. This has continued

into 2017 although rises are expected to slow down. National and international investors continue to stand in line for a piece of the red-hot residential rental market which, in spite of increasing land prices and high construction costs, continues to offer returns that are more interesting than stock and bonds and much better than in many surrounding countries.

- Even though the prices on the housing market have increased remarkably these past years, we will still see an upward trend in 2017. People are continuing to move to the big cities and there are still a lot of investors eager to get into the rental housing market, which is why I don't think we have peaked yet, says Peter Lassen, CEO of Colliers International Denmark.



The former brewery site, Carlsberg, is changing into a diverse and creative city district defined by the unique mixture of modern architecture and beautiful historical buildings. The combination of densely-built buildings, charming spaces and squares, narrow streets and alleys combined with green parks and nine residential towers ranging from 50 to 120 meters in height presents a harmonic totality. One of the ongoing projects is the construction of Bohr's Tower; the building of the 100 meter tall residence tower with 88 residences in sizes varying from 139 to 190 square meters located from the 8th to the 29th floor. The residences is ready for occupation in 2017 (in front).

PHOTO: DRAGEØR LUFTFOTO



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PHOTO: BY & HAVN/ KONTRAFRAME

The large number of newly built offerings raises the already high housing prices in the capital. In the City of Copenhagen, the purchase price for condominiums that are sold before they are built is an average of 22 per cent higher than for condominiums in general. Here the current high activity in Ørestad.

RESIDENTIAL CONSTRUCTION IN DENMARK IN 2017

Growth on the housing market has spread to several places across Denmark and has helped trigger the construction of new housing. This with the construction of about 8,200 small subsidized housing units for refugees to be built at the end of 2016, in 2017 and in 2018, creates a good foundation for an increase in new construction activity. It also means that in 2017, for the first time since 2007, more than 20,000 new homes will be built in one year in Denmark.

There is a need for 20,000 new homes every year. The population is expected to increase 5 per cent. 156,000 people will move to either Copenhagen, Aarhus or Odense over the next 9 years. 1.6 million people will call one of the country's four largest cities their home in 2025, the equivalent of 27 per cent of the population. This means a remarkable move from the countryside to the city as 1 in ever 4 Danes will live in one of the country's 4 biggest cities in 9 years.

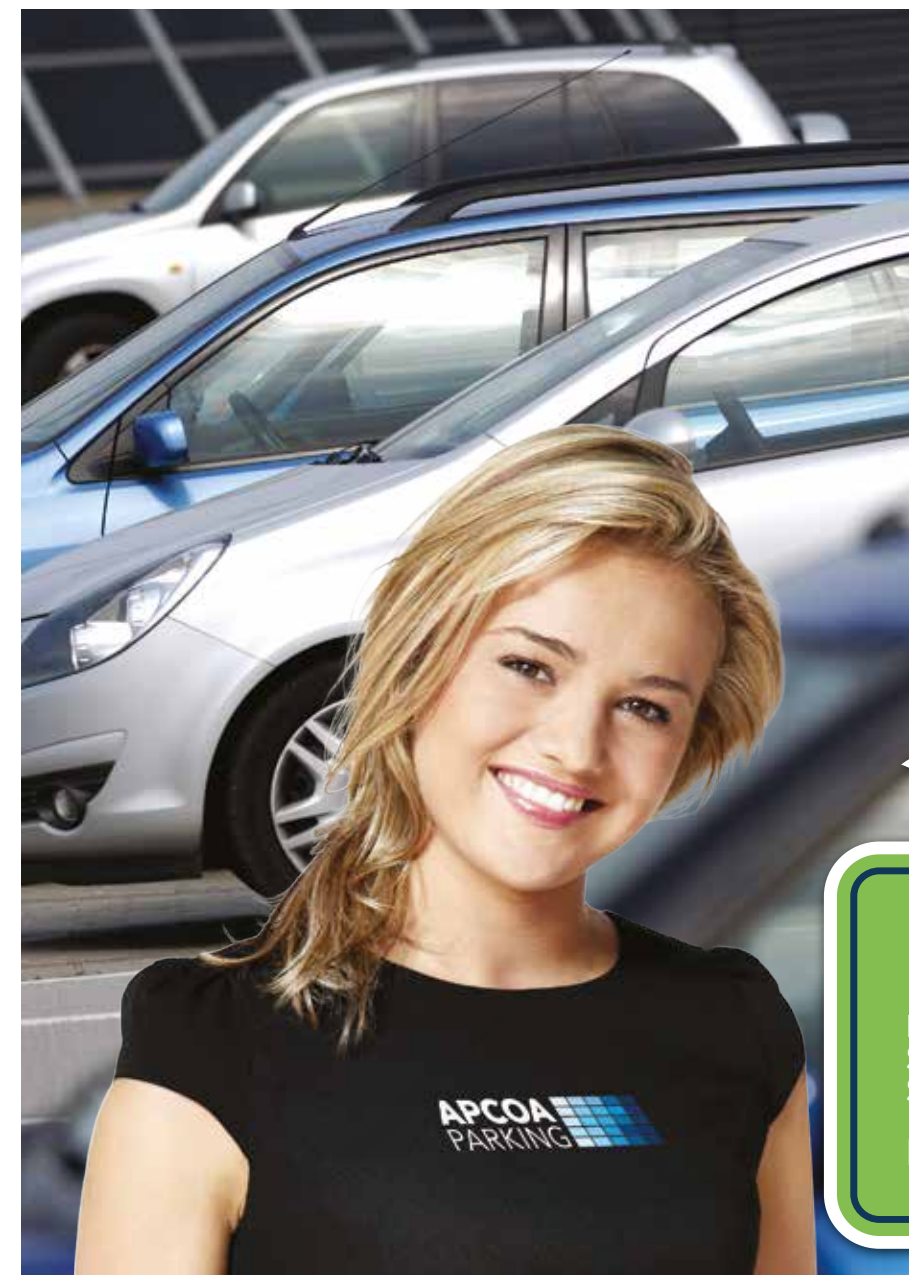
SOURCE: DANSK BYGGERI AND DANMARKS STATISTIK

Pressure on yields has increased as construction sites and costs have become more expensive. This is why, to date, investors have covered rising overhead by raising rents; and this will continue.

- People are more flexible in their thinking and can afford to pay more in monthly rent. As long as Copenhagen can boast net growth and increasing incomes, the market for housing rentals will remain interesting for investors as it will be characterized by long-term tenants and therefore low-risk returns; and this isn't going to change anytime soon, says Peter Lassen.

A study developed by property agent EDC Erhverv Poul Erik Bech also shows that three out of five investors acknowledge that residential rental properties will remain their first priority in 2017.

- Demand is clearly highest for residential rental properties. This will definitely also result in increased pressure on returns in 2017 in big cities where the concentration is densest, says Frank Jensen, regional director, EDC Erhverv Poul Erik Bech. ■



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SIGNIFICANT DEVELOPMENT AREAS IN COPENHAGEN



VALBY MASKINFABRIK



2

On the former F.L. Smidth site, between Toftegårds Plads, Vigerslev Allé and Gl. Køge Landevej, a new neighbourhood with housing, shops, businesses and green squares is starting to take shape: Valby Maskinfabrik.

With its vision of creating a vital and sustainable neighbourhood Valby Maskinfabrik is breathing new life into F.L. Smidth's old factory on Gl. Køge Landevej. Once the construction work is complete in 2020, Valby Maskinfabrik will be the location of 1,000 modern, sustainable homes. Valby Maskinfabrik includes furthermore about 40,000 sq m of commercial space.

SYDHAVN



1

Today, 3,500 Copenhageners live at Sluseholmen and Teglholmen, and, in time, Sydhavn will be able to contain 9,000 homes and 22,500 jobs.

In addition to Sluseholm and Teglholm, the Sydhavn area comprises the Enghave Brygge and Frederiks Brygge neighbourhoods.

Enghave Brygge will be one of the new neighbourhoods to link Vesterbro and Copenhagen Port. In a few years, homes for 6,000 to 7,000 Copenhageners, distributed among ten new housing isles, will be built in Copenhagen's harbour. NPV is the project developer of six of the housing islets which together will be called Engholmene, institutional investor Nordea Ejendomme another. NPV will build more than 1,000 housing units there, with the first ready for occupancy in spring 2017.

CPH

Read more at page 30

10

GRØNTTORVET



3

The plans to transform Valby's Grøntorvet are becoming a reality, giving Copenhagen a brand new neighbourhood: Ny Valby with 4,000 inhabitants, shops, childcare facilities and its own park. Construction of first phases is well under way by developer FB Gruppen is well underway. Construction is expected to last 4-5 years and will cost € 665 million.

NORDHAVN

PHOTO: BY & HAVN



4

The Århusgade area is the first neighbourhood to be transformed within Nordhavn, an all new district in a former industrial dockyard. At the moment, several new buildings are popping up and new infrastructure is being developed throughout the area.

In phase one of the development of Nordhavn, whose housing portion is already well under way, there is the potential to build 350,000 sq m of mixed housing and commercial space with room for 6,000 to 7,000 jobs and 2,500-3,000 inhabitants.

PAPER ISLAND



5

Christiansholm, also known as the Paper Island because huge rolls of newsprint for the Danish press were stored there for decades, is uniquely located at the heart of Copenhagen's waterfront. In recent years, the island has become an urban destination in Copenhagen with a vibrant street life that welcomes locals and guests inside old industrial

warehouses that make a unique and versatile setting for multiple cultural activities. The vision for the project is to create a series of new halls for informal, public functions such as an event hall and a swimming hall. Private housing will be placed on top of the halls which encircle a green and cozy courtyard.

SCANPORT

6

Scanport is a new office area close to the airport, the Øresund Bridge and Copenhagen. The area is under development and the idea is to develop a number of green office buildings with an area of 90,000 sqm.

Nordhuset, the home of the medico firm Astellas Pharma and Scandinavia Business Seating, is Scanport's first office building and meets the highest standards within green building.

CARLSBERG CITY DISTRICT

PHOTO: ANDREAS RAVN



9

The former brewery site is changing into a creative neighbourhood. Over the next 8-10 years, Carlsberg City will be developed into a unique and lively Copenhagen urban district with approximately 567,000 sq m of mixed development.

The Consortium behind Carlsberg City consists of a number of institutional investors along with Carlsberg itself.

Housing is already being developed left, right and centre in Carlsberg City, and part of the commercial areas has just been sold off to Aberdeen Asset Management.

In september 2016, UCC educating teachers, pedagogues etc moved in at Campus Carlsberg comprising 57,000 sq m in an 8 story high building with 10,000 students and 800 employees.

ØRESTAD

PHOTO: BY & HAVN



7

Ørestad is an area which extends more than 5 kilometres from the outskirts of the city centre to the edge of Copenhagen Airport. The district is about 600 metres wide. It has a total area of 310 hectares, equivalent to 3.1 million sq m. 3.1 million square metres of floor space can be built in Ørestad.

Ørestad's location and transport accessibility makes the district an integral part of central Copenhagen's metropolitan area and is being developed with the aim of contributing to the long-term urban development of Copenhagen.

Ørestad was one of the first development areas in the new wave of transformation in Copenhagen. In the district's northern end, the biggest Nordic bank, Nordea's domicile is about to open and new apartments are being built but the southern end is where the real development activity will be booming in 2017 with several new neighbourhoods.

Development company By & Havn made a site available and in February 2017 the Royal Arena, was inaugurated with concerts by world famous Metallica.

COPENHAGEN SCIENCE CITY

PHOTO: BYGNINGSSTYRELSEN



8

Copenhagen Science City consists of the area around the University of Copenhagen, the Metropolitan University College and the Royal Hospital making it the home of one of Europe's biggest concen-

trations of education and research within the fields of pharmaceutical studies, health sciences and natural sciences. 30,000 students and employees frequent this area daily.

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One of many impressive developments in Aarhus right now is the product of a partnership between the builders Kilden+Mortensen and the internationally acclaimed architect firms BIG and Gehl architects: Aarhus Aarhus—24,000 sq m of housing and 3,000 of business and urban activity space expected to be ready for occupancy in late 2018.

In early 2017, the global wind turbine producer Vestas Wind Systems sold its 62,000 sq m Aarhus headquarters to the pension fund Sampension and the asset management firm Solstra Capital Partners—a purchase which seriously expanded the company's Jutland portfolio.

The two properties sold for approximately €100 million. Although one of the buildings has vacant space, demand on the Aarhus market is good so Solstra isn't worried.

– At the Hedeager 44 location, we are freeing up Vestas office space to convert it into a modern multi-user office building which will allow Vestas the chance to benefit from more flexible rental solutions. This allows Vestas to achieve an optimal balance between security and flexibility with their rental activities while still creating an attractive investment, says managing partner Johan Ewald Lorentzen, Solstra Capital Partners.

Skejby, a neighbourhood just north of the downtown core, is known as the "axis of knowledge" with lots of businesses within cleantech, IT, health, pharma

Vestas' domicile, Hedeager 44 in Skejby, Aarhus

and food, and it's booming with Aarhus' highest construction volume these past 10 years. It is also the location of big companies like KMD, ATEA, Rambøll, G4S, NCC and Vestas in addition to a huge €850 million university hospital.

Another brand new transaction that shows the remarkable new liquidity of the market is the sale of Europahuset, a roughly 10,000 sq m multi-user office building, centrally located in Aarhus. The top 5 floors house the head office of the internationally acclaimed architect firm C.F. Møller.

BIG and Gehl Architects have designed a whole new neighbourhood with several recreational facilities in connection with Aarhus Aarhus. Among them it will be possible to take a swim in the harbor.



PROPERTY TRANSACTIONS AND DEVELOPMENT ACTIVITIES ARE FLOURISHING IN AARHUS

Denmark's second largest city Aarhus is growing and attracting Danish and international investors





ILLUSTRATION: 3XN

280,000 SQ M WILL MAKE AGRO FOOD PARK ONE OF THE WORLD'S BEST FOOD CLUSTERS

Aarhus is the home of several high-profile hubs. One that is really taking off is the Agro Food Park. GXN, the Danish architect firm 3XN's green thinktank, in collaboration with GCVA, Urland and WM+P drew up the plans to make Agro Food Park a leading innovation and growth centre in

Denmark and a food cluster to rival the world's very best.

For more than a year, the architects behind the proposal worked on the plans for Agro Food Park 2030 which is located in Skejby, northern Aarhus.

Agro Food Park was designed to be much more than a traditional business park. It is conceived as an open universe of buildings, each with its own character and ambiance.

- We are so happy that it was possible to acquire one of the most high-profile buildings in Aarhus. With the renovation of the square, the proximity to shops and cafes by the water, Dokk1, light rail as well as future developments in the area, this location can only get better and better. It is a long-term investment which will help ensure stable yields for the members of Industriens Pension, says Peter Frische, head of property investment for the pension fund Industriens Pension.

This past year, the development of the property was completed by Capital Investment A/S on behalf of Standard Life, which added many Danish acquisitions to its portfolio this past year. Last fall, in Aarhus, Standard Life took over two properties, Regina and Europahuset almost simultaneously.

As with the most recent sale, CBRE was

responsible for renting and selling the property. The property was purchased to give a return of about 4.6 per cent.

- We are expecting the volume of transactions to remain high within the housing and business sectors, says partner Johan Gottschalck, Colliers International Denmark, who is one of the leading property agents in the Aarhus market.

While interest in existing properties is encouraging, there is also an impressive supply of properties in new developments. The most eye-catching are located in former dockyards where construction activity levels are high.

Several housing and office projects have shot up here in recent years and more are on their way. One is a spectacular housing project called Lighthouse, on the tip of a new neighbourhood: Aarhus Ø. Aarhus Ø

is the city's biggest construction project and a neighbourhood under development with housing, businesses, schools, assisted living for the elderly, childcare facilities, a central library called Dokk1 and a theatre.

Over time, the neighbourhood will include another 600,000-700,000 sq m and be the home of 8,000-10,000 residents and the workplace of another 12,000.

Things are looking good. Developer Rune Kilden is involved in a number of the new projects in Aarhus.

- Upon completion last autumn, the office project Pakhusene business development in Aarhus Ø was fully occupied, so demand isn't just good for housing but also for the type of business space we create, says Rune Kilden. ■

By Kamilla Sevel

YOU CAN HAVE A SWEDISH, DANISH, NORWEGIAN AND FINNISH LAW FIRM. OR YOU CAN HAVE **ONE**

Real estate is a central practice area at NORDIA. With offices in all Scandinavian countries, we know the Scandinavian real estate market well. We provide national as well as cross-border legal advice in a large number of significant property related matters to all types of participants on the property market, whether regarding acquisitions, sales, financing, construction law, development related matters, landlord/tenant matters or other.

WE LOOK FORWARD TO SHARING OUR KNOWLEDGE AND EXPERTISE WITH YOU



PHOTO: NEWS ØRESUND/ JENNY ANDERSSON

Emporia consists of 93,000 sq m, divided among 200 shops, restaurants and cafés. A total of 3,000 people are employed at Emporia which is visited daily by about 25,000 people. The impressive building was designed by Wingård Arkitekter AB, and is owned by Steen & Ström AB. Emporia was ranked the World's Best Shopping Centre at the international architecture competition World Architecture Festival in Singapore. The jury was impressed by the welcoming grass-covered rooftop park and the colour-coded entrances.

KEY TRANSACTIONS SIGNAL FAITH IN MALMÖ PROPERTY MARKET

Development potential on the Swedish side of the Øresund is massive; and Malmö's housing and commercial segments are flourishing.

In January, the big Swedish property company Kungsleden expanded its property portfolio and strengthened its presence in the Hyllie cluster in Malmö by acquiring an office property that is subject to a cadastral 3D partition pro-

cedure, located in the Emporia shopping center.

Hyllie is Malmö's most expansive area, strategically located only a few minutes' drive from Malmö Central Station and

with easy access to Kastrup airport and Copenhagen city center.

Kungsleden acquired Emporia Office from Steen & Ström AB. The offices are currently part of the Malmö Marknads-

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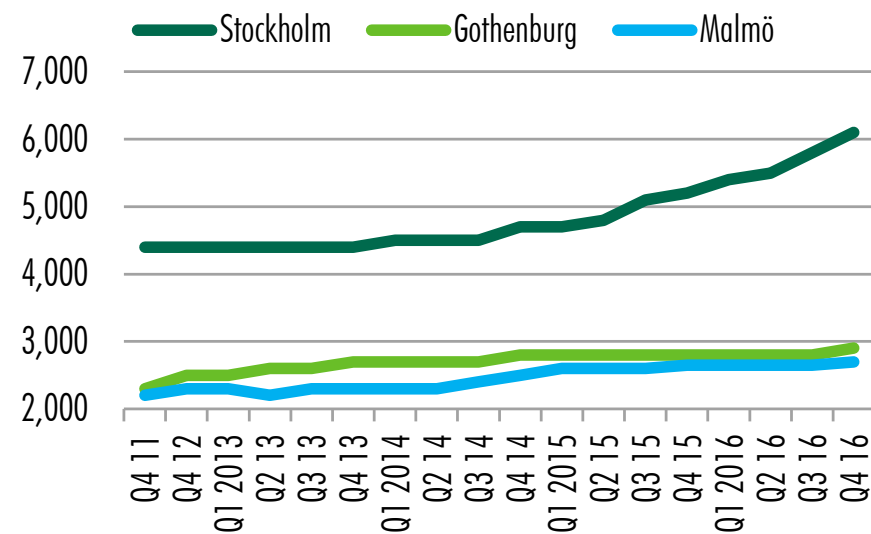


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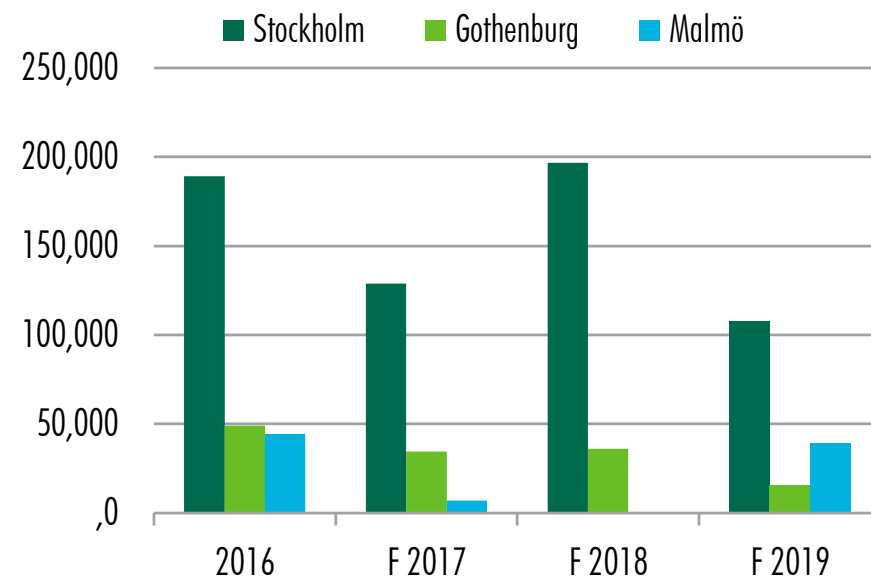
PRIME OFFICE RENT (SEK/SQ. M PA)



SOURCE: CBRE RESEARCH, Q4 2016.

Compared to the Danish market in Copenhagen, per sq m rents are slightly higher for offices in Malmö, but the two markets remain close. However, compared to the top 3 Swedish cities, Malmö is by far the least expensive.

NEW SUPPLY OF OFFICE SPACE (SQ. M)



SOURCE: CBRE RESEARCH, Q4 2016.

The huge development potential along the harbourfront and in downtown Malmö as well as in new surrounding neighbourhoods, and a vacancy rate of 10 per cent; but still high demand for new office stock, suggest that a number of speculative and commissioned domiciles will be launched towards 2019.

platsen 1 property, which is undergoing a cadastral 3D partition procedure that is due for completion at the close of Q2 2017, at which point Kungsleden will take full control of the space.

- We are delighted to acquire this attractive office property in a prime location within the Emporia shopping center and near Hyllie station. The property is a good complement to Kungsleden's cluster in Hyllie and strengthens our customer offering in Malmö. The property is almost fully leased and we are looking forward to welcoming tenants like Caggemini, Lantmäteriet, Peugeot and Atos Medical, says Ylva Sarby Westman, deputy CEO and CIO at Kungsleden.

The offices' leasable area amounts to 10,250 sq m, which means that Kungsleden is expanding its cluster in Hyllie to a total leasable area of approximately 50,000 sq m. The cluster includes the newly constructed parking garage, located next to Malmö Mässan which Kungsleden took over in December 2016. The parking garage has roughly 350 parking spaces and is leased by Malmö municipality parking company.

The deal is a clear indication that the Malmö property market is thriving. Vacancy rates are falling, which means investor interest is up.

- Commercial office stock in Malmö totals just over 2 million sq m. The single largest submarket is Malmö CBD. The addition of new office space has been good in recent years. In 2015 significantly more office space was completed, adding a total of 53,500 sq m to Malmö's office stock and further 63,000 sq m in 2016, according to property agents Newsec.

There is plenty of land to build on in attractive areas such as Hyllie and the Central Station neighbourhood, which creates potential for sustaining the steady rate of new construction activity in Malmö.

CBRE describes the consequences in their latest market report:



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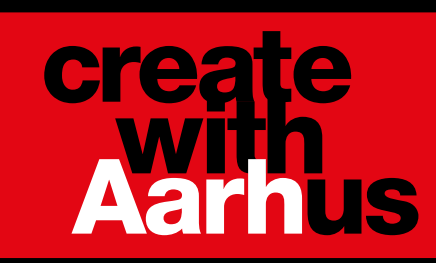
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PHOTO: WERNER NYSTRAND

Västra Hamnen is one of many interesting development spots in Malmö these years. Here with landmark building, Turning Torso.

- Thanks to a pick-up in the development of new office space in the CBD, the market is regaining its popularity and we are seeing rental growth in newly built properties around the Central Station. Large amounts of available land and numerous opportunities still exist for office development in the absolute top locations, and will most likely have a restrained effect on significant rental growth the year ahead, in the words of CBRE.

The next few years can also expect to see a buzz of activity on the housing scene.

- We have put aside space for 30,000 housing units in an attempt to respond to population growth. Locations include

Limhamn with 4,000 units, Västra Hamnen, Nyhamnen with its 13,000 jobs that will put us to the test when it comes to developing new neighbourhoods, Kirseberg with room for 5,400 new apartments and 4,300 jobs in Sorgenfri and in Rosengården, says Christer Larsson, Director of Urban Development for the City of Malmö.

Companies are scrambling to secure sites at some of these locations. One of these companies is the Danish developer ELF Development which purchased 3 construction sites in Malmö from Bonava—formerly NCC Bolig. ELF Development plans to build approximately 200 housing units divided among three projects on the sites.

- Securing the right to build 20,000 sq m of housing in Limhamn's Sjöstad (City of Malmö) and establishing a new Swedish company ELF Development AB have put the company well on its way to securing a firm footing on the local market, says ELF Development.

The acquisition of the sites was negotiated during the fall. Moll Wendén Advokatbyrå in collaboration with Cushman & Wakefield assisted with the takeover.

The partners in the actual project are J+S Projektutveckling AB which will join the Danish architects JJW to ensure the implementation of the 3-stage housing project. ■

By Kamilla Sevel



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Contact Michael Mortensen at mortensen@estatemedias.dk or call +45 28 34 03 19 to learn more about being included in the guide.

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H. NIELSEN & SØN AS

Lillemarken 4, 4700 Næstved
Tlf.: 55 72 50 27
Kontakt: Bent Hartmann, direktør
Email: bh@hns-as.dk
Web: www.hns-as.dk
Renovering, vedligehold og servicearbejde. Murer, kloak og tømrer/snedker arbejder.



CONSULTING

ALECTIA A/S

Teknikerbyen 34, 2830 Virum
Tlf.: 88 19 10 00
Kontakt: Mikael Voldborg, projektdirektør
Email: miv@alectia.com
Web: www.alectia.com
ALECTIA arbejder tværfagligt med at skabe bæredygtige løsninger til udvalgte brancher.



HOFFMANN A/S

Fabriksparken 66, 2600 Glostrup
Tlf.: 43 29 90 00
Kontakt: Torben Bjørk Nielsen, adm. direktør
Email: tbn@hoffmann.dk
Web: www.hoffmann.dk
Den løsningsorienterede partner.



CONTRACTING

CAVERION DANMARK A/S

Vejlevej 123, 7000 Fredericia
Tlf.: 76 23 23 23
Kontakt: caverion@caverion.dk
Email: caverion@caverion.dk
Web: www.caverion.dk
Caverion Danmark A/S har ca. 1.000 ansatte fordelt på kontorer og servicecentre i de større danske byer. Vi designer, udvikler og vedligeholder brugervenlige og energieffektive bygningssystemer og tilbyder industrielle serviceløsninger.



DATABASES

EJENDOMSTORVET

Ronprinsensgade 6, 2., 1114 København K
Tlf.: 93 98 98 98
Kontakt: Simon Birch Skou, adm. direktør
Email: sbs@ejendomstorvet.dk
Web: www.ejendomstorvet.dk
Find rum til udvikling - Danmarks førende portal for erhvervsjendomme og -lokaler med emner fra mere end 170 erhvervsmæglere og annoncører.



BUSINESS GUIDE

DATABASES - DEVELOPERS - ENERGY OPTIMIZATION - FACILITY MANAGEMENT

LOKALEBASEN.DK A/S

Æbeløgade 4, 1., 2100 København Ø
Tlf.: 70 20 08 14
Kontakt: Jakob Dalhoff, adm. direktør
Email: jd@lokalebasen.dk
Web: www.lokalebasen.dk
Udlejning af erhvervslokaler i hele Danmark. Stor synlighed i markedet.



FB GRUPPEN

Grønttorvet 6, 2500 Valby
Tlf.: 33 86 20 20
Kontakt: Hans-Bo Hyldig, direktør
Email: hbh@fbgruppen.dk
Web: www.fbgruppen.dk
FB Gruppen udvikler, bygger og sælger boliger. Vi håndterer projektudvikling, projekt- og byggestyring, samt salg og udlejning.



RESPACE

Studiestråde 19, 1455 København K
Tlf.: 70 60 50 12
Kontakt: Jan Kristensen, partner
Email: jk@respace.dk
Web: www.respace.dk
Respace.dk - Portal for erhvervslokaler, kontorpladser og investeringsejendomme.



INNOVATER A/S

Marselisborg Havnevej 56, 2. 8000 Aarhus C
Tlf.: 70 26 70 10
Email: info@innovater.dk
Web: www.innovater.dk
Projektudvikling af ejendomme, udlejning og salg af erhvervs- og retailprojekter til lejere og investorer. Fokus er på dagligvarebutikker samt lokal- og bydelscentre med både dagligvarer, øvrige butikker, erhverv samt boliger.



DEVELOPERS

COPENHAGEN PROPERTY INVESTMENT

Sølvgade 38E, 1. sal, 1307 København K
Tlf.: 33 36 22 21
Kontakt: Maria Brunander, adm. direktør
Email: mb@copi.dk
Web: www.copi.dk/copidesign.com
Copenhagen Property Investment har igennem en årrække specialiseret sig i investering og ejendomsudvikling af ældre ejendomme i det centrale København. Vi lægger stor vægt på valg af materialer, hvor vi fører egen designlinje - COPI Design - igennem vores projekter.



KUBEN MANAGEMENT A/S

Ellebjergervej 52, 2450 København SV
Tel.: 7011 4501
Contact: Henrik Offendal, markedschef
Email: hof@kubenman.dk
Web: www.kubenman.dk
Landsdækkende rådgivning til udvikling og gennemførelse af byggeri. Specialister i bolig-byggeri og kombinationsbyggerier fra tidlig idéudvikling til 5-års gennemgang - herunder økonomisk, juridisk og teknisk rådgivning.



ENERGY OPTIMIZATION

DEAS

Dirch Passers Allé 76, 2000 Frederiksberg
Tlf.: 70 30 20 20
Kontakt: Hans Andersen, afdelingschef
Email: haan@deas.dk
Web: www.deas.dk
Vi rådgiver bygningsejeren om mulighederne for energibesparende initiativer samt leder og udvikler energirenoveringer af ejendomme og centre.



MAYCON APS - EJENDOMSUDVIKLING

Slagelsevej 113, 4700 Næstved
Tlf.: 55 77 01 00
Kontakt: Bjarne Mayland, direktør/projektudvikler
Email: bmo@maycon.dk
Web: www.maycon.dk
Stor erfaring og kompetence inden for både projektudvikling, køb og salg af ejendomme



DEAS OPP

Dirch Passers Allé 76, 2000 Frederiksberg
Tlf.: 70 30 20 20
Kontakt: Lars Olaf Larsen, afdelingsdirektør
Email: lol@deas.dk
Web: www.deas.dk
Vi tilbyder kvalificerede, langsigtede og totaløkonomiske helhedsløsninger i drift og anlæg-gelse af OPP-projekter samt administration, drift og vedligeholdelse af OPP-selskabet.



FACILITY MANAGEMENT

DEAS FACILITY SERVICES

Dirch Passers Allé 76, 2000 Frederiksberg
Tlf.: 70 30 20 20
Kontakt: Peter Blomgreen, afdelingschef
Email: pbl@deas.dk
Web: www.deas.dk
Vi garanterer en sikker drift af alle typer ejendomme gennem ydelser som renhold, pasning af grønne områder og tekniske anlæg, snerydning samt receptions- og kantinedrift.



BUSINESS GUIDE

FACILITY MANAGEMENT - FINANCIAL ADVISORS - FINANCING - LEGAL ADVICE

EJENDOMSVIRKE A/S

Hirsemarken 3, 3520 Farum
Tlf.: 44 34 21 20
Kontakt: Bent Amsinck, adm. direktør
Email: ba@ejendomsvirke.dk
Web: www.ejendomsvirke.dk
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SITUS

Kalvebod Brygge 39-41, 1560 København V
Tlf.: 33 44 94 44
Kontakt: Peter Lilja, Managing Director
Email: peter.lilja@situs.com
Web: www.situs.com
Advisory and outsourcing solutions for commercial real estate lenders and investors.



JEUDAN SERVICEPARTNER A/S

Bredgade 30, 1260 København K
Tlf.: 70 10 60 70
Kontakt: Kenneth Ohlendorff
Email: keo@jeudan.dk
Web: www.jeudan.dk
Med alle faggrupper samlet under et tag, kan Jeudan Servicepartner holde hus med alt. Fra kælder til kvist. Både hvis du er Jeudan-kunde, og hvis du ikke er.



FINANCING

NORDEA BANK DENMARK A/S - CORPORATE BANKING

Vesterbrogade 8, 0900 København C
Tlf.: 33 33 15 23
Kontakt: Christian Jensen, erhvervs-kundedirektør - Ejendomsfinansiering
Email: c.jensen@nordea.dk
Web: www.nordea.dk/erhverv
Ejendomsfinansiering samt øvrige daglige bankforretninger.



GREEN CIRCLE A/S

Kirkebjerg Alle 90, 2605 Brøndby
Tlf.: 46 34 20 99
Kontakt: Erik Jensen, adm. direktør
Email: ej@greencircle.dk
Web: www.greencircle.dk
Green circle tilbyder fleksible og skræddersyede facility service løsninger.



INSURANCE BROKERS

AON DENMARK A/S

Strandgade 4C, 1401 København K
Tlf.: 32 69 71 91
Kontakt: Christian Elmelund, forsikringsmægler
Email: christian.elmelund@aon.dk
Web: www.aon.com/denmark/
Uvildig forsikringsmægler med speciale i rådgivning om forsikring af ejendomme, entreprise, projektansvar og byggeskade.



TECHEM DANMARK A/S

Trindsøvej 7A-B, 8000 Aarhus
Tlf.: 87 44 77 00
Kontakt: Per Sahl-Madsen, salgs- og servicechef
Email: per.sahl-madsen@techem.dk
Web: www.techem.dk
Techem er et af de førende firmaer inden for radiobaseret forbrugsmåling.



LEGAL ADVICE

ACCURA

Tuborg Boulevard 1, 2900 Hellerup
Tlf.: 39 45 28 00
Kontakt: Henrik Groos, partner / Jon Dyhre Hansen, partner
Email: hgr@accura.dk / jd@accura.dk
Web: www.accura.dk
ACCURA er et af Danmarks førende advokatfirmaer inden for fast ejendom.



FINANCIAL ADVISORS

MAGNIPARTNERS

Dr. Tværgade 4A, 1302 København K
Tlf.: 24 82 98 74
Kontakt: Jens Erik Gravengaard, direktør og partner
Email: jeg@magnipartners.dk
Web: www.magnipartners.dk
Finansielt rådgivningshus som er eksperter inden for ejendomme og finansiering generelt.



BECH-BRUUN

Langelinie Alle 35, 2100 København Ø
Tlf.: 72 27 34 35
Kontakt: Steen Puch Holm-Larsen, partner
Email: sh@bechbruun.com
Web: www.bechbruun.com
Bech-Bruun rådgiver inden for alle områder, der vedrører fast ejendom og entreprise.



BUSINESS GUIDE

LEGAL ADVICE

BRUUN & HJEJLE

Nørregade 21, 1165 København K
Tlf.: 33 34 50 00
Kontakt: Søren Damgaard, partner
Email: sd@bruunhjejle.dk
Web: www.bruunhjejle.dk
Bruun & Hjejle yder kvalificeret rådgivning inden for alle områder af fast ejendom.



GORRISSSEN FEDERSPIEL

H.C. Andersens Boulevard 12, 1553 København V
Tlf.: 33 41 41 41
Kontakt: Merete Larsen, advokat, partner
Email: mel@gorrissenfederspiel.com
Web: www.gorrissenfederspiel.com
Rådgivning om alle aspekter af fast ejendom, finansiering, udbud, projekter m.v.



Gorrissen Federspiel

DELACOUR

Åboulevarden 13, 8000 Aarhus C
Tlf.: 70 11 11 22
Kontakt: Jakob Nielsen, advokat (H), partner
Email: jni@delacour.dk
Web: www.delacour.dk
Vi vil være erhvervslivets foretrukne advokat - også inden for fast ejendom, entreprise og udbud.



HORTEN ADVOKATPARTNERSELSKAB

Philip Heymans Allé 7, 2900 Hellerup
Tlf.: 33 34 40 00
Kontakt: Michael Neumann, advokat, partner
Email: mn@horten.dk
Web: www.horten.dk
Horten tilbyder målrettet rådgivning inden for fast ejendom, erhvervslejeret og entrepriseret.



DANDERS & MORE

Frederiksgade 17, 1265 København K
Tlf.: 33 12 95 12
Kontakt: Tobias Vieth, advokat
Email: tobias.vieth@dandersmore.com
Web: www.dandersmore.com
Danders & More yder rådgivning om fast ejendom, entreprise samt finansiering heraf.



HOMANN ADVOKATER

Amagertorv 11, 1160 København K
Tlf.: 33 12 60 41
Kontakt: Gregers R. Lauridsen, advokat
Email: gl@homannlaw.dk
Web: www.homannlaw.dk
Homann yder kvalificeret rådgivning inden for alle områder af fast ejendom.



FOCUS ADVOKATER P/S

Englandsgade 25, 5100 Odense
Tlf.: 63 14 20 20
Kontakt: Merete Vangsoe Simonsen, advokat (L), partner
Email: mes@focus-advokater.dk
Web: www.focus-advokater.dk

Vi yder fokuseret rådgivning inden for erhvervsjuraen og har bl.a. stor erfaring med køb og salg af erhvervs ejendomme, bolig-/erhvervslejeret og entrepriseret.



HUSEN ADVOKATER

Havnegade 29, 1058 København K
Tlf.: 33 32 26 26
Kontakt: Finn Hasselriis, advokat (H), partner
Email: fh@husenadvokater.dk
Web: www.husenadvokater.dk
Specialister i lejeret, entrepriseret, køb/salg, rådgiveransvar og projektudvikling.



GANGSTED-RASMUSSEN

Gammeltorv 6, 1457 København K
Tlf.: 33 14 70 70
Kontakt: Christian Gangsted-Rasmussen, advokat (L), partner
Email: cgr@gangsted.dk
Web: www.gangsted.dk
Juridisk/kommerciel specialistrådgivning indenfor alle områder af fast ejendom.



JORDAN | LØGSTRUP

Vesterbrogade 33, 1620 København V
Tlf.: 33 25 54 00
Kontakt: Henriette Jordan, advokat & partner
Email: hj@stenohus.dk
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Jordan | Løgstrup tilbyder professionel og helhedsorienteret rådgivning inden for både bolig- og erhvervslejeret, entrepriseret og køb af erhvervs ejendomme.



BUSINESS GUIDE

LEGAL ADVICE - MEDIA, ADVERTISING AND COMMUNICATION

KIRK LARSEN & ASCANIUS

Torvet 21, 6700 Esbjerg
Tlf.: 70 22 66 60
Kontakt: Jacob Ladefoged, partner, advokat
Email: jl@kirkklarsen.dk
Web: www.kirkklarsen.dk
Vurdering og beskatning af fast ejendom. Køb, salg og projektudvikling af ejendomme i ind- og udland.

Kirk Larsen & Ascanius
Advokatpartnerselskabet

SIRIUS ADVOKATER

Frederiksberggade 11, 1459 København K
Tlf.: 88 88 85 85
Kontakt: Liv Helth Lauersen, partner, advokat (L)
Email: lh@siriusadvokater.dk
Web: www.siriusadvokater.com
SIRIUS advokater har en løsningsorienteret og 360-graders tilgang til alle juridiske aspekter i relation til bygge- og anlægsopgaver, udbud, erhvervslejeret og køb og salg.

SIRIUS ★ advokater

LUND ELMER SANDAGER

Kalvebod Brygge 39-41
1560 København V
Tlf.: 33 30 02 00
Kontakt: Steen Raagaard Andersen, advokat (H)
Email: sra@lundelmersandager.dk
Web: www.lundelmersandager.dk
Vi yder specialrådgivning inden for fast ejendom, development og entrepriser.

LUND ELMER SANDAGER

PLESNER ADVOKATFIRMA

Amerika Plads 37, 2100 København Ø
Tlf.: 33 12 11 33
Kontakt: Peer Meisner, advokat, partner
Email: pme@plesner.com
Web: www.plesner.com
Plesner: Danmarks førende fast ejendomsteam.

PLESNER

MAZANTI-ANDERSEN KORSØ JENSEN ADVOKATPARTNERSELSKAB

Amaliegade 10, 1256 København K
Tlf.: 33 14 35 36
Kontakt: Claus Høxbro, partner / Bjarke Sanbeck, partner
Email: ch@mazanti.dk / bsa@mazanti.dk
Web: www.mazanti.dk
Vi rådgiver alle dele af ejendomsbranchen, herunder investorer, developere, entreprenører, rådgivere og finansieringskilder.

mazanti-andersen korsø jensen &

VINCIT ADVOKATER

Trondhjems Plads 3, 4., 2100 København Ø
Tlf.: 70 26 02 64
Kontakt: Tina Grønning, advokat (H)
Email: tg@vincitlaw.com
Web: www.vincitlaw.com
Speciale i fast ejendom i Norden og Tyskland, byggejura, forsikringsret og voldgift.

VINCIT
ADVOKATER

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Østbanegade 55, 2100 København Ø
Tlf.: 35 44 70 00
Kontakt: Knud-Erik Kofoed, advokat (H), partner
Email: kek@ntadvokater.dk
Web: www.ntadvokater.dk
Specialrådgivning inden for fast ejendom, projektudvikling, transaktion, finansiering, udbud og opførelse samt drift.



WINSLØW ADVOKATFIRMA

Gammel Strand 34, 1202 København K
Tlf.: 33 32 10 33
Kontakt: Iben Mai Winsløw, advokat (L), partner
Email: imw@winlaw.dk
Web: www.winlaw.dk
Omsætning af fast ejendom, erhvervslejeret, entrepriseret og planret.

W I N S L Ø W

MEDIA, ADVERTISING AND COMMUNICATION

BYGGERIETS BILLEDBANK

Portnerpavillionen, Vældegårdsvej 56, 2820 Gentofte
Tlf.: 53 80 10 30
Kontakt: Finn Olsen, partner og salgschef
Email: finn@byggerietsbilledbank.dk
Web: www.byggerietsbilledbank.dk
Fotografisk virksomhed. Vi sikrer løbende kommunikation og dokumentation af og for byggeriets parter.

BYGGERIETS BILLEDBANK

LUNDGREN'S ADVOKATPARTNERSELSKAB

Tuborg Havnevej 19, 2900 Hellerup
Tlf.: 35 25 25 35
Kontakt: Niels Gram-Hanssen, partner, advokat
Email: ngh@lundgrens.dk
Web: www.lundgrens.dk

LUNDGREN'S

Vi har en dyb kommerciel forståelse for ejendomsmarkedet og et meget bredt netværk i branchen. Ud over juridisk bistand på højeste niveau får du også adgang til et stærkt netværk i branchen og en kommerciel tilgang til den konkrete sag.

BUSINESS GUIDE

MEDIA, ADVERTISING AND COMMUNICATION - PARKING SOLUTIONS - PROPERTY INVESTMENT

GRØNBECH APS

Platanvej 13, 2791 Dragør
Tlf.: 40 33 05 55
Kontakt: Susanne Lindø, kommunikationsrådgiver
Email: sl@groenbech.com
Web: www.groenbech.com/content/dk
Vi leverer PR & kommunikation, som skaber mening og værdi for ambitiøse virksomheder.

Grønbech

ONEPARK A/S

Havnegade 18, 7100 Vejle
Tlf.: 75 80 30 10
Kontakt: Martin Olsen, salgschef
Email: mol@onepark.dk
Web: www.onepark.dk
Taler åbent om parkering. Vi skaber de bedste løsninger gennem dialog og kendskab til brugerne.

ONEPARK
Indigo Parking Group

KONTUR DESIGN

Bispevej 4a, 2400 København NV
Tlf.: 23 69 04 21
Kontakt: Karin Friis Hansen, grafisk designer
Email: karin@friishansen.dk
Web: www.kontur.design
Grafisk designbureau som producerer holdbart design. Magasiner, annoncer, profil- og imagebrochurer, kataloger og prospekter. Sikrer dig et trykt og smidigt forløb igennem hele processen fra idé til færdigt produkt.

kontur design

LIZETTE KABRÉ

Baggesensgade 16, 3.sal, 2200 København N
Tlf.: 33 25 10 02
Kontakt: Lizette Kabré, fotograf
Email: mail@lizettekabre.dk
Web: www.lizettekabre.dk
Fotojournalist og ekspert i portrætter, reportagefotografi, branding og pressebilleder.

Q-PARK OPERATIONS DENMARK A/S

Gladsaxevej 378, 2860 Søborg
Tlf.: 7025 7212
Kontakt: Nils Christian Hansen, salgschef
Email: NilsChristian.Hansen@q-park.dk
Web: www.q-park.adk
Parkeringsløsninger med kvalitet og kundefokus. Opsyn samt drift, leje og køb af parkeringsanlæg.

Q PARK

PROPERTY INVESTMENT

CALUM A/S

Vestre Havnepromenade 21, 9000 Aalborg
Tlf.: 29 31 00 00
Kontakt: Jakob Axel Nielsen
Email: jax@calum.dk
Web: www.calum.dk
CALUM udvikler fast ejendom med fokus på god arkitektur, kvalitet og beliggenhed.

CALUM

MAXGRUPPEN

Nøjsomhedsvej 31, baghuset,
2800 Kgs. Lyngby
Tlf.: 70 27 77 28
Kontakt: Bastiaan Prakke, direktør
Email: bas@maxgruppen.dk
Web: www.maxgruppen.dk
Specialist i print og montering af reklameprojekter til ejendomsbranchen.

MAXGRUPPEN
REKLAMEPROJEKTER

CASTELLUM

Kay Fiskers Plads 9,5, 2300 København S
Tlf.: 42 14 48 66
Kontakt: Thomas Wenzell Olesen, markedsdirektør
Email: thomas.olesen@castellum.dk
Web: www.castellum.dk
Castellum ejer, forvalter, udlejer og udvikler industri-, kontor- og butikslokaler i ekspansive områder i øresundsregionen. Velkommen til at kontakte os.



CASTELLUM

PARKING SOLUTIONS

APCOA PARKING DANMARK

Lanciavej 1A, DK-7100 Vejle
Tlf.: 70 23 13 31
Kontakt: Michael Christensen, adm. direktør
Email: info@apcoa.dk
Web: www.apcoa.dk
Parkering med kunden i fokus - Innovative og brugervenlige parkeringsløsninger.

APCOA PARKING

C.W. OBEL EJENDOMME A/S

Vestergade 2C, 1456 København K
Tlf.: 33 33 94 94
Kontakt: Torben Black, direktør
Email: tbi@cwobel.dk
Web: www.cwobel-ejendomme.dk
Bedre rammer. Bedre resultater.

C.W. OBEL EJENDOMME

BUSINESS GUIDE

PROPERTY INVESTMENT - PROPERTY MANAGEMENT

DADES

Lyngby Hovedgade 4, 2800 Kgs. Lyngby
Tlf.: 45 26 01 00
Kontakt: Boris Nørgaard Kjeldsen, adm. direktør
Email: bnk@dades.dk
Web: www.dades.dk
DADES' forretningsgrundlag er at købe og udvikle butikscentre og erhvervsjendomme.



NORDICOM A/S

Svanevej 12, 2400 København NV
Tlf.: 33 33 93 03
Kontakt: Ole Steensbro, adm. direktør
Email: nordicom@nordicom.dk
Web: www.nordicom.dk
Nordicom A/S er et selskab inden for ejendomsbranchen.



DE FORENEDE EJENDOMSSKABER A/S

Vestagervej 5, 2100 København Ø
Tlf.: 39 29 56 56
Kontakt: Henrik Jensen, adm. direktør
Email: hj@dfе.dk
Web: www.dfe.dk
Vi udvikler og udlejer ejendomme til bolig og erhverv.



PATRIZIA DENMARK A/S

Adelgade 15, 2, 1304 København K
Tlf.: 33 18 68 68
Kontakt: Rikke Lykke, Managing Director
Email: rikke.lykke@patrizia.ag
Web: www.patrizia.ag
PATRIZIA Danmark skaber de bedste rammer for lejere, investorer og medarbejdere. Vi investerer i boliger, kontor- og butiksejendomme i Storkøbenhavn, og vi driver og udvikler ejendomme af den højeste kvalitet – fordi vi forstår vigtigheden af gode, fysiske rammer.



FREJA EJENDOMME A/S

Gl. Kongevej 60, 1850 Frederiksberg C
Tlf.: 33 73 08 00
Email: freja@freja.biz
Web: www.freja.biz
Vi skaber nyt liv - udvikler og sælger tidligere statslige ejendomme.



WIHLBORGS A/S

Kontorfællesskabet Herlev Maskinfabrik
Hørkær 26, plan 3, 2730 Herlev
Tlf.: 50 93 09 64
Kontakt: Katrine Ildal Nielsen, markedsansvarlig
Email: Katrine.nielsen@wihlborgs.dk
Wihlborgs A/S er et ejendomsforvaltningsselskab, der ejer, forvalter og udlejer kontor i Herlev, Ballerup, Taastrup og Glostrup.



PROPERTY MANAGEMENT

ADMINISTREA APS

Hørkær 26, 2730 Herlev
Tlf.: 44 25 00 15
Kontakt: Gitte Krigbaum, adm. direktør
Christian Dam-Bertelsen, direktør
Email: gk@administrea.dk, cdb@administrea.dk
Web: www.administrea.dk
Administrea er specialister i ejendomsadministration, boligformidling og ejendomsdrift baseret på høj kvalitet med tæt kundekontakt.



JEUDAN A/S

Bredgade 30, 1260 København K
Tlf.: 70 10 60 70
Kontakt: Morten Aagaard, underdirektør
Email: maa@jeudan.dk
Web: www.jeudan.dk
Jeudan A/S er et børsnoteret ejendomsselskab, som investerer i og driver kontor-, bolig- og detailejendomme i København og omegn.



KRISTENSEN PROPERTIES A/S

Vesterbro 18, 9000 Aalborg
Tlf.: 70 22 88 80
Kontakt: Kent Hoeg Sørensen, CEO
Email: khs@kristensenproperties.com
Web: www.kristensenproperties.com
Serios og transparent Fund & Asset Management af ejendomsporteføljer i Tyskland, Storbritannien, Danmark og skandinaviske lande.



CEJ EJENDOMSADMINISTRATION A/S

Meldahlsgade 5, 1613 København V
Tlf.: 33 33 82 82
Kontakt: Anne Marie Oksen, administrerende direktør
Email: amo@cej.dk
Web: www.cej.dk
Individuel administration af alle typer ejendomme inkl. teknisk og juridisk rådgivning samt økonomisk rapportering. Vi er landsdækkende, og har kontorer i København og Aarhus.



BUSINESS GUIDE

PROPERTY MANAGEMENT

DATEA

Lyngby Hovedgade 4, 2800 Kgs. Lyngby
Tlf.: 45 26 01 02
Kontakt: Flemming B. Engelhardt, adm. direktør
Email: fbe@datea.dk
Web: www.datea.dk
Skræddersyede løsninger til ejere af alle typer investeringsejendomme, andels- og ejerfor-
ringer. Vi sikrer løsninger, der understøtter vores kunders forretning.



KRISTENSEN PROPERTIES

Vesterbro 18, 9000 Aalborg
Tlf.: 70 22 88 80
Kontakt: Kent Hoeg Sørensen, CEO
Email: khs@kristensenproperties.com
Web: www.kristensenproperties.com
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DEAS

Dirch Passers Allé 76, 2000 Frederiksberg
Tlf.: 39 46 60 35
Kontakt: Henrik Dahl Jeppesen, adm. direktør
Email: hdj@deas.dk
Web: www.deas.dk
Vi tilbyder ejendomsadministration, byggherrerådgivning, udlejning samt Facility Services af alle typer ejendomme. Vi er landsdækkende med kontor i København, Aalborg og Aarhus.



LEA EJENDOMSPARTNER AS

KØBBERVEJ 8, 2730 HERLEV
Tlf.: 44 57 03 40
Kontakt: Bent Kandborg Kristensen, Director
Email: bkk@lea.dk
Web: www.lea.dk
LEA Ejendomspartner tilbyder ejendomsadministration samt drift af alle typer af ejendomme. Vi er repræsenteret i Herlev, Næstved og Kolding.



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Sønderlandsgade 44, 7500 Holstebro
Tel.: 96 10 53 74
Kontakt: Peter Nielsen
Email: pen@difko.dk
Web: www.difko.dk
Kvalitet, troværdighed, nytænkning og handlekraft er fundamentet bag vores administration af dit aktiv. Vi tilbyder individuelle løsninger inden for administration af alle typer ejendomme samt vurdering, salg og udlejning af erhvervsjendomme.



NORDIC PROPERTY MANAGEMENT A/S

Sankt Annæ Passage,
Store Kongensgade 40F, 3., 1264 København K
Tlf.: 33 75 10 10
Kontakt: Henrik Duhn
Email: hd@nordicpm.dk
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EJENDOMSVISIONER.DK

Hejrevej 33, 2400 København NV
Tlf.: 71 99 40 30
Kontakt: Ian Winther Høiland, direktør
Email: lh@ejendomsvisioner.dk
Web: Ejendomsvisioner.dk



PATRIZIA DENMARK A/S

Adelgade 15, 2, 1304 København K.
Tlf.: 33 18 68 68
Kontakt: Rikke Lykke, Managing Director
Email: rikke.lykke@patrizia.ag
Web: www.patrizia.ag
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JORDAN | LØGSTRUP

Vesterbrogade 33, 1620 København V
Tlf.: 33 25 54 00
Kontakt: Henriette Jordan, advokat & partner
Email: hj@stenohus.dk
Web: www.stenohus.dk



Tilbyder professionel ejendomsadministration af alle typer ejendomme. Vi ser udviklingspotentialer og udøver en professionel og helhedsorienteret rådgivning i alt, hvad vi gør.

TAURUS EJENDOMSADMINISTRATION

Skovvejen 11, 8000 Aarhus C
Tlf.: 86 12 20 20
Kontakt: Thomas Windtberg, adm. direktør
Email: tw@taurus.dk
Web: www.taurus.dk
Taurus Ejendomsadministration er en landsdækkende virksomhed, der tilbyder ejendomsadministration, ejendomsservice og boligudlejning med fokus på samarbejde, fleksibilitet og høj kvalitet.



BUSINESS GUIDE

RECRUITMENT - SURVEYORS

RECRUITMENT

AMALIE SEARCH & SELECTION APS

Chr. IX's Gade 6, 3. sal, 1111 København K

Tlf.: 33 34 30 30

Kontakt: Torben Rønsov, Managing Partner

Email: tr@amaliesearch.dk

Web: www.amaliesearch.dk

Rekruttering og udvælgelse af ledere og specialister til bygge- og ejendomsbranchen.



SURVEYORS

MØLBAK LANDINSPEKTØRER A/S

Østerbrogade 125, 1. sal, 2100 København Ø

Tlf.: 70 20 08 83

Kontakt: Lars Gjøg Petersen, landinspektør, partner

Email: lgp@molbak.dk

Web: www.molbak.dk

Vi udfører og rådgiver om matrikulære forhold, lokalplaner, opmåling og afsætning.



LANDINSPEKTØRFIRMAET LE34 A/S

Energivej 34, 2750 Ballerup

Tlf.: 77 33 22 86

Kontakt: Lars Vognsen Christensen, landinspektør, partner

Email: lvc@le34.dk

Web: www.le34.dk

Ejendomsdannelsen, 3D skanning, opmåling og ekspropriation.

LANDINSPEKTØRKONTORET A/S

Helsingør - Gilleleje - København

Tlf.: 49 22 09 86

Kontakt: Kristian Baatrup, landinspektør, adm. direktør

Email: kb@lspkon.dk

Web: www.lspkon.dk

Vi rådgiver om opgaver inden for ejendomsdannelsen og skaber merværdi for din ejendom.



SKEL.DK LANDINSPEKTØRER

Naverland 2, 2600 Glostrup

Tlf.: 33 32 19 00

Kontakt: Ejnar Flensborg

Email: ef@skel.dk

Web: www.skel.dk

Vi rådgiver om opgaver, der vedrører ejendomsdannelse og udfører alt inden for bl.a. opmåling, beregning, optimering og 3D scanning. Certificeret efter ISO 9001.



The Estate Magazine Business Guide offers an overview of the Danish construction and real estate business which spans the usual segment divides.

The Business Guide is published as part of Estate Magazine 6 times a year and in Scandinavian Property Magazine and it's a direct path to the business' stakeholders.

The Guide is also available 24/7 at www.estatemedi.dk

Contact Michael Mortensen at mortensen@estatemedi.dk or call +45 28 34 03 19 to learn more about being included in the guide.

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www.kk.dk
www.malmo.se
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