

1 2016

CONSTRUCTION, PROPERTY AND INVESTMENT IN COPENHAGEN AND MALMÖ REGION

Scandinavian property magazine

INVESTMENT
DEVELOPMENT
OPPORTUNITIES

ESTATE MEDIA



A STUNNING YEAR FOR TRANSACTIONS IN SCANDINAVIA'S MOST ATTRACTIVE REGION

Greater Copenhagen has been on the receiving end of a wealth of honors in recent years. The region has many features that make it attractive to both investors and companies.

Time and again, Copenhagen is celebrated as an attractive city for companies to locate. The Danish capital's merits are many and include its supreme standard of living; its position as the greenest city in Europe; its reasonable office rents and start-up expenses for companies; and its family-friendly environment with a good mix of cultural offerings and night-life.

When it comes to investment Copenhagen and Sweden's third largest city Malmö, have their own special appeal. Population growth is explosive around the national capital and the housing sector can't keep up with demand. Although housing is being built, more is needed.

Copenhagen is linked to Malmö by infrastructure that is second to none. The Copenhagen Airport has the most intercontinental and direct routes in the North and now the metro is being expanded throughout Copenhagen with 17 new stations as well as a light rail ring around the city. Malmö, too, underwent large-scale infrastructure expansion a few years ago making easy access to Copenhagen a reality.

Massive investment is also being directed towards developing universities and research facilities—all with the purpose of creating the foundation for a lively business community going forward.

Greater Copenhagen is a robust and much sought-after market. The biggest challenge for international investors is finding suitable properties without having to settle for low yields. That said, the possibilities remain excellent in a region that is attractive to invest and live in and whose green profile is a constant priority. Read much more about the property market, the attractiveness of the region and opportunities in Greater Copenhagen and Malmö in this magazine. At Mipim, check out the Greater Copenhagen stand at P-1.K14 and hear more about investment opportunities. You could also join us in Copenhagen on June 2nd at the Copenhagen Urban Arena property fair and meet the property industry.

And finally we invite you to sign up on 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
sevel@estatemedia.dk

ESTATE MEDIA

- Media and Knowledge House specialized in
the Property Industry

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FOLK VIL BO I BYEN - ARBEJDE I BYEN OG LEVE I BYEN

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Nybolig Erhverv
København A/S

Copenhagen: Vester Farimagsgade 7, 3. · 1606 København V
1606@nybolig.dk · Tel. +45 3364 6500
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- At the top of Nimb Hotel will be a 400 sq m restaurant and bar, plus a 900 sq m terrace which will feature a heated pool that will operate all year round, a sun-terrace and a pool bar.

ILL: TIVOLI

WORLD FAMOUS TIVOLI ADDING A FOOD CORNER, LUXURY HOTEL AND NEW RETAIL

Renowned amusement park located in downtown Copenhagen, has unveiled its latest upgrades.

The Copenhagen core is under transformation and so is Tivoli. In August 2017, the park will open "Tivoli Hjørnet" (The Tivoli Corner), a new, elegant food court with about 30 restaurants. One business that has already secured its spot in Tivoli Corner is Italian restaurant Vapiano. This will be its first location in Denmark.

Annette Juhl, Tivoli's commercial leasing manger, is busy filling the new building with tenants. She and Tivoli have long had their sights on Vapiano which is looking forward to offering Copenhagen new eating experiences.

Tivoli Corner will be located on the corner of Vesterbrogade and Bernstorffsgade, in downtown Copenhagen. The retail and restaurant portion of the development will cover 5,300 sq m. In addition to the

new food court, Tivoli will be building a new hotel as part of its strategy to attract more tourists to Copenhagen and meet the growing demand from visitors looking for luxury experiences.

Therefore, Tivoli is now expanding its award-winning Nimb Hotel by 2,000 sq m. The expansion is part of Tivoli Corner, a three-figure million DKK investment, and visitors can look forward to more than 20 new luxury suites and a spectacular roof terrace featuring a heated pool, restaurant and bar.

When Tivoli Corner is finished towards the end of 2017, Nimb Hotel, recently named the best in the world by Small Luxury Hotels, is not only opening its doors to new luxury suites. The 1,300 sq m roof of the hotel will house Copenhagen's

first outdoor heated pool, a pool bar, sun terrace and a large restaurant and bar. The roof terrace has a unique location with views of both the city and Tivoli, and will be a fantastic setting for special celebrations and events.

- Nimb Hotel is getting a lot of international recognition, so it makes sense for us to take a step further and expand it - partly to meet the rising demand for unique hotel accommodation at the exclusive end of the market, but also to help position Copenhagen and Denmark among an attractive, quality-conscious target group, says Lars Liebst, Tivoli's CEO.

Nimb Hotel was named the world's best hotel by Small Luxury Hotels in November 2015. Nimb was selected from 520 hotels in 82 countries. It consists today of 17 unique rooms and suites and is being expanded by a total of 2,000 sq m. ■

By Kamilla Sevel



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PHOTO: DTZ EGESKOV & LINDQUIST

Last year UN moved to new-built premises in the Copenhagen Nordhavn area leaving behind another prestigious domicile close to the world famous Little Mermaid. DTZ Egeskov & Lindquist has been in charge of letting the building, which according to the ongoing trend now has been occupied not by one new tenant, but by several companies among them a division of global Danish Shipping group Mærsk, Mærsk Container Industry.

GROWTH IN OCCUPIERS' MARKET

Rental activity picking up after years of weak demand.

The Danish market for commercial real estate has experienced very positive movements in the last couple of years. The share of foreign investors is still growing and competition is getting even fiercer. While unemployment in Denmark is shrinking, demand for offices is growing, reflecting a strong office market where the risk of vacancy in prime office assets is low. As a result, investors with an eye for the office market are willing to acquire office properties at the lowest yield level observed since 2006.

With its stable economy, fixed exchange rate to the Euro and record-low interest rates, Denmark is proving to be an attractive market for foreign investors,

who demand low risk and a positive demographical development.

- The fundamental macroeconomic parameters are strong and in a number of more qualitative studies, Denmark and Copenhagen take on leading positions. There to it is to be mentioned the strong mortgage system which showed its robustness during the financial crisis giving investors the possibility to borrow at low margins and a high degree of security. The Danish mortgage system is still one of the most cost competitive in the world and allows for high leveraged returns compared to the property risk profile, which is why we experience a still increasing inflow of international

capital, says managing partner Nicholas Thuro of real estate agents Red Property Advisers.

The total investment volume in 2015 was approximately €7 billion with a strong dominance of investments on Zealand.

- In the Copenhagen market we have experienced a high demand in the traditional segments; retail, residential and office, but also acquisitions of land for new constructions became increasingly popular. In 2015 the residential segment was the largest segment unlike 2014, where the office segment was dominating. This was due to the signifi-



AROS - YOUR RAINBOW PANORAMA - PHOTO BY OLE HEIN PEDERSEN



AARHUS

"Aarhus is rapidly expanding with new urban areas, a new skyline, new companies, education centres and cultural institutions. The New University Hospital and a light rail are under construction.

The expansion of the city is occurring both inside and outside the centre of Aarhus. Lisbjerg will become a green oasis and a home for families, benefitting from the quick and easy access to the centre of Aarhus, provided by the light rail.

The neighbourhood of Sydhavnen south of Filmby Aarhus will be transformed into a new downtown with a high line park inspired by the popular park in New York. Godsbanen has become the new centre for youth cultural productions, and the city's new harbour bath at Aarhus Ø, opens in 2017, during which Aarhus will celebrate being European Capital of Culture".



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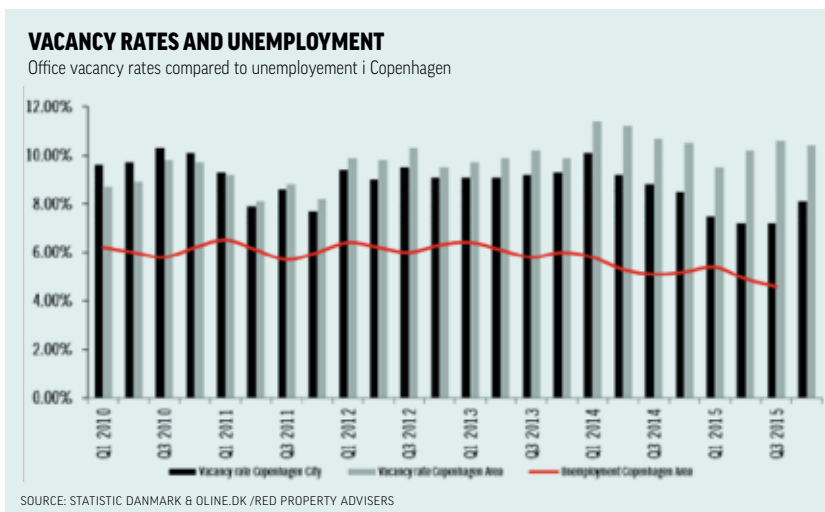


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| SUBAREA | Q3 2015 | Q4 2015 | CHANGE |
|------------------------------|---------|---------|--------|
| Copenhagen City (CBD) | 1,650 | 1,700 | 3.03% |
| Copenhagen E & W | 1,250 | 1,250 | 0.00% |
| Fredensberg | 1,200 | 1,250 | 4.17% |
| Harbour areas | 1,800 | 1,800 | 0.00% |
| South Harbour | 1,250 | 1,250 | 0.00% |
| Ørestad | 1,200 | 1,300 | 8.33% |
| Copenhagen N & NW | 950 | 1,000 | 5.26% |
| South and west of Copenhagen | 900 | 900 | 0.00% |
| North of Copenhagen | 1,250 | 1,250 | 0.00% |

*Base rents ex. service charges

SOURCE: RED PROPERTY ADVISERS

cant increase in transaction volume for residential properties compared to 2014. An increase caused by a spillover effect from increasing prices in the private markets combined with the low interest rates, that have made sell-off cases and conversions from office to residential extremely attractive, says Nicholas Thure.

The amount of foreign capital in Denmark has never been higher with an in-flow of € 2.5 bn - equivalent to an increase of more than 74 per cent compared to the 2014-level. Throughout 2015, the office investment market has become increasingly more attractive among investors with a new tendency of investments also placed outside Copenhagen. The segment is still dominated by Danish pension funds, but also large real estate companies as well as international

funds have been active.

In 2015 the residential segment was the largest investment segment and contributed 38 per cent of the total commercial real estate investments in Denmark. Newly built rental properties divided into condominiums are in high demand by international investors, while the old building mass is particularly popular among domestic investors.

The demand for condominiums on the private market led to price increases of 7.8 per cent in Denmark as a whole and 9.4 per cent in Copenhagen. Combined with the low interest rate, this has influenced the price on residential investment properties.

- For the residential segment we witnessed several portfolio deals with the

largest being DNB Nord's sale of their Danish residential portfolio consisting of approx. 1,000 condominiums at an estimated sales price of € 295 million. The buyer was a new foreign investor in the Danish market; Collier Capital, which proves a still increasing international interest for the Danish market. Increasing demand in the occupier market leads to renewed confidence in the office sector.

- The positive momentum that we have seen over the course of 2014 and the beginning of 2015 in the Copenhagen office market - with decreasing vacancy rates - is now translating into more robust levels of occupier activity. In the fourth quarter of 2015, the vacancy rate in Copenhagen City increased slightly while Copenhagen Area experienced a small decrease. The high demand for prime office space in central Copenhagen has a positive effect on rent levels, and the market has shifted its balance from being in the hands of the tenant to one where tenants are willing to pay the asking rents. Furthermore, the key suburban cities such as Lyngby are facing rising levels of interest as they can offer good infrastructure connections in an attractive area close to the city of Copenhagen.

Overall, the robust economic growth and the solid downward pressure on the unemployment rate supports the high occupier demand levels, which are expected to continue going into 2016.

And not only in Copenhagen, according to nationwide property agent Nybolig.

- Generally speaking, interest in renting office facilities is on the rise throughout the country, especially prime office space. Increased demand is lowering the nationwide average vacancy rate. Big cities are mainly seeing the construction of domiciles and multi-user office buildings. Similarly, interest in smaller cities is also primarily focused on multi-user buildings, according to Nybolig Erhverv København. ■

By Kamilla Sevel

- As a professional buyer, do you sometimes have difficulty locating the right properties?

- As a professional seller, do you sometimes wish to sell your properties in a discreet off-market process?

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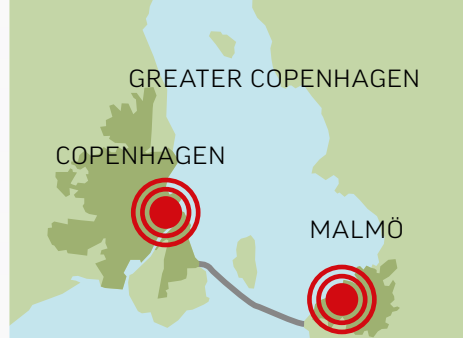
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GREATER COPENHAGEN IS THE EUROPEAN CHAMPION IN ATTRACTING INVESTMENT

The president of the regional council for the Danish capital will be participating at Mipim and is eager to discuss investment opportunities

Greater Copenhagen, which includes all of the municipalities and regions in east Denmark and Skåne, has, with Copenhagen Capacity in the lead, developed a strategy for attracting foreign investment which Financial Times has now ranked Europe's best. Greater Copenhagen has overtaken strong competitors like Stockholm and Hamburg on its path into the super league of investment and growth.

In February, it was announced that Greater Copenhagen was awarded the Financial Times' foreign direct invest-

ment (FDI) prize for the best strategy for attracting foreign investment. The prize was awarded in the medium-sized region category for regions with 1.5 to 4 million inhabitants. Greater Copenhagen beat Stockholm and Hamburg hands down.

Well thought-out strategy

The investment promotion organization Copenhagen Capacity developed the FDI strategy for Greater Copenhagen. One of the reasons behind the win is that the strategy is especially well-integrated with the region's growth



- I am looking forward to hearing where the industry thinks we can make a difference, says Sophie Hæstorp Andersen, explaining why she will be spending 3 days at Mipim.

ABOUT GREATER COPENHAGEN

Greater Copenhagen is a metropolitan region that spans eastern Denmark and Skåne in southern Sweden.

The 79 municipalities in Greater Copenhagen are home to 3.9 million inhabitants and Scandinavia's largest recruitment base of highly-skilled employees. The region offers world-class research facilities and a creative business environment with access to the markets of two countries.

Greater Copenhagen aims to be the leading metropolis in northern Europe in terms of attracting and retaining international investments, companies, tourism and talent. 26 percent of Denmark's and Sweden's GDP is generated in Greater Copenhagen

Facts about Greater Copenhagen:

- 3.9 million people live in Greater Copenha-

gen. Approximately, 189,000 students study at one of the region's 17 universities and institutes of higher learning.

- 26 percent of Denmark's and Sweden's GDP is created in Greater Copenhagen. The Danish regions in Greater Copenhagen account for approximately 48 percent of the total GDP while Skåne Region is responsible for about 11 percent of Sweden's GDP.

- By 2020, Greater Copenhagen is expecting to be an international junction for investment and knowledge. The region is a collaboration between the Danish and Swedish municipalities in the area and it is expected to increase economic growth and employment rates which Greater Copenhagen expects to be at least on the same level as the most successful cities in Europe.

industries like cleantech and smart city. As well, the region works to attract and keep foreign talent.

- Greater Copenhagen won the award for the best FDI strategy among Europe's medium-sized regions because the area has high-growth sectors that are interesting for international companies, a sharp focus on attracting and retaining talent as well as a well thought-out strategy for attracting foreign investors and companies, says Courtney Fingar, Editor in Chief of fDi Magazine, which awarded the prize.

It is not new for Greater Copenhagen to fare well in the rankings created by the Financial Times every second year. In 2014/15, Copenhagen won the award for the best FDI strategy among small European regions.

- The award is a wonderful acknowledgment of Copenhagen Capacity's efforts. As the president of the Capital Region, I am mostly excited on behalf of the city's inhabitants and businesses. The very

reason we decided to work together was to become a more visible and attractive choice for global companies and this award shows that it was the right strategy. When global investors pay attention to Greater Copenhagen, it benefits all of us in the form of more growth, more jobs and a better life, says the President of the Capital Region, Sophie Hæstorp Andersen.

And this is exactly what Greater Copenhagen is shooting for as it battles Stockholm, Amsterdam, and Hamburg for investments, talent, and jobs.

- Right now, we have really good opportunities to strengthen growth. Global competition between cities is tough but Greater Copenhagen has many strengths within, e.g., cleantech and medico. We have 11 universities and an entirely unique research environment, says Sophie Hæstorp Andersen, who is referring to, among other things, the new ESS generator which is soon to open on the Swedish side of the Sound, and where Denmark is contributing research positions.



- Working together is what makes us great—not the isolated projects. We want to make it clear that we are part of a vital, lively metropolis. It is not only a regional or a municipal project but a joint project for all stakeholders, and this is something we would like to show at Mipim, says President of the Capital Region, Sophie Hæstorp Andersen. Here Triangeln in Malmö.



Use the portal and discover all the investment possibilities

The investor portal investcph.com is a portal which offers a total overview of investment opportunities within urban development and construction and civil engineering projects throughout Greater Copenhagen. Copenhagen Capacity developed and operates the portal. Learn more at stand no. P-1.K14

Have a close look at investcph.com

10 good reasons to invest in Greater Copenhagen

1. 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.

2. Competitive business costs

Danish social security rates and employer costs are the lowest in Europe. Copenhagen is 15-20 per cent 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.

3. 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.

4. 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.

5. Northern Europe's best airport

Copenhagen Airport was declared the best airport in Northern Europe at the World Airport Awards 2015 and has the most inter-continental, European, Scandinavian & Baltic connections of all the Scandinavian airports.

6. 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.

7. The world's most liveable city

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

8. 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.

9. 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.

10. Low corporate tax

Denmark has a corporate tax rate at 22 per cent, placing the country below the average OECD and European level.

As the president of the regional council and the chair of the Growth Forum in the Capital Region, Sophie Hæstorp Andersen is looking forward to Mipim and speaking with the industry. She hopes that it will give her a closer look at how politicians and project developers, investors and other property people can benefit from each others' expertise.

Sophie Hæstorp Andersen's mission is to establish Greater Copenhagen as firm a place on the map for people looking for a new domicile or location as other capital cities.

- More than ever, we want to make the advantages of locating a business in Greater Copenhagen obvious, and this is something we can do at Mipim. My priority is to get a dialogue going within the industry to hear how we can develop the region together. Politicians can't always know everything right off the bat. If there is something we are good at in the Capital Region it's creating networks, and we are happy to take the initiative. Foreign investors and companies benefit from us really having something to offer and I welcome them to Greater Copenhagen, says Sophie Hæstorp Andersen. ■

By Kamilla Sevel



The winners of the ESS Architectural Design contest are Team Henning Larsen Architects, a Copenhagen-based consortium. Here some of the preliminary conceptual design images of the project.

ESS and MAX IV

Within the next few years, two of the world's leading research facilities will open in Greater Copenhagen: ESS and MAX IV. The new material solutions which will result from the research at the two new centres are expected to have crucial significance for society and its challenges within the realms of energy, climate, health, food and productivity. MAX IV will open on June 21 2016, while ESS is scheduled to open in 2020.

When both facilities are complete, they are expected to accommodate 500 indeterminate employees and 5,000 annual researcher visits.

PEOPLE AND TALENT

Greater Copenhagen offers the best business conditions in the Nordics in terms of availability of skilled, ambitious and motivated employees as well as the most flexible labour market in the EU.

- No. 1 most flexible labour market in the EU - IMD 2015.
- No. 2 in the world for worker motivation - IMD 2015.
- No. 4 in the world for readily-available skilled labour - IMD 2015.
- No. 5 in the EU most talent competitive country - INSEAD 2015.

SOURCE: COPENHAGEN CAPACITY.

HAPPY AND HARDWORKING

Work-life balance is a cornerstone of Danish business culture, making Greater Copenhagen one of the world's most family-friendly places to live.

Striking the ideal balance between work and personal life can be quite a challenge, especially for working parents. If you decide to make Greater Copenhagen your new home, you will quickly discover why its citizens call it one of the world's most family-friendly places to live.

The Danes are one of the most productive and hardworking workforces in Europe. This is very much owing to the Danish job mentality and work culture where employees experience a high degree of autonomy and empowerment at work, resulting in very responsible, conscientious employees with a high level of job satisfaction.

Danish work environments are rarely based on hierarchies and formalities, and managers are seen more as team leaders than as key

decision-makers delegating tasks to others. As a result, employees are encouraged to speak their minds freely and everyone's opinion is given consideration when making decisions.

Copenhagen is Scandinavia's most cost-efficient capital for a Nordic headquarters and business expansion to Northern Europe, according to fDi Benchmark, Financial Times 2014.

Business operating costs are lower in Copenhagen than in the other Nordic capitals, Stockholm, Oslo and Helsinki. Copenhagen is 15-20% cheaper than Stockholm in terms of total costs of operating a Scandinavian headquarters or a shared services centre for IT, HR, R&D, supply chain, finance or customer support, according to fDi Benchmark.

Office rental prices per square metre in Copenhagen and Malmö are about 50% lower than in Stockholm.

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Meet us at MIPIM
– contact us at:

Alice Lotinga, Director and Partner
+45 40 58 29 30 · alice.lotinga@danbolig.dk

Mads Roepstorff, Director and Partner
+45 61 61 01 11 · mads.roepstorff@danbolig.dk

Torben Hald, CEO and Partner
+45 40 59 14 06 · torben.hald@danbolig.dk

Tina Guldback, Project Manager
+45 61 20 20 74 · tina.guldback@danbolig.dk

Peter Kjær, Portfoliomanager
+45 22 41 80 00 · peter.kjaer@danbolig.dk

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REAL ESTATE CPH



PHOTO MÅLMÖ STAD/WERNER NYSTAND

Västra Hamnen is a landmark of modern development in Malmö not least because of the very significant high-rise Turning Torso by architect Santiago Calatrava. It rises 190 meter and is viewable from all over the region.

MÅLMÖ HOUSING MARKET IS PUTTING THE PEDAL DOWN

There's growth in several segments of the Malmö property market, but housing is where the real action is.

The push to build housing in Malmö is on. In 2015 building permits were granted for nearly 3,200 homes. Construction on more than 2,200 of these started last year. In 2016 so far, permits for over 1,000 homes have been granted and construction will begin during the year.

- 2015 saw Malmö's residential construction levels increase wonderfully. In order to meet future needs and, at the same time, limit mortgage debt, we have to do everything we can to maintain and even pick up the pace. This is going to require a huge effort in terms of more resources and innovation, says Karolina Skog, city

councilor responsible for urban planning. Construction permits for apartment buildings were the real climbers. In one trend, projects are expanding and including more housing units. In another, many construction permits are being granted specifically for rebuilds, e.g. offices and attics to be transformed into housing. A new trend is that more builders are beginning work as soon as they receive their permits than ever before.

In 2015, the city planning authority approved detailed plans for more than



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PHOTO: MALMÖ STAD/WERNER NYSTRAND

- The City of Malmö has successfully transitioned from an industrial city in financial crisis to a modern, environmentally-aware and forward-looking city. Economic, social and environmental sustainability are key objectives for the continued development of Malmö, in the words of mayor Katrin Stjernfeldt Jammeh, City of Malmö.

2,400 homes. The City of Malmö has a good contingency plan and the city planning authority has about 7,000 homes in its finished plans. Most of these are ongoing projects on major development sites, e.g. Hyllie, south of Malmö.

- This is to ensure continuity in the housing supply and, judging by current conditions, we've done a good job here in Malmö, says Christer Larsson, director of city planning in Malmö, who would like to see the process move even faster.

Malmö has three main districts under transformation: Hyllie, south of the downtown core, has huge potential to grow into an attractive urban neighbourhood and home to about 15,000 inhabitants. One of the next areas to be developed in this part of the plan is southern Hyllie, which borders on Söderslätt and is centrally located in the Copenhagen- Malmö region. Once developed, southern Hyllie will have 3,000-4,000 homes, just as many jobs, 3 schools and a local park. The plan proposal is based on some site-specific load-bearing structures and a traditional block division, which provides a robust and flexible foundation for future urban development.

Another area in transformation is Sorgenfri, a former industrial zone, and one of Malmö's biggest urban development projects where the expansion of the northern areas will see the construction of 2,500 new homes. With its central location and exciting mix of industrial heritage and creative businesses, the area has great potential to develop into a unique neighbourhood. Sorgenfri is more complex to develop because there are about 40 different players and property owners in the area. But there are also big open plots of land. Sorgenfri's transformation will create a connection between Malmö's central and eastern districts.

The first homes in this area are already being built. The first phase will see the construction of 200 homes, and the housing association MKB is already planning the first 54 apartments targeting families with children. Occupancy is expected for 2017.

The last big transformation area in Malmö is the former port district Västra Hamnen. Work here was launched as part of the European housing fair Bo01 in 2001, and a good number of homes have already been completed. The neighbourhood is known for its focus on sustainability, and its landmark: Santiago Calatrava's 190 m high Turning Torso. Västra Hamnen includes the residential areas Flagg-husen, Fullriggaren and Kappsegla-ren—the home of some of Sweden's most energy-efficient buildings.

Now, the next wave of transformation projects is about to begin and there is huge potential to develop the 187 hectare neighbourhood. By 2031, Västra Hamnen with its current population of 7,000 is expected to grow to 25,000 inhabitants with just as many jobs. Half of the area's capacity is built up, so there is just as much left to develop.

Although the housing market is the real driving force in Malmö, demand for new office facilities is also rising.

- Thanks to a pick up in the development of new office space in Malmö CBD, the market is regaining its popularity and witnessing tentative prime rental growth. However, the supply of modern office space entails a diversification of the rental market, where demand for the older stock has declined in favor of the new, states property advisor CBRE in their latest report. ■

By Kamilla Sevel

KEY FIGURES FROM MALMÖ PROPERTY MARKET

Prime Rents

(4Q 2015 SEK/sq m pa)

| | |
|------------------------------------|------------------|
| High Street Retail Shopping Centre | 4,900 4,500 ▲ |
|------------------------------------|------------------|

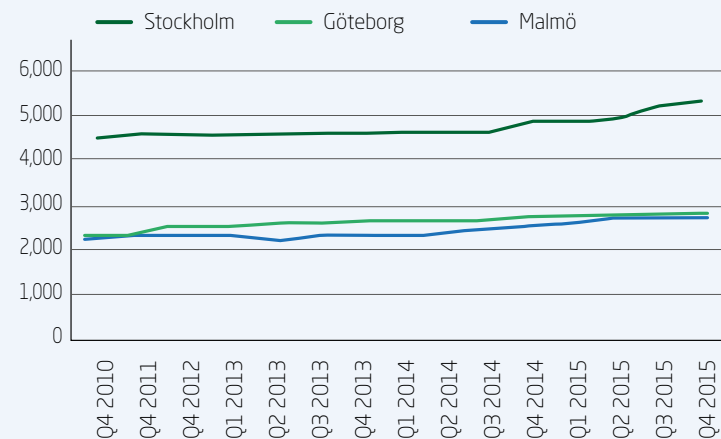
Prime Office Rent and Vacancy

(4Q 2015 SEK/sq m pa)

| Market | Prime rent % | Vacancy |
|---------------|--------------|---------|
| CBD | 2,650 | 12 |
| Västra Hamnen | 2,300 | 8 ▲ |
| Hyllie | 2,550 | 5 ▼ |

Prime Office Rent

(SEK/sq m pa)



Source: CBRE Research, Q4 2015

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Kommune**



PHOTO: COPENHAGEN AIRPORTS



PHOTO: COPENHAGEN AIRPORTS

COPENHAGEN AIRPORT DEVELOPS FOR €140 MILLION ANNUALLY

Copenhagen Airport is regularly ranked one of the best airports in the world. Now the airport is expanding its property holdings and negotiating its further expansion with international investors.

In January, FedEx Express, a subsidiary of FedEx Corp. and the world's largest express freight firm, officially opened its new freight terminal at Copenhagen Airport. This new terminal will be a turntable for incoming and outgoing freight to Denmark, Finland, Norway and Sweden.

- Copenhagen Airport is an ideal location for the new terminal due to its solid freight transport infrastructure and geographic proximity to Sweden. The terminal is an extremely important part of our growth strategy in Europe where we

have expanded with more than 100 new stations since 2011, says David Canavan, senior vice president for operations in FedEx Express Europe.

The Nordic region – Denmark, Finland, Norway and Sweden – has enjoyed stable economic growth recently, and the average GDP growth in 2016 is expected to be 2 percent. This upward trend is also reflected in FedEx Express' freight data. On February 1, Kuehne+Nagel, one of the world's biggest transport and logistics companies, also opened a facility at Copenhagen Airport. This northern Euro-

pean freight centre will be developed from a base of 30 employees and a new 2,400 sqm location in the airport's cargo area.

Copenhagen Airport is also investing a lot in upgrades and expansions these days and there are many opportunities for freight companies and other airport-related businesses to locate at the airport.

- Last year, we published our vision for growth that would see the airport managing 40 million passengers a year. This will require, among other things, more freight terminals, says Business Development Manager Real Estate Jørgen Jensen, Copenhagen Airports.

Elsewhere in Europe, many investors are showing interest in the logistics segment, and in 2014, the airport's freight growth increased 8 percent. This makes it an interesting investment target for big pro-

In 2015, more than 26.6 million passengers were serviced by Copenhagen Airport. For the 10th time in the past 12 years, Copenhagen Airport was rated "The Most Efficient Airport in Europe" in 2015, and it is expected to attract international investors for further development in the coming years.

perty companies developing the logistics segment.

- Many of the companies we are in talks with haven't had Denmark on their radar but when they hear about our plans they are very interested, says business development manager Jørgen Jensen.

In 2015, the airport serviced 26,6 million passengers.

- We are experiencing good growth and our plan to expand Copenhagen Airport's capacity to 40 million passengers is really starting to take off now. In recent years, we have invested approximately €140

million a year, and this will continue moving forward with all our expansion plans. Within the next years CPH will increase terminal and pier capacity for both passengers and traffic – not least the longhaul traffic, says Jørgen Jensen.

Also plans for the airports cargo area are on their way.

- We are almost done with the local plan work for the airport's east area which covers an undeveloped area of 300,000 sqm. The site is an important factor in the airport's future development as it is located in the airport's cargo area and cargo is one of the opportunities to attract new passenger routes as 15-20 percent of all revenue on a longhaul flight is generated by cargo in the plane's belly.

The planning regulation on the area is almost ready and the area will be developed in collaboration with developers and investors, says Jørgen Jensen. ■

- Several major international players have yet to come to Denmark. At Mipim, we are speaking with some of them, and trying to attract them to the airport, which is one of the most attractively located in Europe, says Business Development Manager Jørgen Jensen.

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MORE AND MORE PROPERTIES ARE SOLD AS M&A-DEALS IN THE HOT DANISH MARKET

International investors who view property investments as capital placement with a limited horizon and not merely as bricks, are the driver for more and more property deals in the Danish market are carried out as M&A deals

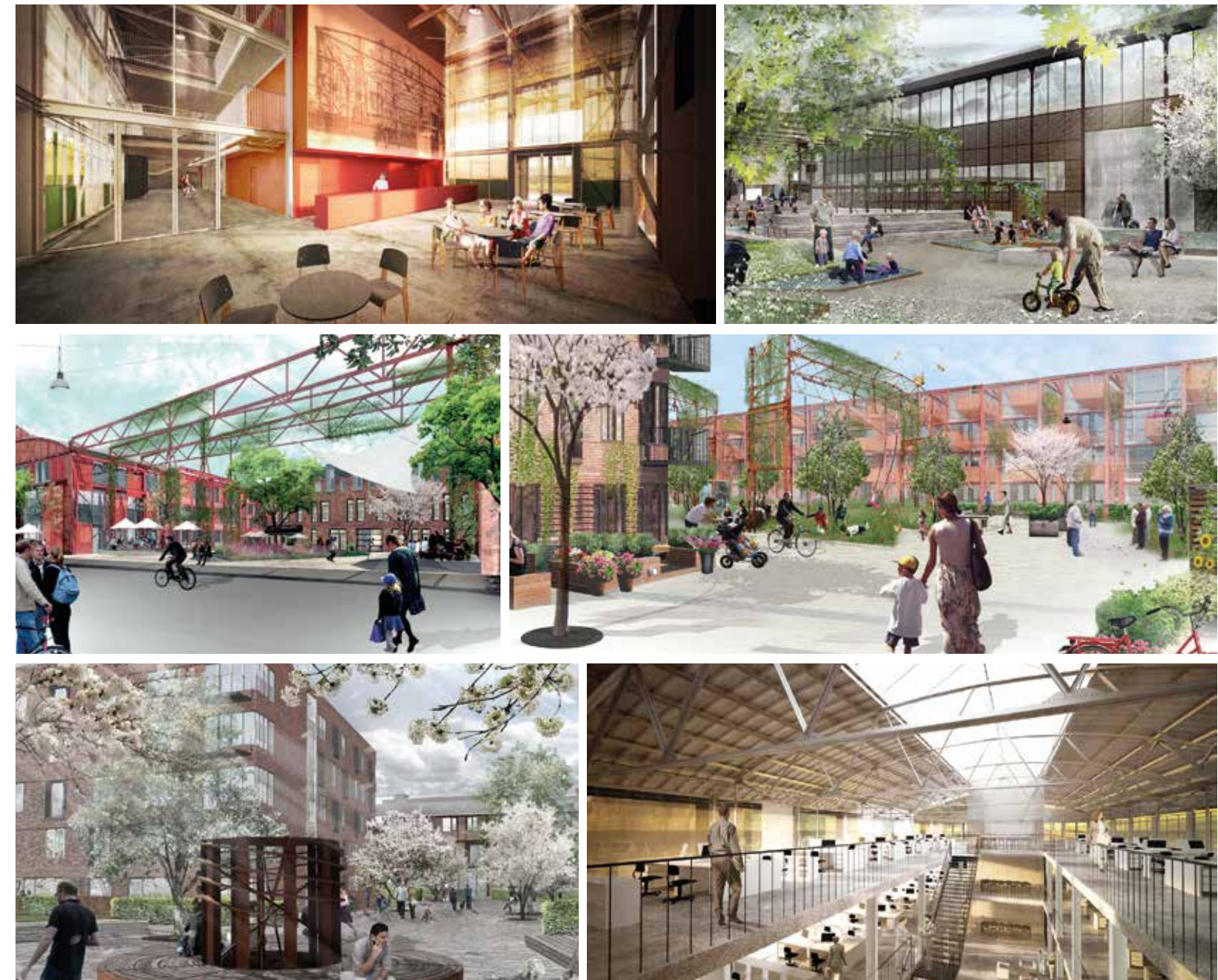
Some people in the Danish property industry considered the price too high when the former development and investment company MGPA bought the building which houses the department store Illum on Copenhagen's pedestrian street in 2011. The sales price in May 2015, however, proved that the investment fund MGPA, which has since become a part of Blackrock, knew what it was doing. The property was sold to the Thai retail conglomerate Central Group which had already taken over the operations of Illum, via the Italian department store chain La Rinascente.



PHOTO: OSKAR KONSTANTYNER



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Copenhagen's new neighbourhood
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VALBY
MASKIN
FABRIK



- We are expecting the level of capital-motivated property transactions to remain high in 2016, but with the large number of prime properties bought and sold in 2015, it might be at a relatively lower level, measured in transaction volume, in the words of Hans-Peter Jørgensen and Michael Wejp-Olsen, partners with leading law firm Gorrissen Federspiel.

The Danish market saw many major transactions in 2015 involving international inbound investors. International influence is making its mark on several aspects of the business due to a number of big deals and this trend will only increase in 2016.

- In the past, the most common approach to buying and selling property was to focus on the deed and the walls. Once in a while, the people of Real Property would draw on the skills of the M&A team, but not consistently. Now, we have put through a good number of big deals where we have been working with a cross-discipline team, composed of partners and associates from both the M&A-

and the Real Estate departments within our firm. We see it as a reflection of an interesting trend on the market in general, says Hans-Peter Jørgensen, attorney and partner in Gorrissen Federspiel, which is one of the biggest Danish law firms and has several partners dedicated to cases related to Real Estate.

As legal adviser for either the seller or the buyer, Gorrissen Federspiel has been involved in a large share of recent years' M&A-type property transactions, including the sales process involving one of Denmark's largest property companies DADES; the home of Illum one of Copenhagen's biggest department stores; Galleri K, an arcade off Copenhagen's

pedestrian street; and Bella Center, Denmark's biggest conference centre.

- Mostly international players who are relatively new to the Danish market have been involved in the transactions. This is the case for Solstra Capital Partners, Nordic Real Estate Partners, BlackRock, Capman, Patrizia, Meyer Bergman, Standard Life and Tristan Capital Partners, who entered the market and have accounted for a good number of transactions in recent years. These investors are focused on the cash flow aspect of the investments, the opportunity to add value over a relatively short period of ownership as well as the opportunity to sell the property at a later date, perhaps after having compiled a property portfolio that is attractive from an exit-perspective, says attorney and partner Michael Wejp-Olsen, Gorrissen Federspiel.

Hans-Peter Jørgensen and Michael Wejp-Olsen expect that this trend towards a sharper focus on company purchases within the property segment will intensify in 2016.

- We are seeing more of a focus on what really increases the value of a property -something that requires a thorough analysis of the properties. This is why we are expecting, provided demand continues, to see more complex and thorough solutions for properties with commercial operations, like hotels or retail, where cash flow is a significant element in the value of the property.

Hans-Peter Jørgensen and Michael Wejp-Olsen are ready for another year with high transaction volumes, although they expect that the properties in the market will be a little different in 2016. - 2015 saw transactions involving very big single properties in prime locations. It may be quite different in 2016 as the amount of large single properties in primo locations is limited. There are, however, a good number of development projects under way, and I think we will see some big portfolio transfers, says Hans-Peter Jørgensen. ■

Kamilla Sevel



PROPERTY ASSET MANAGEMENT OR PROPERTY MANAGEMENT?

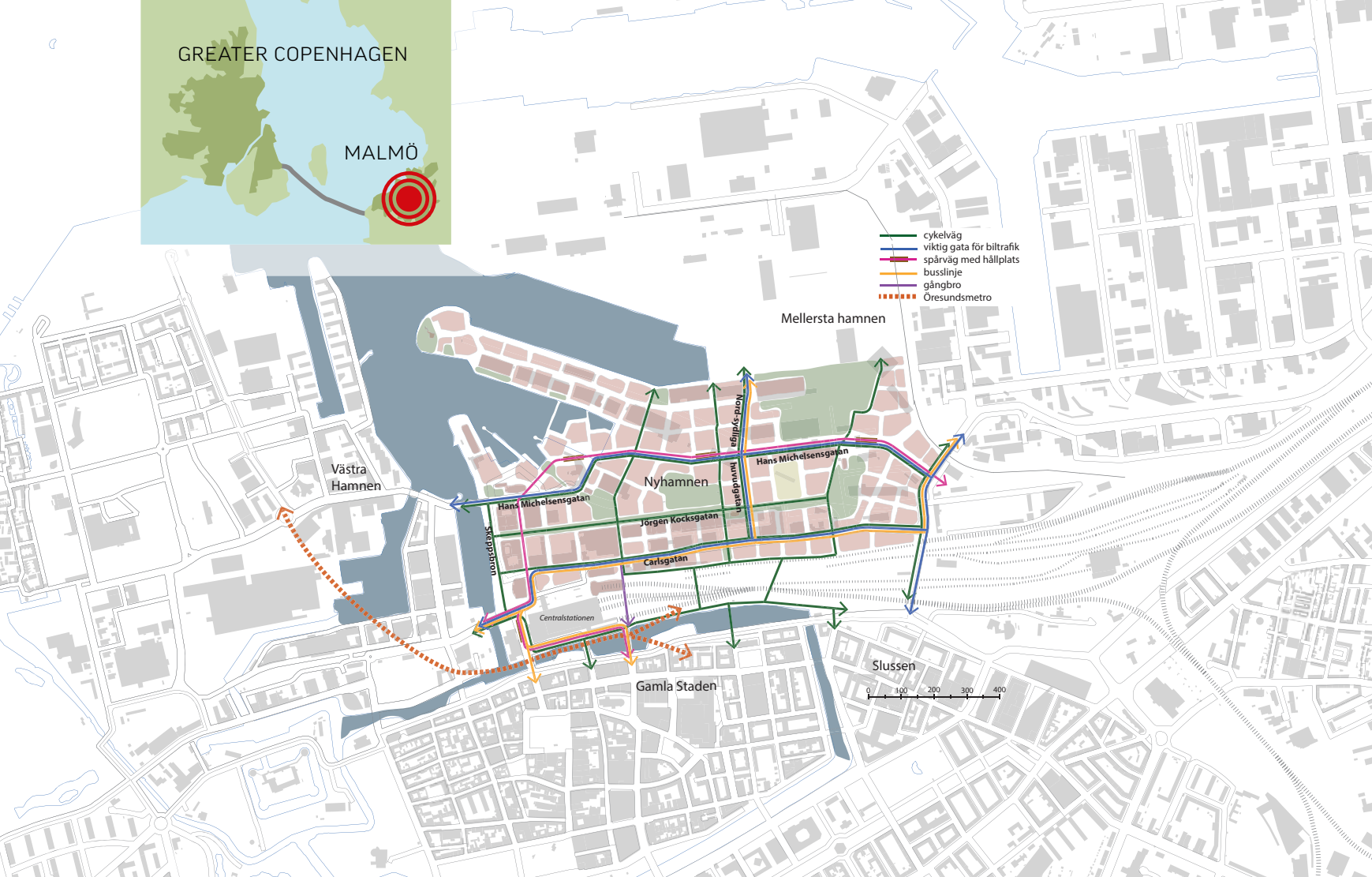
Both disciplines are closely related at DATEA. Through the years we have built a solid foundation of skills and successfully combined these disciplines into one function, making it possible for us to add value to your property.

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Malmö is starting work on plans for an all new development close to the city core with room to house a good share of the city's future inhabitants.

waterfront location and the port with its heritage buildings are the area's biggest assets. These, according to the plan, are to be both preserved and further developed. More green space, including parks, is also part of the plan for Nyhamnen – something that is currently in short supply.

- The transformation of Nyhamnen is an important part of expanding Malmö's centre and offering new, attractive urban areas for businesses and housing. Proximity to shops and services, work and housing is a prerequisite for a modern and sustainable lifestyle, says Lars Böhme, project manager with the town planning office.

The plan proposal includes some major physical transformations for the area. The southeast part of Nyhamnen's basin will be diminished while in the east

end of Nyhamn, the ground level will be raised to the same level as the main artery Väst kustsvägen. Another crossroad Jörgen Kocksgatan will be renovated and changed into a central and green stretch which will link the central station and the harbourfront areas in the west with those in the east.

Public transportation will be upgraded with a streetcar line with three stops along Hans Michelsensgatan; and pedestrian and bike bridges will be built over the railway tracks to link Nyhamnen with the old city centre.

Over the next few months, the people of Malmö will be able to have their say about the plans, and after adjustments, the final master plan is expected to be ready in 2017. ■

By Kamilla Sevel

FACTS ABOUT NYHAMNEN

The plan zone begins just north of the centre of Malmö's central station and goes as far as Frihamnen to the North and Väst kustsvägen to the East.

The new neighbourhood will cover 77 hectares and has room for 6,000 new homes, 13,000 new jobs and 100,000 sqm of green space. This makes for a total of 750,000 sqm gross residential space, 420,000 sqm office space, including parking facilities, and 34,000 sqm of space for educational purposes.

MALMÖ PLANNING A NEW GREEN, DENSE NEIGHBOURHOOD

After reworking its former industrial port, Malmö is now mapping out an all new neighbourhood with the capacity for 6,000 new homes and 13,000 jobs.

When Malmö Live opens in May in Nyhamnen, or what could be translated into "the new harbor", is Swedish Malmö's up and coming development area with every chance of becoming a desirable new urban community. Malmö's downtown core has room to grow, and soon high-speed

rail and the Öresund metro will make the area even more accessible. The first phase is ready and the local planning is under way.

- Nyhamnen is set to be a crucial testing ground for key issues in sustainable

urban development: density, a high quality living environment, using resources in line with the U.N.'s new 17 global development targets and the Malmö Commission's goal to put concepts into practice right from the start. Nyhamnen will come to symbolise the next phase in Malmö's transformation into a sustainable city, according to Christer Larsson, director of town planning.

Once completely developed, Nyhamnen will be the location of 6,000 new homes and 13,000 jobs in a mainly dense and urban environment. Nyhamnen's central,

PropertyDesign

- Is your property optimized for sale or development?

A precondition for optimal property design is an in-depth understanding of property law and land administration as it applies to cadastral concerns, condominiums, blueprints, development regulations and private legal obligations (easements).

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INTERNATIONAL INVESTORS HAVE MADE IT TO AARHUS

Standard Life buying properties in Aarhus

So far, international investors have mainly focused their property shopping on Copenhagen but in 2015, interest spread to Denmark's second-largest city Aarhus.

- Prices in Copenhagen have reached a level which encourages us to spread our investments to the rest of Denmark—especially Aarhus, and when we enter a city, it is rarely for a single purchase, says CEO Jesper Damborg, Capital Investment.



The English investment fund Standard Life has purchased two properties in Aarhus on behalf of European Club II: one of these is one of the city's landmark buildings, the €31 million Europahuset, Europe House, located on Europaplads.

This deal came on the heels of Standard Life's June purchase of the approximately 12,000 sqm Regina building on Strøget in Aarhus for €37 million with a closing date of December 1st. This brings the total of Standard Life's Aarhus purchases to €68 million.

Europahuset is an attractive investment because of its location right across the street from Aarhus' new multimedia building which includes the city's main library and opened during the summer of 2015. It welcomed more than 500,000 visitors during its first 3 months of operation.

- We are very happy to have the oppor-

tunity to work with the building. The location is fantastic and with all that's happening in Aarhus right now, we see a lot of potential in the property over the next many years, according to Jesper Damborg from Capital Investment, who works as a asset manager for Standard Life Investment and will oversee the future development of the building.

The seller was a local investor advised by CBRE.

- It is a very good thing to have two Danish cities on the radar of international investors. This is bound to be contagious, says Søren Boel Pedersen, manager of Business Aarhus.

With a few exceptions, attracting international investors to Aarhus has been a challenge in the past. But in 2012, the Norwegian institutional investor KLP Ejendomme purchased the downtown Aarhus building which houses the Scandic City Hotel and Eventyrspøt

for €60 million. Since then, transactions have been few and far between, until this summer.

CBRE's deputy manager in Aarhus Niels Lund Lihn has no doubt that market trends in Aarhus will heighten international investors' interest in the city.

- Property prices in the "Capital of Jutland" remain good—supported by rising demand from commercial tenants. Our analyses show that sustained population growth combined with improved infrastructure and municipal vigilance create the foundation for increased property prices, says Niels Lund Lihn.

He is especially counting on the following factors to pique investors' interest over the next few years:

- Aarhus is growing by 4-5,000 inhabitants a year
- The last two years, 2,000 new jobs were created annually
- Aarhus Light Rail will begin operating in 2017
- Aarhus will be the European Cultural Capital in 2017 and has enhanced the city with exciting landmarks like Dokk1, Moesgaard and Aros
- Historically high investments in urban development and infrastructure with projects including: Aarhus Ø, The Psychiatric Hospital in Risskov, Godsbanen,

the intercity bus terminal, CeresByen, the district hospital and Lisbjerg

- Aarhus University is ranked among the top 100 worldwide
- Aarhus boasts internationally renowned innovation hubs like Agro Food Park, the University Hospital in Aarhus N, ICT at Katrinebjerg, cleantech and wind energy
- The Aarhus region has 1.2 million habitants within an hour, putting it in a strong position to strengthen its identity as the west Danish metropolis.



PHOTO: CAPITAL INVESTMENT

This very visible property on Europa Plads is 9,776 sqm, including 4 stories or 3,000 sqm of vacant space. The property's main tenant is the renowned architect firm C.F. Møller which occupies 3,500 sqm.



The Sydhavn district promises to be the next big development area

Aarhus' most impressive development sites are the harbourfront spots that are close to the city called Aarhus Ø. This is where various residential properties are currently being built and where demand is huge.

At the same time, Aarhus is now getting started on its next development area: the Sydhavn district. With its capacity of

111,000 sqm, Sydhavn will connect the harbourfront with the downtown area near Aarhus' main train station.

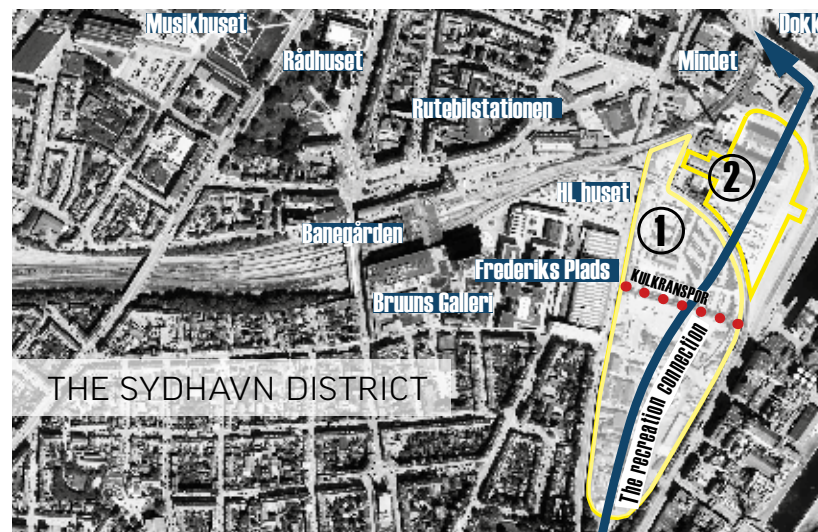
The first sites on offer will be in the Midtkraft area. Approximately 50,000-70,000 sq m will be made available in smaller sized construction parcels, starting at about 10,000 sqm.

An important element in this new urban area will be the old crane track, the Kulkranspor. The City of Aarhus is currently applying for funding to develop this railway track into a high line, with New York as its inspiration. This connection would create a pedestrian bridge between Kulkransporet and Frederiks Plads. ■

By Kamilla Sevel



KULKRANEN - FREDERIKSPLADS



THE SYDHAVN DISTRICT

Aarhus is getting at a new development district in the very center of Denmark's 2nd largest city.

4,000 more people in Aarhus every year

Aarhus is in the middle of a period of historically high investment in urban development and infrastructure. This includes the development of new knowledge hubs, innovation centres, investments in the city's architecture, new technological solutions as well as steps towards the goal of being carbon neutral by 2030.

In recent years, the population of the City of Aarhus has grown by about 4,000 inhabitants a year. Institutes of higher learning are reporting record registration levels and a number of big-name companies are moving to the city.

These are the goals the City of Aarhus is aiming to achieve by 2030:

- 375,000 inhabitants
- 220,000 jobs
- 200,000 homes
- 60,000 students

By the start of 2016, the population of Aarhus is expected to reach 328,000.

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PLENTY OF DEVELOPMENT OPPORTUNITIES IN COPENHAGEN

ILL: SKANSKA

East of the Bella Center metro station in Ørestad City is the big commercial plot that By & Havn sold to developer Skanska. On half of it, Skanska is building and leasing a new domicile for consultancy firm Sweco which will move its Danish headquarters and more than 750 employees from Glostrup to Ørestad City. The move emphasizes that Ørestad is the ideal location for internationally oriented businesses close to Copenhagen Airport, the Øresund bridge, a public transport hub and the motorway.

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. During the past decades, impressive new developments have popped up as former dockyards throughout Europe have been transformed into attractive new city neighbourhoods. But the cityscape is changing in other Copenhagen localities as well, e.g. the former brewery site Carlsberg and Grønttorvet, where up until recently vegetables were bought and sold.

Over the next four to five years, Grønttorvet will be transformed into a neighbourhood called Ny Valby with approximately 2,000 apartments and townhouses and a park. FB Gruppen and the pension fund PKA are behind this €670 million project.

Grønttorvet will be Copenhagen's next new neighbourhood and is expected to house 4,000 inhabitants, with shops, childcare facilities and a park. The developer FB Gruppen in collaboration with the pension fund PKA purchased the almost 160,000

sqm site from the fruit and vegetable wholesalers which moves to a brand new and bigger facility in Høje-Taastrup. The local plan grants permission to build 234,000 sqm. in the area.

- We have been given the opportunity to design the framework around an all new little town which will boast a good mix of social housing, rental housing, co-op housing and owner-occupied housing – all of it affordable. It will be a green neighbourhood – surrounding a 19,000 sqm park where beams from the former fruit and vegetable auction hall will act as a reminder of the area's heritage, says Hans-Bo Hyldig, CEO and co-owner of FB Gruppen.

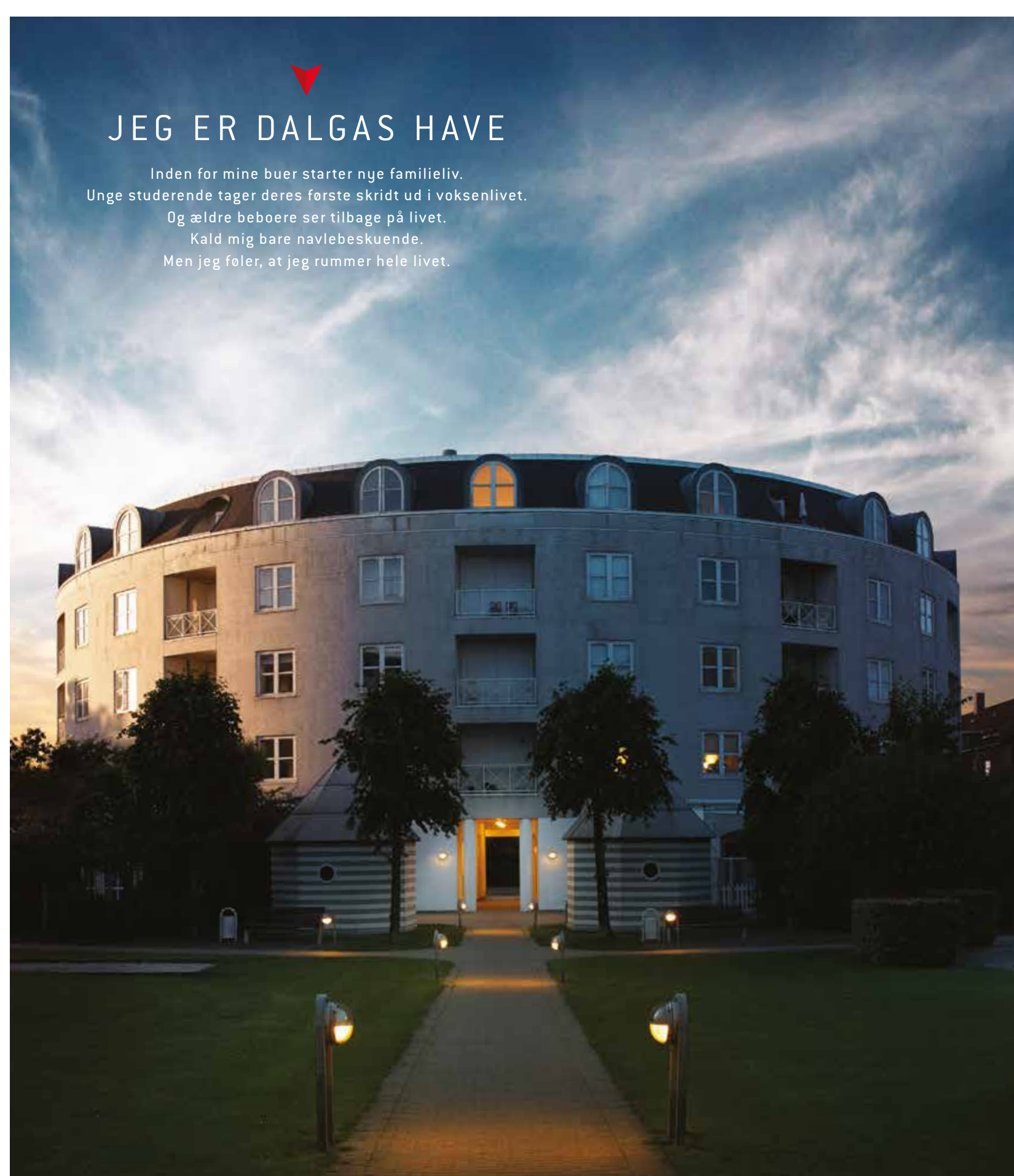
Mostly housing is being developed in Copenhagen these days, as the population is growing by 1,000 people monthly. Other places in the city are also focusing on housing because of the upswing in this segment. But now interest is also turning towards commercial development. This is the case for Ørestad which was built up from empty fields in the mid 90s, and

since succeeded in generating 70 percent more jobs during the financial crisis.

- We are starting to believe in a ketchup effect. We are seeing a considerable rise in the number of inquiries and an increasing interest to locate here. Several companies focus on flexibility which is why they choose to occupy new space, says CEO Jens Kramer Mikkelsen, CPH City & Port Development, who is of the opinion that "birds of a feather flock together" and that this creates synergy in new neighbourhoods.

A considerable amount of commercial space is for sale and/or being developed in Ørestad, as well as in Nordhavn and Carlsberg Byen (Carlsberg City).

- We get Danish and international inquiries and we will follow up on them at this year's Mipim and in subsequent meetings, says Jens Kramer Mikkelsen, who thinks that the current space in Copenhagen is so attractive that there is no reason to "pull more rabbits out of the hat" at this moment to get sales moving.



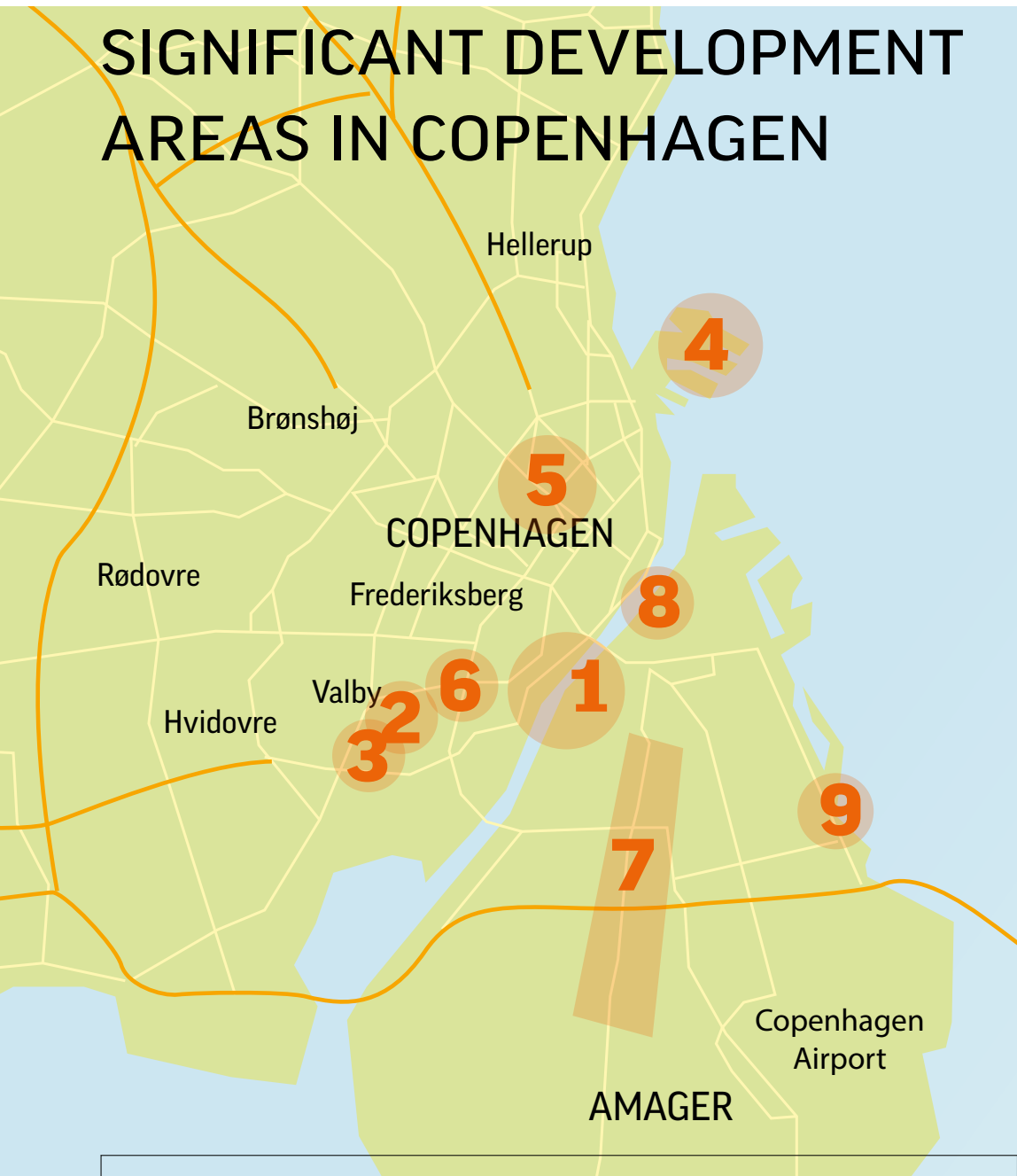
JEG ER DALGAS HAVE

Inden for mine buer starter nye familieliv.
Unge studerende tager deres første skridt ud i voksenlivet.
Og ældre beboere ser tilbage på livet.
Kald mig bare navlebeskuende.
Men jeg føler, at jeg rummer hele livet.

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Dalgas Have er en ikonisk ejendom på Frederiksberg, der rummer et internationalt studiemiljø og boliger, som vi passer godt på. Vi administrerer, udvikler og servicerer danske ejendomme og varetager alle opgaver; fra lejeopkrævning og tilsyn med ejendomme til rådgivning af vores kunder. Mød flere af vores ejendomme på livetilejendomme.dk

SIGNIFICANT DEVELOPMENT AREAS IN COPENHAGEN



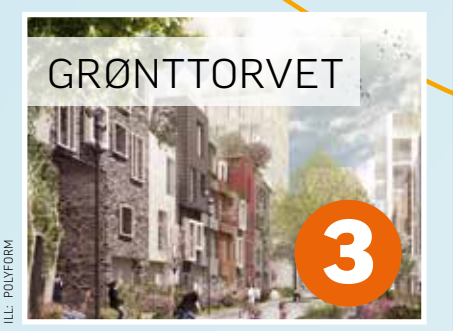
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SYDHAVN

Today, 3,500 Copenhageners live at Sluseholmen and Teglholm, 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 (illustration) will be one of the new neighbourhoods to link Vesterbro and Copenhagen Port. In a few years, attractive homes for 6,000 to 7,000 Copenhageners, distributed among ten new housing islets, will be built in Copenhagen's harbour. NPV is the project developer of six of the housing islets which together will be called Engholmene. NPV will build more than 1,000 housing units there, with the first ready for occupancy in spring 2017.



3

GRØNTTORVET

The plans to transform Valby's Grønttorv are becoming a reality, giving Copenhagen a brand new neighbourhood: Ny Valby with 4,000 inhabitants, shops, childcare facilities and its own park.



2

VALBY MASKINFABRIK

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 about 40,000 sqm of commercial space in old manufacturing facilities which are preserved from the area's time as a cement factory but will be repaired and renovated into super modern and attractive commercial rentals



4

NORDHAVN

The Århusgade area is the first neighbourhood being 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 sqm of mixed housing and commercial space with room for 6,000 to 7,000 jobs and 2,500-3,000 inhabitants.



5

COPENHAGEN SCIENCE CITY

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 concentrations of education and research within the fields of pharmaceutical studies, health sciences and natural sciences. 30,000 students and employees frequent this area daily. Copenhagen has been ranked Europe's most specialized health & life science city as well as one of the best cities in the world to live and work in. The area is already teeming with research and knowledge activity but with the record-high public investments in Copenhagen Science City coming up, the area will become an even more attractive place to locate business and research activities. The area also offers good potential for private investment.



6

CARLSBERG CITY DISTRICT

The former brewery site is changing into a creative neighbourhood. Over the next 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, but the neighbourhood will also include businesses.



7

ØRESTAD

Ørestad was one of the first development areas in the new wave of transformation in Copenhagen. Working from a master plan, the development of the site began in the mid 90s. In the district's northern end, the biggest Nordic bank, Nordea's domicile stands tall and new apartments are being built but the southern end is where the real development activity is booming in 2016.

Development company By & Havn made a site available to the event development, Royal Arena, to kickstart the development of the area. Similarly, things are coming together in the rest of Ørestad Syd where the local plan for a 320,000 sqm housing development was recently approved and the first lots hit the market.



8

PAPER ISLAND

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. 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.



9

SCANPORT

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



NEW LIGHT RAIL DRIVING URBAN DEVELOPMENT IN THE BILLIONS

A new light rail around Copenhagen could boost development

Gladsaxe has already succeeded in attracting new companies these past years. With six light rail stations along a 4.8 km stretch, the Mayor of Gladsaxe Karin Søbjerg Holst is hoping that lightrail will attract new knowledge companies.



PHOTO: LETBANEN.DK

In 2023 the first trains are scheduled to run on the new light rail line around Copenhagen. Light rail is the next step in the development of the infrastructure around Denmark's capital and the line is expected to trigger a concentration of investment and development activity along the corridor even though, to date, only relatively few investors have taken into account tomorrow's light rail line when planning future investments.

The light rail line will cost €700 million and run from Ishøj Station in the south to Lundtofte in the north. Most of the track will be located along the Ring 3 motorway, including 28 kilometres of track with 28 stations and an estimated 13-14 million passengers annually, once the trains leave the station for the first time in 2023.

The light electric trains will run every 5 minutes during daylight hours without a schedule and passengers will be able to transfer to commuter trains (S-tog) at six stations. The trains will stop at the Technical University of Denmark (DTU); the hospitals in Herlev and Glostrup and at many other work locations, shops, cultural and sports facilities.

By 2032, the investment is expected to result in 20,000 new jobs in the urban areas near the new stations but the total potential for urban development in all of the 11 municipalities around Copenhagen is estimated at approximately 90-100,000 jobs which corresponds to the opportunity to build more than 2 million sqm. Light rail is part of an extensive upgrade of Copenhagen infrastructure which also includes a circular metro line called the City Ring or Cityringen in Danish and two new lines to Nordhavn and Sydhavn, respectively.

The positive impact on commercial development is already noticeable during the current planning phase of Ring 3, which will pass through the Municipality of Lyngby-Taarbæk.

For example, Danica Pension and Microsoft did not hide the fact that light rail



In 2009, the municipalities along the light rail route and the National Capital Region (Region Hovedstad) joined forces around Loop City, a political vision for the area which connects urban development and public transportation. Here the future track of the light rail.

played a major part in their decision to build a new €60 million domicile in Lyngby, while medico group Novozymes also emphasized that light rail was one of the reasons why they decided to build their all new innovation campus in Lyngby.

- It means a lot that world-class rail transport is on the horizon. For certain, investors interested in development opportunities will see potential in a new transport network which will enable employees to get to and from work quickly. Other European countries have shown the important role light rail plays in connecting a city. Tracks create the foundation for new development and investment, in the words of Caroline Arends, CEO of the Lyngby-Taarbæk City of Knowledge and Urban Development.

The municipal authorities of Lyngby-Taar-

bæk have approved an appendix to their urban plan concerning the new light rail. It opens the door to 225,000 sqm of construction which comprises housing, commercial space, hotels, parking garages and public services at the Dyrehavegårds Jorder site and in the strip along the Helsingør motorway by the Technical University of Denmark, DTU.

- Light rail will play a part in the Knowledge City strategy for, among other things, prioritizing urban densification with more housing, more city life and more businesses focusing on the knowledge sector, retail and better transport options. The work to transform the area around Danica's and Microsoft's new building on Kanalvej is under way and the Technical University of Denmark is renovating and investing in the billion range. It is important that people





With Microsoft's new domicile and Novozyme's expected innovation campus, the municipality of Lyngby-Taarbæk Kommune has already enjoyed some positive repercussion of the future light rail line. In the Kanalvej area, a few hundred metres from downtown Lyngby, the vision is to create new city life with a mix of shops, companies, cultural offerings, cafes and housing.

have easy access to institutes of higher learning and their workplaces, concludes Caroline Arends.

Collaboration creates synergy

With a total of six stations, the municipality of Gladsaxe is one of the towns which will especially benefit from light rail. In the Gladsaxe business zone it will be possible to build considerably denser and higher than today. It will also be possible to increase the built-up percentage in areas that are not directly adjacent to Ring 3.

The development will transform today's business zone which mainly consists of traditional manufacturing companies, to a concentration of new knowledge-intensive companies and modern manufacturing workplaces.

- The work is already in motion. NCC's Gladsaxe Company House is finished, and the development of a new neighbourhood called Tobaksbyen is under

way, on the unique tobacco site which was formerly owned by the American Tobacco Company. Near Glostrup Station, which will be one of the main traffic junctions once light rail is a reality, I was recently involved in a project to develop the city centre, says Gladsaxe Major Karin Søjberg Holst.

Beside the lightrail around Copenhagen, the metro line is also being extended.

The City Ring metro line, with its 15.5 kilometres of underground tunnels, will connect Copenhagen's central train station, Copenhagen H, with the inner city, and the neighbourhoods of Østerbro, Nørrebro, Vesterbro and Frederiksberg. The new line will serve 17 underground stations. At two of these stations, Frederiksberg and Kongens Nytorv, passengers will be able to transfer to existing metro lines.

A trip around the entire City Ring will

take 24 minutes. The City Ring will be supplemented by the Nordhavn line in late 2019 and the Sydhavn line in 2023.

By Kristian Foss Brandt



PHOTO: PETER BREDSGAARD

Caroline Arends leads Lyngby-Taarbæk City of Knowledge & Urban Development, which aims to attract and retaining knowledge-based businesses.



MIPIM 2016

Årstiderne Arkitekter deltager igen i år på MIPIM. Vi viser nye, spændende projekter, der reflekterer tegnestuens bredde og specialisering.

Vi præsenterer blandt andet Postgården, en opgave, der indebærer transformationen af en fredet erhvervsjendom i indre København til et dynamisk shopping og kontormiljø. Laura Hus er et nyt, elegant erhvervsbyggeri, vi har tegnet til de historiske omgivelser ved Elefantporten i Carlsberg Byen. Central Park er en moderne fortolkning af en bolig-karre i Københavns Nordhavn, hvori 94 boliger samles om et åbent, landskabeligt gårdrum. Og vi viser ny, eksklusiv Løgismose forretning, hvortil vi har udviklet koncept, inventar og indretning.

Vi glæder os til at møde nye som gamle samarbejdspartnere og i fællesskab udvikle nye, innovative projekter.

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ÅRSTIDERNE ARKITEKTER



2015

A record-breaking year for property transactions



In Denmark, enough properties were bought and sold in 2015 to raise the volume to pre-crisis levels—a trend that's set to continue in 2016

Property transaction levels reached record highs in Danish cities in 2015. The volume reached about € 6.1 billion at the time of a huge share transaction in a property firm which pushed the figure up to a total of € 7 billion.

With these property deals, levels are now the same as they were before the financial crisis, and this is only because sales outside of city centres are pulling results downwards. The high turnover on the property market is set to continue.

Sales in 2015 were driven by international investors, pension funds and Danes, especially from parts of the country like Jutland and Funen, who made their fortune by e.g. selling a company. Increased demand has resulted in higher prices.



Shipping company Mærsk chose to develop their own domicile and then sell it of on an on-line auction. The transaction worth €85 million was concluded in December 2015. The 16,000 sq m building will be finished in autumn 2017.

ILLUSTRATION: MÆRSK-GROUPE



The Danish listed property company Jeudan recently bought a number of properties just north of the Copenhagen citycenter including the domicile of Mærsk currently under construction. Here another one, Dampfærgevej, close to the world famous Little Mermaid and to one of Copenhagens' most sought after new development areas.

- Buyers have been willing to pay more for properties. This has led to a decent increase in prices, which we actually expect to trigger an increased supply of investment properties throughout the year, says Peter Winther, a partner in property agency Sadolin & Albæk.

According to Sadolin & Albæk's commercial property price index, the increase in value was 5.8 percent in 2013 and 7.3 percent in 2014, a rise of 13 percent over two years. These figures reflect the average of office, retail, warehouse and logistics properties in all of Greater Copenhagen. Increases have been considerably bigger for office and retail properties in prime locations. In Q1 2013, prime offices rented for € 240 per sqm with yields of 5 percent.

- In Q4 2015, rents remained unchan-

ged but yields dropped to 4.25 percent which means there was a capital gain of about 1 percent on the best office properties, says Peter Winther.

Ready to up the risk

A few properties on Copenhagen's main pedestrian shopping street Strøget have seen their prices rise even more. In Q1 2013, the highest rent on Strøget was €2,735 per sqm a year, while yields on an equivalent location were 4.75 percent. At the close of 2015, the highest rent rose to €30,065 per sqm while yields fell to 3.75 percent. Capitalisation has thereby risen by as much as 40 percent.

- With rising prices for the best properties, we are now seeing some investors willing to accept more of a risk if it means finding investments with attrac-

tive yields. This means we can expect a budding demand for types of property that haven't been sought after since 2008: secondary office and retail space; and the entire warehouse and logistics segment.

The Danish listed property firm Jeudan is one investor that was busy buying up in 2015. Jeudan purchased a total of €160 million worth of property throughout the year. The company's strategy is at once aggressive and careful. If a property is located in the right area and is a good fit for the profile, Jeudan is willing to up its bid.

- We have bought a lot in the Dampfærgevej area just north of the center of Copenhagen. It is close to the city core but still has well-developed infrastructure. The Mærsk domicile was purchased for

€67 million. And in the fall, Jeudan also bought another property in the same area, Dampfærgevej 27-29, for just over €25 million from Danske Regioner.

- The clean-up after the crisis and selling distressed properties that banks ended up having on their books is admittedly pretty much done, but we think there is reason for optimism when it comes to supply in 2016. There is not only a more harmonious relationship between buyers' and sellers' price expectations than just a few years ago, but we are also expecting good sales activity from property funds as a result of natural fund cycles, and, lastly, a number of developments will be generating new supply, says Peter Winther. ■

By Kamilla Sevel



PHOTO: COLLIER'S INTERNATIONAL

- Denmark's biggest cities are the ones that are really enjoying the growth and increased employment. Economic growth in Denmark's power houses – the national capital region, Greater Aarhus and the Triangle Area – is likely twice that of the total national growth. These power houses are seeing progress on the office, shop, warehouse and production facility rental fronts which may mean that investing in properties that are not exactly prime could be gaining ground, says Peter Winther, partner in Sadolin & Albæk. The property Borgen was sold in Kolding in 2015 by property firm Colliers International.

Nordea Ejendomme



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WHEN GOLD TURNS TO PLATINUM

International investors are the driving the push for sustainable properties. The new Microsoft domicile in Lyngby just north of Copenhagen is a case in point. And Danish certification is keeping up



PHOTO: ABB

Microsoft has chosen to locate their development center as well as Danish HQ in central Lyngby.

There is every indication that the opportunity to achieve a silver, gold or platinum rating and communicate it to one's clients, owners and personnel is more of a motivator for certifying a building than the economics surrounding it. To keep pace, DGNB, the Danish certification system, developed by the Green Building Council Denmark, is updating its certification categories for buildings and urban districts.

The highest level achievable is now platinum. Internationally, this level has

existed, and its requirements correspond entirely to what was formerly known as gold certification in the Danish certification system, DGNB. In addition to platinum, going forward, buildings will be able to achieve gold and silver DGNB certification.

- The introduction of the platinum certificate was designed to meet a widespread desire among our members and throughout the market, says Nikolaj Hertel, chairman of the Green Building Council.

Quite simply, the change means that the former bronze certificate now corresponds to a silver certificate and the former silver certificate to a gold certificate and the highest level is now platinum. DGNB as a sustainability system and its criteria remain untouched.

Proof of sustainability a must

If an American company's management for instance is faced with choosing

Read more - go to page 53 >

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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.

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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: 1.8 million
- + Area: 20.859 km2
(half the size of Switzerland)
- + Universities: 12
- + Students: 167.000
- + Copenhagen Airport: Northern Europe's largest airport, 151 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



PHOTO: MICROSOFT

- It has been a real thrill to transform Microsoft's global corporate guidelines into a D-sign Brief that works in accordance with Danish practice. Like many other global companies, Microsoft wants to communicate a clear brand via their properties and rentals. The brand has to be expressed through the building's shape, choice of materials, interior design and more, says Head of Department Mark Howell, Alecia.

between two office locations, it may very well choose an American LEED platinum certified building over a Danish DGNB gold certified building. But now the Danish certifications' colours match one for one.

Microsoft, which just recently moved into a brand new domicile in Lyngby, is a company with a central real estate or-

ganisation, which aligns their Corporate Social Responsibility (CSR) policies with their buildings.

- Microsoft is keenly aware of its profile the world over and the company's CSR strategy has chosen LEED sustainability as their guideline. Our role as consultants is to figure out which level would be a good fit and what it would take,

e.g., to go from bronze to silver or from silver to gold, in the words of Mark Howell, Head of Department, Alecia.

One of Denmark's biggest institutional investors, Danica, owns the building Microsoft is renting. ■

By Kamilla Sevel





MICROSOFT'S ROAD TO GOLD

From drawback to bonus: The servers heat the building

Microsoft's new 19,000 sqm domicile in Lyngby opened on November 2, gathering, under one roof, all 900 of the company's employees, which were formerly divided among two locations: The Danish national office in Hellerup and the international development centre in Vedbæk.

lighting control and special heating/cooling ceilings.

In accordance with Microsoft's global guidelines, the design of the building includes many work rooms of various sizes, created for specific purposes.

Based on many years of research into employees' behaviour and work habits, Microsoft has developed an interior design programme which supports these work patterns perfectly through the availability of various collaboration rooms. ■

By Kamilla Sevel

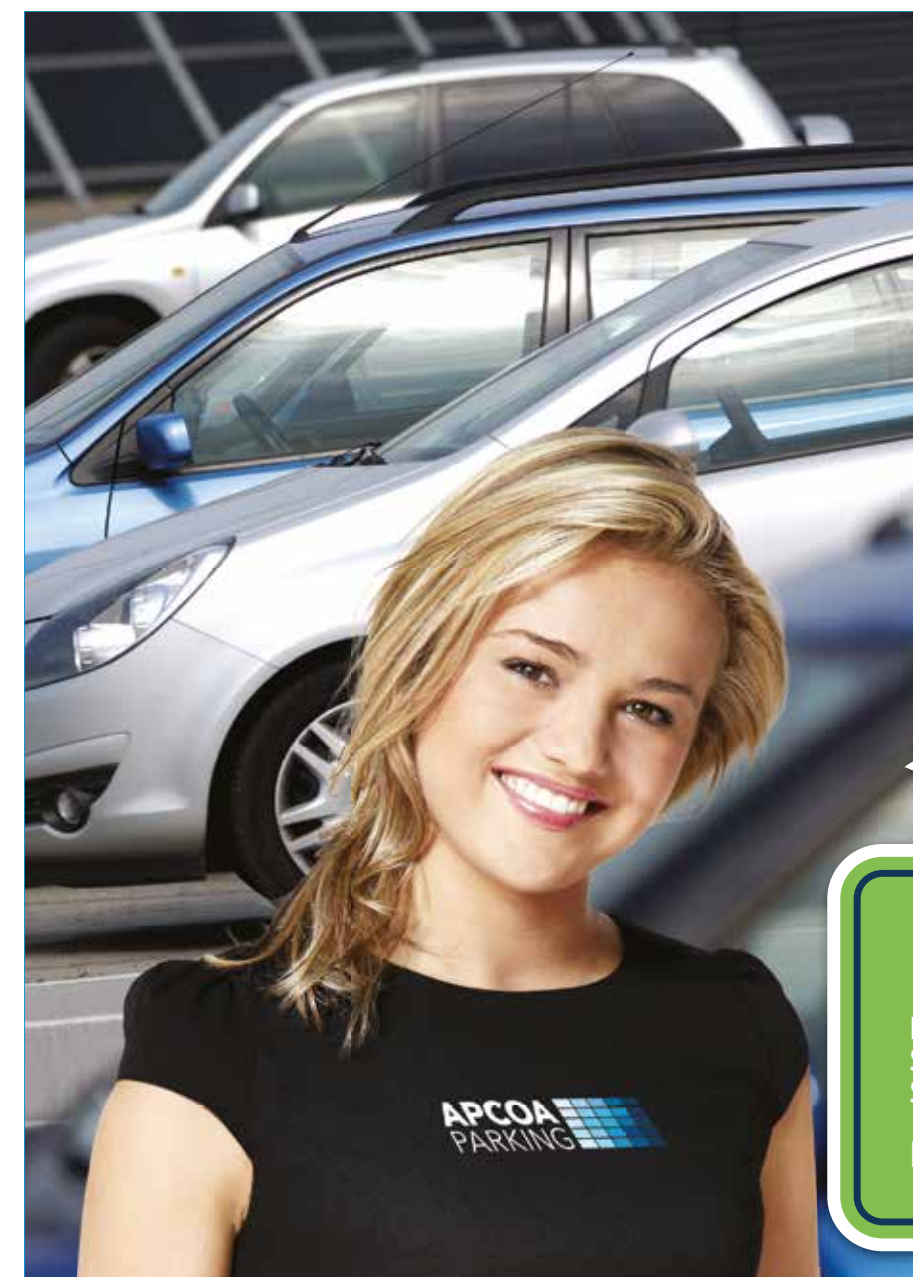
When it comes to energy, the building is ahead of its time. The Danish headquarters is one of Microsoft's most energy-friendly offices in the world. The building meets requirements and is designed to achieve LEED gold certification standards, which is the second-highest rating.

The top floor of the building houses a substantial server room which generates a lot of heat. As one of the very first buildings in Denmark, Microsoft is reusing the excess heat to warm the building. When it is operating at full capacity, the server room is able to generate the lion's share of the headquarter's overall heating needs.

The building also boasts intelligent



The Danish certification system DGNB is changing the colours on its posters in order to dissuade international investors especially from potentially opting out of Danish certification schemes because they can achieve a higher rating in another scheme and still meet the same requirements. Today's criteria remain the same but the new colours will make comparison easier.



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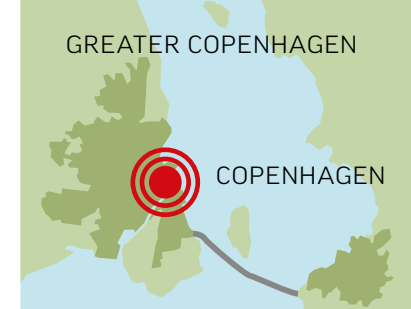
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COPENHAGEN IS SHOOTING FOR THE SKY

Office towers are popping up all around Copenhagen

For decades the Copenhagen skyline has looked very much like itself, but these next five years will see the addition of many more focal points in the nation's capital.

Copenhagen is hesitant to grant permits for highrises, and, in its downtown core - the area also known as "within the ramparts" - building towers is not even an option. But it is just a few km from the centre of town, and that is where the City is now giving permission for the construction of several new towers.

- Towers are the in thing these days, all over the world, according to Søren Øllgaard, a partner with Henning Larsen Architects.

The 75 m tall Mærsk building will be a landmark for Nørrebro and for research. The construction project is part of the plans to develop part of Nørrebro into a knowledge neighbourhood called Copenhagen Science City. The project will cost €200 million.

Copenhagen with its explosive population growth is one place where towers are popping up.

A current, and impressive, example is the Mærsk building, named after the Danish international shipping firm Mærsk, which donated funds to a research building adjacent to the Panum Building. Other examples include a 100 metre high youth housing tower to be developed in the Nørrebro neighbourhood, and a new domicile for one of Denmark's biggest law firms in downtown Copenhagen, right across the street from the world-famous amusement park Tivoli. A total of 22 towers are either under construction or scheduled to be built over the next few years in heights ranging from 50 to 120 metres in all Copenhagen city districts.

Copenhagen's growing population is among the main forces driving the construction of these highrises. Danes are moving to the cities to study, and find work, and many stay there once they

have started a family. Also, the price of land has increased to the point that it now pays for builders to build up.



- Towers create new variety in the city but there is no doubt that they also necessitate a culture shift. As long as architects stick to the Danish urban development morals and aesthetics, I am not worried, says City Architect Tina Saabye.





PHOTO: BYGGERIETS BULETINEN DK

The new tower Bohrs Tårn which is growing as we speak in Carlsberg City's southeast corner is set to be a 100 meter focal point in Copenhagen's Vesterbro district. The price of the 88 residential units in Bohrs Tårn will range from about €665 million to €2.1 million for the upper units which will be Denmark's highest placed apartments.

The City of Copenhagen is pleased that the city is getting new landmarks which contribute to a sense of belonging and make the city more recognizable. Historically, Copenhagen's towers and steeples were places of significance which expressed the identity of individual parts of town. The new towers will enhance the existing urban space in the same way, and be designed slim rather than stocky so as not to cast too long a shadow.

- Towers can give individual neighbourhoods unique identifiers. For example, now the former Carlsberg brewery site is visible from the harbour and from Amager Fælled, a green space south of Copenhagen. The architects have put a

lot of work into designing the towers so they appear slender and organic. This way, the buildings add to the urban space without blocking it, says City Architect Tina Saaby.

Crowne Plaza Copenhagen Towers in Ørestad, south of the Copenhagen city core, is one of the first examples of how to build an energy-efficient highrise. The hotel's daily operations are entirely carbon neutral. In addition, the hotel has 2,400 sqm of solar paneling which make it Northern Europe's biggest solar panel system. In the summer, groundwater is used to cool the hotel.

- Highrises can play a role in sustainable

The Copenhagen City Council has given pension fund Danica the green light to build an ambitious student housing project called Uptown Nørrebro. The new student residence will accommodate approximately 700 students at its location on Borgmestervangen near Nørrebro Station and consist of 6 blocks and a slender 29-storey tower which will be a unique new landmark for Nørrebro.



ILL. ARKITEKTA ARCHITECTS



PHOTO: ATP EJENDOMME

With five circular towers as high as 61 metres, Axel Towers is set to be the new landmark for Copenhagen centre. Axeltorv, previously known as the home of the decaying and now demolished leisure center Scala, will be transformed into a new, world-class urban space and meeting place for the business community. The lower levels will house shops, restaurants and cafés, while the remaining floors will be rented out as office space.

development and still be positive and different additions to the city. Of course, it will take some getting used to balconies at these heights, but the proximity to the street that is lost, is gained ten-fold with

the view of the city's skyline. It is part of making Copenhagen a vibrant metropolis that we can identify with, in the words of Tony Christrup, project manager with the developer Arkitektgruppen, which

has built highrises of its own at Amager Strand. ■

By Kristian Foss Brandt



GLOBAL BRANDS FLOCK TO COPENHAGEN

The interest for retail units in the Copenhagen high street area has been holding momentum throughout 2015, keeping vacancy rates low. International retailers have an eye for Amagertov, one of the main squares on Copenhagen's pedestrian shopping street, according to the real estate agency CBRE

- With Louis Vuitton holding store on Amagertov 2, and the extensive redevelopment of the Illum department store, this area was also the focus for several international luxury retailers looking to enter the market, says the newest report on Copenhagen Real Estate.

The population of Copenhagen has skyrocketed these past years, and the city's new neighbourhoods are keeping pace with hosts of cafés and restaurants to

meet the locals' need for their neighbourhood not only to be a place to shop but also to socialize.

- By choosing neighbourhood locations, international brands can reach a group of the buying public that rarely goes shopping on the main Copenhagen pedestrian street Strøget or at major malls like Field's or Fisketorvet. Also, the significantly lower rents off the high-street allow brands to experiment

with selected products and try out new concepts, says director Ole Hammershøj, CBRE Copenhagen.

At the same time another trend is catching up. Ole Hammershøj is drawing a parallel between what happened in New York City when luxury brands moved into neighbourhoods like SoHo.

- Of course, Copenhagen will never be New York. But the Danish capital has developed some local communities with their own distinct characters, says Ole Hammershøj.

Ole Hammershøj predicts that the new Copenhagen neighbourhoods like Århusgade at Nordhavnen and Carlsberg

UK based funds are some the very active investors in Copenhagen high street. Købmagergade 13 was bought in February by the German fund AEW, though.



PHOTO: RED

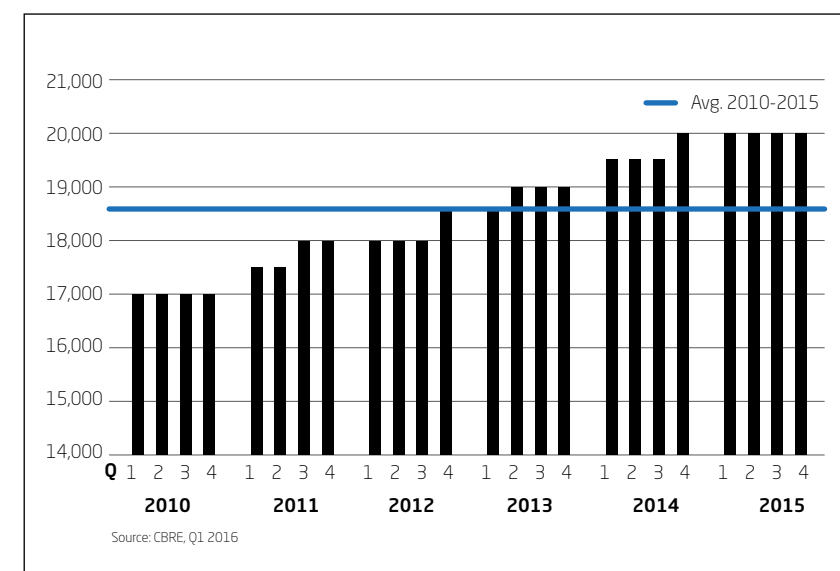


International investors are not only interested in the high-street market in Copenhagen. European shopping mall giants like Unibail-Rodamco, Klepierre and Citycon and Danish Danica are among those competing to make the best buys. Here Fisketorvet in the center of Copenhagen owned by Unibail-Rodamco.

City have the potential to become new, much-frequented local neighbourhoods, provided there's the courage and the patience to create the right mix of local shops, progressive young brands, more established trendy brands and a variety of cafés and restaurants; while steering

clear of « safe bets » and mainstream solutions. One of these investors is AEW Europe, who announced that it has acquired a high-end retail asset in central Copenhagen on behalf of the City Retail Fund.

PRIME RENT RETAIL (DKK PER SQ M PA)



The transaction marks the first Danish acquisition undertaken by the Fund, which launched with a €125m first close in November 2015.

The asset has been acquired from a group of private local investors advised by RED Property Advisers – Cushman & Wakefield. It is a 450 sq m flagship retail unit on Købmagergade 13 and is let to Marimekko.

Købmagergade is one of the busiest shopping areas in Copenhagen and houses a number of high-end fashion retailers and luxury department stores amongst other key interest points.

- We believe that the asset in Copenhagen is an attractive acquisition for the City Retail Fund. The Fund intends to invest further in assets in locations which we believe will strengthen over the long term. Over the coming months, we will continue to expand our core high street retail portfolio in Europe's leading city centres, says Marc Langenbach, fund manager at AEW Europe.

AEW Europe's City Retail Fund has a total target fund raise of up to €400m in equity commitments which, with a maximum loan-to-value ratio of 50 per cent, will provide the Fund with a total investment capacity of up to €800m. The Fund's strategy is to build a portfolio of high quality, income producing retail assets that are well located within the prime European city centres.

- In line with the Fund's strategy, Copenhagen is a well-established retail destination that benefits from an increasing presence of high profile tenants and newly refurbished shops and department stores. New openings are expected to drive footfall and rental growth on Købmagergade. Investments like these demonstrate AEW Europe's ability to source attractive opportunities across different geographies, and we intend to invest in the region further, according to Alexander Strassburger, executive director in investment at AEW Europe. ■

By Kamilla Sevel



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EXOMETRIC





- The urban space and building should distinguish itself characteristically from its mono-functional neighbors by offering staying-and activity possibilities for a broad selection of the city's user groups. The house and its surrounding spaces should be perceived as one common gathering entity where the passages from the building to the public space in it self becomes a unique destination, in the words of architect firm Jan Gehl's analysis of the potential of the BLOX development.

BLOX is the name of a new extraordinary place in Copenhagen. A place that embraces both popular and professional activities. A shared place for the creative professions involved in urban development, construction, architecture and design.

- BLOX occupies the so-called Brewery Site, which sits in a busy central location: close to the bridge Langebro, 800 metres from City Hall Square, bordered by Vester Voldgade, Frederiksholms Kanal and, on the third side, the harbour and the arterial road Ring 2. BLOX brings new life to this part of the city and ties together the harbour and central Copenhagen. It features a new bridge across the harbour for pedestrians and cyclists and creates connections in places where it is difficult to stroll today, according to the charity fund Realdania, who is behind the center together with among others the Municipality of Copenhagen.

With its location, the project suggests a new possible culture route, where the new building, which houses the Danish Architecture Centre, connects with Slotsholmen, the site of the Danish Parliament, as well as a range of cultural institutions including the National Museum of Denmark, the Royal Danish Arsenal Museum, The Royal Library and Ny Carlsberg Glyptotek.

Realdania By & Byg bought the site in 2005 with a view to creating a new building and an urban space of exceptional architectural quality that would enhance the area and help tie the city and the harbour together.

Realdania By & Byg has a portfolio of unique properties in Denmark. That also applies to BLOX, which aims to make a difference and generate development and change in the area. Throughout, the project is based on close cooperation with the surroundings, curious dialogue and the development of the strong networks that make BLOX an extraordinary setting for life in the city.

BLOX is scheduled to be completed and operational in 2017. ■

By Kamilla Sevel



New innovation hub in the center of Copenhagen

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Restaurant decorating is a new discipline for several of the world famous Danish architect firms combining Scandinavian Design and Danish food culture.

DANISH DEVELOPER BUILDING MICHELIN RESTAURANT

Copenhagen is now unifying the experience of excellent cuisine and good Danish construction and design

Denmark is Scandinavia's gourmet food capital, with 21 Michelin stars at 18 star-studded restaurants in the capital of Copenhagen and the second largest city Aarhus. In recent years, Copenhagen has blazed its own trail as one of the world's great gastronomic hotspots. The best known of these is probably Noma which has been ranked the world's best restaurant several years in a row and has earned 2 Michelin stars.

More and more restaurants, with and without Michelin stars, are drawing just as talented and world-famous Danish architects into their universe, so the experience of Nordic cuisine is coupled with that of New Nordic design.

This is certainly the case for Tetris, one of the most active developers in the Copenhagen housing market, whose CEO Rasmus Friis is the co-owner and chair of the Michelin restaurant Kadeau, located in the centre of the Copenhagen neighbourhood Christianshavn. In recent months, Tetris has been in charge of the interior design of the Christianshavn restaurant. It has turned into an extensive rebuild designed by the architect Trine Schneider from Jacob Kornum Arkitekter.

In 2013, Kadeau earned its first Michelin star and now Jacob Kornum Arkitekter has rebuilt the restaurant to align with the visions of the restaurant's head chef Nicolai Nørregaard –

- The owners and the head chef were very specific about how they wanted the interior design of the restaurant. Among other things, they wanted to cook over an open fire, and knew exactly what atmosphere they were aiming for, knowing full well that the number of guests is a great influence. From there, we began to look at the possibilities, says Architect Trine Schneider, explaining that the facilities were a former yoga studio with closed off rooms which no one could see into, or out of.

Kadeau is located in Wildersgade 10B beside its newest offspring Eldorado. This newly-opened restaurant took over the former Kadeau location which was rebuilt by Rasmus Friis and Jacob Kornum Arkitekter in 2012. The new Kadeau only has room for 24 guests. According to Trine Schneider, reducing the number of guests was a specification from the head chef Nicolai Nørregaard –

and the new space makes the distance between the chef and the guest smaller.

Preserves wall and busy servers

- Of course, we also looked at what other types of spaces would be needed. We drew up a solution with the main kitchen facing the street which would allow for a little daylight and facilitate deliveries; the main door, the little entrance way, and the narrow hallway to the restaurant where the guest walks past the preserves wall and sees the chefs busy at work. It is a very special feeling: No panic or smoke in the kitchen even though we are crazy busy—the servers and the chefs. Everything is under control. The food is prepared all day long so when the guests arrive, everything runs smoothly.

Once the main distribution of the facilities was determined, the interior design firm OeO entered the scene. The furnishings are also rooted in Nicolai Nørregaard's vision.

- Nicolai always wanted a kitchen made out of wood—not exactly the norm for an industrial kitchen. We had considered making a steel kitchen with a few wooden front panels, but didn't think it was quite right.

The solution was found by one of OeO's contacts: Garde Hvalsøe. The kitchen company came up with a proposal featuring a number of islands and solid wood boards with small butterflies, among other things, replacing the knots.

Open flame at Christianshavn

Trine Schneider explains that architects are faced with quite the challenge when it comes to appliances and technical features. It is also the architect's job to apply for construction permits and ensure that emergency exits exist. But with this rebuild, the architect encountered a very

“- Nicolai had a very unique vision: For guests to be able to walk through the kitchen and see the food being prepared,,

Trine Schneider
Kornum Arkitekter

special issue: Nicolai Nørregaard's desire to cook over an open fire.

- We had never made a fire pit before. We had designed the firepit based on a ready-made insert and needed

the bricks to be approved. This building has other tenants and we didn't want to inconvenience anyone so this has been quite the job. But, in the end, all of the approvals were granted, the construction work was completed and the fire pit turned out to be entirely unique—just like the rest of the restaurant.

The world famous restaurants in Copenhagen is contributing to the attractiveness of the city and actually influences the popularity of neighbourhoods. This also goes for Noma that recently closed its doors to the public only to re-emerge in 2017 in new facilities, in a new location and with a new concept.

Welcome to the new Noma

Redzepi wishes to create a restaurant with an 'urban farm', where he can be in ultimate control over all processes 'from farm to fork'.

And as always, the innovative chef has wild plans; A greenhouse on the roof, cracked asphalt to be peeled away to make room for new land, and a platform on a lake on which to grow vegetables on a floating field.

Another famous Dane, Architect Bjarke Ingels, whose works include the popular Harbour Baths in Copenhagen, the internationally acclaimed Maritime Museum in Helsingør and large housing projects on Manhattan in New York, is rumoured to be the architect to turn Redzepi's dream into reality. ■

By Kamilla Sevel

BUSINESSGUIDE

ARCHITECTS

SIGNAL arkitekter aps
Århusgade 88, 2.sal, 2100 København Ø
Tel.: 35 29 30 70
Contact: Gitte Andersen, CEO
Email: ga@signal-arki.dk
Web: www.signal-arki.dk



aarhus arkitekterne a/s
Europaplads 16, 8100 Aarhus C
Tel.: 87 31 68 05
Contact: Tommy Falch, Partner
Email: tf@aa-a.dk
Web: www.aa-a.dk



Årstiderne Arkitekter A/S
Ravnsborg Tværgade 5c, 3. sal, 2200 København N
Tel.: 70 24 21 00
Contact: Mikkel Westfall, Partner
Email: mw@aarstiderne.dk
Web: www.aarstiderne.dk



Danielsen Architecture
Vestergade 2B, 4. sal., 1456 København K
Tel.: 33 32 32 37
Contact: Malin Meyer & Kasper Danielsen
Email: mm@danielsenarch.com
Email: kd@danielsenarch.com
Web: www.danielsenarch.com



Kunstner Lina Murel Jardorf
Atelier Æbleblomst Gård, Kollerød Bygade 36, 3450 Allerød
Tel.: 23 99 18 99
Contact: Lina Murel Jardorf
Email: lina@linasmil.dk
Web: www.linasmil.dk




ASSET MANAGEMENT


Aberdeen Asset Management
Strandvejen 58, 2., 2900 Hellerup
Tel.: 33 44 40 00
Contact: Eva Riedel, Head of Communications and Marketing
Email: eva.riedel@aberdeen-asset.com
Web: www.aberdeen-asset.dk



DEAS Property Asset Management
Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 70 30 20 20
Contact: Christian Melgaard, Managing Director
Email: cme@deas.dk
Web: www.deas.dk



Kristensen Properties A/S
Vesterbro 18, 9000 Aalborg
Tel.: 70 22 88 80
Contact: Michael Schmidt, Director Asset Management
Email: msc@kristensenproperties.com
Web: www.kristensenproperties.com



Nordea Bank Denmark A/S - Corporate Banking
Vesterbrogade 8, 0900 København C
Tel.: 33 33 15 23
Contact: Jan Andreassen, Manager
Email: j.a@nordea.dk
Web: www.nordea.dk/erhverv



Northern Horizon Capital A/S
Christian IX's Gade 2, 2, 1111 København K
Tel.: 33 69 07 33
Contact: Klaus Ahm, Director,
Business Development Healthcare
Email: klaus.Ahm@nh-cap.com
Web: www.nh-cap.com



ASSOCIATIONS AND ORGANISATIONS

Byggesocietetet
Nørre Voldgade 106, 1358 København K
Tel.: 33 13 66 37
E-mail: info@byggesoc.dk
Web: www.byggesocietetet.dk



Dansk Byggeri
Nørre Voldgade 106, 1358 København K
Tel.: 72 16 00 00
E-mail: info@danskbyggeri.dk
Web: www.danskbyggeri.dk



Ejendomsforeningen Danmark
Nørre Voldgade 2, 1358 København K
Tel.: 33 12 03 30
E-mail: info@ejendomsforeningen.dk
Web: www.ejendomsforeningen.dk



Danish Association of Construction Clients
Borgergade 111, 1300 København K
Tel.: 70 20 00 71
Contact: Henrik L. Bang, Director, PhD
E-mail: info@bygherreforeningen.dk
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AUDITING AND ADVISORY

Deloitte
Weidekampsgade 6, 2300 København S
Tel.: 36 10 20 30
Contact: Thomas Frommelt, Partner
Email: tfrommelt@deloitte.dk
Web: www.deloitte.com




EY
Osvald Helmuths Vej 4, Postboks 250, 2000 Frederiksberg
Tel.: 73 23 30 00
Contact: Henrik Reedtz, Partner
Email: henrik.reedtz@dk.ey.com
Web: www.ey.com/DK/da/Home



Kallermann Revision A/S - statsautoriseret revisionsfirma
Stationspladsen 3, 3000 Helsingør
Tel.: 49 21 87 00
Contact: Peter Kallermann
Email: pk@kallermann.dk
Web: www.kallermann.dk



KPMG
Dampfærgevej 28, 2100 København Ø
Tel.: 52 15 00 25
Contact: Michael Tuborg, Director
Email: m.tuborg@kpmg.com
Web: www.kpmg.com/dk/en/pages/default.aspx



PwC
Strandvejen 44, 2900 Hellerup
Tel.: 39 45 39 45
Contact: Jesper Wiinholt, Partner
Email: jew@pwc.dk
Web: www.pwc.dk




Redmark Statsautoriseret Revisionspartnerselskab
Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 39 16 36 36
Contact: Connie Søborg Hansen, Partner
Email: csh@redmark.dk
Web: www.redmark.dk



COMMERCIAL REAL ESTATE ADVISORY

CBRE A/S
Rued Langgaards Vej 6-8, 2300 København S
Tel.: 70 22 96 01
Contact: Niels Cederholm, Managing Director, MRICS, LL.M
Email: niels.cederholm@cbre.com
Web: www.cbre.dk



City & Center Property A/S
Østergade 4, 1100 København K
Tel.: 70 70 72 42
Contact: Peter Mahony, CEO, Partner
Email: pm@cc-p.dk
Web: www.cc-p.dk



Colliers International Danmark A/S
Gammel Kongevej 11, 1610 København V
Tel.: 70 23 00 20
Contact: Peter Lassen, CEO
Email: pl@colliers.dk
Web: www.colliers.dk



DAL Erhvervsmægler
Forbindelsesvej 12, 2100 København Ø
Tel.: 70 30 05 55
Contact: Hans Dal Pedersen, Partner
Email: hans.dal.pedersen@dal.dk
Web: www.dal.dk



danbolig Erhverv
Johnny Hallas P/S

Helsingørgade 41 A, 3400 Hillerød
Tel.: 70 22 85 95
Contact: Johnny Hallas, Partner
Email: johnny.hallas@danbolig.dk
Web: www.danbolig.dk



danbolig Erhverv København

Dronningens Tværgade 26, 1302 København K
Tel.: 70 22 85 95
Contact: Mads Roepstorff, CEO
Email: mads.roepstorff@danbolig.dk
Web: danbolig.dk/Erhverv/FindDinMaegler/Butik/Kobenhavn/



danbolig Projektsalg

Dronningens Tværgade 26, 1. sal, 1302 København K
Tel.: 32 83 06 10
Contact: Alice Lotinga, Partner
Email: alice.lotinga@danbolig.dk
Web: www.danbolig.dk/Erhverv/FindDinMaegler/Butik/projektsalg-ko-benhavn/



DEAS Erhverv

Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 70 30 20 20
Contact: Bettina Lange, Manager
Email: bel@deaserhverv.dk
Web: www.deaserhverv.dk



DN Erhverv A/S

Strandvejen 60, 5., 1.sal, 2900 Hellerup
Tel.: 70 26 82 62
Contact: Thomas Ruhoff, Partner
Email: tr@dn-erhverv.dk
Web: www.dn-erhverv.dk



DTZ Egeskov & Lindquist A/S

Silkegade 8, 1113 København K
Tel.: 33 14 50 70
Contact: Henrik Lyngskjold, Senior Director, Senior Partner
Email: henrik.lyngskjold@dtz.dk
Web: www.dtz.dk



EDC Erhverv Poul Erik Bech

Bremerholm 29, 1069 København K
Tel.: 33 30 10 00
Contact: Robert Neble Larsen, CEO
Email: rnl@edc.dk
Web: www.poulerikbech.dk/erhverv



EDC Projekt Poul Erik Bech

Bremerholm 29, 1069 København K
Tel.: 33 30 10 00
Contact: Kenneth Nielsen, Project Manager
Email: kni@edc.dk
Web: www.poulerikbech.dk



GaardeErhverv A/S

Dybensgade 6, 1071 København K
Tel.: 70 20 47 11
Contact: Thor Heltborg, CEO
Email: ge@gaarde.dk
Web: www.gaaarde.dk



GaardeErhverv

Jytte Bille Erhverv ApS

Tel.: 20 28 22 55
Contact: Jytte Bille, Partner
Email: jba@jyttebille-erhverv.dk
Web: www.jyttebille-erhverv.dk.



La Cour & Lykke

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Helle Lindhardt, Partner
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Web: www.lundlindhardt.dk



NAI Danmark

Forbindelsesvej 12, 2100 København Ø
Tel.: 72 31 20 00
Contact: Hans Dal Pedersen, Man. Director
Email: hans.dal.pedersen@nai.dk
Web: www.nai.dk



RED Property Advisers

Amaliegade 3, 5. sal, 1256 København K
Tel.: 33 13 13 99
Contact: Bjarne Jensen, Partner, MRICS
Email: bj@red.dk
Web: www.red.dk



Thorkild Kristensen

Hasserisvej 143, 9000 Aalborg
Tel.: 96 31 60 00
Contact: Peter Fredberg, Partner
Email: pf@thorkild-kristensen.dk
Web: www.thorkild-kristensen.dk



CONSULTING

ALECTIA A/S

Teknikerbyen 34, 2830 Virum
Tel.: 88 19 10 00
Contact: Per Christensen, CEO
Email: pc@alectia.com
Web: www.alectia.com



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Parallelvej 2, 2800 Kgs. Lyngby
Tel.: 45 97 22 11
Contact: Steffen Gøth, Senior Vice President
Email: stg@cowi.dk
Web: www.cowi.dk



CONTRACTING

C.C. Brun Entreprise A/S

Ravnstrupvej 67, 4160 Herlufmagle
Tel.: 57 64 64 64
Contact: Kristian Lind, CEO
Email: kl@ccbrun.dk
Web: www.ccbrun.dk



Enemærke & Petersen A/S

Ole Hansens Vej 1, 4100 Ringsted
Tel.: 57 61 72 72
Contact: Rasmus Karkov, relations- og markedschef
Email: rka@eogp.dk
Web: eogp.dk



H. Nielsen & søn as

Lillemarken 4, 4700 Næstved
Tel.: 55 72 50 27
Contact: Bent Hartmann, CEO
Email: bh@hns-as.dk
Web: www.hns-as.dk



HHM A/S

Bragesvej 4, 3400 Hillerød
Tel.: +45 22 70 70 11
Contact: Svend Pedersen, CEO
Email: sp@hbm.dk
Web: www.hbm.dk



Hoffmann A/S

Fabriksparken 66, 2600 Glostrup
Tel.: 43 29 90 00
Contact: Torben Bjørk Nielsen, CEO
Email: tbn@hoffmann.dk
Web: www.hoffmann.dk



INTERN A/S

Skovlytoften 2, 2840 Holte
Tel.: 45 41 23 00
Contact: Niels Henrik Rasmussen, CEO
Email: nhr@intern.dk
Web: www.intern.dk



Moos Byggeri A/S

Lærkevej 15E, 2400 København NV
Tel.: 70 20 71 10
Contact: Steffen Moos, Manager
Email: stm@moos-byggeri.dk
Web: www.moos-byggeri.dk



Preben Hockerup A/S

Finlandsgade 15, 4690 Haslev
Tel.: 56313089 / 25192619
Contact: Henrik Hockerup Keller, Manager
Email: hk@preben-hockerup.dk
Web: www.preben-hockerup.dk



DEVELOPER ADVISORS

BYR GRUPPEN A/S

Vermlandsgade 51 2. sal
2300 København S
Tel.: 70 26 22 42
Contact: Rasmus Storgaard, CEO
Email: rs@byr.dk
Web: www.BYR.dk



DEAS

Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 70 30 20 20
Contact: Kristian Kongstad, Head of Maintenance and Development Department
Email: ksk@deas.dk
Web: www.deas.dk



Drees & Sommer Nordic A/S

Wildersgade 10 B, 2. sal, 1408 København K
Tel.: 45 26 90 00
Contact: Carsten Hyldebrandt, Head of Department
Email: carsten.hyldebrandt@dreso.com
Web: www.dreso.com



Promana Bygningsrådgivning

Kobbervej 8, 2730 Herlev
Tel.: 70 20 05 80
Contact: Morten Quirinus, Manager
Email: promana@promana.dk
Web: www.promana.dk



Sandbeck A/S

Christian II's Allé 19, 2300 København S
Tel.: 70 23 50 80
Contact: Chico Sandbeck, CEO
Email: chico@sandbeck.com
Web: www.sandbeck.com



ENERGY OPTIMIZATION

DEAS

Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 70 30 20 20
Contact: Hans Andersen, Head of Department
Email: haan@deas.dk
Web: www.deas.dk



FACILITY MANAGEMENT PROVIDERS

Coor Service Management A/S

Bregnerødvej 133D, 3460 Birkerød
Tel.: 60 29 88 39
Contact: Torben Jarlholm-Jensen, Technical Manager
Email: Torben.Jarlholm-Jensen@coor.com
Web: www.coor.dk



DEAS Facility Services

Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 70 30 20 20
Contact: Peter Blomgreen, Head of Department
Email: pbl@deas.dk
Web: www.deas.dk



Ejendomsvirke A/S

Hirsemarken 3, 3520 Farum
Tel.: 44 34 21 20
Contact: Bent Amsinck, CEO
Email: ba@ejendomsvirke.dk
Web: www.ejendomsvirke.dk



Jeudan ServicePartner A/S

Bredgade 30, 1260 København K
Tel.: 70 10 60 70
Contact: Peter Spøer, CEO
Email: psp@jeudan.dk
Web: www.jeudan.dk



Green Circle A/S

Kirkebjerg Alle 90, 2605 Brøndby
Tel.: 46 34 20 99
Contact: Erik Jensen, CEO
Email: ej@greencircle.dk
Web: www.greencircle.dk



Techem Danmark A/S

Trindsøvej 7A-B, 8000 Aarhus
Tel.: 87 44 77 00
Contact: Per Sahl-Madsen, Sales Manager
Email: per.sahl-madsen@techem.dk
Web: www.techem.dk



FINANCIAL ADVISORY

MagniPartners

Dr. Tværgade 4A, 1302 København K
Tel.: 24 82 98 74
Contact: Jens Erik Gravengaard, Partner
Email: jeg@magniPartners.dk
Web: www.magniPartners.dk



Situs

Kalvebod Brygge 39-41, 1560 København V
Tel.: 33 44 94 44
Contact: Peter Lilja, Director
Email: peter.lilja@situs.com
Web: www.situs.com



FINANCING

Nordea Bank Denmark A/S - Corporate Banking

Vesterbrogade 8, 900 København
Tel.: 33 33 15 23
Contact: Christian Jensen, Head of Corporate Banking Department – Real Estate
Email: c.jensen@nordea.dk
Web: www.nordea.dk/erhverv



INSURANCE BROKERS

AON Denmark A/S

Strandgade 4C, 1401 København K
Tel.: 32 69 71 91
Contact: Christian Elmelund, Broker
Email: christian.elmelund@aon.dk
Web: www.aon.com/denmark/



LAND SURVEYING

MØLBAK Landinspektører A/S

Ledreborg Allé 130A, 4000 Roskilde
Tel.: 70 20 08 83
Contact: Lars Gjøg Petersen, Partner
Email: lgp@molbak.dk
Web: www.molbak.dk



Landinspektørfirmaet LE34 A/S

Energivej 34, 2750 Ballerup
Tel.: 77 33 22 86
Contact: Lars Vognsen Christensen, Partner
Email: lvc@le34.dk
Web: www.le34.dk



Landinspektørkontoret a/s

Helsingør – Gilleleje - København
Tel.: 49 22 09 86
Contact: Kristian Baatrup, Partner
Email: kb@lspkon.dk
Web: www.lspkon.dk



Skel.dk Landinspektører

Naverland 2, 2600 Glostrup
Tel.: 49 22 09 86
Contact: Ejnar Flensborg, Partner
Email: ef@skel.dk
Web: www.skel.dk



LAWYERS

Accura

Tuborg Boulevard 1, 2900 Hellerup
Tel.: 39 45 28 00
Contact: Henrik Groos, Partner / Jon Dyhre Hansen, Partner
Email: hgr@accura.dk / jdh@accura.dk
Web: www.accura.dk



Bech-Bruun

Langelinie Alle 35, 2100 København Ø
Tel.: 72 27 35 67
Contact: Torben Schön, Partner
Email: ts@bechbruun.com
Web: www.bechbruun.com



Bruun & Hjejle

Nørregade 21, 1165 København K
Tel.: 33 34 50 00
Contact: Søren Damgaard, Partner
Email: sd@bruunhjejle.dk
Web: www.bruunhjejle.dk



DELACOUR

Åboulevarden 13, 8000 Aarhus C
Tel.: 70 11 11 22
Contact: Jakob Nielsen, Partner
Email: jni@delacour.dk
Web: www.delacour.dk



Danders & More

Frederiksgade 17, 1265 København K
Tel.: 33 12 95 12
Contact: Tobias Vieth, Partner
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Focus Advokater P/S

Englandsgade 25, 5100 Odense
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Contact: Merete Vangsøe Simonsen, Partner
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Gangsted-Rasmussen

Gammeltorv 6, 1457 København K
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Contact: Christian Gangsted-Rasmussen, Partner
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Horten Advokatpartnerselskab

Philip Heymans Allé 7, 2900 Hellerup
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Contact: Michael Neumann, Attorney, Equity Partner
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Homann Advokater

Amagertorv 11, 1160 København K
Tel.: 33 34 53 39
Contact: Gregers R. Lauridsen, Attorney
Email: gl@homannlaw.dk
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Husen Advokater

Havnegade 29, 1058 København K
Tel.: 33 32 26 26
Contact: Finn Hasselriis, Partner
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Web: www.husenadvokater.dk



Kirk Larsen & Ascanius

Tel.: 70 22 66 60
Contact: Michael Appel, Partner, Attorney
Email: ma@kirklarsen.dk
Web: www.kirklarsen.dk



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Advokatpartnerselskab

Kalvebod Brygge 39-41
1560 København V
Tel.: 33 30 02 00
Contact: Steen Raagaard Andersen, Partner
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Amaliegade 10, 1256 København K
Tel.: 33 14 35 36
Contact: Claus Høxbro, Partner / Bjarke Sanbeck, Partner
Email: clh@mazanti.dk / bsa@mazanti.dk
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Nielsen og Thomsen Advokater

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Web: www.ronnelundgren.com



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Contact: Peer Meisner, Partner
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Web: www.plesner.com



Vincit Advokater

Trondhjems Plads 3, 4., 2100 København Ø
Tel.: 70 26 02 64
Contact: Tina Grønning, Attorney
Email: tg@vincitlaw.com
Web: www.vincitlaw.com



Winsløw Advokatfirma

Gammel Strand 34, 1202 København K
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Contact: Iben Mai Winsløw, Lawyer, Partner
Email: imw@winlaw.dk.dk
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Oline

Islands Brygge 43, 2300 København S
Tel.: 40 89 64 30
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Email: jesper.storm.hansen@oline.dk
Web: www.oline.dk



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C.W. Obel Ejendomme A/S

Vestergade 2C, 1456 København K
Tel.: 33 33 94 94
Contact: Torben Black, CEO
Email: tbl@cwobel.dk
Web: www.cwobel-ejendomme.dk



Calum A/S

Vestre Havnepromenade 21, 9000 Aalborg
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Contact: Jakob Axel Nielsen
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Lyngby Hovedgade 4, 2800 Kgs. Lyngby
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Contact: Boris Nørgaard Kjeldsen, CEO
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De Forenede
Ejendomsselskaber A/S

Vestagervej 5, 2100 København Ø
Tel.: 39 29 56 56
Contact: Henrik Jensen, CEO
Email: hj@dfе.dk
Web: www.dfe.dk



Freja ejendomme A/S

Gl. Kongevej 60, 1850 Frederiksberg C
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Jeudan A/S

Bredgade 30, 1260 København K
Tel.: 70 10 60 70
Contact: Morten Aagaard, Director
Email: maa@jeudan.dk
Web: www.jeudan.dk



Kristensen Properties A/S

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



Nordea Ejendomme

Ejby Industrivej 38, 2600 Glostrup
Tel.: 43 33 80 00
Email: info@nordeaejendomme.dk
Web: www.nordea-ejendomsinvestering.dk



Nordicom A/S

Svanevej 12, 2400 København NV
Tel.: 33 33 93 03
Contact: Ole Steensbro, CEO
Email: nordicom@nordicom.dk
Web: www.nordicom.dk



Norrporten

Havneholmen 25, 1., 1561 København V
Tel.: 42 14 48 66
Contact: Thomas Wenzell Olesen, Director
Email: thomas.olesen@norrporten.dk
Web: www.norrporten.dk



Wihlborgs A/S

Kontorfællesskabet Herlev Maskinfabrik,
Hørkær 26, plan 3, 2730 Herlev
Tel.: 50 93 09 64
Contact: Katrine Ildal Nielsen, Head of Markets
Email: Katrine.nielsen@wihlborgs.dk



PROPERTY MANAGEMENT

Administrea aps

Hørkær 26, 2730 Herlev
Tel.: 44 25 00 15
Contact: Gitte Krigbaum, Man. Director
Christian Dam-Bertelsen, Director
Email: gk@administrea.dk, cdb@administrea.dk
Web: www.administrea.dk



CEJ Ejendomsadministration A/S

Meldahlsgade 5, 1613 København V
Tel.: 33 33 82 82
Contact: Anne Marie Oksen, CEO
Email: amo@cej.dk
Web: www.cej.dk



DATEA

Lyngby Hovedgade 4, 2800 Kgs. Lyngby
Tel.: 45 26 01 02
Contact: Flemming B. Engelhardt, Man. Director
Email: fbe@datea.dk
Web: www.datea.dk



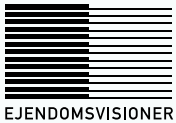
DEAS

Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 39 46 60 35
Contact: Henrik Dahl Jeppesen, CEO
Email: hdj@deas.dk
Web: www.deas.dk



Ejendomsvisioner.dk

Hejrevej 33, 2400 København NV
Tel.: 71 99 40 30
Contact: Ian Winther Høiland, CEO
Email: lh@ejendomsvisioner.dk
Web: Ejendomsvisioner.dk



Jordan | Løgstrup Advokatpartnerselskab

Vesterbrogade 33, 1620 København V
Tel: 33 25 54 00
Contact: Henriette Jordan, Partner
Email: hj@stenohus.dk
Web: www.stenohus.dk



Kristensen Properties A/S

Vesterbro 18, 9000 Aalborg
Tel.: 70 22 88 80
Contact: Jakob Venø Schougaard, Director
Email: jvs@kristensenproperties.com
Web: www.kristensenproperties.com



LEA Ejendomspartner as

Kobbervej 8, 2730 Herlev
Tel.: 44 57 03 40
Contact: Bent Kandborg Kristensen, Director
Email: bkk@lea.dk
Web: www.lea.dk



Salling Ejendomsadministration A/S

Søren Frichs Vej 38A, 1. sal, 8230 Åbyhøj
Gammel Kongevej 11, stuen, 1610 København V
Tel.: 70 23 00 78
Contact: Michael Salling, CEO
Email: ms@sadm.dk
Web: www.sadm.dk



Taurus Ejendomsadministration

Skovvejen 11, 8000 Aarhus C
Tel.: 86 12 20 20
Contact: Thomas Windtberg, CEO
Email: tw@taurus.dk
Web: www.taurus.dk



MEDIA, ADVERTISING AND COMMUNICATION

Byggeriets billedbank

Portnerpavillionen, Vældegårdsvej 56,
2820 Gentofte
Tel: 53 80 10 30
Contact: Finn Olsen, Partner
Email: finn@byggerietsbilledbank.dk
Web: www.byggerietsbilledbank.dk



Grønbech ApS

Platanvej 13, 2791 Dragør
Tel.: 40 33 05 55
Contact: Susanne Lindø, Communications Adviser
Email: sl@groenbech.com
Web: www.groenbech.com/content/dk



Kontraframe ApS

Flæsketorvet 77-79, 1711 København V
Tel.: 33 25 10 02
Contact: Tobias Wensien Dinesen, Partner
Email: tw@kontraframe.dk
Web: www.kontraframe.dk



Lizette Kabré

Baggesensgade 16, 3.sal, 2200 København N
Tel.: 33 25 10 02
Contact: Lizette Kabré, Photographer
Email: mail@lizettekabre.dk
Web: www.lizettekabre.dk

MAXGRUPPEN

Nøjsomhedsvej 31, baghuset,
2800 Kgs. Lyngby
Tel.: 70 27 77 28
Contact: Bastiaan Prakke, CEO
Email: bas@maxgruppen.dk
Web: www.maxgruppen.dk



PROJEKT DEVELOPERS

DEAS OPP

Dirch Passers Allé 76, 2000 Frederiksberg
Tel.: 70 30 20 20
Contact: Lars Olaf Larsen, Head of Facilities
Management/PPP
Email: lol@deas.dk
Web: www.deas.dk



FB Gruppen

Vestre Teglgade 10, 2450 København SV
Tel.: 33 86 20 20
Contact: Hans-Bo Hyldig, CEO
Email: hbh@fbgruppen.dk
Web: www.fbgruppen.dk



HusCompagniet

Lokesvej 3, 3400 Hillerød
Tel.: 5159 1629
Contact: Søren Hansen, CEO
Email: sh@huscompagniet.dk
Web: www.huscompagniet.dk



Innovater A/S

Marselisborg Havnevej 56, 2.,
8000 Aarhus C
Tel.: 70 26 70 10
Email: info@innovater.dk
Web: info@innovater.dk



Kuben Management A/S

Ellebjergvej 52, 2450 København SV
Tel.: 7011 4501

Contact: Henrik Offendal, markedschef
Email: hof@kubenman.dk
Web: www.kubenman.dk



Sandbeck A/S

Christian II's Allé 19, 2300 København S
Tel.: 70 23 50 80
Contact: Chico Sandbeck, CEO
Email: chico@sandbeck.com
Web: www.sandbeck.com



REKRUTTERING

Amalie Search & Selection ApS

Chr. IX's Gade 6, 3. sal,
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Publisher
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info@estatemedia.dk
 Tlf. (+45) 22 16 19 39

Advertising
 Tel. direct (+45) 28 34 03 19
salg@estatemedia.dk

Editor-in-chief
 Kamilla Sevel
 Tlf. (+45) 42 76 00 20
sevel@estatemedia.dk

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