

CONSTRUCTION, PROPERTY AND INVESTMENT IN COPENHAGEN AND MALMÖ REGION

#1 2015

Scandinavian property magazine

INVESTMENT
DEVELOPMENT
OPPORTUNITIES

ESTATE MEDIA



DESIRABLE REGION WITH SO MUCH TO GIVE

A lot is happening in Copenhagen and Malmö right now

Copenhagen is attracting flocks of international investors that are buying up property, especially retail and housing. The Nordics are considered a safe haven, and even though economic growth is not yet stellar, it is stable and accompanied

by political and economic stability a long with favorable financing terms.

Population growth is explosive around Copenhagen and the housing sector can't keep up with demand. Housing investment is happening, but so much more is needed. The wealth of new residents creates a lively and dynamic atmosphere which continuously ranks Copenhagen among the most liveable cities in the world.

Copenhagen and Malmö are two different big cities, uniquely connected 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. Not more than a few years ago, Malmö, too, underwent large-scale expansion and created easy access to Copenhagen.

Last but not least, massive investment is currently 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 in 2015 is likely to be finding suitable properties without having to settle for too 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 and opportunities in Greater Copenhagen and Malmö in this magazine.

Best regards,
Kamilla Sevel
Editor-in-chief
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ESTATE MEDIA

- the Nordic Media House specialized
in the property business

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” It’s all in the details

Projektsalg fra tegnebræt til underskrift

Der skal mere til end en plantegning og et finansieringstilbud for at tænde en potentiel boligkøber, når boligen ”kun eksisterer på papiret”. Det kræver fx, at mægleren er ualmindelig dygtig - og samtidig en stor menneskekender. Mange gange er det jo et spørgsmål om at kunne sætte de rigtige ord på en families drømme.

Køb af projektbolig er oftest en uvant beslutning, der fordrer stor tillid til sælgeren og hele købsprocessen. Hos danbolig handler det ikke kun om underskriften, men ligeså meget om, at alt ”papirarbejdet”

håndteres på en ordentlig og gennemskuelig måde, der skaber tryghed hos køber og sikkerhed for sælger.

Vores succes med projektsalg skyldes bl.a., at vi kan tilbyde en skræddersyet projektpakke, der bl.a. omfatter markedsresearch, kontakt med arkitekter, rådgivning om materialevalg og naturligvis den optimale salgs- og markedsføringsstrategi.

Med danbolig som projektmægler kan du gøre brug af vores know-how i alle projektets aspekter fra tegnebræt til glade købere.

danbolig projektsalgs referencer:

Bygherre: ELF Development

Strandkanten, Amagerstrandpark – 35 ejerlejligheder
Strandhusene, Amagerstrandpark – 40 rækkehuse
Strandtårnet, Amagerstrandpark – 26 ejerlejligheder
Nordtårnet, Amagerstrandpark – 40 ejerlejligheder

Bygherre: Wallis

Town House, Islands Brygge – 30 rækkehuse
Sfinxen, Islands Brygge – 50 ejerlejligheder
Yard House, Islands Brygge – 16 gårdhavehuse

Bygherre: Bricks

Christmas Møllers Have, Vermlandsgade – 76 ejerlejligheder

Bygherre: Casa Nord

Havnehusetvest, Nordhavnen – 27 ejerlejligheder

Bygherre: Kuben Byg

Havnehuset, Nordhavnen – 23 ejerlejligheder

Bygherre: Gefion

Nørre Voldgade 48, København K – 18 ejerlejligheder

Bygherre: HPD Byg

Lipkesgade 5, Østerbro – 19 ejerlejligheder

Bygherre: KDJ Holding ApS

Amagerbrohus, Sverrigsgade – 14 ejerlejligheder
Store Konges Huse, Store Kongensgade – 51 ejerlejligheder

Bygherre: RHB Development

Urtehaven, Amager – 52 rækkehuse

Bygherre: Acces Invest

Station 5, Vesterbro – 18 ejerlejligheder

Bygherre: Tetris

Skovkvarteret, Ørestad – 174 ejerlejligheder / rækkehuse

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Strandgården · Amagerstrandpark
56 ejerlejligheder
Bygherre: ELF Development



Kronløbshuset · Nordhavnen
86 ejerlejligheder
Bygherre: RHB Development



Otto Mønsteds Plads · City
64 ejerlejligheder
Bygherre: Domis



Trommesalen 3 · Vesterbro
19 ejerlejligheder
Bygherre: NPJ Byg

THE ROOF'S ON COPENHAGEN'S
NEW RESEARCH TOWER:

THE MÆRSK BUILDING HAS MADE IT TO THE TOP



PHOTO: DANISH BUILDING AND PROPERTY AGENCY/C.F. MØLLER ARCHITECTS.



The construction site, located in the triangle between Blegdamsvej, Nørre Allé and Tagensvej in Copenhagen, is one of Denmark's largest. Ground was broken on Aug. 30, 2012, and more than 63,000 tonnes of soil have since been moved. Since April 2013, the casting of the concrete structure has been underway.

with their own orientation in relation to the sun. The building will be equipped with copper facade elements that turn throughout the day in reaction to the angle of the light falling on them. This will ensure the best possible indoor climate and offer a clear view above the roofs of the city when the facade elements aren't preventing the sun from heating the building.

The architect firm C.F. Møller has succeeded in cutting energy consumption in half by, among other things, using solar panels on the roof, insulating with movable facade elements, installing voluminous ventilation ducts and using dis-

trict cooling. On the lowest floors of the star-shaped building which is the base of the tower, green roofs will absorb rain water and prevent the sewage systems from overloading. Excess rain water will be collected in rain water tanks beneath the building and used to flush the toilets of the lowest floors and to water the plants in the park surrounding the tower.

The building meets the "Class 2015" low energy requirements and will boast an energy consumption about half that of the existing science building, the Panum building. ■

The Danish Building and Property Agency is happy to help create modern research and education facilities so that the University of Copenhagen can continue to attract and keep the best researchers and students despite tough international competition.

The University of Copenhagen will soon have a new research tower at the core of Copenhagen Science City.

A few hundred metres from downtown Copenhagen, in Nørrebro neighbourhood, a new 75 metre tall trademark tower is on its way up. Recently, the Mærsk Building, as it has been christened, just got itself a roof.

The building will be impressive and, once ready next year, will hopefully inspire researchers and students to produce

equally impressive results. The 5th of February was the official roof-raising ceremony.

The building will be inhabited by students and researchers from the Faculty of Health and Medical Sciences of the University of Copenhagen. They will carry out cutting edge research within fields that are crucial for tomorrow's

treatment of cancer, dementia, diabetes, heart disease and allergies. This research is very likely to benefit all of Denmark, and perhaps the entire world.

The Danish Building and Property Agency, which is a state authority whose responsibilities include building universities in Denmark, is building the Mærsk Building helped along by a generous

donation from the A.P. Møller Fund of approximately € 12 billion. The project is part of Copenhagen Science City whose aim is to develop the entire area around the university's North Campus and attract companies to the area. The height of the building is not its only unique feature—its shape and surface are also extraordinary. The building boasts facades facing 7 different directions—all

PHOTO: DANISH BUILDING AND PROPERTY AGENCY/C.F. MØLLER ARCHITECTS.





New tool gives full view of development

46 municipalities form Greater Copenhagen. Now it is easy to get an overview of the region with new tool

Over the next 4 years, the investment organization Copenhagen Capacity will secure 4,000 new jobs and raise the international competitive edge of the Greater Copenhagen region.

46 municipalities make up Greater Copenhagen. The investment promotion organization Copenhagen Capacity expects to attract a minimum of 4,000 jobs to the new national capital region within the next 4 years. A new investor portal is being launched this spring to further inform about developments and opportunities in the region.

The Greater Copenhagen collaboration consists of 46 municipalities in the national capital and Zealand region which is the area that borders on the Danish capital, Copenhagen.

These past 10 years, growth in the Danish part of the Oeresund region has been measured at 1.3 per cent annually, while the Stockholm region, during the same period, succeeded in generating an

annual average of 3 per cent growth. But this is going to change and the many advantages of Greater Copenhagen will now be brought into the spotlight after the new cooperation takes of.

Investors should keep their eye on specific business clusters like the Copenhagen Healthtech Cluster. These will make Greater Copenhagen the chosen spot worldwide for developing and testing new health technology.

A new important tool in the works to help attracting international investors is a new portal to be launched at Mipim. With the launch of the investor portal where all of the region's municipalities can exhibit construction and development projects to attract international investors, investors and executives alike can quickly and easily get an overview of the different areas and neighbourhoods in the region. The investment portal can be seen here www.investcph.com and will be formally launched at a reception on Wednesday 5 PM at MIPIM.

LEARN MUCH MORE

Come and learn much more at the Danish stand, P-1.K14, where Copenhagen Capacity will be ready to answer questions about the region in the company of the City of Malmo and many other representatives from project development firms, consultant groups and public authorities.



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STRONG MARKET WITH HIGH INVESTMENT ACTIVITY

Copenhagen has maintained its position as a “Safe Haven” and attracts international as well as national players to all sectors

Copenhagen City just crawled up one place from no 8 to no 7 in Pwc and Urban Land Institutes latest survey of most interesting European investment targets. And this is no coincidence. Copenhagen is sought after from investors around the world.

2014 proved this and finished strong with high investment activity, significant leases, still growing consumer confidence and increasing prices in almost all segments.

In the second half of 2014, there was

yet another improvement in the Danish economy. Signs of improvements usually start to show in the capital and spread from there, which is exactly what we are seeing in the office letting market. The vacancy rate decreased all through 2014; however, the latest dip is the most

Recent transactions include:							
STREET NAME	LOCATION	DATE	SIZE (SQM)	PRICE (M DKK)	VENDOR TYPE	VENDOR NAME	BUYER TYPE
Pakhus 11+12 - Dampfærgevej 8-10	North Harbour	2014/Q4	13,000	428	Real estate company	Kongeeegen	Real estate company
St. Kongensgade 53-55	CPH City	2014/Q4	4,000	68	User	Scientology	Developer
Klerkegade 2	CPH City	2014/Q4	2,436	85	Public institution	Freja Ejendomme	Developer
Holmboes Allé 2	Horsens	2014/Q4	12,034	135	Public institution	Horsens Kommune	Real estate company
Blågårdsgade 23	CPH N	2014/Q4	5,561	110	Private investor	Actc Holding	Institutional investor
Rosenørns Allé 12	CPH W	2014/Q4	3,017	61	Real estate company	Belling Holding	Property fund
Bredgade 31A	CPH City	2014/Q3	2,369	78	Institutional investor	Sparekassen Sjælland	Other
Göteborg Plads 1	South Harbour	2014/Q3	6,500	391	Developer	NCC	Institutional investor
Englandsgade 24+25	Odense	2014/Q3	16,149	280	Institutional investor	TopDanmark	Institutional investor
Landskronagade 33-35	CPH E	2014/Q3	14,118	175	Institutional investor	MP Pension	Institutional investor
Delta Park	Vallensbæk	2014/Q3	8,800	162	Developer	NCC	Institutional investor
Borups Alle 177	CPH NW	2014/Q3	26,000	Conf.	User	KPMG	Institutional investor

SOURCE: RED PROPERTY ADVISERS.

Yields - Prime office

SUBAREA	Q4 2012	Q4 2013	Q4 2014
Copenhagen City (CBD)	5.25%	5.25%	5.00%
Copenhagen E & W	5.75%	5.75%	5.75%
Frederiksberg	6.00%	6.00%	6.00%
Harbour areas	5.00%	5.00%	5.00%
South Harbour	6.00%	6.00%	6.00%
Ørestad	6.00%	6.00%	5.75%
Copenhagen N & NW	6.50%	6.50%	6.50%
South and west of Copenhagen	7.50%	7.25%	7.25%
North of Copenhagen	5.25%	5.25%	5.25%

SOURCE: RED PROPERTY ADVISERS.

significant. In the last quarter of 2014, the vacancy rate in Copenhagen City fell 130 basis points, from a rate of 8.5 per cent to 7.2 per cent - one of the greatest drops registered, indicating a large take-up in the second half of 2014.

- The steady fall in the office vacancy rate could very well change the market we have seen in the recent years. The market has been characterized by the need for tenants, which has induced landlords to offer incentives such as costly fit-outs and rent-free periods, while keeping the prime rent unchanged, says managing partner Nicholas Thurø, Red Property Advisers.

The rent levels in Copenhagen have traditionally been steady, but with higher demand for office space, more requirements for new constructions and lower vacancy, we might see slowly increasing rents in the following years.

- The Copenhagen investment market is more transparent and liquid than ever with a high influx of foreign capital and active domestic investors. The three traditional segments; Office, Residential and Retail were highly liquid in 2014 and the demand came from almost all investor segments, underlines Nicholas Thurø.

The institutional investor Industriens Pension bought "Sankt Petri Passagen", - former headquarters of the national telecompany, TDC, in central Copenhagen. The portfolio comprises 14 properties and 100 parking spaces. The property fund Carlyle sold the property, which has since been completely renovated



Yields - Housing

SUBAREA	Q4 2014
Copenhagen Area - rent control	2.00 - 3.00%
Copenhagen Suburb - rent control	3.00 - 4.00%
Copenhagen Area - market rent	4.00%
Copenhagen Suburb - market rent	4.50%

SOURCE: RED PROPERTY ADVISERS.

Foreign investors like German Patrizia and UK-based Cordea Savills demonstrated their appetite for the Danish market with investments of more than €500 million between them. The Nordic funds, NREP and NIAM, were also very aggressive acquiring assets in various segments of almost €550 million. More international investors are eager to enter the market; however the challenge is the lack of supply.

- With the financial crisis in 2008 being further behind us, we have experienced a



INVESTMENT MARKET			
OFFICE	2014 Q3	2014 Q4	CHANGE
Prime yield (Copenhagen City)	5.00%	5.00%	0 bp
Secondary yield (Copenhagen area)	7.25%	7.25%	0 bp
Investment volume in mill. (estimated)	451 €	207 €	- 244 €
Vacancy (Copenhagen City)	8.50%	7.20%	- 130 bp
RETAIL	2014 Q3	2014 Q4	CHANGE
Prime yield (Copenhagen City)	4.25%	4.00%	- 25 bp
Secondary yield (Copenhagen area)	6.25%	6.25%	0 bp
Investment volume in mill. (estimated)	100 €	403 €	+ 303 €

SOURCE: RED PROPERTY ADVISERS.

TRANSACTION VOLUME LAST 12 MONTHS

SOURCE: RED PROPERTY ADVISERS.



PHOTO: ABERDEEN ASSET MANAGEMENT

One of the big transactions in the end of 2014 was the sale of "Absalongården" just across the central square in Copenhagen "Rådhuspladsen". The building was sold to Cordea Savills after being renovated and upgraded by Aberdeen Asset Management.



PHOTO: RED PROPERTY ADVISERS

Managing Partner Nicholas Thure, Red Property Advisers.

year with positive signs in Denmark. Key parameters to economic growth, such as unemployment, consumption and investments all seem to be moving in the right direction. The unemployment rate is down to 4.5 per cent, private consumption has increased by 0.6 per cent from the previous year, and investments are continuously showing an upward going trend with around 1.5 per cent yearly increments since 2010, says Nicholas Thure.

Investment activity in office properties continues to be strong. The trading volumes indicate that investors are still

very confident investing in office property assets as volumes in Q4 are sustained. Ongoing positive trends in key macro-economic factors continue to contribute to making Denmark an attractive place to invest.

Copenhagen remains the dominant location for office investments. Prime assets in Copenhagen City and The Harbour area are still in high demand from both domestic and international investors with large supplies of capital, but there continues to be a shortage of prime assets pushing the yield down. The yield level for prime properties is 5 per cent with a few interesting deals slightly below.

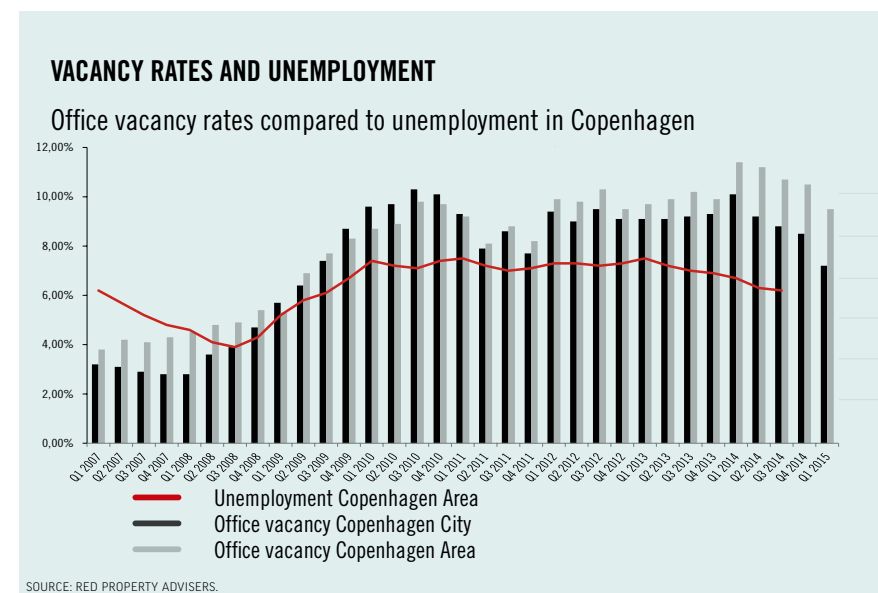
- We expect the office segment to remain attractive throughout 2015, says Nicholas Thure.

Residential properties are still in high demand by almost all investor types as has been the case the last couple of years. In the past year, the buyers have primarily been property funds, real estate companies, and private investors. Buyers are acquiring both for sell-off and buy-and-hold strategies and due to high condominium prices and low interest rates both cases hold high prices.

As a consequence, the price of building rights has increased significantly during the year.

- The ongoing demographic expansion of the Copenhagen Area is attracting investors, who expect prices to continue to rise due to the shortage of housing in the capital. Recently, the market has primarily been driven by the high demand of owner occupied apartments, which are currently being traded at the highest prices we have seen since before the financial crisis. We expect rent levels to remain high and increasing and the demand for residential properties - both new and from the old building mass - to be significant, Red Property Advisers forecasts.

The investment activity gained momentum in the last quarter of 2014 with



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Institutional investor PFA Pension concluded a deal with Skanska in early 2015. The transaction includes 2 office properties with a total of 19,100 sq m. The price was approx. €75 million.

PHOTO: SKANSKA



the investment volume of the quarter reaching €400 million. Activity in prime retail assets in Copenhagen City was once again a considerable factor for achieving this level. A significant transaction in the recent quarter was Patrizia's purchase of a property portfolio consisting of i.a. 6 retail prime retail properties– all located on the Copenhagen high streets.

The predominant investors in this market are still the international funds such as

Cordea Savills and Patrizia, however some high-net-worth individuals have also been active. Worth mentioning is also PFA's acquisition of the post office building on Købmagergade, which is to be converted into retail and offices and looks to be one of the largest developments on the high-streets in the coming years.

- The limited supply and high demand of prime retail assets located on Strøget and Købmagergade have caused the yield to drop further – and we have

registered sub- 4 per cent yields on a few transactions.

All in all the outlook, though, for 2015 is promising as the Danish market is considered a safe investment with great potential.

- Volumes are high with the low interest rate and vast amounts of foreign capital as key drivers. We expect this trend to continue, says Nicholas Thurø.

Danish investor Kongeegen sold two attractive office and retail properties just north of central Copenhagen to the public company Jeudan in January.

PHOTO: COLLIERS



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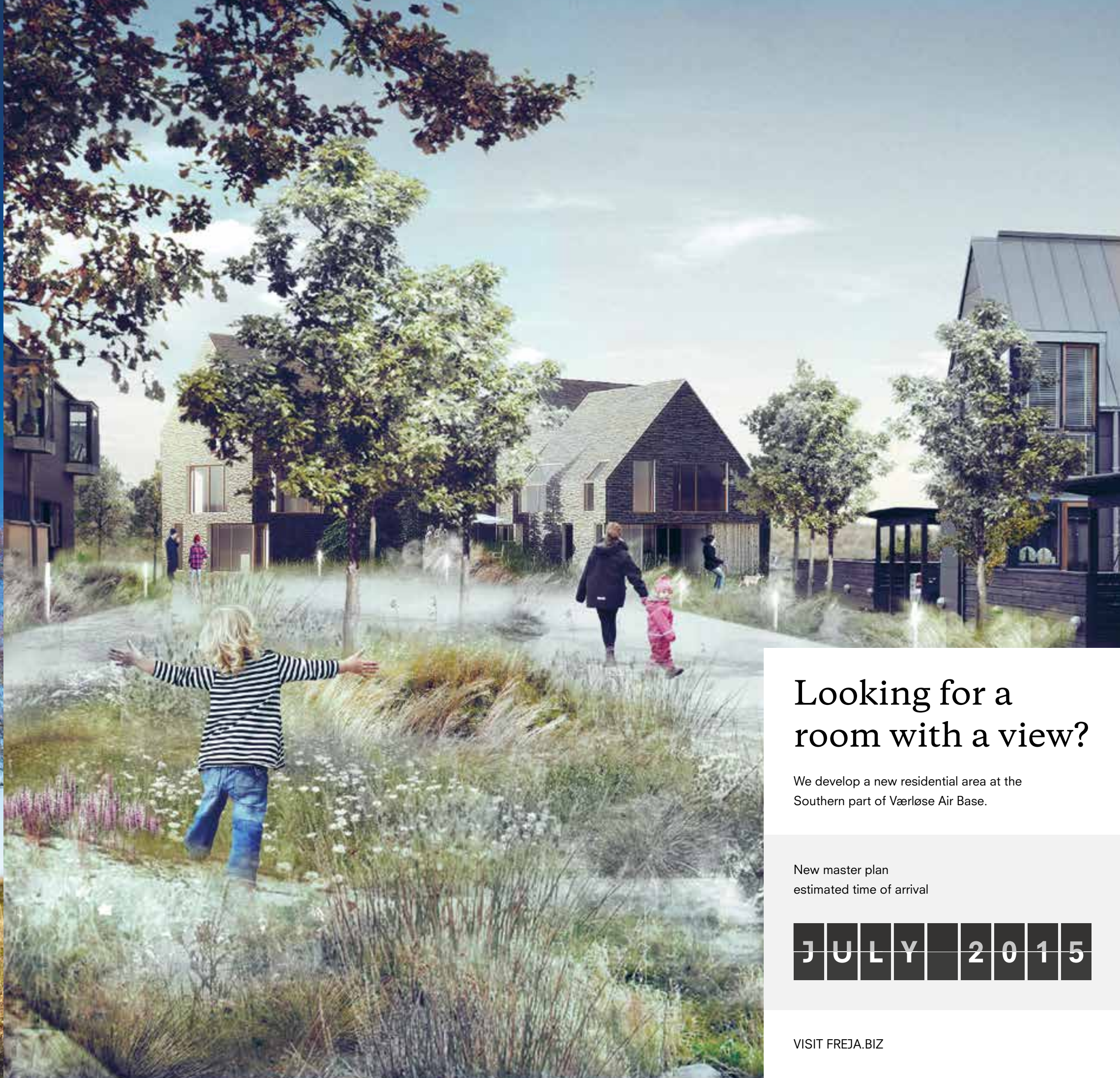
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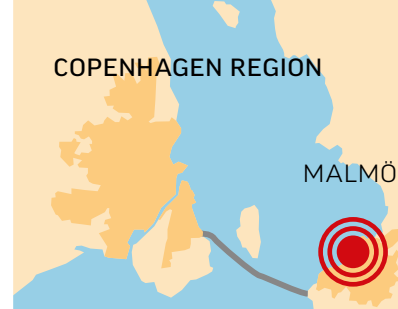
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MALMÖ: Stable rents ahead

In all submarkets in Malmö rental levels were stable during 2014. But in CBD and new town Hyllie there might be slightly rising rental levels ahead in 2015. Vacancy remains high and new supply is intense



ILLUSTRATION: JERNHUSEN

Several tenants in the Malmö office market is moving to new premises causing high vacancy in existing office stock and stable rental levels.

In Malmö CBD the market rent is estimated at around €225 per sq m, while a top rent of around €295 per sq m has been reported.

- Newsec forecasts stable rent levels in 2015, with an upward tendency towards the end of the year, reports Newsec, one of Sweden's major property consultants.

In November 2015 7,000 sq m Glasvasen will be inaugurated close to Malmö Central Station. Several tenants have already signed. Developer is Jernhusen.

ILLUSTRATION: MALMÖ STAD



Västra Hamnen is the green new neighbourhood of Malmö comprising housing and offices as well as the highest building in the region, the landmark Turning Torso.

The new development area Västra Hamnen is judged to be in line with the 2013 level at around €215 per sq m, with top rents reported at around €252 per sq m.

- We believe there may be some reduction in rental levels in Västra Hamnen during 2015 and 2016 as a result of increased vacancies. In Hyllie both market rents and top rents are a little higher. The office stock is limited and relatively homogeneous, with newly produced and space-efficient office areas. Several new lettings indicate higher rents in the newly built stock, and the market rent lies around €235 per sq m, with top rents up to €265 per sq m, reports Newsec.

In 2015, 55,500 sq m are expected to be added to Malmö's office stock. These will comprise Akademiska Hus's Niagara project of 18,500 sq m; Skanska's 12,000 sq m development of the office part of Malmö Live; Jernhusen's Glasvasen providing 6,000 sq m of offices; Stage 2 of Skanska's Klipporna in Hyllie with 7,000 sq m; and IKEA's office in Svågertorp with 12,000 sq m.

For 2016, new building projects totaling about 28,500 sq m have been announced. In Hyllie, Midroc's Hermod project of 6,000 sq m, including 5,300 sq m of offices, will be completed.

NCC also has a project in Hyllie, of just over 7,000 sq m, planned for completion

in 2016, while Otto Magnusson will construct an office building in Hyllie which goes under the name Isblocket.

Skanska's Studio project, with an estimated lettable area of 22,000 sq m, including an office section of about 10,000 sq m, is also expected to be ready in 2016.

- In Malmö CBD the vacancy rate was 7 per cent during the fourth quarter of 2014. There is continuing demand for modern office premises, especially around the Central Station. However there are no projects this year that will generate office premises ready for occupation in the area, according to Newsec.

Västra hamnen, also known as the City





PHOTO: SKANSKA

Skanska has moved into the first phase of Klipporna in Hyllie south of Central Malmö. The property totals 21,000 sq m and is under construction.

of Tomorrow, is the first district in Europe that claims to be carbon neutral. But since 2013, when there was an addition to the office stock in Västra Hamnen, vacancy rates have been going upwards.

- The property company Wihlborgs has succeeded in letting parts of the vacant premises to Länsförsäkringar, but the vacancy rate in the submarket is estimated to be 11.5 per cent. Competition on the rental market is intense in this area and a potential tenant has many options to choose among. As a result of increased new production round the Central

Station and on Universitetsholmen the vacancy rate in Västra Hamnen is expected to rise. In Hyllie the vacancy rate is unchanged around 16 percent. The relatively small size of the submarket, whose office stock totals only just over 30,000 sq m, means that all office space let there has a substantial impact on the statistics, states Newsec.

In the other Malmö submarkets, Other Inner City and Outer Districts, vacancy has been unchanged. The level in Other Inner City stands at 6.3 per cent and in Malmö's Outer Districts the vacancy rate

is estimated at 10.3 per cent. In Malmö as a whole the vacancy rate is estimated to be 10.8 per cent.

Transaction activity in commercial properties remains low in Malmö, which is due to low supply.

- Demand from investors for properties is high, which has resulted in low yield requirements in the transactions that have taken place, Newsec underlines in their latest status of the market. ■

Vasakronan and Wihlborgs. A number of hotels are also being erected in the area, with Percy Nilsson's hotel at Malmö Arena due for completion in 2015. Anenheim's 18-story hotel at Stationstorget will also be ready in 2015.

NCC has started to build its eXlent office project which will provide just over 7,000 sq m of lettable space and is located next to the Malmömässan exhibition and convention center. NCC will rent parts of the premises itself and will

DANISH ARCHITECTS IN MALMÖ CBD

In Malmö CBD, Akademiska Hus's Niagara project is progressing. The tenants will be Malmö University's Faculty of Culture and Society and Faculty of Technology and Society.

The project consists of three blocks of eleven, seven and five stories. Students and staff will move from Ubåtshallen, Kranen and Gäddan into Västra Hamnen.

The gross area is 24,000 sq m and the cost of the project is estimated at €60 mil-

ILLUSTRATION: LUNDGAARD & TRANBERG ARKITEKTER A/S



lion. Entry is planned for spring 2015. The architect for Niagara is Lundgaard & Tranberg Arkitekter from Copenhagen just across Øresund.

500 employees and 6,500 students will inhabit Niagara at Västra Hamnen in autumn 2015. Danish architects Lundgaard & Tranberg designed the 25,000 sq m building.



ILLUSTRATION: LUNDGAARD & TRANBERG ARKITEKTER A/S

Skanska's Malmö Live project is progressing and the letting level in the office section has reached 30 per cent. The project is further changing the appearance of Universitetsholmen and is becoming an alternative focus to the Central Station in the area.

SOURCE: NEWSEC.

The new university building Niagara will attract more young people to the expanding Västra Hamnen area.

IKEA MOVES TO HYLLIE

Hyllie just south of the Malmö city center is one of Malmö's hottest office districts. Building of Skanska's Klipporna project in Hyllie has begun, and the property developer's own regional head office moved into the first stage of 6,500 sq m during the summer.

When fully completed, the Klipporna project will consist of three buildings with a total of 21,000 sq m of office space.

Skanska is continuing its work on the next stage, which should be completed in the spring of 2015. Stage 2 consists of 7,000 sq m, of which 1,700 sq m are let to Siemens and the rest of the space to Ikea-owned property company Ikano Fastigheter, which will move there from Ideon in Lund.

Altogether, 48,000 sq m of land in Hyllie is reserved for offices. Other companies that have opportunities to develop offices in the district are Briggen, Midroc,

Vasakronan and Wihlborgs. A number of hotels are also being erected in the area, with Percy Nilsson's hotel at Malmö Arena due for completion in 2015. Anenheim's 18-story hotel at Stationstorget will also be ready in 2015.

NCC has started to build its eXlent office project which will provide just over 7,000 sq m of lettable space and is located next to the Malmömässan exhibition and convention center. NCC will rent parts of the premises itself and will

accordingly leave Västra Hamnen. In southern Nyhamnen, Jernhusen's Glasvasen project, which will provide 6,000 sq m of offices directly adjoining the Central Station, is proceeding. The building will also have 1,000 sq m of service space on the ground floor. During the quarter a new lease contract for 1,245 sq m was signed with Ström & Gulliksson and Advokatbyrå Gulliksson.

The law firm Mannheimer Swartling signed up earlier for 2,600 sq m on the

topmost two and a half floors, which means that about 65 per cent of the office space is now let. Jernhusen reports that negotiations with several other tenants are in progress. The project should be completed in October 2015. After that there will be further development of the area around the Central Station, including several office buildings as well as housing.

SOURCE: NEWSEC.



Copenhagen and Malmo are connected by a regional train that passes every 20 minutes. Solid infrastructural links are a prerequisite for the region's sustained growth. Now the metro network on the Danish side will be expanded with even more lines.

PHOTO: JANUS LANGHORN



CENTRAL METRO GETS 17 NEW STATIONS

Well-functioning infrastructure is necessary to secure growth. Copenhagen is about to expand its metro system significantly

The Copenhagen metro was inaugurated in 2002. It has two lines which run from Copenhagen Airport and Vestamager to the centre of the City and which continue to suburban Vanløse.

Now the metro system will be further developed making Copenhagen infrastructure even stronger. In 2019 a new circular line, Cityringen, will open, adding 17 stations to the existing 22 stations.

But before the works get so far a large number of changes to the city's utility grid have been implemented. These took place primarily in 2010 and 2011. Around the same time, archaeologists from The Museum of Copenhagen worked on what the museum terms "Northern Europe's largest archaeological excavation to date". In the following years tunnels and stations will be constructed. The tunnels are each approximately 15.5 km long.

Once Cityringen's two new lines, M3 and M4, are in service, passengers will be able to transfer to the existing Metro at the Kongens Nytorv and Frederiksberg stations. It will also be possible to transfer to the regional rail and commuter train network at Copenhagen Central, Østerport, and Nørrebro stations. Cityringen will reduce travel times dramatically.

In February 2015, the Danish parliament decided that a new metro line will run from the city centre to Sydhavn, south of Copenhagen. The new Sydhavn metro line will consist of 5 new stations from Fisketorvet to Ny Ellebjerg and is expected to be ready in 2013. The five stations will be part of a new metro line that runs through the downtown core and stops at a number of stations on Cityringen ending in Nordhavn where a branch connecting to Cityringen is currently under construction.

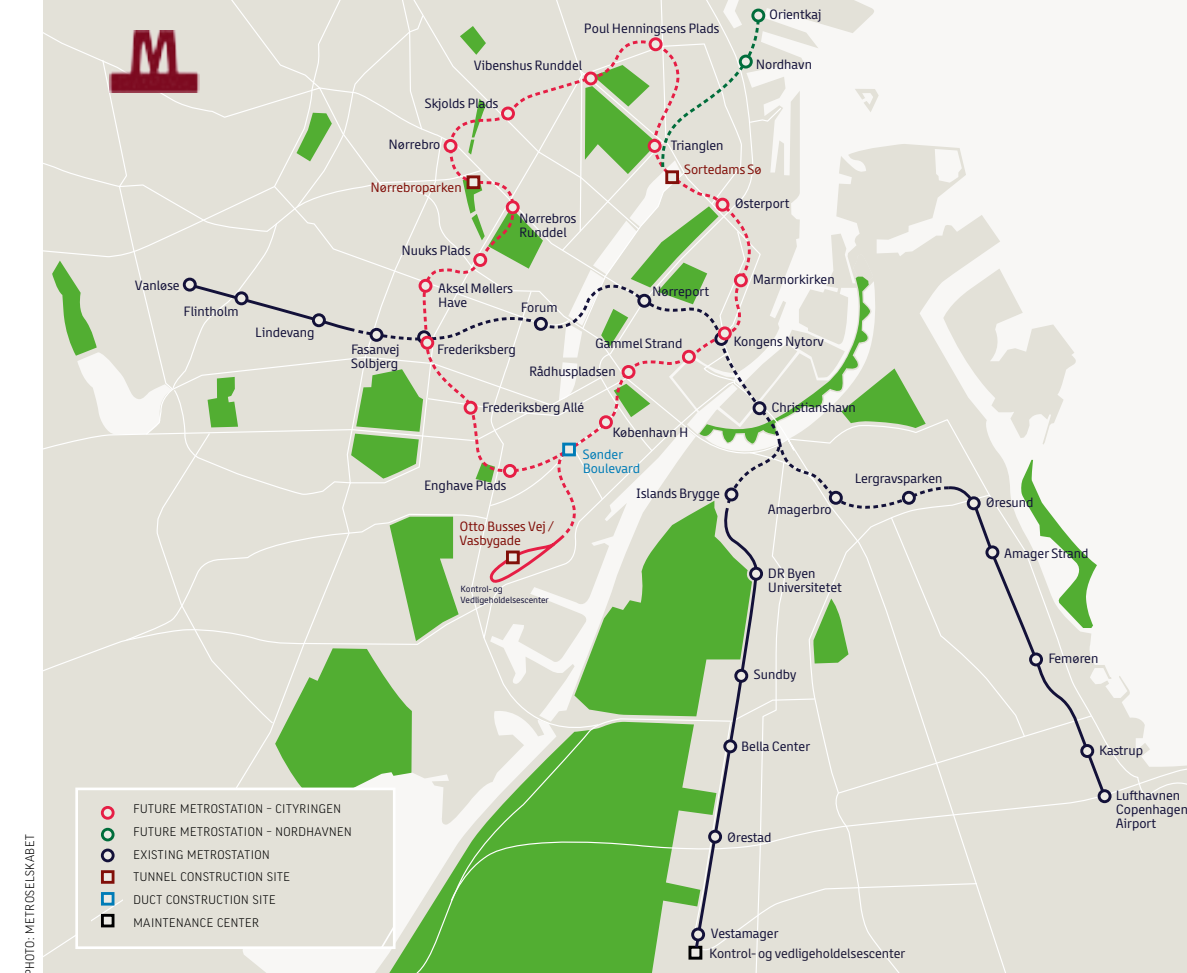


PHOTO: METROSELSKABET

Price increases are expected on properties and development areas for both housing and commercial use close to the 17 new stations around central Copenhagen.

EjendomsDesign

- er din ejendom optimeret til salg eller udvikling?

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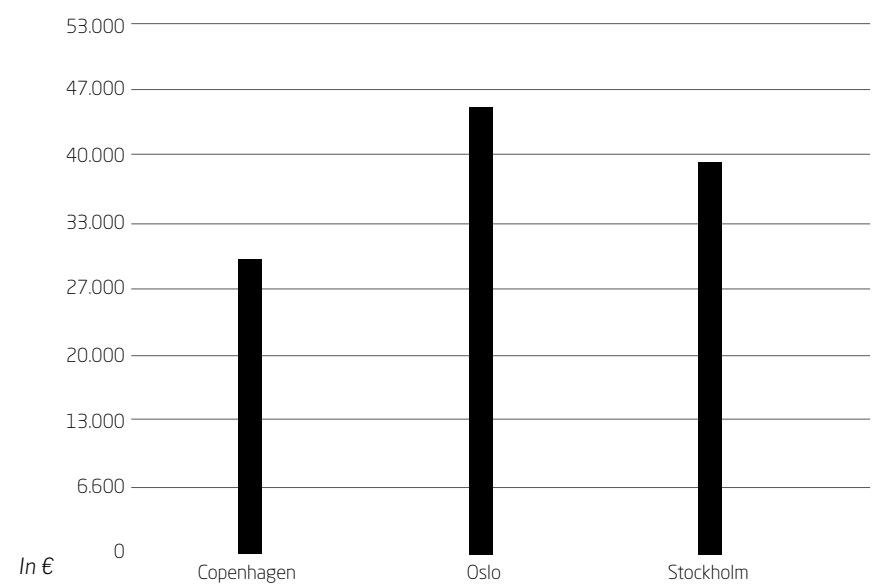
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- NEVER before have we seen a market like today's

This is what one of the biggest housing developers has to say about the housing market in Copenhagen with its naturally huge demand, low interest rates and short supply.

Housing expenses the first year



SOURCE: THE CITY OF COPENHAGEN - FINANCIAL ADMINISTRATION

Buying housing in Stockholm and Oslo is 33% and 55% more expensive, respectively.

- I have never seen a market like today's market, says Henrik Jensen, CEO of De Forenede Ejendomsselskaber (DFE), which is one of the main developers on the Copenhagen housing market. DFE develops residential properties for its own purposes and for sale to e.g. foreign investors.

- We are currently developing housing for ourselves and for sale and there is huge demand for both, says Henrik Jensen, who with the enormous influx of people to Denmark's biggest cities and especially Copenhagen does not see any significant danger signs on the housing market.

Klondyke at Islands Brygge

Confidence in the market is not limited to DFE, if the developments in Valby, southwest of downtown Copenhagen, are any indication. A trip to neighbourhoods like Islands Brygge, Amager Strand or Nordhavnen gives a sense of being on a Klondyke type set with hard hats, contractors, cranes, construction sites, half-finished row houses and growing housing blocks and high-rises as



Institutional investor Danica Pension develops 700 youth housing at Nørrebro

PHOTO: ARKITEMA ARCHITECTS



Apartments for scientists at Carlsberg Byen

PHOTO: CARLSBERG BYEN



PHOTO: N. ARCHITECTUR AS

Nordic fund, NREP, has bought the Sandkajen project in Nordhavnen with 37 units.

far as the eye can see - and at € 4,500-6,000 per sq m.

- The effect of Copenhagen's enormous population growth is clearly reflected in the high demand for housing; and new and surprising initiatives will change the face of housing over the next few years. For example, it is clear now that we planned more parking spots than

needed. When once parking spots were a necessity to rent out an apartment, new generations moving to Copenhagen choose to bike or take public transportation. These residents use the city differently, and there is nothing that indicates that they won't be staying in Copenhagen, although some may choose another form of housing at a later date. For our clients, the code word is func-

tionality, says Henrik Jensen.

Not nervous

Property values and market rents are beating all records. Once again, getting projects financed is merely a formality as long as the words housing and Copenhagen appear on the application. The prices in downtown Copenhagen have returned to 2007 levels and in nearby Frederiks-





NærHeden

OUTSIDE CENTRAL COPENHAGEN BIG PLANS FOR HOUSING ARE ALSO BEING MADE. NEW NEIGHBOURHOOD NÆRHEDEN CLOSE TO HEDEHUSENE EXPECTS TO BE CENTER FOR DEVELOPMENT OF 500,000 SQ M IN THE FUTURE. ARKITEMA ARCHITECTS MADE THE MASTERPLAN.



VALBY MASKINFABRIK

"VALBY MASKINFABRIK" IS BEING DEVELOPED INTO 300 HOUSING UNITS AS WELL AS OFFICES.

berg they have exceeded them. And new to the market is what has to be the ultimate sq m price: € 113,500 for a project located near Svanemøllen, developed by developer Bricks and designed by the architect firm Schmidt Hammer Lassen.

One concern, in addition to whether the actual architectural design actually works, is whether there is a market for this new housing and whether the need will remain going forward. Right now, Copenhagen's youth population is growing and an increasing number of projects are focusing on this group.

- More youth housing is important to Copenhagen housing for many reasons. We hope

and believe that the market will provide the housing that the youth of today are looking for, says director Anne Skovbro, the City of Copenhagen.

There is no room to think outside the box when it comes to size. The City of Copenhagen remains true to its commitment to build diversified housing which is why it requires housing units in new developments to have an average size of 95 sq m. Many developers would like to see this changed because the housing units they are permitted to build will tend to appeal to the same target group.

- Copenhagen would like to offer families with children an alternative when they grow out

of the 2 bedroom apartment which currently accounts for 60 per cent of all Copenhagen housing. This is why we have chosen to demand an average area of 95 sq m to ensure that the city grows dynamically, although we do know that some developers think it is a bit of a pain. We actually receive inquiries from London and New York about our urban planning tools because they can see that our tools succeed in creating a well-functioning city over time. Today we are managing to keep groups in the city which couldn't find suitable housing in the past, says Anne Skovbro.

Today's large scale demand is leading to densification for Copenhagen.



Har du talt med din bygning i dag?

INVITATION TIL FOREDRAG MED ADM. DIREKTØR
TORBEN KLAUSEN, ÅRSTIDERNE ARKITEKTER,
ONSDAG DEN 11. MARTS 2015
PÅ COPENHAGEN CAPACITY-STANDEN, KL. 15:00-16:00

Tænk, hvis din bygning kan fortælle, hvornår taget skal repareres, hvad det koster at få malet vinduer eller den har indhentet udbudsprisen hos tre entreprenører for vedligeholdelse af udearealerne.

Det er ikke et fremtidsscenario. Det er virkelighed allerede i dag. For Årstiderne Arkitekter har udviklet systemet, der kan det. Lige meget om du administrerer et almennyttigt boligbyggeri, erhvervsudlejning, privat boligudlejning eller offentlige bygninger. Vi gør bygningerne intelligente med brugervenlige 3D-modeller.

Fordelene er åbenlyse: Du får overblik, sparer tid og penge – og ikke mindst bliver du præcis ved udbud eller når lejerne flytter.

Onsdag den 11. marts 2015 kl. 15-16 på Copenhagen Capacity-standen vil Adm. direktør Torben Klausen fra Årstiderne Arkitekter fortælle om systemet.

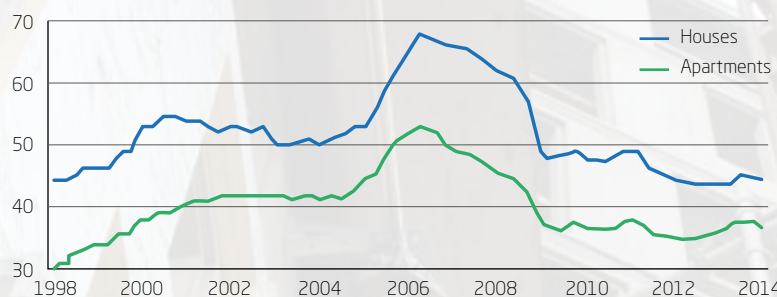
Nye og gamle bygninger skal have et langt liv, efter de er indtaget. Derfor har Årstiderne Arkitekter fokus på, hvordan ejeren kan bruge mindre tid og færre ressourcer på administration og vedligeholdelse.

Nøglen hertil er viden – registreret viden om din bygning – som du får adgang til med systemet. Vi tør godt sige, at vi kan love en pæn besparelse, for vi kender kvaliteten og fordelene af vores produkt. Nu har du chancen for at blive klogere på systemet, så du kan blive klogere på dine bygninger...

ÅRSTIDERNE ARKITEKTER

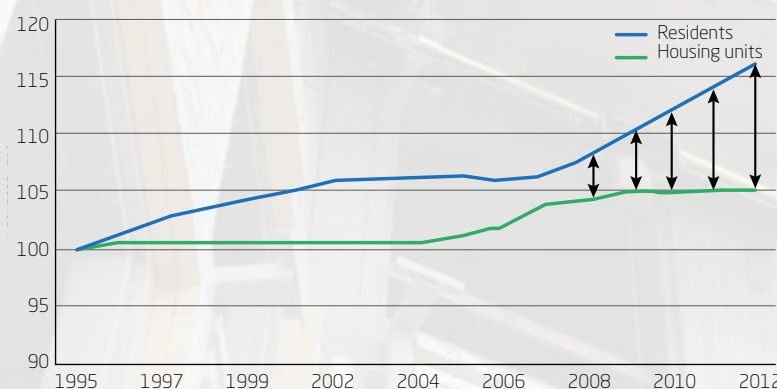
HOUSING BASICS COPENHAGEN

The relative cost of housing in Copenhagen



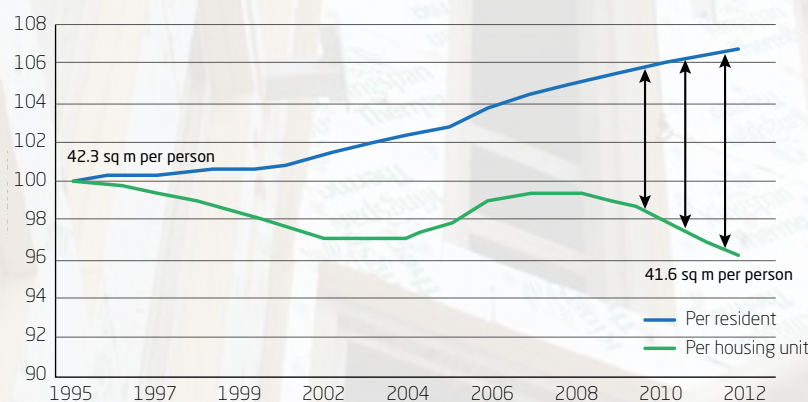
Low interest rates mean that a far lower share of the household budget is spent on housing than in 2006.

Population and housing trends



There are more housing units on the market but the gap between completed units and the growth in population remains considerable.

Growth in housing area, per unit and per resident



Many Copenhageners prioritize city living higher than spacious living which makes for a densely populated city with more people per sq m.

SOURCE: THE CITY OF COPENHAGEN - FINANCIAL ADMINISTRATION



FOTO: LIZETTE KARE

- We have sold several properties to foreign investors but we also develop properties for ourselves. There is no fixed strategy for when we do one or the other. We assess from property to property whether it would give us higher yields to keep it or sell it, says CEO Henrik Jensen De Forenede Ejendomsselskaber, which recently sold a property on Lyngbyvej to the property fund Core Bolig IV, which invests in well-situated housing in Copenhagen and Aarhus.

- More people are living in the same sq m space because young people prefer to live in the city in tight quarters rather than move out to the suburbs. We think that families with children and young people sharing an apartment purchased by their parents are the main contributors to the current urban densification trend, says Anne Skovbro.

Smart tools to direct urban development

One thing that could be a game changer over the next few years is whether the new city plan will open up new development areas.

- We are following price trends very closely. During the economic crisis, we were reluctant to play a role in making prices drop even more which is why we did not release more land onto the market. But with the rising prices we are seeing now, whether we should open up new areas and can follow up with the supporting infrastructure will definitely be looked at in the city's 2015 plan, says Anne Skovbro. ■

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We provide consultancy on re-construction of properties and development of rooftop projects, just as we handle the sale and rental of the final project.

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We have many years of expertise in both sales and letting of all kind of properties. Behind all our activities is a strong and experienced team.

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We provide consultation and valuation of all types of properties. Furthermore we provide cooperative dwelling assessments and portfolio analysis.

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We offer consultancy for converting properties from commercial to residential. We review the opportunities for this type of conversions with advanced and transparent calculations and hereby show the overall gain for the owner.



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70 PER CENT MORE JOBS IN ØRESTAD

Big companies are moving to Copenhagen's logistics hub.

5 minutes from the airport, south- and northbound motorways, regional train and metro; and 10 minutes from the bridge to Sweden. About 20 years ago, work began on the master plan for Copenhagen's new urban area Ørestad. Today's result is a highly functional district with infrastructure of the caliber that attracts the domiciles of international companies.

All of this and more is documented in the newest figures from the City of Copenhagen, which show that Ørestad is driving job growth in Copenhagen, not only because of new companies locating there but also existing companies moving to new facilities.

The area, which saw occupancy rates in existing domiciles drop during the financial crisis, has enjoyed job growth of approximately 70 per cent.

For the sake of comparison, and with the exception of a former industrial area northeast of Ørestad which lost some IT and telecom companies, the situation in the rest of Copenhagen has remained unchanged, according to the findings of this all new study by the City of Copenhagen.

Big companies are especially eager to locate in Ørestad, where they can occupy newly-built or tailored-to-fit facilities in individual domiciles or office communities.

The average size of a newly rented unit is approximately 2,500 sq m in Ørestad where the equivalent in the Inner City would be approximately 300 sq m, according to the City of Copenhagen's report, which also references figures from the property consultants Sadolin & Albæk.

The international consultants Rambøll is just one of the companies which has chosen to move to Ørestad. Here is its domicile in Ørestad City.

- The trend confirms that big companies find excellent location potential in the new urban developments and that small and medium-sized companies still manage to find attractive opportunities in the existing city, e.g. downtown Copenhagen, known as the "Inner City".

Room for many more

This is also reflected in the fact that 40 per cent of all newly-signed office leases in the municipalities of Copenhagen and Frederiksberg are for facilities in the Inner City.

So even though Ørestad is the Copenhagen business district which has seen most growth, it remains the place with most room for more companies.

- The current project plan allows for 900,000 sq m of commercial space while the upcoming development plans for the Bella Center will pave the way for an additional 160,000 sq m. This gives a future total of 1.07 million sq m allocated to commercial space, according to the City of Copenhagen, which is, however, planning to transform some of the planned space into housing, especially in the southernmost tip of Ørestad where many people are eager to live, but fewer companies are interested in locating.



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PHOTO: RAMBØLL

Copenhagen is growing

With annual GDP growth of 2.2 per cent in 2011-2012, Copenhagen has been a driver of growth for all of Denmark, which suffered declines in the same period.

Copenhagen has left the economic crisis of 2008 behind, and can now boast pre-crisis job levels.

TRENDS IN BUSINESS STRUCTURES

- With its 352,000 jobs, Copenhagen boasts almost twice as many as Aarhus, which has the second-highest number of jobs.

- Most private-sector jobs fall within retail with 37,733, financing and insurance with 23,405 and consultancy with 21,381.

- Business trends in the City of Copenhagen are moving towards more jobs within the knowledge and service industries.

- The City of Copenhagen counts approximately 32,500 active businesses. 90 per cent of these employ fewer than 10 people – and are responsible for about one tenth of employment and revenue in Copenhagen.

- Big companies with more than 250 employees account for 70 per cent of revenue and more than 50 per cent of employment.

TRENDS IN BUSINESS AREAS

- The Inner City is the home of approximately 33 per cent of all of Copenhagen's jobs and remains an important area for the city's commercial growth.

- Ørestad is the city's high jumper. The number of jobs there has gone up 70 per cent since 2009.

- The Northwest Quarter and Northeast Amager exude an urban vibe which is especially attractive to the creative fields and start-ups. This is due to a combination of the nature of the buildings, the profile of the neighbourhood, its rents and more. Northeast Amager has experienced a 20 per cent dip in the total number of jobs.

- Valby South and Sydhavn are well-established business areas which are currently undergoing an urban development process which will result in new infrastructure expected to up the area's appeal in the long term.

- Copenhagen Science City and Nordhavn are business areas with great potential. However, for various reasons, neither has been much in demand as business locations.



ILLUSTRATION BY S. HAVIN

SMALL DETAILS CAN MAKE A **BIG DIFFERENCE**

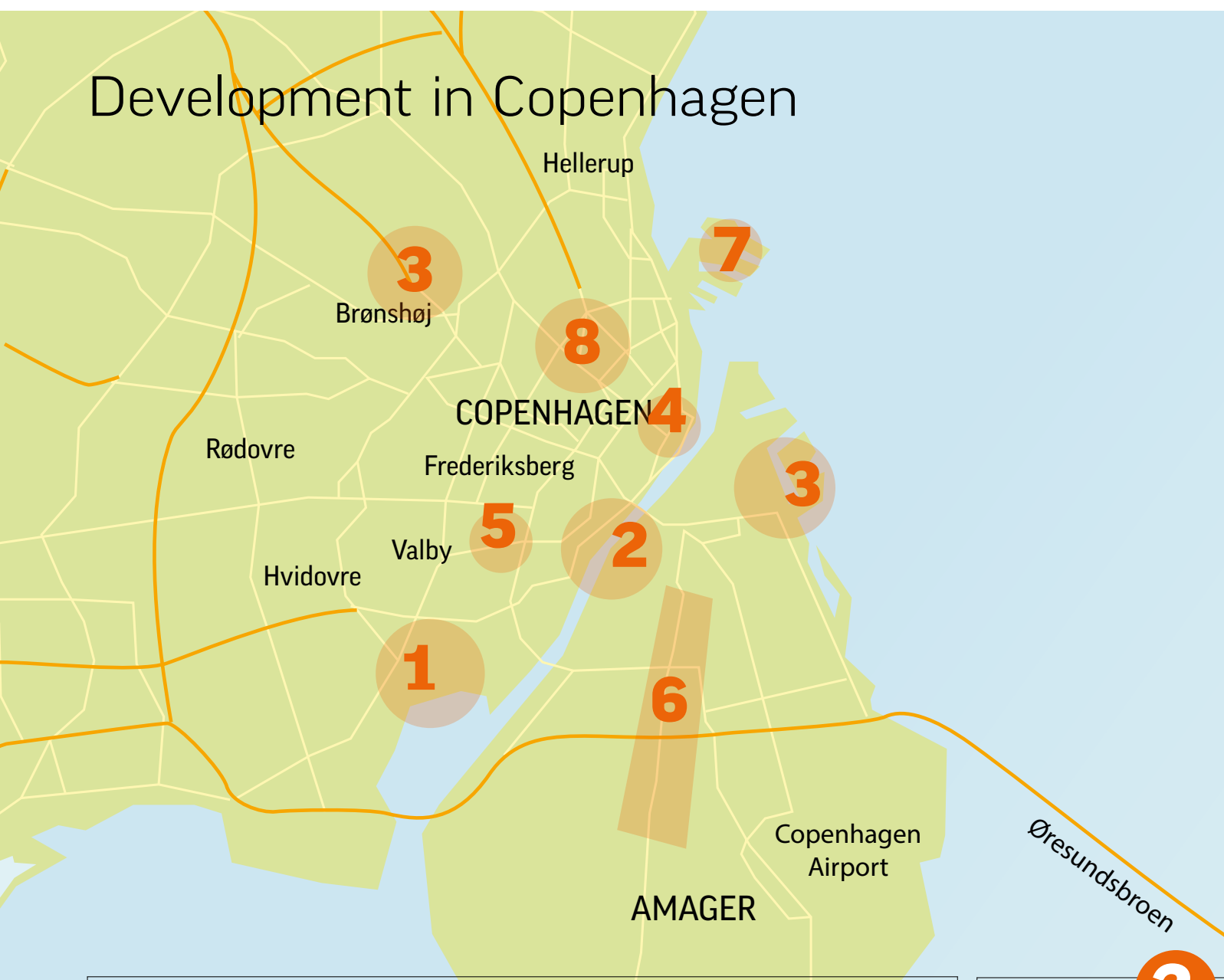


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Development in Copenhagen



VALBY SOUTH

1



FOTO: COLOREDX

Valby South is developing from an industrial area into a sustainable and diverse neighbourhood with modern family housing, and cultural and recreational facilities. Ageing industrial buildings have been refurbished and retailers, service industries, public institutions and creative industries are moving in. The opening of Ny Ellebjerg train station in 2007 and the extension of the railway line towards Hamburg have created a new regional hub in Valby South.

Valby Idrætspark – the biggest sports area in Copenhagen – is expanding. A new swimming complex has recently opened and the planning is underway for further sports facilities.

The development north of the railway is advancing rapidly, though there is room for more investments. South of the railway – at the sports area and the former wholesale market – development has only just started.

SYDHAVN

2

Sydhavn is changing from an industrial harbour to a canal district. There are app. 12,000 jobs in the area, particularly within the fields of ICT. Aalborg University recently moved into a former Nokia headquarter together with several thousand students.

CARLSBERG CITY DISTRICT

5



PHOTO: GOTTLIEB PALUDAN

The former brewery site is changing into a creative neighbourhood. Over the next 15-20 years, the Carlsberg City will be developed into a unique and lively Copenhagen urban district for businesses, residents and visitors – a total of approximately 567,000 sq m of mixed development.

The Consortium behind Carlsberg City consists of a number of institutional investors along with Carlsberg itself. The goal is to resell it to interested investors.

INNER CITY

4



PHOTO: OSKAR KONSTANTINER

The Inner City is the home of approximately 33 per cent of all of Copenhagen's jobs and remains an important area for the city's commercial growth.

NORDVESTKVARTERET AND NORDØSTAMAGER

3



PHOTO: CBRE

The Northwest Quarter and Northeast Amager exude an urban vibe which is especially attractive to the creative fields and start-ups. This is due to a combination of the nature of the buildings, the profile of the neighbourhood, its rents and more. Northeast Amager has

experienced a 20 per cent dip in the total number of jobs. This is Topdanmark Ejendom's property called Stregkoden (The Barcode) where CBRE recently let space to the jeweler Dyrberg/Kern.

ØRESTAD

6



FOTO: BYGHAVN

Ørestad is a driver in Copenhagen's reinvention. The New Town brings together corporate headquarters, architectural innovation and Northern Europe's largest central nature reserve area to the heart of the city.

One third of the area has already been developed. Ørestad North is almost completed. In the coming years the development will focus on the completion of Ørestad City and Ørestad Syd. The Copenhagen Arena will be ready in 2015. See also map on page 38

NORDHAVN

7

The former industrial harbour areas are changing into an attractive waterfront development. In 2014 the first homes and offices were ready

for use in the Århusgade District. In 2015 the first residents will move into the district.

COPENHAGEN SCIENCE CITY

8

By 2015 the Faculty of Health and Medical Sciences will complete its new 42,700 sq m high-rise for research and education. A few years later, Rigshospitalet, the Copenhagen University Hospital – will expand by 40 per cent while the existing buildings are refurbished. The European Spallation Source –

Data Management and Software Centre for the generator in Swedish Lund will operate in the Niels Bohr Science Park from 2019.

The new metro city circle will connect Copenhagen Science City directly to the metro network from 2018. See also page 8.

COPENHAGEN MALMÖ REGION

stand P-1. K14

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The Copenhagen Malmø Region - mission accomplished

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

The Copenhagen 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.

The Copenhagen 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.

The Copenhagen 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.

The Copenhagen Malmø Region - whatever takes your fancy

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

Focus on the region

- + The Human Capital of Scandinavia
- + Population: 3.8 million
- + Workforce: 1.8 million
- + Area: 20.859 km²
[half the size of Switzerland]
- + Universities: 11
- + Students: 167.000
- + Copenhagen Airport: Northern Europe's largest airport, 140 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



ILLUSTRATION: SCHMIDT HAMMER LASSEN

The Danish architect firm Schmidt hammer lassen architects designed the new hotel and congress centre as well as the Concert House in Malmö, which will be 85 metres high with 444 rooms. The complex will be part of the new neighbourhood Malmö Live which will connect the business and residential district Västra Hamnen to the city centre.

ence facilities and hotel, Skanska will also participate in the development of the rest of the 90,000 sq m in the area known as Universitetsholmen. The neighbourhood will open in May of 2015.

- Malmö Live is an important investment in Malmö's music, culture and entertainment scene. The city will be getting a long-awaited concert hall with world-class acoustics and the Malmö Symphony Orchestra will have more stages with greater flexibility. The biggest of the concert rooms will seat 1,600 people, according to Malmö Stad.

The building's first tenant is the law firm MAQS, which has leased 1,250 sq m of the total 10,000 sq m of office space, of the total space of 90,000 sq m.

- In partnership with Skanska, we will be arranging flexible and modern facilities which will be the framework for our

continued expansion. At the same time, they will fulfill our employees' wishes for a modern and inspiring work environment and allow us to strengthen our brand as a modern and dynamic law firm by being part of the new Malmö, says Filip Bucin, Managing Partner in MAQS, to Skanska.

Dorte Mandrup has designed a building with a groundbreaking facade that comes alive through its interaction between the sun, light and shade. This part of Malmö Live will be 9 storeys high and offer views over Malmö.

In addition to Schmidt Hammer Lassen and Dorte Mandrup, the Danish architects Vandkunsten partnered with the Swedish architect firm Johan Celsing on the design of the residential units.

The congress centre part of Malmö Live will accommodate 1,500 people, the

conference and meeting part will have room for about 700 people, in addition to a multi-use room for 350 people, a concert hall for 1,600 spectators, and a 25-storey hotel with 444 rooms.

- We have created a building that has a precisely shaped expression towards its surroundings to support the idea of 'a city in the city'. The context of Malmö city has inspired our choice of colours and materials and we have created a unique glazed tile for the façade design, says senior partner Kristian Lars Ahlmark at schmidt hammer lassen architects.

The actual height of the hotel will have Malmö Live competing for attention with Malmö's current landmark, Turning Torso. 85 meters tall, Clarion Hotel & Congress Malmö Live promise to stand out on the city's skyline.

NEW 90,000 SQ M NEIGHBOURHOOD BRINGING MALMÖ TOGETHER

May will see the inauguration of Malmö Live—a neighbourhood that will connect the downtown core to the new development area Västra Hamnen with concerts, offices and nearby housing.

When Malmö Live opens in May of 2015, the people of Malmö will be getting an all new neighbourhood. The area will connect the city to Västra Hamnen, which is Malmö's green development area and a beacon of green urban development these past 14 years.

This new neighbourhood is being built on a former parking lot and will serve as a gathering place for people who live and work in the area with a green walkway, waterfront views, conference facilities, a hotel and a concert hall for the Malmö Symphony Orchestra.

The builder of the congress centre and hotel, which will be operated by Clarion Hotels, is one of the world's biggest construction companies, the Swedish giant Skanska. The City of Malmö is the builder of the concert hall which will be let out to the municipal firm Malmö Live Konserthus. The Danish architect firm Schmidt Hammer Lassen designed this portion of the project while the Danish architect Dorte Mandrup is responsible for the plans for the office space.

In addition to the concert hall, confer-

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making it possible

THREE DANISH PROJECTS NOMINATED FOR MIPIM AWARDS

Housing is booming in the Danish capital and so are spectacular designed projects

When the property industry takes the stage to award its golden palms on Thursday March 12th in Cannes, once again, Denmark will be represented in style. The total field includes 22 countries—itsself a record. The Nordics count a total of 7 nominated projects and all of 3 of these are Danish. Nominees who may make it onto the stage include the architect firms Vilhelm Lauritzen and Cobe and 3 development firms: two public and one private. The 3 projects are:

1 The Switzerland-based architectural firm Herzog & de Meuron is particularly well-known for designing the Olympic stadium, the "Bird's Nest", in Beijing and the Tate Modern in London. The North Zealand Hospital is designed in collaboration with the Danish firm Vilhelm Lauritzen Architects and will be Herzog & de Meuron's first project in Scandinavia. The hospital will contain 662 beds. All patient rooms are single patient rooms. The hospital will serve as an acute district hospital for 312.000 citizens in Northern Zealand. The government has approved a preliminary budget of € 500 million for the construction of a hospital on a green field.

2 Køge North Station will be commenced in 2016 and is expected to open in 2018. In connection with the new station a parking space for 900 cars will be designed. The tenders for the construction of the station will be offered around New Years 2015/2016.

3 Krøyers Plads is a significant location in the centre of the Copenhagen harbor area. Today, the site constitutes a gap in the continuous rows of old warehouses that sit perpendicular to the harbor front. Several proposals for the development of the area have been rejected mostly by the local population. Therefore, the architects Cobe and Vilhelm Lauritzen have designed the new Krøyers Plads based on a hyper-democratic and contextual approach. The project consists of 3 five-story housing units, naturally continuing the warehouse structure along the harbour. The exclusive apartments at Krøyers Plads are presold for about €1.2-2 million corresponding €6,000-12,000 per sq m.

Krøyers Plads 1 in Copenhagen. Vilhelm Lauritzen Arkitekter and Cobe Arkitekter designed the project which is developed by NCC Bolig.

The Køge Nord station, designed by Cobe Arkitekter and Dissing+Weitling and the project is nominated in the category Best Futura Project. The builders are Banedanmark, Køge Kommune and DSB Ejendomme and Cowi is consultant.

Finally, in the category Best Futura Mega Project, the Danish nomination is the new hospital in Hillerød called the New North Zealand Hospital, which was designed by Herzog & de Meuron in collaboration with Vilhelm Lauritsen Arkitekter. Region Hovedstaden (the national capital region) is the developer of the project. ■



NORDSJÆLLANDS HOSPITAL



STATIONEN KØGE NORD



KRØYERS PLADS



AROS - YOUR RAINBOW PANORAMA - photo by OLE HEIN PEDERSEN



AARHUS

"Aarhus is experiencing record growth. New residents flock to the city, new neighbourhoods are being developed and former industrial areas are being transformed, with homes, cafes, restaurants and shops. Companies, along with cultural and educational institutions, move into these urban environments, where knowledge and innovation flow freely".



THE HARBOUR BATH - BASIN 7



AARHUS INTERNATIONAL SAILING CENTRE



VIEWPOINT TOWER

create
with
Aarhus



THE ICEBERG - photo by MIKKEL FROST



HABOURFRONT CITY DISTRICT - BASIN 7



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CONSTRUCTION'S BOOMING IN ODENSE



Cortex Park is a new office and science park being developed close to the new hospital in Odense. The hospital will be 237,000 sq m. The construction has a total cost of €920 million and is expected to open in 2022. Left Cortex Park masterplan – right the hospital. Both are designed by Danish architect firm C. F. Møller.

The transformation of Odense's main thoroughfare Thomas B. Thriges Gade will create a whole new city core for Odense and a new location for "downtown" in Hans Christian Andersen's hometown.

Odense is Denmark's 4th largest city and probably best known as the home town of the famous author Hans Christian Andersen. Although growth has been a struggle for Odense in recent years, a construction boom is revving up and with it, investment in excess of €4 billion.

- Odense has faced special challenges. The economic crisis affected us all but, at

the time, the city of Odense was transitioning from a town with a large share of industry jobs to a town that was trying to figure out how to live off something else. We want to put the money to good use and improve the standard of living. To do this, we are investing in business to make the cake bigger. After all, growth is coming to town, says the Mayor of Odense Anker Boye.

In June, Odense's traffic artery Thomas B. Thriges Gade was severed, or more precisely blocked. This is the first step towards creating an all new city core where change will come to attractively-located junctions as new neighbourhoods blossom and grow in the city centre. A new project is a 17-storey tower in the northern end of a new quarter. Tøgt Ejendomsudvikling put its bid in for this one, but many other developers would like to build in Odense.

- The investors are there and they are into Odense now, says Anker Boye, Mayor of Odense.

The transformation of Thomas B. Thriges gade is the most extensive urban transformation project in the history of Odense. But Anker Boye does not pretend it was an easy decision.

- Odense is a relatively small town and there are always politicians who run into Mrs. Jensen or Mr. Larsen who think that blocking their street is a very bad idea. This is why I did everything I could to make it happen now, so we could raise the bar together. Odense needs to be a little big city instead of a big little city and that is something we can only do if we take the road of development. Sometimes you have to make some big moves in order for change to happen, says Anker Boye.



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Some of the projects which will soon be part of the transformation of Odense:



HOUSING



A NEW HOTEL



HOUSING COMMUNITY



COMMERCIAL PROPERTY

The whole Thomas B. Thriges gade project will include the construction of about 53,000 sq m with 350 housing units and 500 jobs. The project will be implemented as a partnership between the City of Odense and the charity foundation Realдания.

The Thomas B. Thriges Gade project is currently one of the most visible transformations in Odense, but during the next few years, an all new light rail line, a new super hospital and a research park will join it in boosting the city's growth and contributing to the € 4,3 billion in expected investments.

- And the first 25 billion are already in the bag. This is the biggest total investment in the history of Odense. And we are going to use the momentum to get more people working. Odense has way too many people dependent upon transfer payments, says Anker Boye.

This is also one of the fundamental objectives behind Udvikling Fyn (Development Funen), a new partnership between 5 municipalities on the island of Funen.

- We are reaching out to the construction and real estate industries, among others, because we need to transform the money into lasting jobs for Funen. One thing we would like to see is if the knowledge acquired through our renovation and development work can be transformed into an export, says Niels Erik Haug-Larsen, the newly-minted director of Udvikling Fyn who has a wealth of marketing experience from his former position as Global Retail Director in the well-known Danish retailer and electronics group Bang & Olufsen.

Competitors joining forces to sell Odense's Cortex Park

One enormous investment in Odense is a new super hospital to be built as an expansion of the university environment. To this end, the state-owned real estate company Freja is busy developing a new town just south of downtown Odense closed to the hospital, Cortex Park.

Cortex Park is a neighbourhood for knowledge and service companies that want to be part of Odense's technology, research and innovation cluster. In 2020, the new light rail line will serve the area and make transportation between downtown Odense and the new knowledge district convenient.

Oxford Research estimates that these projects will generate more than 6,000 permanent jobs in Cortex Park. Add to this the City of Odense's historical investment of €400 million over the next four years in growth and business.

And now Freja has found a unique-to-Denmark way to sell the plots in the area. Usually competitors, when it comes to Cortex Park, the property agencies of the city are a united front. In a groundbreaking deal with Freja properties and CC Property, 4 Odense property agencies have agreed to sell and market the development rights to Cortex Park. These agencies are Home Erhverv Fyn, Nybolig Erhverv, Restato and EDC Erhverv Poul Erik Bech.

- We are casting out our net as wide as we can to catch more fish. By inviting more property agencies on board, we can access more clients and more knowledge about the market in and around Odense. Normally, every agency works on its own and we keep our cards close to our chest, but now we are encouraging agents to share their experience so that we can work together to sell more development rights, says Jes Rovsing, director of sales for Freja properties.

This agreement between Odense property agencies is unique for Denmark. It is very rare to see more than two agents work together to sell the same property, unless it is a lease situation. But now it is happening in Odense.

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AARHUS ON ITS WAY TO BECOMING A **BIG CITY**

In recent years, Denmark's second largest city has been enjoying a construction boom. Thousands of new inhabitants have moved to the city and millions of dollars worth of construction projects

have been initiated. Aarhus is preparing for its future as a big city.

Thousands of people move to Aarhus every year. In 2013 alone, the city's

population grew by 5,000. The city centre is where most of the growth is, especially the old city and the new centrally-located development area called Aarhus Ø, which is a new neighbourhood

situated on the harbourfront. More than just housing is being developed. Also schools, business and cultural facilities are looking to locate in the city centre and harbourfront districts.

- We support this development and are making sure that the housing has the potential to be spacious, and that there is room for businesses that want to make these neighbourhoods where knowledge and ideas flow their home. They don't want their headquarters out in the middle of a field on the edge of town. They want to be part of an urban environment, says Bente Lykke Sørensen, director of the Urban Development and Mobility Centre with the City of Aarhus.

Aarhus is a young city and an attractive place to study. The number of Danish and international students increases every year and is a major driver for the city's growth. It is unique for a city to have so many of its schools clustered in

the centre of town and interfaculty collaboration, research, culture and business are all part of the city's DNA.

- Aarhus sees itself as a place where things can and will happen. We have managed to get the city council, the business community and the education sector to work together. Perhaps all cities say that they collaborate, but we actually walk the talk, and that is part of our self-understanding, explains Bente Lykke Sørensen.

Aarhus Ø – a new harbourfront district

Aarhus Ø is the city's largest development project and an all new district with housing, business, schools, senior housing, child care facilities, a central public library and theatre. In time, the district will be the home of 8,000-10,000 people and about 12,000 jobs.

The internationally renowned architect firms Bjarke Ingels Group, BIG, and Gehl Architects are behind the development plan for one of the newest projects Bassin 7 – located in the middle of Aarhus Ø. The plan focuses on creating an attractive city space with urban communities. In a few years, the city will add a fantastic harbour pool, a beach zone and a seven meter-high look-out tower, which will offer views of the surrounding area, bay and city. The development plan encourages the city's players to foster a city feel and participate in operating the Bassin 7 area.

On the tip of Aarhus Ø with the old marina as its nearest neighbour, the city will also be the home of an international sailing centre, which will be ready by 2018, when the Aarhus bay will be



The famous international artist Olafur Eliasson has made the art museum Aros a landmark for Aarhus with his walkable rainbow on top of the museum.

transformed into a sailing arena and the city will host the World Championships in all Olympic boat classes.

Godsbane – Aarhus' new artsy district

The Godsbane area, a former railway area, is the city's new cultural hot spot. It is already a lively, creative, innovative environment with a focus on youth culture and with Godsbanen as the area's motor and the cultural production centre for the performing arts, graphic arts and literature. The Architect School of Aarhus and other schools are moving into the Godsbane

The neighbourhood will also be the home of a theatre with a glass lobby and view of the bay.





Several new neighbourhoods are being developed around Aarhus to meet the growing population.

area where an international student house and municipal youth housing will be constructed. The new neighbourhood is expected to reach completion when Aarhus becomes the cultural capital in 2017.

District Hospital – hospital re-purposed for the city

While Aarhus Ø and Godsbanen are examples of industrial sites transformed to meet city needs for housing, businesses and education, old buildings are also being re-purposed for new functions.

Over the next few years, Aarhus will be building the New University Hospital – the biggest hospital project in the history of Denmark – in Skejby, north of Aarhus. All Aarhus hospital functions will be gathered there and existing city hospitals will be vacated. The City of Aarhus has just purchased the District Hospital which is located right in the downtown heart of the city. With its superb location and history, the area has the potential to be a very special place in Aarhus and the city will encourage this by inviting the citizens of Aarhus

to participate in the development of the area. The acquisition will take place in 2017 once the hospital's activities have been relocated to the New University Hospital in Skejby.

The Central Library in the downtown core is another example of an iconic building about to be put to new use. Once the library's activities are moved to the harbourfront later this year, the library will be transformed into a hostel with cafés, housing and shops. The new hostel will be an international meeting place where locals can meet people from all over the world and where the world can be introduced to some of the best of what Aarhus has to offer.

Lisbjerg – the city's biggest urban development project

Lisbjerg is located 9 km north of Aarhus centre and 5 km northwest of the business zone in Skejby, the home of world famous wind mill producer Vestas' headquarters and the New University Hospital. Lisbjerg is the city's biggest transformation area and will be developed into a dense neighbourhood with housing, businesses, shops and public functions, with room for approximately 25,000 inhabitants, over the next 20-25 years.

Denmark's first light rail line will be part

of an efficient transportation system which will support urban development and the use of collective transportation in the country's second largest urban space. The planning of the next light rail phases is well under way alongside the construction of the first phase.

Aarhus undergoing intense transformation

In years to come, many other big and small municipal and private urban development projects will transform Aarhus to a big city.

Today, Gellerup is a socially challenged housing area, located 5 km from downtown Aarhus, which is being opened up to better connect it to the rest of Aarhus. The City of Aarhus is moving approximately 1000 municipal jobs to the neighbourhood which will get a new main street with a bustle of business activity, a city park with sporting facilities and a big business and housing

area with a variety of housing types and architecture.

Risskov Brynet – a neighbourhood near water and woods

Risskov Brynet is a new urban transformation area, 4 km north of the downtown core and 3 km from the University of Aarhus with the woods and water as its closest neighbours. Risskov Brynet will be a new neighbourhood with green, recreational areas, housing, child care facilities and shops. The neighbourhood will consist of municipal family housing, municipal and private youth housing as well as student residences, of which some will be reserved for international students. The development of this new urban space was recently kick-started when the City of Aarhus sold a large plot of land to a pension fund for the construction of housing. ■

City of Aarhus to take part in MIPIM for 9th consecutive year

The City of Aarhus will be participating in MIPIM, Cannes, for the 9th year in a row. Every year, the City of Aarhus receives a lot of investor interest in Cannes. This is why the Aarhus City delegation, including the mayor and city director, also have very high expectations to this year's visit to Cannes.

Aarhus growing rapidly

In 2013, the Aarhus city population grew by 4,799, so just short of 324,000 people live there now. That number is expected to exceed 350,000 during 2022. The City of Aarhus has its own official objective of 375,000 inhabitants by 2030.

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- 08:30 Registration and networking breakfast
 - 09:00 Welcome to the Copenhagen International Property Summit
 - 09:05 Keynote: The Copenhagen region
 - 09:25 On offer
 - 10:00 Copenhagen's spot in the international picture
 - 10:30 Research and development - Copenhagen's path to growth
 - 11:00 Coffee break and network
 - 11:30 Infrastructure and its impact on development
 - 12:15 Economic development and the financing market
 - 12:45 Lunch and networking
 - 13:45 The property market
 - 14:10 The housing market
 - 14:35 Opportunities and special circumstances surrounding investment
 - 15:00 Investments in Copenhagen
 - 15:30 Coffee break and network
 - 16:00 Investment areas and potential development areas
 - 16:00 Guided bus tour - More information to follow
-
- 19:00 Official reception - Copenhagen City Hall
 - 20:00 Executive dinner - Industriens Hus
Dinner speech by: The Lord Mayor of The City of Copenhagen, Frank Jensen
 - 23:00 End of official programme

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ONCE AGAIN

GENUINE ATTENTION TO THE COPENHAGEN- MALMÖ REGION

Several Danish and Swedish companies are showing the best of the region from March 10th-13th

The Copenhagen-Malmö Region stand at Mipim always attracts a lot of visitors. Not only does the region's stand offer beer on tap, but it also provides a wealth of information about some of the most sought-after investment targets in Europe.

One of the many new players participating in this year's conference is Årstiderne Arkitekter. Mikkel Westfall, a partner in the firm, sees this as an opportunity to show the world that Årstiderne Arkitekter is setting its mark on Danish housing and commercial developments.

Årstiderne wants to showcase its

projects for Danish and international investors and consultants.

- We have made a name for ourselves these past 10 years with a long line of impressive projects. Our Copenhagen office employs 50 people and we are currently working on 150,000 sq m of housing and a number of high-profile, heavyweight projects. This is why we think we have a story to tell as a significant player on the Copenhagen market, in the words of Mikkel Westfall.

Årstiderne Arkitekters' presence at Mipim is also intended to showcase the company's value to international

investors.

- One of the things we are really looking forward to is meeting international investors and project developers to show properties' potential, says Mikkel Westfall.

In addition to Årstiderne Arkitekter, the following companies are partnering up and events taking place at the Copenhagen Malmö stand this year. Developers, public development organizations, property companies and contractors will all be there to showcase the best investment opportunities in the region and is ready to provide facts and figures.

Tuesday, March 10th

14:00 - MT Højgaard is hosting a reception at the Copenhagen-Malmö stand.

15:30-16:30 - Carlsberg Byen is hosting a reception at the Copenhagen-Malmö stand.

17:00 - The official opening reception of the Copenhagen-Malmö stand. Organizer: Copenhagen Capacity.

Wednesday, March 11th

14:00 - The developer Skanska is hosting a reception at the Copenhagen-Malmö stand.

15:00 - Årstiderne Arkitekter is hosting a reception at the Copenhagen-Malmö stand.

17:00 - Officiel launch of new investment portal at the Copenhagen-Malmö stand.

Thursday, March 12th

15:00 - The City of Odense is hosting a reception at the Copenhagen-Malmö stand.

For the first time, this year the Copenhagen Region will be marketed as Greater Copenhagen. The Copenhagen Malmö stand is in the exact same place as always in Cannes' Palais des Festivals, although its number has changed. It is now P-1. K14.

Partners at the Copenhagen-Malmö stand at Mipim

Danish

- City of Aalborg
- Årstiderne Arkitekter
- By & Havn (the city and port development organization)
- Carlsberg Byen (Carlsberg city)
- Copenhagen Capacity
- Kongeegen
- City of Copenhagen
- MT Højgaard
- NPV - Nordic Property Vision
- City of Odense
- Realdania by
- Region Hovedstaden (the national capital region)

Swedish

- Fastighets AB Briggen
- Diligentia
- Invest In Skåne
- City of Lund
- City of Malmö
- Midroc Property Development
- MKB
- Skanska
- Vasakronan
- Wihlborgs Fastigheter AB

WANT TO KNOW MORE ABOUT GREATER COPENHAGEN?

On June 8th, the Copenhagen International Property Summit, CIPS, is taking place for the 2nd time. The Copenhagen International Property Summit is a top level knowledge and networking forum in the Copenhagen region for international and local investors as well as property professionals.

This is the right place to be if you want to learn more about one of the most sought-after regions in Europe today, when it comes to properties.

See all about the event at
www.estateconference.dk

Just across from the main entrance of world famous
Tivoli a new iconic commercial complex is taking shape.



PHOTO: ATP EJENDOMME

23,000 NEW SQ M BUSINESS SPACE IN DOWNTOWN COPENHAGEN

In downtown Copenhagen, across the street from the world-famous amusement park Tivoli, an impressive commercial building is emerging.

In the ultimate centre of Copenhagen, only a 1 minute's walk from the Town Hall Square and right across the street

from the world-famous amusement park Tivoli, a unique opportunity to build a 23,000 sq m commercial building has arisen.

The building, Axel Towers, on Axeltorv will consist of 5 towers with heights ranging from 28 to 61 metres and 15 storeys high. The total area is 40,200 sq m, distributed among 23,000 sq m above ground and a 17,200 sq m basement. The whole project is to be ready in 2016.

Most of the space will be offices. The rest will be a combination of retail and leisure while the basement will be a new parking garage.

Three of Denmark's biggest instituti-

onal investors joined forces to invest in this new commercial building: ATP Ejendomme, Industriens Pension and PFA Ejendomme. They commissioned the German contracting firm Züblin to build it according to plans drawn up by the Danish architect firm Lundgaard & Tranberg.

- Axel Towers will be a new iconic landmark for Copenhagen's downtown core. Axeltorv was once best known as the location of Scala, a run-down and now demolished retail complex. In its place, Copenhagen will be getting a new urban space and gathering place for business of international caliber which aims to measure up to business districts in cities like Paris and London, states the description of the project.

The tier1-heavy Danish law firm Gorrissen Federspiel is taking 19,000 sq m in the new office towers in Central Copenhagen.



PHOTO: EJENDOMMESTYRKEN

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NEW MASTERPLAN: OPENS UP FOR 300,000 SQ M OF HOUSING

The demand for housing is skyrocketing in Copenhagen and Ørestad Syd, a Copenhagen development area, has just been given the green light to plan for more.

Ørestad is one of Copenhagen's biggest development areas. About 20 years ago, the area began evolving from an empty field to a whole new district. The plan for the area included a mix of housing and business but with housing demand going through the roof and the Copenhagen population growing by 1,000 people a month, the development firm Copenhagen City & Port Development, By & Havn, which is responsible for plot sales, has now changed the plan to allow for the construction of more housing. In November 2014, a residential area became the result of an all new masterplan with room for up to 300,000 sq m.

- The dynamic in Ørestad Syd is incredible and we are seeing huge demand for residential plots in the area. Of course, we want to hold onto this momentum, which is why we launched an international competition to make sure that Ørestad Syd remains entirely cohesive in the north-south direction. The land to the south has been developed and to the north as well but there is still room to build in the central part of Ørestad Syd, according to CEO Jens Kramer Mikkelsen, By & Havn. The existing local plan for Ørestad Syd operates with a 40/60 distribution of housing and business and was created

during a period of economic growth, when demand for housing and commercial land was about equal. Today, the housing market is the more dynamic of the two, so the new plan has room for a greater share of housing.

- We believe that Ørestad Syd will achieve better cohesion if it gets a little heavier on the housing side than the original local plan for Ørestad Syd had provisions for. The existing local plan is a robust document and functions very well but it was created during an economic upswing, at a time when both housing and commercial construction were booming. What we are seeing now is the two sectors peaking simultaneously but a more dynamic housing market. This is one of the reasons, why we would like to adjust the original local plan, says Jens Kramer Mikkelsen.

Approximately 1,800 people currently live in Ørestad Syd. Among them are a host of families with small children that choose Ørestad Syd and cite the combination of spectacular natural surroundings at Kalvebod Fælled, interesting, maintenance-free architecture and close proximity to downtown Copenhagen as the main reason.

- We would like to make Ørestad an even more obvious choice for families. Alongside the increased demand for housing, we are also witnessing demand for a wide variety of housing types, and especially townhouses and townhouse like developments which have increased in popularity in recent years. For By & Havn, it is natural to combine a success with a trend. We would like to hold onto the families that already live in Ørestad Syd and also be in a position to offer an even broader array of housing types, says Jens Kramer Mikkelsen.

The competition area is approximately 175,000 sq m and By & Havn's plans will be brought to life by the Danish architect firm Transform and the consultants Bascon which won the project competition.

Even though the plan's development pattern only includes two types of housing, the area's three neighbourhoods will stand out on their own with major differences and strong individual identities. It is a structural plan with a simple basic structure but with many possibilities for variations and distinct neighbourhoods

- Gorgeous, competent and very different proposals took part in the competition but I am happy to see that the winning proposal keeps the original robust structure of Ørestad Syd while adding new details and new housing types to the neighbourhood. I am certain that the new plan will ensure that Ørestad Syd will grow to be an even more attractive neighbourhood for Copenhagen families



Asger Jorns Allé runs east-west from Vestamager metro station towards the open common. The first part of this pedestrian street is being considered for development with adult sports facilities. These will appeal to local residents and visitors from other neighbourhoods. Further down the street, the focus will be on sports and physical activities for children, while the stretch of road farthest to the west where traffic is calmest will be for small children.

that want to live in a city environment with easy access to Copenhagen City but still benefit from the fresh air and wide open spaces right outside their door. The plan is a good foundation for the new wave of development in Ørestad, says CEO Jens Kramer Mikkelsen, By & Havn.

Not only By & Havn is excited about the project. Copenhagen's Lord Mayor

Frank Jensen is just as thrilled with the winning proposal:

- Copenhagen is growing rapidly these days and we need to have housing for the many new Copenhageners. Ørestad Syd is surrounded by lots of nature and the potential to build new and exciting neighbourhoods. I am really happy that we can build even more housing so more

people can benefit from the fabulous nature in the area. I am also happy that the winning project is robust and ensures that different types of housing will be available to Copenhageners. An exciting project that will make it entirely possible to live an active lifestyle, says Lord Mayor of Copenhagen, Frank Jensen.

THAT CALLS FOR A... CITY DEVELOPMENT



PHOTO: CARLSBERG BYEN

The Carlsberg City District, Carlsberg Byen, is being developed on the former brewery site of Carlsberg.

An ambitious project that is now taking shape and includes a European School

Over the next 10-15 years, the development company Carlsberg Byen P/S will develop a new city district on a former Carlsberg brewery site in the heart of the Danish capital.

The vision is to create a diverse, vibrant and sustainable city district which will be attractive to businesses, residents and visitors for years to come. Once Carlsberg City District is fully developed

it will comprise 600,000 sq m of floor space divided into private residences, retail and business premises as well as cultural, sporting and educational venues.

The site, which has over 160 years of history, is today part of Danish cultural heritage. Indeed, it is a very beautiful area, not least because it is home to many of Copenhagen's architectural treasures.

Consequently, many are either listed or worthy of preservation. The master plan for the Carlsberg City District was created by the Danish architects Entasis. In 2009, it was awarded the prize for 'Best Master Plan in the World' at the World Architecture Festival in Barcelona.

Transport-wise, Carlsberg City District will be well catered for. There will be

around 4,500 mainly underground parking spaces, a new modern commuter railway station, Carlsberg Station, and a new metro station at Enghave Plads, which is only a few hundred metres from the neighbourhood. Furthermore, a web of bike lanes will provide quick and safe transport for the district's many cyclists.

The first projects in the area are now under way and one of them is the new Europaskole, European School, which will make Copenhagen an even more attractive location for businesses. The deadline to submit offers for the contract to build the school is in March. In autumn 2014, Copenhagen achieved one of its most ambitious goals: to ensure that international employees would want to locate in Copenhagen. The Europaskole with room for 900 pupils will be built in The Carlsberg City District thanks to an agreement between the

The first 120 apartments in the Carlsberg City District are expected to be ready for occupancy in 2017. View from one of the apartments.

City of Copenhagen and Realdania, the Novo Nordisk Fund, the Nordea Fund and Industriens Fund which together are contributing a good €40 million to the project while the City of Copenhagen has allocated €20 million.

- It is fabulous news for all of Copenhagen. Europaskolen will help attract highly educated foreign workers. It is such a thrill that thanks to the generosity of four funds and the City of Copenhagen's own contribution we have the financing we need, says Lord Mayor Frank Jensen.

The goal is to make Copenhagen more attractive for a broad target group of international workers—including medium-income groups like ph.d students, computer programmers, engineers, architects and more—which traditionally have not been able to pay for the relatively expensive existing international schools.

This March, the first 120 housing units will be put on the market. 88 of these apartments are located from the 8th to the 29th floor in the new tower called Bohrs Tårn, which with its height of 100 meters offers future residents an impressive view of the capital. The apartments in Bohrs Tårn start at €850,000, while the most expensive will be more than €2 million.

And that is the starting shot for the first of a total of 3,000 housing units in the district.

- We are looking forward to kicking off sales because it will bring The Carlsberg City District into a new and exciting phase. Now we need to initiate a dialogue with the residents who will be living in the area in the future. Our vision is to create a varied and animated district with housing of high craftsmanship and architectural quality and this is definitely something we have achieved with the first 120 units we are now putting

up for sale, Søren Felden, commercial director of Carlsberg Byen P/S.

From the 8th to the 29th floor, the tower will house apartments from between 138 to 190 sq m, while the lower floors will be occupied by a school, Professionshøjskolen UCC, two supermarkets and 20 other shops.

Bohrs Tårn is the first of a total of nine tower blocks of between 50 to 120 meters in height which will create The Carlsberg City District's characteristic skyline. The towers and the historical buildings from the time the area served as a brewery will stand side by side. Once The Carlsberg City District is fully developed, it will comprise just short of 600,000 sq m of mixed buildings, including approximately 3,000 housing units, a variety of retail offerings, cultural activities, restaurants, cafés, company domiciles, offices, businesses, sporting facilities and child care facilities.

Architect firm Entasis' master plan is inspired by the qualities of historic city centres. Reflecting this, the City District will consist of densely built buildings; charming spaces and squares; narrow streets and alleys combined with open green parks; and nine apartment towers ranging from 50 to 120 metres in height. The new buildings will be arranged with retailers at ground level, while offices, institutions and private apartments will occupy the upper floors.



PHOTO: CARLSBERG BYEN

The Development Company Carlsberg Byen P/S

The Carlsberg City District is owned and developed by the development company Carlsberg Byen P/S, which was established on May 1 2012 by a consortium consisting of Realdania, which is a foundation that grew out of a mortgage credit association, Carlsberg Breweries, pension groups PFA Pension and PenSam, and the insurance firm Topdanmark Ejendom.

The Carlsberg City District is on the grounds of the former brewery site of world-famous Carlsberg.

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OPTIMISTIC RETAIL MARKET

Cohesiveness and luxury brands are the key words in retail in 2015

The Danish capital Copenhagen is currently witnessing massive demand for international luxury brands.

- The retail market in Denmark is developing in an increasingly international direction. Interest is up from international brands wanting in on the market, says CEO Ole Hammershøj from property consultant CBRE.

- Over time, the presence of international owners will mean that the right solutions will have better conditions, says Stig Dørler, owner of the property agency Absalon & Co. In 2014, the British company Cordea Savills purchased, among other things, this building on Strøget in Copenhagen with the luxury brand Birger Christensen on its ground floor. Capital Investment, the property's asset manager, expects to purchase for an additional €400 million in 2015 for international investors.

One of the decisive moments in 2014 was when the Italian department store chain la Rinascente, following major investments in the department store Illum, set its mark on the market with its new in-house luxury brands established as flagship stores on Illum's ground floor.

- I am completely convinced that more luxury brands will take notice of Copenhagen and will dominate the market in 2015. A delay is inevitable because the rental units international brands are looking for simply aren't available at this point. But once they are, the international brands will probably move right in and this will create pressure on rents in the surrounding areas over the next few years, according to Ole Hammershøj.

A number of properties on Copenhagen's famous pedestrian street Strøget were sold to international investors in 2014.

- In 2015, a wave of capital funds will



PHOTO: OSKAR KONSTANTYNER

Valentino and Balenciaga are two of the luxury brands that have recently opened their doors in one of Copenhagen's most fashionable locations.

make its way to Denmark and add money to optimize the value of their rental units. So, in addition to what is already transpiring with e.g. Illum, we will also see the development of some really gorgeous properties with international tenants who are willing to foot the bill, says Stig Dørler.

One investor who is eager to buy in Denmark in 2015 is the Nordic shopping mall giant Citycon. So far, Citycon has bought Albertslund Centrum and a big development in Køge, but if opportunity knocks, the Finnish investor would very much like to expand its portfolio.

- In the Nordic countries, there is an average of 35 per cent fewer international retailers than in other markets. Our strategy is to be a Nordic shopping mall owner which, with its massive coverage

of the four Nordic countries, can make for an attractive partner for a chain which decides to enter the Nordic market. But it is not that easy in Denmark because there are not a lot of malls for sale and the market is dominated by a few big players, says CEO Marcel Kokkeel, Citycon.

For Citycon, Albertslund Centrum is a small mall. Last year, Citycon purchased the Swedish mall Kista with its 90,000 sq m, and the company is hungry for more than the, to date, 36 shopping malls and 31 other retail properties which makes it number 1 in Finland and Estonia, the market leader in Sweden and well on its way in Denmark and Lithuania.

- There is a really good feeling in the retail industry these days – a definite understanding that the worst is behind us

and that things can only move forward, even if the steps are small, says Marcel Kokkeel.

Big ambitions and baby steps

Citycon is not expecting rapid growth in Denmark

- We will grow bit by bit, starting in the Copenhagen area. We are well aware that there probably won't be a shopping mall of the same scale as Kista in Stockholm for sale in Copenhagen so we will take baby steps. Our dream is to have full Nordic coverage and thereby become the best choice for international chains as partners, but we are not there yet, says Marcel Kokkeel.

Other major shopping mall owners in Denmark include: Klepierre, pension fund Danica and the property firm Dades. ■



PHOTO: OSKAR KONSTANTYNER

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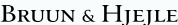
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