

scandinavian property magazine

CONSTRUCTION, PROPERTY
AND INVESTMENT IN
COPENHAGEN AND MALMÖ REGION
No 1 - 2013

THE NEW NORDICS

From breweries and
dockyards to lush green
neighbourhoods

Great opportunities

Central Copenhagen
has 5 million sqm
ready for development

Scandinavian countries

are safe havens
– here's why

Innovation and design

secure tomorrow's
investments

Malmö is flourishing
– read how and why

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A Safe Haven for property investors

Turbulent economies all over Europe have money flowing in the direction of Scandinavia, and one region of great interest is Copenhagen – Malmö with 3.7 million inhabitant—all within an hour's drive. And there's more excitement instore when the Femern Belt Bridge opens in a few years.

It is within the context of this exciting investment climate that we welcome you to Scandinavian Property Magazine. Here you will find useful articles on one of Europe's most interesting regions. Investors and localization hunters alike are going for the Nordics these days and we try to show you why and what the region has to offer.

We have focused on some general as well as specific issues concerning the property and investment market in Copenhagen and Malmö. Together the two cities form a vibrant region years after a bridge connected the area and formed a new power center and a commercial hub in Europe.

In turbulent times, the Nordic economies have remained strong with limited volatility on their property markets. This has made for a safe and stable investment environment—one that more and more international investors are considering adding to their portfolios.

These years, billions of euros are being invested in infrastructure development and building new, attractive neighbourhoods.

Investors can view this magazine as a snapshot of the region's development and gather insight into who is setting the agenda and how—on both sides of Øresund. You will meet a lot of the most prominent, influential and important market players. Browse also through the Business Guide on page 64 to find exclusive and direct contact info to decision-makers in industry leading companies.

The magazine also offers an overview of new city districts with information about how the property markets are performing on the Danish and the Swedish sides of Øresund. In short, we help you stay informed about a European region of steadily increasing importance.

Enjoy your reading and if you want to know more, please don't hesitate to contact us.

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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UN City
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Nordhavnen
(North harbour)



Copenhagen Arena
3XN + HKS Architects



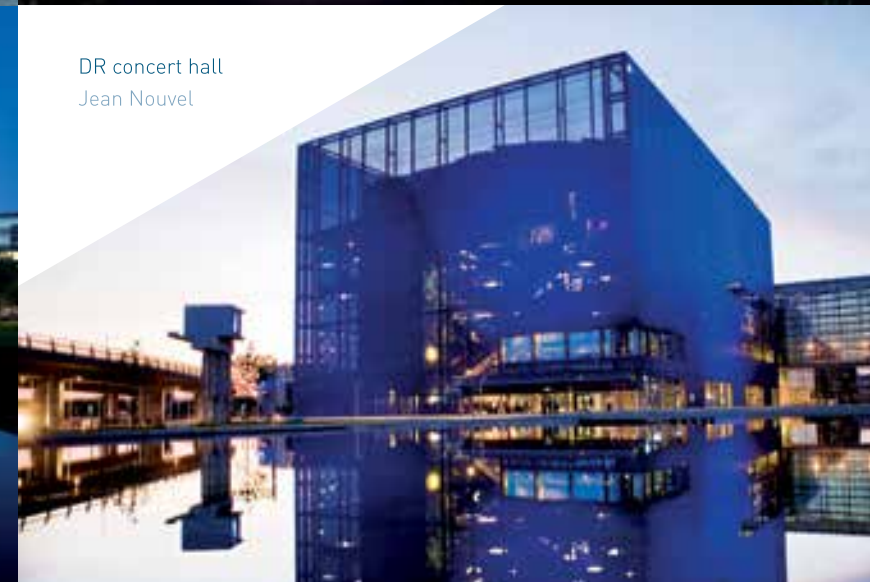
Ørestad



VM Houses
PLOT (BIG + JDS
Architects)



Tietgenkollegiet
Lundgaard & Tranberg



DR concert hall
Jean Nouvel



Nordea Bank
Henning Larsen
Architects



Ørestad
Parking facility
BIG



Sydhavnen
(South harbour)



Nordhavnen
(North harbour)



8TALLET
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UNIQUE BUILDINGS

IN COPENHAGEN

Freja acquires properties from the Danish state and from this year also from the Danish regions. Freja's properties vary considerably - from beautiful stately mansions to abandoned experimental farms and large agricultural areas.

Freja is dedicated to developing innovative, high quality projects at our properties, and we are working with the Heritage Agency of Denmark to conserve and preserve historic properties.

Freja has close cooperation with the Danish municipalities to develop new local plans and projects at our properties in Denmark.

The beautiful buildings we present here are located in the centre of Copenhagen in attractive areas. The buildings in Løngangstræde and Anker Heegaard Gade are suitable for conversion into housing. The mansion in Stormgade is partially protected property and is suitable as corporate headquarters for those who prefer beautiful and elegant surroundings.

Freja's entire portfolio can be seen at www.freja.biz

Anker Heegaards Gade 3 - 7 ▶

Beautiful property located in the attractive harbour area in Copenhagen. The property has a beautiful mansard roof covered with copper and French balconies. Suitable for conversion into housing. Area: 7,200 m²

Stormgade 10 ▼

Holstein Mansion is a unique building with many beautiful details and parking in the yard. Close to Copenhagen's Town Hall Square. Area: 5,100 m²



Løngangstræde 21 ▼

Beautiful property suitable for conversion into housing in the centre of Copenhagen City. Area: 3,600 m²



DEVELOPMENT PROJECTS

IN DENMARK

Cortex Park, Odense

Cortex Park is a new business and science park being developed in the heart of Denmark, just next to The University of Southern Denmark. Cortex Park will be part of Odense Campus, which is Denmark's most ambitious development area within health and welfare technology research and related business. Over the next ten years, DKK 15 billion will be invested in creating a prestigious European innovation centre with one of Denmark's new super hospitals, one of Denmark's biggest business and science parks and an expanded University of Southern Denmark. Cortex Park will be developed into a diverse neighbourhood with research facilities, businesses, educational institutions, residencies, cafés and retail business all mixed in order to create a lively and dynamic atmosphere. The urban space between the houses will be transformed into green oases and squares. The first building has been inaugurated and more are under design. When the area has been fully developed you will find 200,000 square metres in Cortex Park.



Cortex Park, Odense

Masterplan ▲

Main square in Cortex Park ▼

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Følager, Copenhagen

Følager is a typical void in a former industrial area that is changing to a place where 35,000 square metres of housing, retailing, education and culture that are merged to form part of a much larger process of urban renewal including a former food market, which also is turned into commercial housing and culture institutions. Følager is located next to the railway station, and in the future probably also the Metro.

The project consists of bases adapted to shops, parking and service areas, etc. The wings placed on top of the bases will be turned and twisted, so the residents will have a beautiful view and be able to enjoy the roof gardens for outdoor activities.



Følager, Valby

Illustration of the area ▼

Masterplan ▼



frejaejendomme



One of the international investors showing interest in the Nordic market is the German asset management firm Patrizia, which has just added this building on the main shopping street in Copenhagen to its €7 billion international portfolio. The building is occupied by the American clothing brand Abercrombie & Fitch.

Here's why the Nordics are considered a safe haven

Investors the world over have the Nordics on their shopping list these days. Although growth is at the low end, it's stable enough to make investors feel secure.

Relative to GDP the current account surplus was an estimated 5.2 per cent in 2012 in Denmark. So even though GDP growth is not amazing, Denmark and the other Nordic countries have established a reputation in recent years as a "Safe Haven" from the economic hurricanes of southern Europe.

- Along with sound public balances, the large current account surplus has been one of the main pillars securing Danish economy the status of safe haven in the financial markets in recent years. It has helped keep interest rates low in Denmark which has been beneficial for the weak domestic economy, states Denmark's largest bank, Danske Bank, in a recent report.

Statements like these have made international property investors and funds look to the Nordic countries. Even though the Danish economy has balanced on the edge of recession for the past two years, the crisis is expected to slowly loosen its grip and when it does, the Danish economy will move forward flaunting much sounder economic key figures than most European Countries.



Although growth is low in the Nordics, their economies are sound and this attracts international property investors. Chief Economist Steen Bocian from Denmark's biggest bank, Danske Bank, is still expecting a noticeable improvement in GDP growth from 2012 to 2013.



Optimistic about the Danish economy

- We are expecting growth of 0.7 per cent in 2013, increasing to 1.6 per cent in 2014, says Steen Bocian, chief economist with Danske Bank.

However, Denmark is showing no signs of a drop in unemployment. On the contrary, Danske Bank is expecting a dip in employment corresponding to about 15,000 people starting in mid 2013. Sadly, this doesn't exactly throw a lifeline out to the high office vacancy rates of 10 per cent in the form of a natural

International investors and retailers alike go for the safe haven in Scandinavia. Here on famous pedestrian street Strøget, CBRE just negotiated a lease with the new H&M brand, & Other Stories.

increase in demand. Then again, compared to the rest of Europe, the rate of unemployment is "only" 6.5 per cent.

Malmö influenced by Copenhagen

Sweden has actually weathered the crisis better, but the Malmö region is affected by the Danish slowdown.

It is hard for Sweden now that its Krona, which is not bound to the Euro, has strengthened. Some property investors are already giving more consideration to Denmark than Sweden.

- Further into 2013, it will be clear that Sweden will have to fight the effect of a stronger currency and will be facing considerable budgetary cuts on export markets. Although the negative effects on growth will be somewhat offset by Sweden's expansionary economic policy, we are still expecting poor growth in Sweden of about 1.2 per cent in 2013. Actual economic growth will overtake potential growth in 2014 once international demand picks up. This would result in growth of about 2 per cent in 2014, according to Danske Bank.



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Low rents in Denmark's capital:

Top rents at € 300 per sqm



Vacancy rates are high and so is demand, but only for the very best locations. Copenhagen's rental market is stable but many companies are looking to optimize the location and the size of their domiciles.

Activity in the property market in the Danish capital, Copenhagen, is reasonable. However, much of it is the result of rotating rentals so vacancy rates hover steadily at around 10 per cent.

These days, the Copenhagen population is growing rapidly and it's pulling the office market up with its potential to create new jobs. Right now in 2013, vacancy rates are stable with a slight downward trend.

Gross rent in Copenhagen has barely budged these past 7-9 months. Tuborg Havn (Harbour), north of the downtown core, remains the priciest office location with rents for Class A space at €300 per sq m per annum. Rents in Nordhavn, a former shipping area between Tuborg Havn and the city centre, can also climb to around €300 per sq m per annum, depending on the actual quality and location of the office.

In Copenhagen City rents remain around €185-200 per sq m per annum for Class A offices while more run-of-the-mill offices



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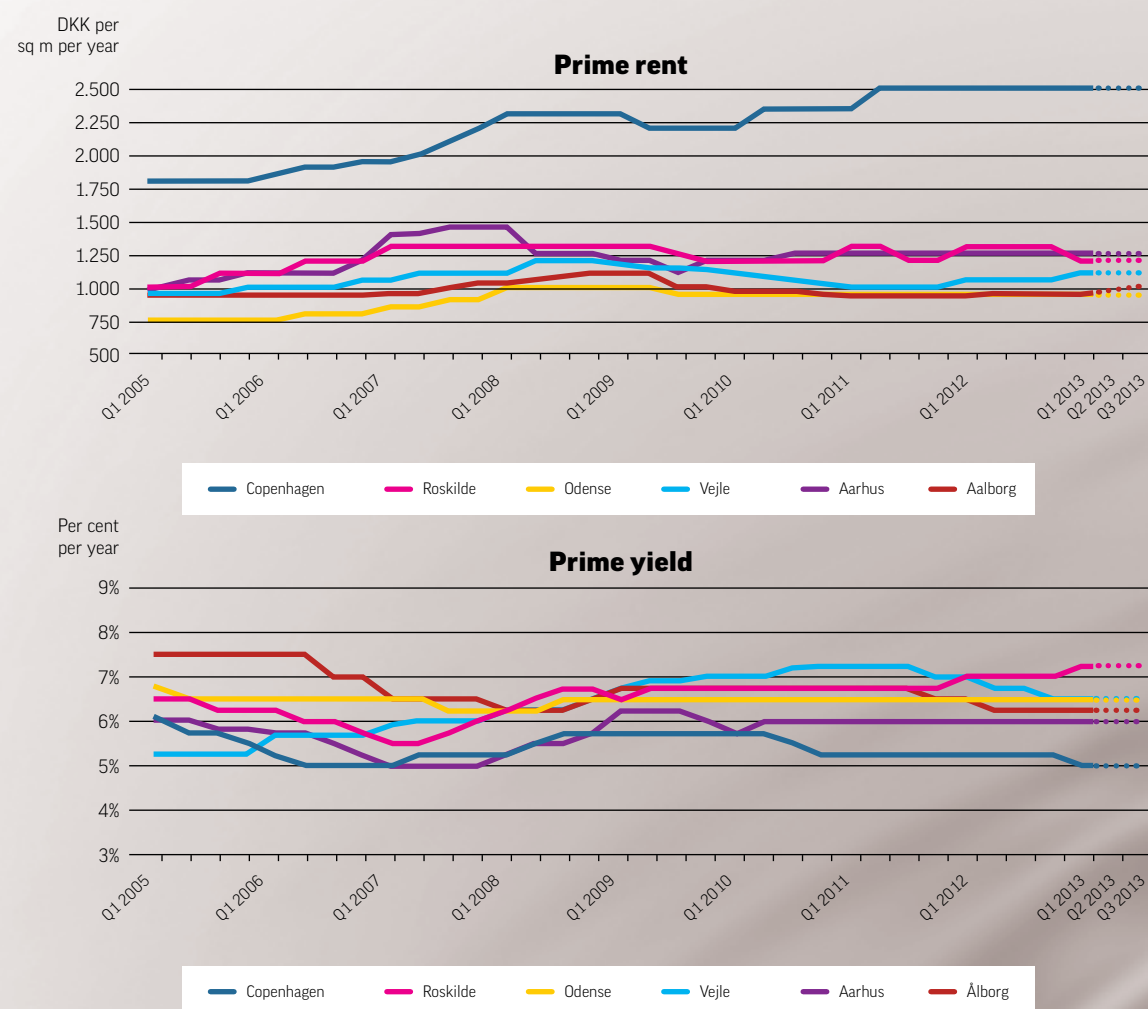
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Office market



...property market continued

go for €135-175. In the municipalities bordering Copenhagen, quality offices rent for a gross of €160-185 per sq m per annum, while rents for secondary locations run from €80 to €105 per sq m per annum.

Public sector tenants within the national capital region are especially prone to change offices these days.

- We are quite certain that within the next 12-18 months, we will see big public sector employers changing offices.

- A location close to a metro or S-train station is a key selection criteria for public moves and therefore also decisive for terminations and rentals, says Stig Plon Kjeldsen, chief analyst

with Nybolig Erhverv Copenhagen—the biggest branch of one of Denmark's leading chains of property agents.

One neighbourhood which has attracted many new tenants is the area around Ny Ellebjerg station in Valby—the new home of several public sector businesses.

- In addition to location, public employers focus on reducing rental overhead per work station, as well as flexible design options so future renovations can be done relatively inexpensively, says Stig Plon Kjeldsen.

Generally speaking, relatively few new office buildings are being built in the region at the moment.

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CBRE

Rental activity is good in efficient domiciles.

In 2011, when Denmark got its first female prime minister, Helle Thorning-Schmidt, ministries, agencies and responsibilities were redefined.

It proved difficult for the old palatial buildings in downtown Copenhagen to meet the Government's needs and a number of its activities were moved to new offices. The new traffic junction Ny Ellebjerg, south of the city centre, is the new location of the Property Agency which is responsible for supplying Government offices to ministries, universities, the police and courts. The Agency owns approximately 3 million sq m, rents another 1.2 million sq m and operates with a yearly rental budget of €400 million.



PensionDanmark, one of Denmark's biggest pension funds, owns this building on Carl Jacobsens Vej, in Valby south of downtown Copenhagen housing several governmental institutions. It was purchased in 2012 for almost €40 million. This newly renovated former industrial building consists of two buildings with a total of 20,000 flexible sq m.

...property market continued

- Several property developers are looking to secure the perfect office locations of the future. The ongoing expansion of the public transit system is a crucial factor in getting more and more people to choose public transit. Another key factor is ensuring that office buildings are built very close to train and metro stations. The metro has proven to be an all-out success and is set to be extended over the next few years. The new metro stations and the upcoming light rail will create new ideal office locations, says Stig Plon Kjeldsen.



There is still a lot of development potential in central Copenhagen, especially in the new neighbourhood Ørestad, in Nordhavnen, in Sydhavnen, and on the former site of Carlsberg Breweries. On the Copenhagen market, there is general agreement that there is no immediate prospect of rent increases. Locally, however, prices may peak at locations like Tuborg Havn, north of Copenhagen, which tops the market at €300 per sq m per annum.

Right now, Copenhagen is investing €2.3 billion in a city circle metro line due for completion in 2017.

The supply of vacant offices in downtown Copenhagen is quite large. In recent years, businesses' requirements to office facilities have shifted to modern buildings with good parking facilities and close proximity to public transit. These needs are not always met by older office buildings.

Many office buildings in downtown Copenhagen are old and many have a far-off history as apartment buildings. With vacancy rates of 10 per cent and a serious housing shortage, it would make good sense for these offices to be converted back into housing.

Old offices in Copenhagen City are having a hard time competing with the new and more flexible office facilities which are often built outside of the city core, but at locations easily accessed by car or public transit.

- All in all, we expect to see a portion of the city's office volume transformed into housing motivated by a steadily increasing need for centrally located housing, a historically sound framework for rental housing, supported by an office market which is fighting to maintain rental demand and dealing with relatively high vacancy rates, says Stig Plon Kjeldsen. ■

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Lord Mayor of Copenhagen Frank Jensen (left) and Mayor of Malmö Ilmar Reepalu are ready to present the region at Mipim 2013.

Copenhagen is growing Meet the Lord Mayor of Copenhagen

At this year's Mipim exhibition, Copenhagen and Malmö will be hosting a stand full of activities designed to create interest in Scandinavia's biggest region.

A 7 metre tall Lego windmill may very well become Copenhagen's new Mipim trademark.

Copenhagen Capacity is in charge of the Copenhagen-Malmö stand at Mipim and have been busy planning this year's activities. Copenhagen wants to stand out and stop Stockholm who is getting attention with the slogan "Capital of Scandinavia". Especially because there is no capital of Scandinavia. Even though Sweden has traditionally attracted far more investment, both in general and in the property sector, Copenhagen is growing, too.

The windmill was used at the London Olympics and is a symbol of what choosing to locate in Copenhagen can offer in the way of a green environment and clean tech. The Lego blocks also represent good family living.

Visibility is key for Copenhagen on this year's fair. International investors will be able to participate in a host of events that will take them by the hand and give them direct access to the Copenhagen region.

- Basically, we want to show more of what we have to offer in Copenhagen, says Jacob Saxild, Development Manager with Copenhagen Capacity.

VIP lunch for investors

Copenhagen's Lord Mayor Frank Jensen has already invited a number of investors to a reception in Cannes Tuesday afternoon to meet with some Danish project developers and property people. The goal is—with the participation of Frank Jensen and an introduction to Copenhagen—to bring the two groups in direct contact and make easy access to extended knowledge of the region.

The VIP reception is one of a number of concrete initiatives to open investors' eyes to the potential of Copenhagen. The entire effort is geared towards the city's numerous development projects, e.g. Nordhavnen and the former Carlsberg site, which currently offer 1000s of sq m to investors who are interested in building to meet increasing housing demand. At the same time,

Find the
Copenhagen-Malmö
stand at row
19.14



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On Thursday, award winning architect and partner Kim Herforth of architect firm 3XN, will present Copenhagen at an event hosted by the Capital Region.

...Mipim continued

Copenhagen would also like investors to know that there is every reason to take advantage of the current economic security of the Nordic countries as compared to e.g. southern Europe. The conditions often being mentioned as a "Safe Haven".

Welcome reception at the stand

The next item on the agenda, on Wednesday at 15:30, is a welcome reception at the Copenhagen-Malmö stand.

- We are expecting to see a good turnout of political dignitaries from the region when Lord Mayor Frank Jensen makes his welcome speech in the company of the Chairman of the Capital Region of Denmark Vibeke Storm Rasmussen and the Mayor of Malmö Ilmar Reepalu, says Jacob Saxild.

Thursday from 10-12, one of Denmark's world-renowned star architects Kim Herforth from 3XN will speak about Copenhagen and Danish know-how at an event hosted by the Capital Region at the Hotel Majestic.

Femern is also on the agenda

Once again, the objective will be to give foreign investors, companies and the media insight into what Copenhagen has to offer. The event is conceived as a networking opportunity hosted by the Region.

Last but not least, the Femern Belt project, the fixed link between Denmark and Germany, will also be in the spotlight. In fact, several international players are already interested in hearing more about the construction project which is expected to cost in the ballpark of € 5 billion.

- On Wednesday morning at 10.30, we welcome people interested in hearing more about the opportunities to locate in the Femern Belt region which will border on either side of the bridge, says Jacob Saxild.

The Copenhagen Capacity stand at 19.14 is very excited about the intense support it has received. Throughout the fair, you can learn more about the partners at the stand. Each of them is active in the development of the Copenhagen-Malmö area.. ■

Among the partners are:

Developer Udviklingsselskabet By & Havn
The City of Copenhagen
The law firm Lett
The property agency Lokalebasen/DN Erhverv
The Capital Region
The project developer Sjælsø
Femern Belt Development
NCC Property Development
Asset manager NPV Management
The investment manager Saxo Properties
The project developer Carlsberg Byen



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Copenhagen is a green and blue city, and this is especially true of the new neighbourhoods under development just outside of downtown medieval Copenhagen.

Copenhagen attracts thousands of residents

The Danish capital is enjoying explosive growth. New, exciting neighbourhoods will be popping up everywhere over the next 10-20 years to meet the increasing demand.

A former industrial port will soon be given new life as a green space with canals, and densely packed housing, inspired by Amsterdam.

One of the world's leading breweries has left its original location and a new neighbourhood is growing in its place with winding streets, high-rises and small squares offering sports and play structures.

In the other end of town, what was once a wide open common has turned into the most expansive city neighbourhood.

New urban development areas are coming to several Copenhagen locations and even though development work stalled during the most severe crisis years from 2008-2011, more than 1,000 people settle in Copenhagen monthly. This has project developers rolling up their sleeves again with housing currently their main focus in the many new attractive neighbourhoods that are appearing along the harbourfront.

Housing is international investors favourite

Housing is also the favourite of international investors who, these past years, have invested massively in new housing

developments, especially in areas like Ørestad and Sydhavn. Development work in Ørestad, the neighbourhood that grew out of an empty field, is well under way, while other areas are just starting up.

One of these areas is Nordhavn. This waterfront site will be developed over the next 40-50 years and once complete will contain buildings with a total floor area of up to 4 million sq m, providing living space for 40,000 inhabitants and workspace for another 40,000.

The development corporation CPH City & Port Development sparked off the development of Nordhavn by selling off sites in the Århusgade area. This is the Nordhavn neighbourhood with the closest proximity to established Copenhagen neighbourhoods and the first to be developed. Plans for Århusgade promise a new sustainable community for Copenhagen with room for 350,000 sq m of mixed residential and commercial

space. The neighbourhood will be the home of 3,000 residents and the workplace of 6,000-7,000.

High density in new neighbourhoods

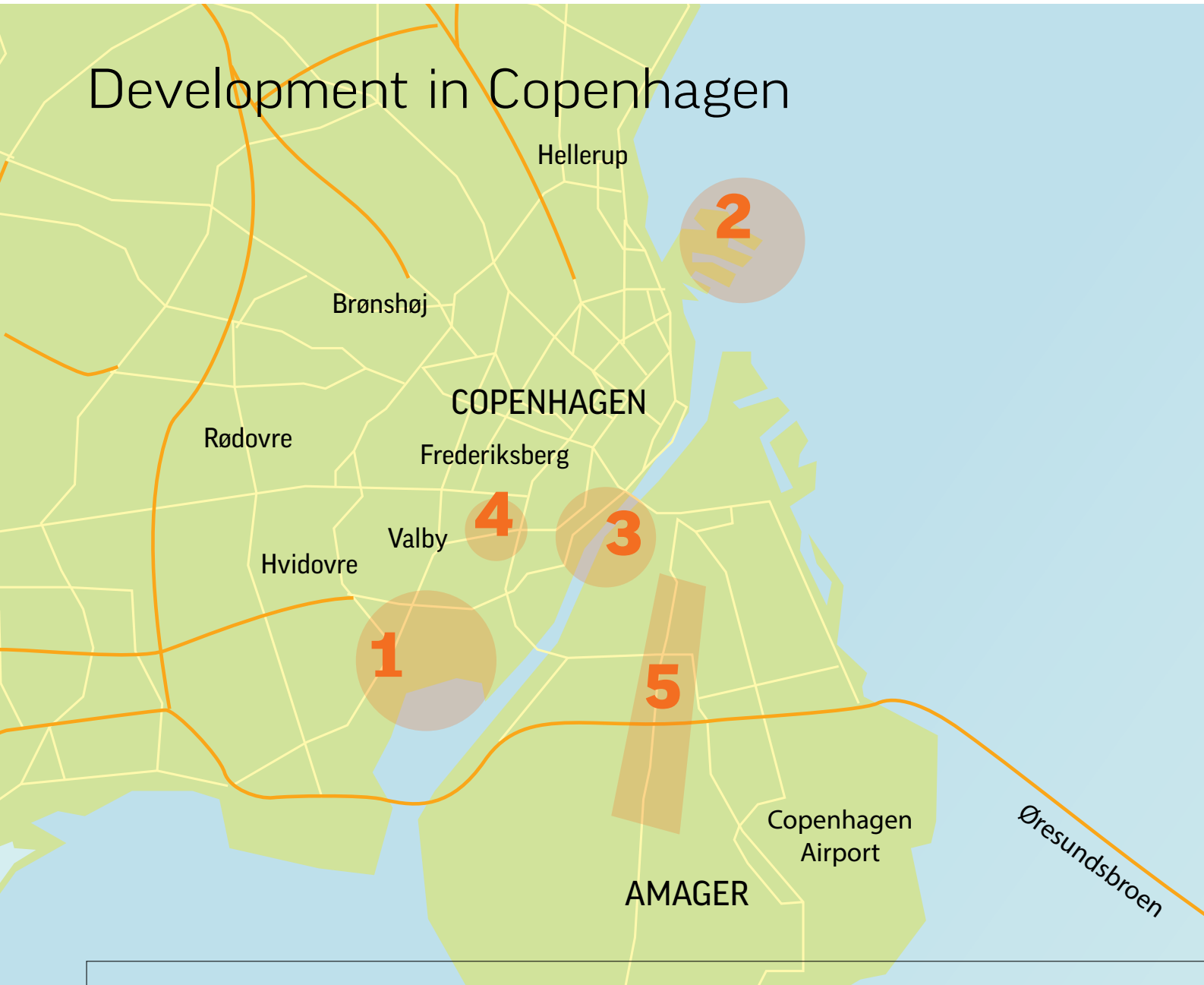
Århusgade will be a tightly built, but green, part of town with a plot ratio of 180—the equivalent in density to the most built up areas of Copenhagen.

The first building to go up at Nordhavn will be the new headquarters for the United Nations, a complex specially designed to accommodate the UN's six organisations based in Denmark. The buildings contain a floor area of 45,000 sq m and will be given a high environmental profile.

Housing will follow close at the heels of the UN building. The management company Kuben Byg is responsible for the construction of 48 housing units in the heart of the Århusgade

...Future developments continued

Development in Copenhagen



VALBY SOUTH



1

Today
• 2,100 housing units with 4,000 inhabitants
• 9,100 jobs

Investment possibilities
650,000 sq m:
• 325,000 sq m residential
• 325,000 sq m commercial

The architect firm BIG rents a former factory in Valby

Several ageing industrial buildings in the area have been refurbished and are now used by retailers, service industries, creative industries and more. In addition, a number of terraced houses have been built on the sites previously owned by the concrete producer F.L. Smidth.

The opening of the Ny Ellebjerg Station in 2007 created a new regional focal point in Valby Syd. The area is attractive to business and knowledge services, education, basic research, and more.

NORDHAVN



2

TODAY
Former harbour area under development

INVESTMENT OPPORTUNITIES
870,000 sq m:
• 400,000 sq m residential
• 470,000 sq m commercial

The area's development potential is approximately 4 million sq m, with room for 40,000 residents and 40,000 jobs.

Infrastructure is under construction for more than €300 million.

THE BIRTH OF A NEW NEIGHBOURHOOD
Nordhavn is probably the most extensive and ambitious metropolitan development project in Scandinavia. As an urban development project, Nordhavn spearheads efforts to improve climate conditions and show how cities can help reverse climate change without sacrificing quality of life, welfare and democracy.

SYDHAVN



3

TODAY
• 2,500 housing units with 5,000 inhabitants
• 12,300 jobs

INVESTMENT POSSIBILITIES
1,050,000 sq m:
• 650,000 sq m residential
• 400,000 sq m office space

Today, about 5,000 people live in the area – many of them families. This figure will exceed 15,000 by 2025. Approximately one-third of

the area has already been developed. The new Sydhavn is already an attractive and diverse waterfront housing area with a range of ownership and other housing types, as well as different architecture styles. The opening of the bridge across Teglværksløbet in 2011 has created better links between the area's islets.

There are approximately 12,000 jobs in the area, particularly within the fields of IT and telecom.

CARLSBERG CITY DISTRICT



4

TODAY
In the area:
• 1,250 jobs

INVESTMENT OPPORTUNITIES
567,000 sq m:
The former Carlsberg Breweries site is morphing into a new urban neighbourhood with housing, businesses, retailers and cultural institutions.

The coming buildings are following a master plan dedicated compact blocks which create intimate streets and squares. At a later date, slim high-rises could be added to the area's skyline.

Carlsberg is located in close proximity to green spaces and public transit just southwest of the center of Copenhagen. Nearby Enghave Station is being moved even closer to an optimal location at the south-eastern end of the Carlsberg site. In addition, two metro stations will be opening nearby in 2018.

In late spring of 2012, the entire area was purchased by a consortium consisting of Realdania and Carlsberg itself. Each owns a 25 per cent stake. PenSam and Topdanmark each own 15 per cent stakes PFA pension owns 20 per cent.

ØRESTAD



5

TODAY
• 5,300 housing unit with 8,000 inhabitants
• 11,300 jobs

INVESTMENT POSSIBILITIES
2,000,000 sq m:
• 800,000 sq m residential
• 1,200,000 sq m commercial
The Ørestad neighbourhood is at the heart of the Øresund region. The proximity to Copenhagen Airport, the subway, and regional trains

ensures easy access to the region and the entire world. Copenhagen Airport has the highest number of overseas flights in the entire Nordic area.

Read more in the article on page 47.



Here is the first building in the Nordhavn area; the new UN domicile designed by the architects at 3XN. The 45,000 sq m UN domicile was sold to institutional investors ATP Ejendomme and PensionDanmark for app. €280 million in December 2011.

...Future developments continued

neighbourhood, on a square which will be called Århus Torv. The building's name is Havnehuset and the first phase will see the construction of 23 condominiums due for occupancy in late 2014. The second phase consists of 25 rental apartments.

A new chapter is written in Copenhagen

Havnehuset is designed by the well-known architect firm Vandkunsten. Its facades will be reddish brown to match the many heritage buildings in the neighbourhood.

- I am really happy that housing projects are on their way to the Århusgade neighbourhood. A new chapter in the area's history will begin when the cranes roll in this spring and create attractive housing in this new port neighbourhood, says Jens Kramer Mikkelsen, CEO, CPH City & Port Development.

In addition to the plots it sold to Kuben Byg, CPH City & Port Development has also already sold two striking, 59 metre-tall, silos to NCC Property Development. The silos will be transformed into office buildings and given a contemporary makeover with "add-ons", which will allow the buildings to preserve their original identity.

The silos will be turned into modern office buildings with 11,000 sq m of office space and 3,000 sq m of secondary space for equipment rooms, storage and changing rooms.

On the opposite side of the downtown core is the former Carlsberg Brewery site with room to build 567,000 sq m over the next 15-20 years.

10,000 students kickstart development

In the summer of 2012, the area was sold to institutional investors who are now starting work. The first contract was awarded to NCC Construction Danmark, which will build 101,000 sq m of educational facilities, housing, shops and commercial space for a total of €175 million.

Most of the space will be taken up by a new campus for University College Capital which will gather all of its courses at the Carlsberg City District. More than 10,000 students and 800 faculty staff will use the area on a daily basis.

- With this first building, we have accomplished what we set out to do: reinvent the interaction between businesses, shops, housing and cultural institutions that we know so well from the heart of Copenhagen's medieval city. We believe that it will create a dense, vibrant and sustainable neighbourhood for the benefit of its residents, users and investors—also 25 years down the road, says Lars Holten, CEO of the development company Carlsberg City District.

NCC has a wealth of experience developing former breweries into new neighbourhoods as the company also was part of the transformation of the former Tuborg brewery site, Tuborg Nord. Today one of the most expensive neighbourhoods in Copenhagen.

Creating the foundation for the future

The design phase of the first project will begin in 2013 and construction is expected to start during the summer of 2013. The first phase of the project should be delivered in mid 2016 with the second following in early 2017.

Copenhagen's Lord Mayor Frank Jensen is eager to continue developing these new neighbourhoods. The goal is not only for Copenhagen to be equipped to welcome the current influx of new residents, but also to offer all types of businesses the right location in Denmark's capital.

- We are committed to creating the best imaginable foundation for Copenhagen's ongoing expansion and we are eager to continue the positive dialogue, we have started with various industry stakeholders, says Frank Jensen. ■

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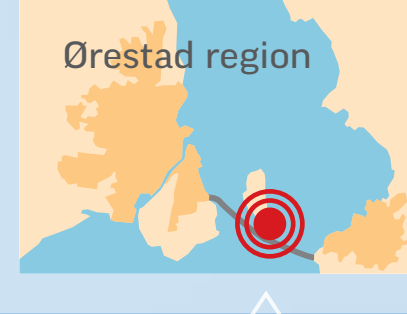
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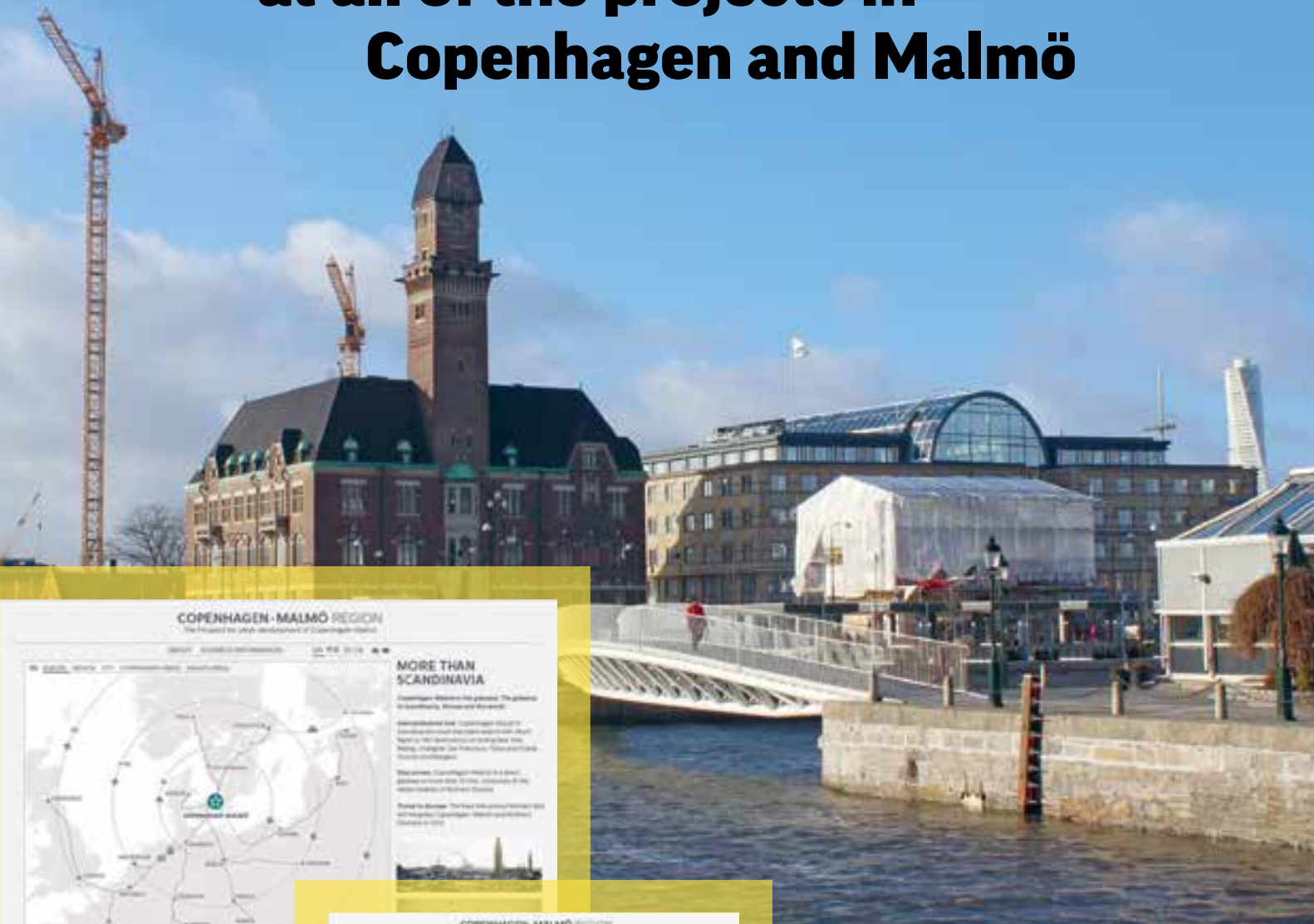
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Take a look at all of the projects in Copenhagen and Malmö



A lot of work has gone into ensuring that this detailed business map Copenhagen-Malmö Prospect would be ready to show at Mipim in Cannes, March 12-15.

For investors to get a good overview of an area, it's important for them to see current activity. There are significant business opportunities on either side of Øresund, the body of water that separates Copenhagen and Malmö and can be crossed with just a 20 minute drive over a bridge.

At Mipim, the business promotion organization Copenhagen Capacity and the City of Malmö will be launching an entirely unique and innovative way to showcase what is going on.



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Name Malmö Studenthus, Sweden
Type Student Apartments
Site area 20,268 sqm.
Lettable area 18,723 sqm



Name Solrosgården Residential & Retail, Malmö, Sweden
Type Residential, Retail.
Site area 12,000 sq.m.
Lettable area 17,000 sq.m.



Name Katrinelund Centre, Malmö, Sweden
Type Retail, Office
Site area 10,500 sq.m.
Lettable area 22,635 sq.m.



Name Katrinelund Rooftop Apartments, Malmö, Sweden
Type Residential
Site area 8,186 sq.m.
Lettable area 6,545sq.m.



Name Katrinelund Tower, Malmö, Sweden
Type Residential, Office
Site area 600 sq.m.
Lettable area 8,525sq.m.



Name Ljungby Residential, Sweden
Type Residential
Site area 50,790 sqm.
Lettable area 17,192 sqm

Please feel free to contact, CEO Kim Lang Sørensen for a meeting at MIPIM 2013
Tel. +45 22 40 46 48 or mail: kls@investorpartner.dk



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There from the get-go:
Take a look at the following urban development areas

Initially, this new map will show twelve selected urban development areas from both sides of Øresund, when it is launched in Cannes, March 12-15. Work has already started on including urban development areas in the rest of region.

The twelve areas are:

- Hyllie (S)
- Carlsberg (DK)
- Nordhavn (DK)
- Ørestad (DK)
- Nørre Campus (DK)
- Västra hamnen (S)
- Nyhamnen (S)
- Norra hamnen (S)
- Medeon (S)
- Norra Sorgenfri (S)
- Sydhavn (DK)
- Valby Syd (DK)

The former site of the Carlsberg Breweries is one of the impressive developments that is featured on the first version of the map. The site already contains €200 million worth of buildings with many more to come over the next 10-15 years.



PHOTO: FELIX GERLACH



FOTO: MARIA NYMAN-MÖRITZ

Hyllie district south of Malmö is one of the development areas being showcased in the new prospect.

...overview continued

- Our business map is called "Copenhagen-Malmö Prospect" and it puts all of the region's main urban and commercial developments into an overall context. It shows the region in Europe, its qualities, its development areas and allows users to zoom in on actual investment opportunities and locations, says Jacob Saxild, development manager for Copenhagen Capacity.

Dive down to view properties

It will be possible to zoom in on four levels:

- 1) location in Europe
- 2) the region
- 3) development areas
- 4) actual projects in selected areas

- Release 1 will go live at Mipim so we can show the map there. After Mipim, we will expand it with commercial developments in Greater Copenhagen, e.g. Lyngby, the home of Denmark's Technical University and the all new lightrail circle line around Copenhagen, says Jacob Saxild.



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This is what you can check out on the new map: Business clusters, links and infrastructure

The new "Prospect" will include:

- infrastructure in northern Europe, the region, the cities and the urban development areas;
- a geographical display of planned urban developments in selected areas (e.g. the location of construction sites, stations, important companies in the surrounding area);
- a display of construction projects, plots, and existing buildings, including links to developers, land owners and property owners;
- a display of business clusters in the region, e.g. life science, logistics, cleantech, ICT, food technologies and creative industries;
- contact information for investment promotion organizations to get additional information about e.g. taxation and labour.

Nørre Campus is a university district in Copenhagen being massively developed.



PHOTO: CF MØLLER



PHOTO: BY OG HAVN

Old neighbourhoods in the former harbour areas are being transformed into new lively citydistricts. Here Nordhavnen.

...overview continued

Jacob Saxild hopes that the map will be useful for more than just Copenhagen Capacity, Malmö City and the City of Copenhagen.

- Copenhagen-Malmö Prospect is meant to be a tool to help developers, property agents, property owners and land owners to illustrate the region's and urban development areas' strengths to a potential investor.

There is an option to add text and illustrations in Copenhagen-Malmö Prospect which are then shown when you click on the selected location.

- We think that this could be a very useful tool for many players on the property market—not only those who are already active here but also those who would like to invest here or are considering locating in the Nordics, says Jacob Saxild. ■

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at mipim
2013

The Copenhagen Malmö Region comprises the Greater Copenhagen Area and the southern Swedish Region of Skåne.

The Copenhagen Malmö 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 Malmö 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 Malmö 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 Malmö 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 Malmö Region - whatever takes you 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

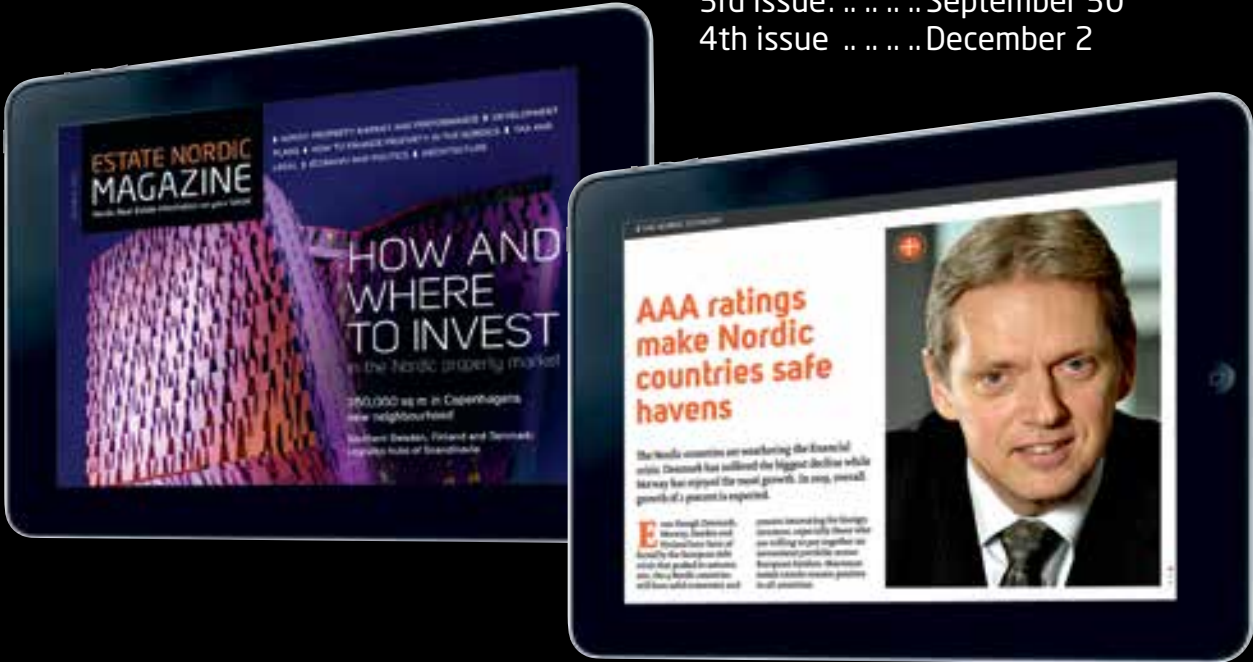
- Population: 3.8 million
- Workforce: 1.8 million
- Area: 20.859 km²
(half the size of Switzerland)
- Universities: 11
- Students: 150.000
- Copenhagen Airport: Northern Europe's largest airport, 140 destinations.
- Research & Development:
R&D/GRP = 4.9% (EU-average: 2.0%)
- Regional world class industry clusters:
Cleantech, Creative industries, Foods, ICT, Life Sciences, Transport/Logistics

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Publications in 2013

- 1st issue. March 1
- 2nd issue June 3
- 3rd issue. September 30
- 4th issue December 2



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2013



Västra Hamnen, Hyllie and Norra Sorgenfri

Malmö hot spots



Citytunneln opened in 2010. Since then a whole neighbourhood has grown around Hyllie station. The most recent addition is a 93,000 sq m shopping centre called Emporia which opened in October of 2012. The centre alone is expected to create 3,000 jobs.

Employment growth in office intensive sectors in Skåne has been weak this year and occupier demand is increasingly driven by the motive of relocating to modern space and cutting costs by increasing space efficiency, states property agents DTZ in their latest report.

At present the vacancy rate is estimated at 11 per cent. Occupiers' flight to quality is causing vacancies to be increasingly concentrated to secondary space--much the same trend as is seen just across the Sound in Copenhagen, and in the rest of Europe.

One of the reasons behind Malmö's high vacancy rates is a series of exciting new developments.

Malmö, due to its proximity to Copenhagen, is greatly influenced by trends across the Sound. When office space volumes shot up, Malmö's property market slowed down.

- In Malmö, supply of modern office space is abundant thanks to high production levels in recent years. This has left prime rents unchanged at € 285 per sq m per year since mid-2011. This year, another 48,000 sq m of office space will be completed in Greater Malmö, according to Senior Research Officer Karin Witalis, in DTZ Sweden's latest report.

Total supply pipeline still large
As the total supply pipeline for the next three years corresponds to 6.1 per cent of the total existing office stock in Greater Malmö, the fundamental market conditions are not expected to change.

- Because of the large supply pipeline we do not forecast prime rents to increase in the short term but to remain stable. In the medium term, there is a risk that prime rents may decline. In order to capture occupier demand it will be crucial for property owners to actively manage and upgrade the quality of their buildings to meet today's requirements, Karin Witalis underlines.

Another parameter would be to be the lucky owner of properties in the city's new and most sought-after neighbourhoods. Over the past 10-15 years, Malmö has successfully navigated the transformation from industry town to knowledge town.



First to be transformed was Västra Hamnen, a former dockyard. Its development was jump-started by the 2001 Bo01 exhibition, a platform for architects to demonstrate their ability to design future-oriented properties for an ideal harbourfront location.

Schools and universities
Västra Hamnen's 200 hectares are already the location of schools, universities and several knowledge companies and more is on its way. The area's famous trademark is the residential high-rise Turning Torso which was designed by the architect

Sweden's 3rd largest city Malmö has suffered more as a result of the economic crisis than the other Swedish cities Stockholm and Göteborg. This has meant higher office vacancy rates of as much as 11 per cent. Here development plans on Västra Hamnen by property company Diligentia.

office Santiago Calatrava. To date, just shy of 5,000 people live in Västra Hamnen, but the area is expected to be able to accommodate 10,000 residents and 20,000 employees and students by the time it is completed in 2030.

The City of Malmö has initiated several cutting-edge projects itself to ensure that the neighbourhood lives up to the vision of an innovative city. One of these is Media Evolution City, which you can read more about on page 60.

Hyllie, with its ideal central location, is Malmö's new development site. From a traffic point of view, Hyllie is optimally situated between downtown Malmö and the highway exit for the bridge to Denmark. International companies and investors are expected to sit up and take notice of Hyllie.

Citytunneln first track to development
Since last year's completion of the new rail link Citytunneln,



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...Malmö continued

Hyllie is only a few minutes from downtown Malmö and about 20 minutes from Copenhagen Airport. Last year, Hyllie also saw the completion of a shopping centre by the international shopping owner Klepierre via Nordic Steen & Strøm. In autumn 2012, Emporia, Scandinavia's largest shopping centre opened its doors. Other big investments are following like an arena, a conference centre and office buildings. By 2016, another 2,500 housing units should be completed in Hyllie.

- Plans have existed to develop southern Malmö since the 60s. But it wasn't until we decided to build Citytunneln, that the area's development took off. By placing a station in Hyllie, we have not only created a new downtown area in southern Malmö, we've also added a high-profile area to the Øresund Region, says Malmö's long-serving mayor Ilmar Reepalu.

Malmö is being expanded to the south in Hyllie and to the west in Västra Hamnen. In addition, development work is under way along the railway line towards the university town of Lund which will soon be the home of the almost € 2,5 billion European Spallation Source, which is expected to generate thousands of new jobs and attract students—all in need of housing.

Denmark and Sweden are both known throughout the world as leaders in sustainable living—socially, economically and environmentally.

Malmö supports this, and, like Copenhagen, is committed to ensuring that every new neighbourhood is as climate-smart as possible. This is why the entire area is being designed to ensure easy access with the station as its hub.

- Malmö has an environmental programme with the objective to be the world leader in sustainable urban development by

Malmö – property market (Q1 2013)

OFFICE TYPE	RENT DKK/sq m	DIRECT YIELDS %	ASSESSED VALUE
Class AA	1 800 - 2 450	5.25-6.00	27 000 - 40 000
Class A	1 700 - 2 150	5.75-6.75	16 000 - 25 000
Class B	1 150 - 1 500	6.50-7.75	8 000 - 17 000
Class C	7 00 - 1 200	7.75-9.00	5 000 - 7 000

SOURCE: NAI SWEFA

2020. And Hyllie will be the Øresund Region's climate-smart neighbourhood. The ambition of the City of Malmö is to achieve an energy and resource efficient neighbourhood using 100 per cent renewable energy.

Once fully developed, the area will contain about 9,000 housing units and just as many jobs.

Malmö's third major focus is the centrally-located neighbourhood of Norra Sorgenfri, which, over the next 5-10 years, will be developed into a mixed neighbourhood through densification and renovation work. The 45-hectare area contains 38 buildings

with room to build another 660—mostly youth housing—in the area called Spårvägen, including a new school, parking facilities, two new squares and two new parks. The whole point of the exercise is to expand the downtown area by integrating two neighbourhoods. There are currently 2,100 jobs there but the plans envision 2,500 new housing units and another 2,000 jobs.

- It would benefit the city to extend it. The concentration of people generates innovation and that is what we are hoping to achieve in the future, says Christer Larsson, director of city planning for the City of Malmö. ■

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11. april

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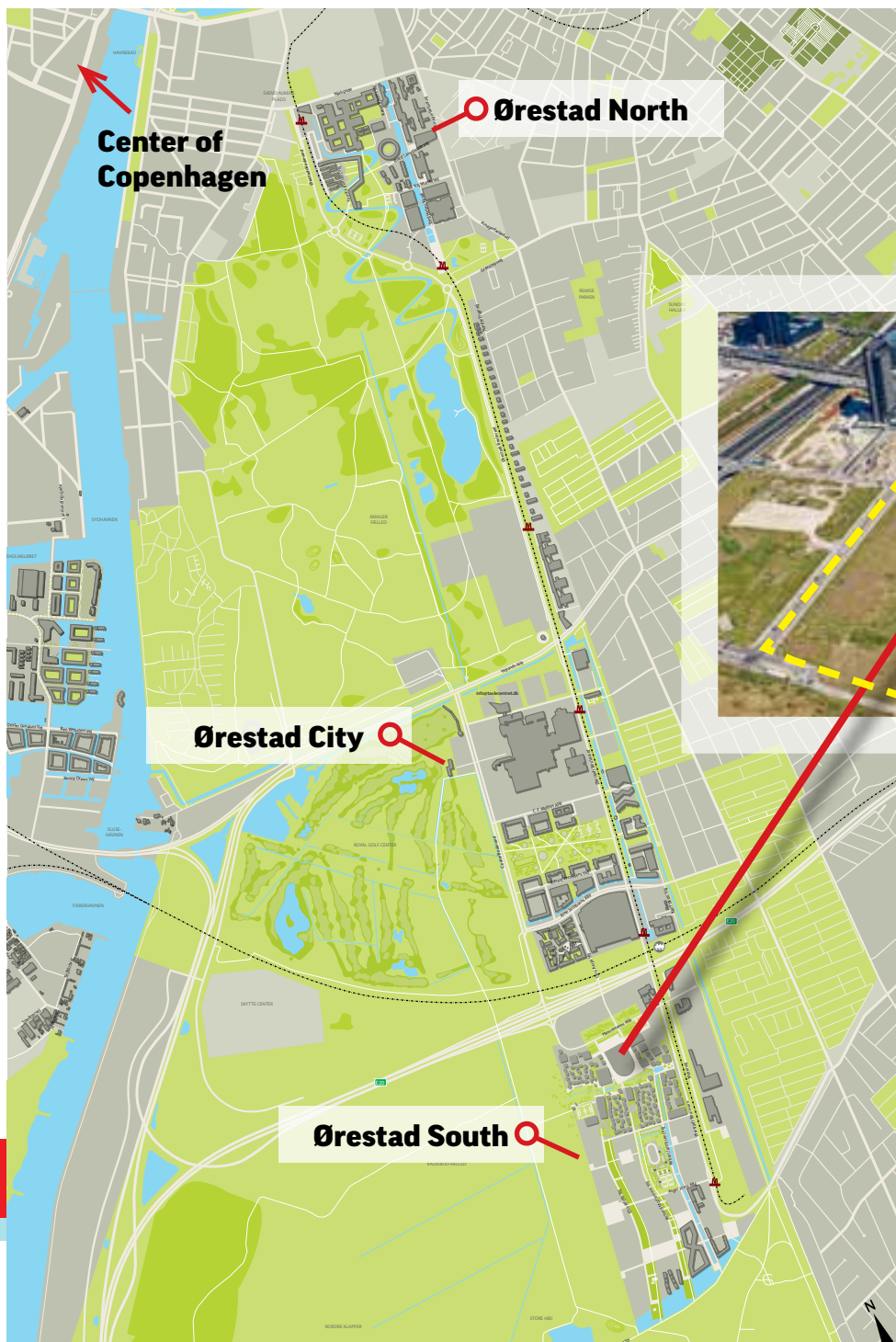
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HØRSENS KOMMUNE

New town of Copenhagen

Ørestad has over 180,000 sqm in the pipeline



Building activity in Copenhagen's new neighbourhood Ørestad is picking up again with more than 180,000 sq m on the way.



There are still vacant plots in Ørestad. On this site just by the motorway and metro a new arena will soon be built.

Ørestad is a new neighbourhood in Copenhagen, Denmark's capital. Although development work there stalled during the financial crisis it's moving again now.

This new neighbourhood on the island of Amager, just 4 km southeast of the downtown core, will see the addition of more than 180,000 sq m in the coming years. A variety of segments are covered by the construction projects. Commercial space accounts for almost one third of the new projects, driven by the new 46,000 sq m domicile in Ørestad North for Nordea, Scandinavia's biggest bank. Another approximately 70,000 sqm



An arena of international standard for sport and entertainment

Copenhagen residents and city guests will soon be able to enjoy an arena of international level for big national and international music events, cultural events and sport events.

The arena will make the Danish capital even more attractive for tourists, international sport and cultural events as well as new businesses, thereby promoting growth and jobs

The arena will be situated right in the middle of Ørestad, just south of the motorway. The northern part of Ørestad South has space for investment and urban development. With the nearby Fields shopping centre, international company offices and hotels, the arena will be part of promoting urban development in the area.

The arena will be at the heart of a new urban district in which, in addition to housing and offices, there will also be an ice rink, and local planning allows for a new primary and lower secondary school with good sports facilities.

The arena is expected to be finished in 2015 and to cost app. €135 million.

...Ørestad continued

will be housing while the remaining 70,000 sq m will consist of a new arena, Arena CPHX, and campus buildings.

- Overall the market is improving dramatically, especially the housing market. Commercial plots are in general hard to sell in the Danish market but the ones located close to metro stations are in demand as well as plots for big domiciles, says Nicolai Irminger Sonne, chief sales officer for the public development company, CPH City & Port Development.

He is a strong believer in the Copenhagen housing market. - The lull in construction we have seen these past 4-5 years is the reason there's a market now. This is especially true for owner-occupied townhouses and rental apartments. We are noticing that institutional investors are doing some serious shopping for residential rental properties, says Nicolai Irminger Sonne.

These institutional investors include one of Denmark's biggest pension funds, PensionDanmark, which just put the roof on its 87-unit apartment building Horisonten II in Ørestad City. And, as Managing Director, Torben Möger Pedersen, stated at the roof raising ceremony, PensionDanmark does not plan to stop shopping anytime soon.



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- View, light and space





The participants at Horisonten II's roof raising ceremony, from the left: Jens Kramer Mikkelsen, CEO of By & Havn, Ayfer Baykal, Copenhagen's Mayor for Technical and Environmental Administration, Torben Möger Pedersen, CEO of PensionDanmark, and Bjarne Jørgensen, branch director with contractor MT Højgaard.



Once finished, Horisonten II will be an 8-story, 87-unit apartment building with a total area of 8,300 sq m, including a basement level. The average size of the units will be 100 sq m and all of them will have access to a deep balcony. MT Højgaard, the biggest construction company in Denmark, is the project's contractor.

...Ørestad continued

- Our goal is to invest €1,4 billion over the next 5 years in existing and new commercial properties and housing, says Torben Möger Pedersen.

On the same note, the project developers Arkitektgruppen have successfully sold townhouses on the outer tip of Ørestad South, and are now showing interest in the housing project Skovhuset to be built west of 8-tallet, bordering Kalvebod Fælled.

91 housing units in Skovhuset

- We are thrilled to see the positive trend in Ørestad South continue—the new neighbourhood is really shaping up. Arkitektgruppen has been busy building housing in Ørestad for years now, and we are convinced that not only will our site in Ørestad South be able to offer the best location in Ørestad, at a little more than €2800 per sq m, we will also be able to offer it at an attractive price, says Tony Christrup, Director of Development for Arkitektgruppen.

The construction buzz is mostly in Ørestad's City and South districts.

- With Nordea's new domicile going up, Ørestad North has virtually no commercial plots left. However, Nordea has an option on 24,000 sq m in addition to the 46,000 sq m they purchased and we won't know if they plan to use it until this summer, says Nicolai Irminger Sonne. ■

4 pockets filling up one by one

Ørestad was originally divided into 4 pockets in order to encourage the quickest development possible by activating each quarter individually and avoiding working with half-finished areas in several locations.

Ørestad North was the first to be launched followed by Ørestad City and most recently Ørestad South. The last of the 4 quarters Amager Fælled District has yet to see concrete projects on the drawing board but promoters are working on securing funding for an international student residence and university city.

The entire neighbourhood has room for 3.1 million sq m and is based on a masterplan by the Finnish architects Arkki. The project was approved in 1992 and has been under development ever since.

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Copenhagen is aiming at creating infrastructure before inhabitants and companies are ready to move in. This was also the case when New Town Ørestad was planned. Here from the beginning of the proces.

PHOTO: CHH CITY & PORT DEVELOPMENT



Target: 50 per cent of all Copenhageners bike to work

City of Copenhagen is well known for its green aspirations and bikes.

What is not as well known about the green city are the social and economic benefits of the city 's approach to urban sustainable planning.

More than half of the world's population lives in cities, and the number is increasing. But while most of the world's wealth is created by urban residents, they are also responsible for about 75 per cent of CO2 emissions.

- We have learnt that when you invest in sustainability, the returns are measured in more than just environmental terms. Building up a bicycle infrastructure, for example, leads to higher rates of rider-ship, which in turn leads to improved health as well as a decrease in CO2 emis-sions, says Lord mayor of City of Copen-hagen Frank Jensen and his colleague mayor of Technical and Environmental Administration, Ayfer Baykal.

Cycling has always been a danish tradition, but Copenhagen has gone one step further and made cycling integral to urban planning and design. The majority of Copenhageners choose low-expense, but quick and convenient cycling as their preferred way of getting around. In fact, the target is to increase the number of Copenhageners and commuters cycling to work and education from 35 per cent in 2011 to 50 per cent by 2015.

Cleaning the harbor benefitted real estate prices

Investing in sustainability also has finan-cial benefits.

- Cleaning the water in our harbour improved the marine environment, and



PHOTO: MIKAEL SCHLOSSER/CITY OF COPENHAGEN



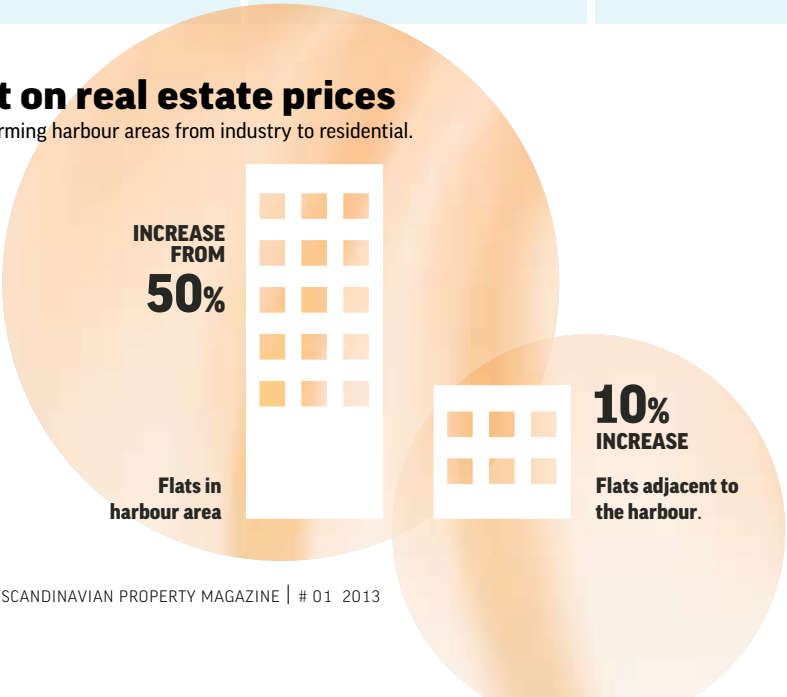
...the green capital continued

Strategic urban planning

Planning tools	Financing urban development	Dialogue
<p>FINGERPLAN The growth of Copenhagen has been set along five designated 'fingers' following train and major road routes, with open space between.</p> <p>TRANSIT ORIENTED DEVELOPMENT Regulations allow for higher densities close to stations and ensure that large offices can only be located within 500 meters of a station.</p>	<p>STRATEGIC SITE PREPARATION Investment in attractive urban qualities, as infrastructure and blue and green spots increase the land value. This is a way to finance urban development in a sustainable way.</p> <p>PARTNERSHIPS Partnerships between The City of Copenhagen and stakeholders in different sectors, ensure innovative solutions, sustainability and urban qualities.</p>	<p>CITIZENS' DIALOGUE Dialogue with citizens and qualitative analysis of their needs is important to get the strategy right and ensure a high quality of life and user friendly solutions.</p>

Effect on real estate prices

- in transforming harbour areas from industry to residential.



it also benefitted business, tourism and real estate prices. And an integrated public transport system not only reduces traffic congestion, it also saves us billions of euros and keeps the city efficient and competitive.

Copenhagen developed its sustainable solutions to suit the demands of the city's residents and businesses. They, in turn, have supported the political decisions and strategies created to address those issues.

- Our efforts have already yielded results, and Copenhagen has been named the 2014 European Green Capital, says Frank Jensen and Ayfer Baykal.

New areas and existing neighbourhoods

Specifically, Copenhagen has achieved this through strategic urban planning and a history of environmental ambition, Copenhagen has created swarms of cyclists, large recreational areas, pedestrian streets, clean water in the harbour and world-class integrated public transport. Planning tools, stakeholder commitment and collaboration between different sectors is the approach to the solutions regarding social, environmental and economic challenges.

The approach is useful for the development of new areas as well as for existing neighbourhoods. And one of the tools is that regulations allow for higher densities close to stations and ensure that large offices can only be located within 500 meters of a station.

- Collaboration between knowledge institutions, architects, engineers and private and public partners has led to creative solutions. Solutions that improve the quality of life for the people who live and work in the buildings as well as the overall impression of the city with innovative

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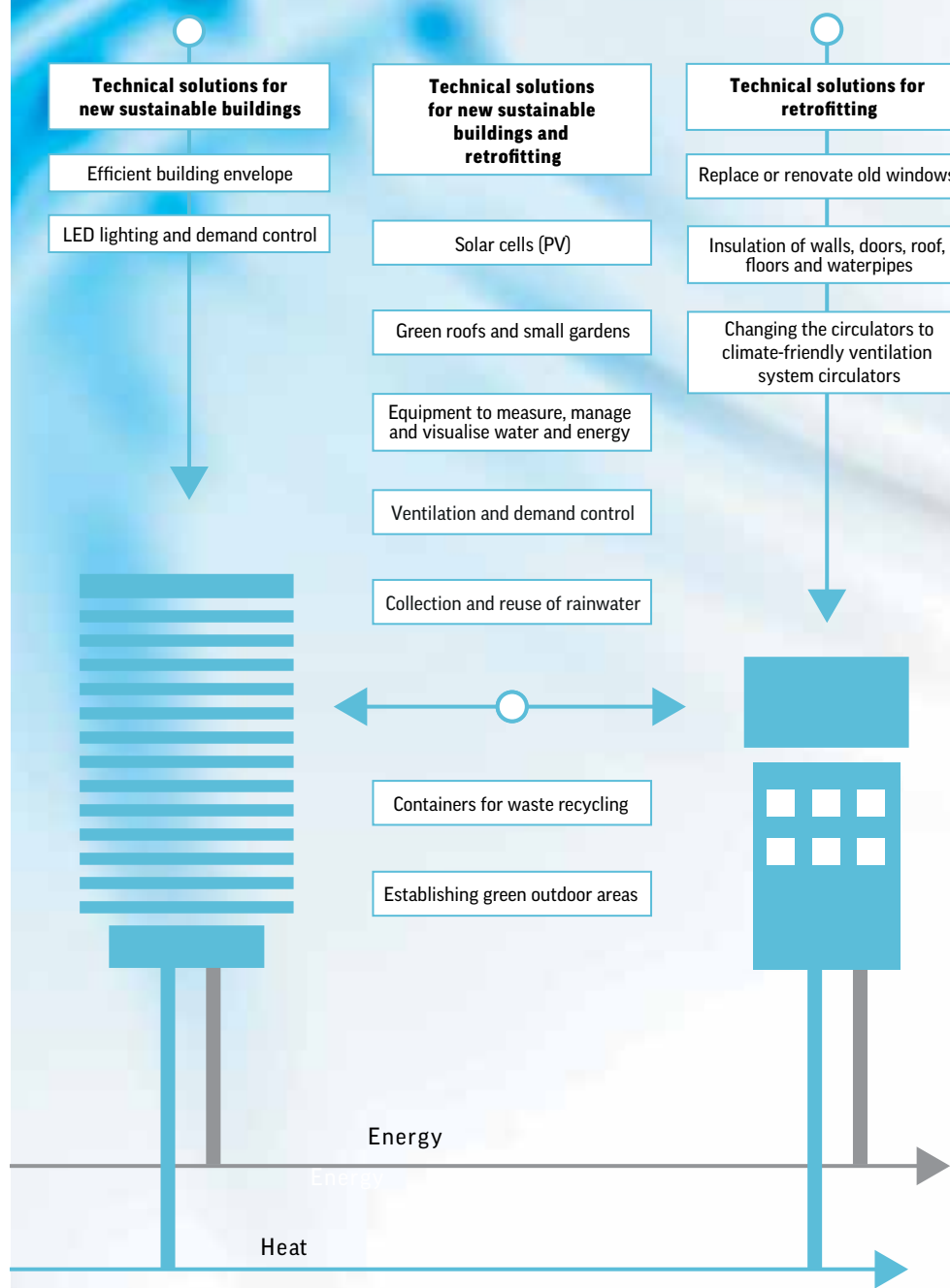


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...the green capital continued

Copenhagen builds and renovates the sustainable way

The technical solutions are used in both new sustainable buildings and retrofitting.



renovation projects and new world class architecture, says Frank Jensen.

Integrated projects

Another tool is to demand a number of issues integrated in the design process from the very beginning of the projects including

- Efficient use of energy, water and other resources.
- Reduce waste, pollution and environmental degradation.
- Creating an indoor climate of high quality to protect occupant health and improve employee productivity.
- New thinking on the economic feasibility of buildings.
- Focus on life cycle costs and material costs.

And the benefits for both developers, investors and the city of Copenhagen is:

- Reduced CO2 emission and energy consumption in both refurbished buildings and new sustainable buildings.
- Urban areas become more attractive and the value of real estate increases.
- Improved health and quality of life; the ability to learn and the level of concentration and well-being are directly related to the quality of the indoor climate.
- Economic benefits from energy optimisation.
- Reduced risk and vulnerability to future increases in energy and water costs.
- Reduced life cycle costs. ■

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Danish rental search engine crossing the Sound

In Denmark, Lokalebasen is one of property agents' main search engines and now it's making its move across the Sound.



From left to right: Kasper Staahl Jørgensen, Peter Wittsten and Jakob Dalhoff in downtown Malmö, considered to be a "very interesting" market. With vacancy rates there just as high as in Denmark, Malmö will probably need more ways to market available rentals.

Asking Lokalebasen CEO Jakob Dalhoff and his fellow board members what language they will speak at Mipim, he'll say Swedish. The board members plan to speak to as many Swedish players as possible at the property trade fair in Cannes.

- We just moved onto the Swedish market; we've started Lokalebasen.se, and we aim to present the idea to as many people as possible, says Jakob Dalhoff.

One of the main ways to find business space is by searching the internet. And this is why it is also one of the main channels for people looking to rent or list vacancies. It's all about being visible and getting the best possible exposure so potential tenants don't overlook your property in their search for offices, shops or industrial space.

Denmark already has a couple of big search engines in addition to Oline, the one operated by the Danish Association of Property Agents. One of the newest and biggest of these is Lokalebasen which has grown steadily over the past 5 years, and now it's so big that it's branching out into Sweden.

Matchoffice, a serviced office broker and



the sister company of Lokalebasen, is already present in Europe.

- The Swedish market is especially interesting because it is so much bigger than the Danish market. The two are also completely different with regards to certain property specifics. A person looking to find new facilities can choose between the first 6 search engines on the Swedish market, but we offer a different business concept. The existing search engines require a fee for listing a facility but with us it's "no cure, no pay", says CEO and founder of Lokalebasen Jakob Dalhoff who will join Kasper Staahl Jørgensen and Peter Wittsten as members of the board in the new company.

Lokalebasen is launching on the Southern Swedish market with contracts with some of Sweden's biggest landlords, the property firms Wilhborgs and Balder.

- The rental markets in Copenhagen and Malmö are very active with vacancy at just above 10 percent. This means there's a need to find tenants on multiple platforms. We think that it makes sense for landlords to only have to pay when they can see the benefit, says Jakob Dalhoff. ■

EJENDOMS DAGENE 2013



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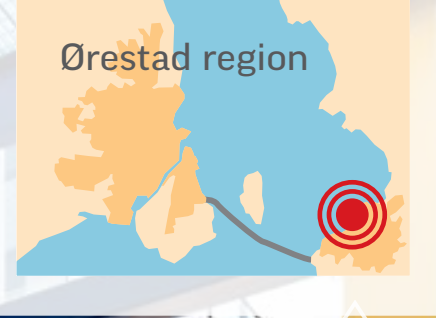
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Media Evolution City voted building of the year

When it comes to exploring new ways to work, modern office buildings are another piece of the puzzle. Several exciting projects is launched in Malmö and Copenhagen and one of them is Media Evolution City.

Sweden's 3rd largest city Malmö awarded its 2012 Stadsbyggnadspris (city building award) to Media Evolution City. Every year, the jury choses to honour an entirely unique project and this time the prize went to a Danish-Swedish project, as the architect responsible for Media Evolution City is the Danish company Juul | Frost Arkitekter. Malmö is currently transitioning from an industry town to a modern, international knowledge-based city and in that context Media Evolution City is a perfect fit.

Media Evolution City officially opened in 2012 and is currently the workplace of more than 450 people within the media industry.

Match-making in the media sector

The new building is the home of media firms, big and small. Its goal is to achieve innovation, business development, match-making and skills development within the media sector. And the architect firm jumped on the bandwagon, too. In a move to expand its business on the Swedish market, Juul | Frost Arkitekter chose to open the JFA Studio in the building.

Media Evolution City was developed by Juul | Frost Arkitekter in close collaboration with the Swedish property firm Wihlborgs Fastigheter and Media Evolution. The result is an innovative framework for a new way to work characterized by teamwork, synergy and knowledge sharing. The building itself is a concrete expression of the initiatives put under way these years by Malmö in an attempt to support the city's transformation process.

- We are proud that Media Evolution City opened its doors to the most prestigious recognition that can be awarded a

Media Evolution City is a 9,500 sq m addition to Malmö's major new development, the former dock and industrial site, Västra Hamnen. The property firm Wihlborg's is the project's builder



FOTO: CAMILLA HEY

Founding partners Flemming Frost and Helle Juul of Juul | Frost Arkitekter are an example of intensified business activity across Øresund, the sound separating Sweden and Denmark.

construction project by the City of Malmö. Right from the start, we have felt that the development of Media Evolution City was something unique—something that would represent a new way to do business. Now it's official. We will be there at JFA Studio, participating in the day-to-day life of Media Evolution City by organizing activities to promote a vibrant workplace and encourage knowledge sharing, says Architect Flemming Frost, owner of Juul | Frost Arkitekter.

An incubator for the community

In its decision, the jury emphasized that "...by renovating existing structures and building new, a former industrial building at Västra Hamnen was transformed into an exciting work environment—an incubator for the media community with the ability to not only create synergy between the companies it houses but also between the companies themselves and the surrounding innovative environment (MEC). In short, Media Evolution City is an asset to Malmö.

As is the case for many Danish architect firms, Juul | Frost Arkitekter has worked on many large-scale contracts in Sweden over the past few years and already has 90,000 sq m planned for the years ahead. ■

Investerings ejendomme

Gammel Kongevej, Frederiksberg C



Velbeliggende boligudlejningsejendom

- Ejendommen er opdelt i 9 beboelseslejemål samt to erhvervslejemål.
- Ejendommen er fuldt udlejet med undtagelse af et tomt beboelseslejemål, som skal renoveres.
- Der forefindes en stor lejerreserve på halvdelen af beboelseslejemålene.
- § 18 B saldoen udgør kr. - 557.500,-
- Der er afsat kr. 4.000 pr. m² til at renovere den ledige lejlighed.

Budget og pris

Erhvervsareal	165 m²
Boligareal	796 m²
Samlet areal	961 m²

Anslåede indtægter	1.185.000 kr.
Anslåede udgifter	206.000 kr.

Kontant udbudspris:	19.500.000 kr.
Anslået forrentning	5,0 pct.

Alrunevej, Hellerup



Boligudlejningsejendom i Hellerup

- Nyrenoveret boligudlejningsejendom i Hellerup.
- Lejemålene er nyistandsatte og genudlejet til det lejes værdi.
- I ejendommen er der et ledigt kælderlejemål under udlejning. Kælderen fremstår nyistandsat med bl. nyt epoxy gulv.
- Ejendommen sælges i selskabsform.
- Der er udskudt skat i selskabet.

Budget og pris

Erhvervsareal	80 m²
Boligareal	450 m²
Samlet areal	530 m²

Anslåede indtægter	666.000 kr.
Anslåede udgifter	105.000 kr.

Kontant udbudspris:	11.500.000 kr.
Anslået forrentning	5,0 pct.

Øresundsvej, København S



Nyopført kollegieejendom på Amager

- Nyopført kollegieejendom med 24 kollegielejligheder med eget køkken og bad.
- Kollegiet er opført som støttet byggeri og udlejes til statens takster.
- Lejen indekseres årligt de næste 19 år. Herefter kan kollegielejlighederne genudlejes til markedsleje.
- Lejeniveauet udgør pt. kr. 1.140 pr. m².
- Ejendommen er fuldt udlejet, og der er venteliste.

Budget og pris

Erhvervsareal	163 m²
Boliglejemål	1.120 m²
Samlet areal	1.283 m²

Anslåede lejeindtægter	1.475.000 kr.
Anslåede udgifter	326.000 kr.

Kontant udbudspris:	23.500.000 kr.
Anslået forrentning	5,0 pct.

Lindgårdsvej, Charlottenlund



Attraktiv beliggenhed i Charlottenlund

- Særdeles velbeliggende boligudlejningsejendom ved Jægersborg Allé.
- Ejendommen er opført i røde mursten og med tegltag. De fleste af lejlighederne er forsynet med store altaner og ligger ud til et hyggeligt mindre gårdmiljø.
- 40 beboelseslejemål samt et butiklejemål. Overvejende lejligheder med 2-3 værelser samt enkelte med 4 og 6-7 værelser.
- Ejendommen har et stort lejepotentiale.

Budget og pris

Erhvervsareal	372 m²
Boligareal	3.130 m²
Samlet areal	3.502 m²

Anslåede indtægter	2.081.000 kr.
Anslåede udgifter	1.254.000 kr.

Kontant udbudspris:	27.500.000 kr.
Anslået forrentning	3,0 pct.

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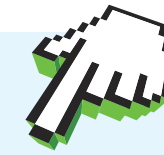
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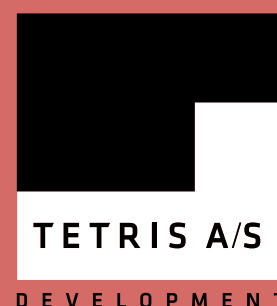
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