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which can help form your basis for decisions.

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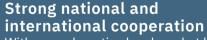
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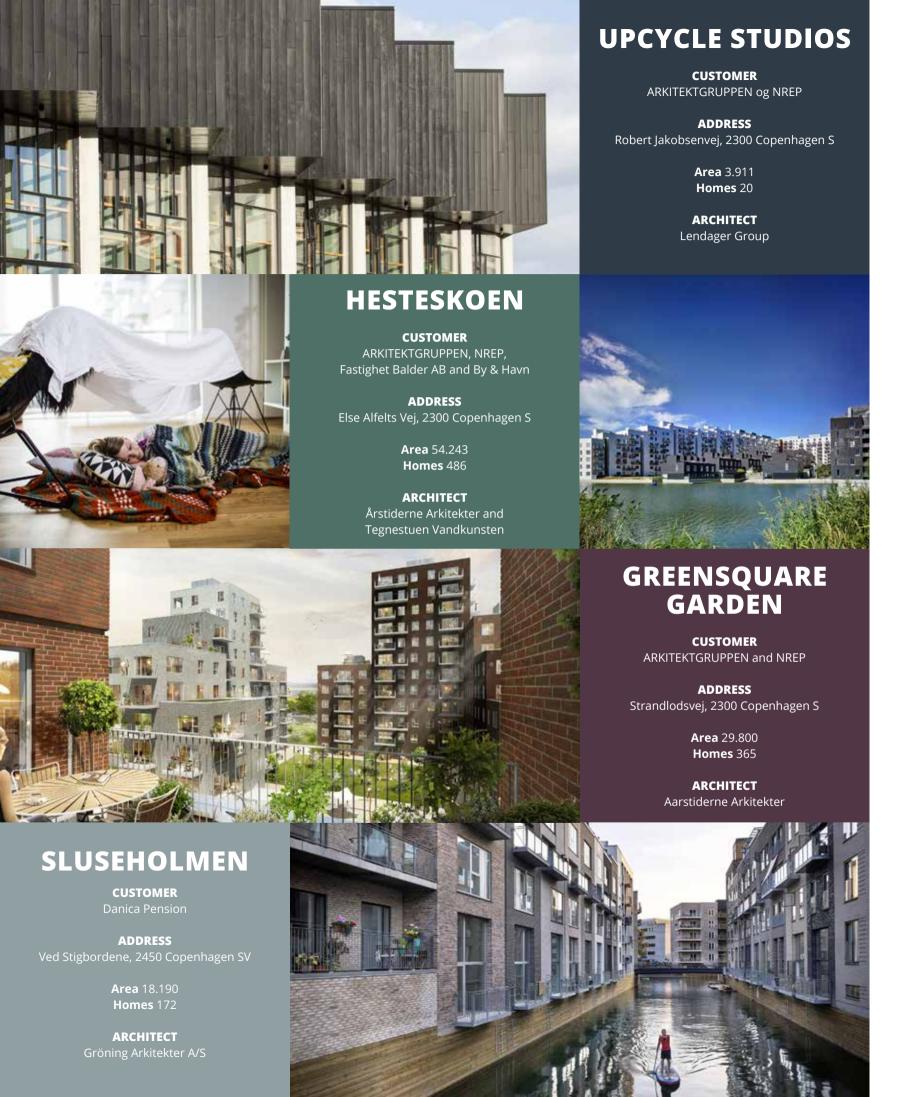


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Scandinavian Property Magazine

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FRONT PAGE Nordhavn, Copenhagen Photo: CPH Port & City Development



Record year for Danish transactions

he Lonely Planet travel guide chose Copenhagen as the number 1 city in the world to visit in 2019, and it's no coincidence. Over the past decade, Copenhagen has grown into a vibrant and fascinating city, well worth a visit. People love to live and work there, too, which is why the city's population is growing and the need for all types of property is growing with it.

In recent years, this has also resulted in huge demand for investing in housing and commercial property and the share of international investors has now exceeded Danish.

The economy is stable and even though elections are on the horizon in 2019, the political climate is considered to remain reliable, regardless of whether a more left- or right-leaning party comes to power.

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

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

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

Read more about the property market and the attractiveness of the region in this magazine; and, at MIPIM, check out the Greater Copenhagen stand (P-1.K14) to learn more about the region and book an appointment with one of the developers or advisors who are keen to help you get more information on Copenhagen development and investment potential, as well as locating in the Danish capital.

To keep up with trends on the Danish property market, go to www.estatemedia.dk and sign up to receive daily news on Denmark; or send an email to Editor-in-Chief Kamilla Sevel at sevel@estatemedia.dk for more information.

Enjoy your reading!

Best regards,

Kamilla Sevel Editor-in-chief Estate Media

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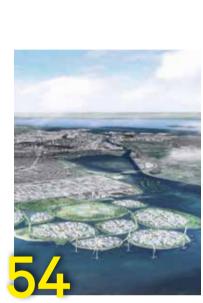


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Despite a declining transaction volume, in Denmark as well as the rest of Europe, activity is high and the low interest rate means that it is still attractive to invest in real estate. An asset that is partly inflation-proof and which generates an ongoing return as opposed to most other asset classes.

n 2018, the investment volume in the Danish real estate market dropped by 16 per cent compared to the record year 2017. All segments, with the exception of plot sales, experienced a reduction in volumes, shows the Danish Investment Atlas 2019 from property consultant Cushman Wakefield | RED.

The residential transaction volume dropped 6 per cent and the office segment declined by a modest 1 per cent. An increase of almost 50 per cent in transaction volume for plots in 2018 testifies to a continued high level of confidence in the Danish real estate market, where property companies and institutional investors, in particular, are acquiring plots to increase their returns by entering into the supply chain at an earlier stage.

- The three most active investors in the Danish real estate market in 2018 were all foreign. Norwegian Heimstaden, American Blackstone and Swedish Niam, which accounted for a combined € 2.2 bn, corresponding to 21 per cent of total volume. In 2018, Heimstaden invested heavily in Danish residential properties, among other things, with the acquisition of Thylander's TG Partners III portfolio, parts of Grønttorvet in Valby from the FB Gruppen and NREP's Nordic Living portfolio, says Managing Partner Nicholas Thurø, Cushman Wakefield | RED.

In recent years, American investment firm Blackstone has bought and renovated a >

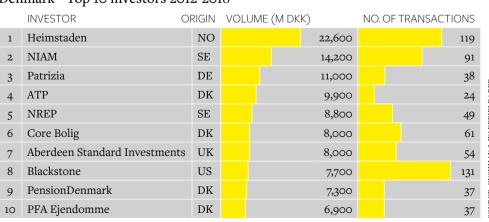
ANNUAL REVIEW - VOLUME & INVESTORS 2018

Denmark - Top 10 investors 2018*

	INVESTOR	ORIGIN	VOLUME (M DKK)		NO. OF TRANSACTIONS
1	Heimstaden	NO		7,800	58
2	Blackstone	US		5,200	67
3	NIAM	SE		3,200	43
4	DADES	DK		2,900	5
5	Koncenton	DK		2,700	18
6	PFA Ejendomme	DK		2,500	12
7	Core Bolig	DK		2,400	23
8	Klövern	SE		2,300	6
9	BankInvest	DK		2,000	N/A
10	Danske Shoppingcentre	SE		1,400	2

*IF POSSIBLE PORTFOLIOS ARE SPLIT INTO INDIVIDUAL TRANSACTIONS

Denmark - Top 10 investors 2012-2018*



*IF POSSIBLE PORTFOLIOS ARE SPLIT INTO INDIVIDUAL TRANSACTIONS

AALBORG 0.3 BN EURO AARHUS COPENHAGEN - In 2018, we have seen an increasing share of real estate companies on the Danish office BN EURO 42 % market, says Managing Partner Nicholas Thurø, Cushman Wakefield RED. ■ GREATER OTHER JUTLAND COPENHAGEN **0.7**BN EURO 6% 1.8 FUNEN DANISH FOREIGN SOURCE: CUSHMAN & WAKEFIELD | RED

large number of residential properties in Copenhagen and in 2018 completed an impressive 65 transactions with a total value of €650 million. Niam has also focused on residential properties and has, among other things, acquired a portfolio in the cities of Jutland, mainly in Silkeborg, Randers, Vejle and Horsens, as well as a number of smaller properties and portfolios.

In 2018, 2,261 transactions were completed in Denmark, according to the report.

The number of very large real estate transactions in particular has gone down compared to 2017, while properties with a value of €6.5 - 13.5 m has increased.

After a long period of increasing market prices for all asset types – equities, bonds and properties – the recent period has been characterized by financial market anxiety, which, among other things, left its mark on the equity markets in Q4 2018.

- We are currently experiencing very high demand for offices in the majority of Copenhagen, resulting in low vacancy rates. We expect demand of the well-located offices to continue in 2019, while there will be a surplus of offices in the areas around Ring 3. We expect a slight increase in rents in Copenhagen and unchanged levels in the remaining areas, according to Nicholas Thurø.

Cushman Wakefield | RED expect yields to remain unchanged in 2019.











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A new island for Copenhagen with room for 35,000 residents

Copenhagen is expanding residential neighbourhoods

By Kamilla Sevel

T n a unique move, the Prime Minister of Denmark and the Lord Mayor of Copen-L hagen have joined forces to put forward a spectacular plan for a new island with housing. Construction is set to begin in 2035.

It was a big surprise, especially for the construction and property industries, when, in October, Copenhagen's Lord Mayor and the Danish Prime Minister appeared together at a press conference to present a comprehensive plan for the construction of 7,000 new homes in Copenhagen, where multiple new housing projects are already slated. The homes will be on Lynetteholm, the tentative name given to the new island near Refshaleøen, northeast of the city center.

According to the Danish Prime Minister Lars Løkke Rasmussen, the project is worth approximately €3 billion.

- The island will have room for 35,000 residents with corresponding workplaces, says the Prime Minister, explaining that the project will finance itself through proceeds from the sale of the plots and tolls from a new harbour tunnel.

The population shrank in the 1980s but since then, the cities of Copenhagen and Frederiksberg have enjoyed growing numbers, especially after 2006 when population growth in the capital was considerably higher than that of the rest of the country and surrounding municipalities. Living in or near the centre of Copenhagen has become attractive and Copenhagen population growth is expected to

New buildings are needed to house these new residents which are expected to want to live in Copenhagen - especially in central locations where prices are under the most pressure. Lynetteholm is expected to have room for about 15-20,000 homes over time, and, along with other areas slightly outside of core Copenhagen, will do its share to cover a good deal of tomorrow's housing needs.

Lynetteholm will offer centrally-located

housing while raising money for more metro construction and a car tunnel beneath the harbor, which will be part of Copenhagen's new ring road.

- Lynetteholm promises to be all new but still familiar. It will be a bonafide Copenhagen neighbourhood with beaches, green space and a large share of publicly subsidized housing, so that people with regular incomes can also live there. Lynetteholm is a way to guarantee the future of the Copenhagen way of living, says the Lord Mayor of Copenhagen Frank Jensen.

Besides supplying homes and workplaces to Copenhagen, the new district will provide climate protection to the city. It will act as a dam from Kronløbet, past Nordhavn and down to Refshaleøen. Thus, Lynetteholm will secure Copenhagen against storm surges resulting from rising water levels and violent weather. The island will make it possible to avoid resorting to high wharves which would block water views and access to Copenhagen's

It is estimated that construction work on Lynetteholm could begin around 2035 and be completely developed and occupied by 2070.

> PFA, a Danish institutional investor, is thrilled with the plans.

- It is a hugely exciting and visionary project which will help cover a significant part of the need for new housing in Copenhagen, and help solve the infrastructure challenges the capital currently faces. At the same time, the initiative will help climate-proof Copenhagen. And if you look at the funding, it makes sense that the expansion of the entire area will finance some of the biggest upcoming construction projects in Copenhagen, says Michael Bruhn, property director with PFA.

Lynetteholm will be built using surplus dirt from other projects in the capital and the income from the sale of construction plots will pay for a metro to the island, while a new ringroad will be financed by its users via tolls.

The new neighbourhood is expected to be fully developed and occupied by about 2070.

"Holmene" (The Islets) is another island project but the Lord Mayor of Copenhagen isn't concerned that Copenhagen will be adding too much new land.

- The two projets complement each other beautifully. The municipalities of Hvidovre and Copenhagen will have to work together to coordinate the delivery of the fill dirt. We will need dirt to build Lynetteholm and Hvidovre will need it to build its 9 islets. It is crucial for things to be done in the right order, and it is up to us to figure out what that is, says the Lord

Holmene will be built in phases and the filling process is expected to begin with the first spade in 2022.

Both island projects are expected to be financed through proceeds from plot sales.

Lynetteholm will be developed as a sustainable neighbourhood with a mix of housing and businesses based on high standards for sustainable construction with a focus on biking and public transportation, including a new metro line to downtown Copenhagen. The City of Copenhagen is expecting to allocate 25 percent of the housing to public housing in order to ensure a varied selection of housing.

Scandinavian Property Magazine | 2019 Scandinavian Property Magazine | 2019



Brønshøi

Valby

Rødovre

Hvidovre

HOLMENE,

THE NINE ISLANDS

COPENHAGEN

8

AMAGER

Copenhagen

Airport

"Holmene" is a fantastic and

visionary project which is sure

to enhance the entire capital region. More and more industrial

firms are leaving the capital

because they need more room

and a local plan that ensures that

they are not in close proximity

to housing, as we, from the

policy side of things, require that

there can't be noise and traffic,

savs Lord Mayor Frank Jensen.

Copenhagen, during his pre-

sentation of the Holmene project

which is being touted as "one

of Northern Europe's biggest,

greenest and most innovative

business areas". Read also the

article on page 54.

Frederiksberg

development sites scattered across the city. Recent landfill proposals mean that even more new areas will be available to develop - also in the downtown core.

Christiansholm, also known as the Paper Island because huge rolls of newsprint for the Danish press were stored there for decades, is uniquely located at

The vision for the development here is to create a series of new halls for informal, public functions such as an event hall and a swimming hall. Private housing will be placed on top of the halls which encircle a cozy

- Going forward, Paper Island will be one of support of the Nordea fund, we will be in a position to fantastic, says Lord Mayor, Frank Jensen, Copenhagen.



The Danish government and the Lord Mayor of Copenhagen have entered a preliminary contract to kick-off the development of an all new Øresund neighbourhood between Nordhavn and Refshaleøen. In time, the area will be the home of 35,000 residents and the workplace of just as many. For more



the heart of Copenhagen's waterfront.

green courtvard.

Copenhagen's many places to meet. With the financial build Kengo Kuma & Cornelius Vöge's unique water cultural centre, which will ensure a bright future for Paper Island as an open, one-of-a- kind magnet for the people of Copenhagen and its guests. I think that's



information, read the article on page 18.



at Sluseholmen and Teglholmen, townhouses of various sizes, all and, in time, Sydhavn will be able with big basements and parking to contain 9,000 homes and 22,500 in Sivholm's private underground jobs. NPV is the project developer parking. Each townhouse has its of some of the housing islets which own private garden facing the together will be called Engholmene, green central area of Sivholm, and institutional investor Velliv another. breathtaking harbour views. The many canals and the spacious patios The projects in Sydhavn include overlooking the water add to the rental units as well as some more maritime feel, and inspired NPV to luxurious concepts, like Sivholm call the project, The Private Island.

Today, 3,500 Copenhageners live island which consists of 43 unique

NORDHAVN

to build 350,000 sq m of mixed water area of 130,000 sq m. housing and commercial space with room for 6,000 to 7,000 jobs and Levantkaj has the capacity for 30,000 2,500-3,000 inhabitants.

of the area will be Levantkaj, which when complete, will host 10-12,000 is currently a container terminal residents and workers.

The Århusgade area was the first slated to move to outer Nordhavn neighbourhood to be transformed in 2021. Presently, the site is in within Nordhavn, an all-new district the process of being backfilled in a former industrial dockyard. In with dirt from the excavation of phase one of the development of the Copenhagen metro - a total Nordhavn, there is the potential of 340,000 sq m with a 13 hectare

sq m in its western section and about 475,000 sq m in the eastern section. The next step in the development A total of 505, 000 sq m. Levantkaj,

SCANPORT

close to the airport, the Øresund for 400 and parking for 200 guests. Bridge and Copenhagen. The area is chain. It will be 25,500 sq m and headquarters in Oslo.

Scanport is a new commercial area offer 357 rooms, conference facilities

under development and the idea is The hotel was sold in the beginning to develop a number of green office of 2019 for €90 million. The buyer, buildings with an area of 90, 000 City Danmark, is a subsidiary owned sqm. The developer Skanska is also by the Norwegian investment building a new hotel for the Scandic bank Pareto Securities with its

POST OFFICE SITE

Central Copenhagen will be getting Stordalen will fit up Copenhagen's an all new neighbourhood - with an new luxury hotel in the area, and it urban buzz, business and housing will open in spring 2020 with 390 close to the Copenhagen Central Starooms and suites, meeting facilities tion. There is room to build a total of for maximum 1,200 people - and 125,000 sq m and Danske Bank, Den- 150 new jobs. Nordic Choice Hotels mark's biggest, will move app. 4,000 will spend app. €200 million on employees into the area in 2023.

The Norwegian hotel investor Petter to "Villa Copenhagen".

transforming the more than 100 year-old former central post office



Ørestad was one of the first de- Today, more than 50,000 people development of the site began in the another 20,000 study in Ørestad. mid oos.

velopment areas in the new wave frequent Ørestad daily: 14,000 of transformation in Copenhagen. call it their home; approximately Working from a master plan, the 20,000 people work there; and

GRØNTTORVET



A wholesale fruit, vegetable and Developer FB Gruppen is well flower market since 1958, Grønt- underway. Construction is expected torvet, located in Valby, is now being to last 4-5 years at an estimated cost transformed into a modern urban of € 665 million. space. Lush conservatories, green surroundings and a community Green roofs, solar panels, urban focus will ensure that Grønttory's gardens and carefully selected green spirit will live on while various materials ensure green values architectural details will bring to permeate the entire neighbourhood. mind the area's unique history.

moving forward at record speed.

The properties at Grønttorvet were built in compliance with the latest The construction of Copenhagen's construction requirements, ensuring new, green neighbourhood with climate optimization in the form of 2,200 housing units for all ages is fewer carbon emissions and lower energy consumption.



into a creative neighbourhood.

the transformation of the histori- once brewed. cal brewery site by the developer Carlsberg Byen P/S to a new quarter The hotel will feature 155 rooms, between Frederiksberg, Valby and including 15 suites. The rooms will Vesterbro –right in the heart of Co- be 25 sq m doubles while the suites penhagen. Once the neighbourhood will be as big as 85 sq m. The property is done it will house a dynamic mix that houses the hotel was sold in of housing, jobs, shops and cafes, September 2018 to the pension cultural offerings, sports facilities funds PFA and TopDanmark. and institutions for children and youth. All on a total of 570,000 sq m. In addition to the 10,455 sq m

up for sale along the development 14,287 sq m.

The former brewery site is changing process. One of the latest projects is the Hotel Ottilia, a luxurious boutique hotel, which just opened Due for completion in 2024, is in the very buildings where beer was

exclusive boutique hotel, which will The Consortium behind Carlsberg be operated by Brøchner Hotels, City consists of a number of there will also be a restaurant, institutional investors along with retail space, a spa and café in the Carlsberg itself. The properties are 3 properties, with a total area of

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Demand surpasses supply in Danish resi-market

Rental levels have reached their maximum

By Kamilla Sevel



- Unlike the Copenhagen market for prime rental housing, more secondary locations have seen an increase in rent levels as tighter loan requirements in particular have caused a shift in demand from ownership to rental housing. Secondary rents are expected to stagnate longer term as they are closing the gap to prime rent levels, according to property consultants Colliers latest report on the Danish market released in February.

Largest developers in Copenhagen	(planned units)
NREP	3511
By & Havn	3085
Solstra Capital Partners	2831
Danica Pension	2745
Gefion Group	2028
M. Goldschmidt	1299
AP Pension	1224
ELF Development	1119
Basecam Student	1086
Bonava	1019

Note: CPH City & Port Development owns several plots prepared for development.

he housing market in Denmark has been hot during the past years. But now this seems to be changing.

- In the period 2013 - 2017, we have experienced a sharp growth in volume of 290 per cent. In 2017, when we saw a record high transaction volume in Denmark, the increase was due to the large investors targeting secondary markets with higher direct yields as an alternative to the large competition among investors for Copenhagen assets. But in 2018, when the financial markets experienced increased anxiety, investors withdrew to the safer markets in the largest cities, according to property consultants Colliers Denmark.

The majority of residential demand are people who cannot afford the rent level currently estimated on several new projects, and investors are having difficulties letting the larger residences.

- We expect the rent level in the major development areas such as Copenhagen new developments Ørestad and Sydhavnen to come under pressure in 2019, states property consultants Cushman Wakefield RED.

In 2015, retail, office and resi accounted for almost equal proportions of the market but since 2015, the residential segment has taken off as the primary driver for growth in the Danish transaction volume.





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- In 2017, when we saw a record high transaction volume in Denmark, the increase was due to the large investors targeting secondary markets with higher direct yields as an alternative to the large competition among investors for Copenhagen assets. But in 2018, when the financial markets experienced increased anxiety, investors withdrew to the safer markets in the largest cities, Colliers points out.

Copenhagen continues to boom with population growth rates greatly exceeding the national average. By 2045, the population is projected to have grown by 24 per cent, equivalent to 159,000 new residents, driven

mainly by an increase in the ranks of the young and the elderly.

- Assuming that population growth remains strong, translating into a demand for some 450,000 sqm additional housing a year, the total volume of remaining residential building rights and developed building plots could be absorbed within a 7-year period if developed.

The Real Estate Adviser Nordanö just analysed the already planned resi pipeline in the whole Copenhagen region.

- Approximately 64,400 residential units are

planned in the Capital Region of which 15,800 are currently under construction. Copenhagen and Frederiksberg have the largest residential development pipeline with app. 29,600 new units planned, states the analysis.

10 developers are accounting for more than 31 per cent of the market, and the development is concentrated around Copenhagen.

- The majority of all planned units in Greater Copenhagen are in the center of Copenhagen, according to Nordanö.

PROPERTY MARKET TRENDS IN DENMARK'S 4 BIGGEST CITIES

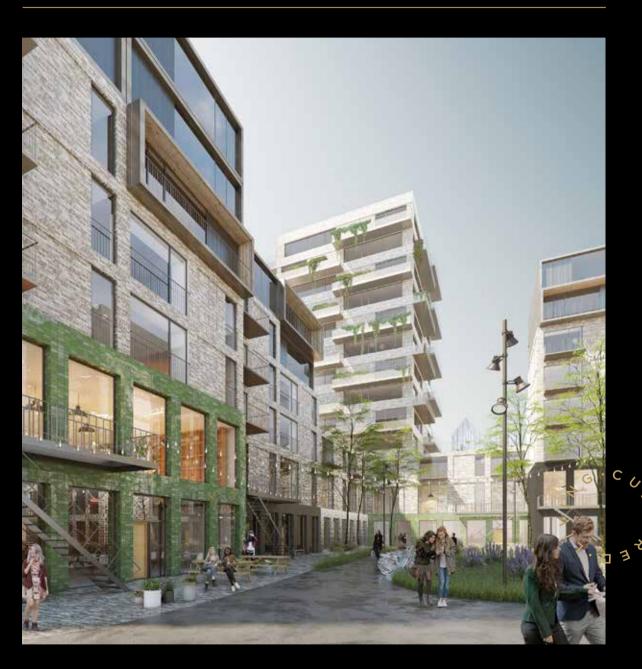
		COPENHAGEN	AARHUS CITY	AALBORG CITY	ODENSE CITY
People in municipality	2018. Q4	622.698	345-755	215.122	204.080
	2024	669.267	359-559	221.490	209.237
	Growth Index	107,5%	104,0%	103,0%	102,5%
Average Prices DKK/Sqm.	2017. Q2	37.525 DKK	34.591 DKK	20.813 DKK	19.490 DKK
	2018. Q2	40.357 DKK	35.782 DKK	22.456 DKK	22.188 DKK
	Growth Index	107,5%	103,4%	107,9%	113,8%
Average seeking prices	2017. Q2	27.351 DKK	23.957 DKK	19.987 DKK	21.756 DKK
DKK/Sqm.	2018. Q2	30.979 DKK	27.818 DKK	20.423 DKK	23.299 DKK
	Growth Index	113,3%	116,1%	102,2%	107,1%
Average seeking prices	2017. Q2	40.734 DKK	35.785 DKK	30.233 DKK	31.235 DKK
top 25% DKK/Sqm.	2018. Q2	47.775 DKK	37.881 DKK	29.504 DKK	31.815 DKK
	Growth Index	117,3%	105,9%	97,6%	101,9%

Over the next 5 years, population growth will be highest in Copenhagen and lowest in Odense. However, the average asking price has increased most in Odense, followed by Aalborg and then Copenhagen. On the other hand, Aarhus is expected to see the biggest rise in willingness to pay. A common trend for all cities, is that the 25 per cent of those looking for the most expensive housing, are looking for units well over the market's asking prices.

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Danish market welcomes new international investors

In an attempt to secure good yields, foreign investment activity has moved from core to opportunistic; and from central Copenhagen to all of Denmark. And this is true for seasoned investors on the Danish market and newcomers alike.

By Kamilla Sevel

In search of yields, several international investors are currently looking at properties outside of the Copenhagen area. Meanwhile, many international investors are now entering the market from the United States, Asia and other European countries.

One such company is Pears Global Real Estate Denmark-the local rep for the Pears Family Trust. Pears Global Real Estate Denmark recently identified and purchased 18 retail properties, all of which are fully leased to one of Denmark's leading DIY retailers, Silvan. The portfolio comprises a lettable area of 89,000 sq m with the properties located in strategic positions throughout Denmark's major cities.

Since 2012, Pears Global Real Estate Denmark has advised the fund about its property portfolio in Denmark and is currently located in Copenhagen, in the neighbourhood of Østerbro. To date, Pears Global Real Estate Denmark has advised on the creation of a varied property portfolio including approximately 2,500 housing and business units in Denmark at a value of €670 million.

The first Silvan construction supply and hardware store opened in Slagelse in 1968. Since then, Silvan has opened a slew of outlets and consolidated its brand, which to Danes is

synonymous with hardware and do-it-yourself activities.

Other new investors are moving onto the Danish market. Just before the New Year, the South Korean company AIP Asset Management purchased the bulding of the head office of one of the world's biggest pharmaceutical companies, Denmark's Novo Nordisk. The 50,000 sq m building is located in Søborg and marks AIP's first investment in Denmark and the Nordic countries.

– The Novo Nordisk office takeover shows our interest and ability to close deals on first-class properties in Denmark and other Nordic countries. We are proud to be the first and most experienced Korean asset manager on the market and we are working closely with local partners, says Danny K.Y. Kim, CEO of AIP Asset Management.

The price tag of the takeover was €160 million. The property was sold by the Danish institutional investors Velliv, Tryg, PBU and AP Pension. CBRE were the consultants on the sale.

Kanam, Bruun & Hjejle and Fokus Asset



Novo Nordisk is the sole tenant of the 50.000 sq m property which consists of 3 office buildings and a 1,030 car parking lot.

Management acted as consultants for the buyer and the latter will be the property managers going forward.

– We are proud of the international collaboration on this transaction and have great respect for AIP's thorough and detailed approach to buying their first asset in Denmark, says Tonny Nielsen, CEO of Fokus Asset Management.

Most people think of us as a large real estate company. But we don't.

It might sound a little strange, but truth be told, we don't think too much about property at all. What we do think about are all those 250,000 people who come to work everyday, in the workspaces we've created, and give them the possibilities to make the most of every single day.

The quest for the best competence, digitization and sustainability is all about people when you think about it. Therefore we see ourselves as the innovative workspace company, rather than a real estate company.

So, it's not about us, it's about creating environments that give companies the best possibilities to attract expertise and spark creativity, productivity and collaborative spirit. And the 23% increase in customer satisfaction we've seen in recent years is as much proof we need to see that our way of thinking is making a difference for their business.

You'll find Castellum in Copenhagen, Denmark; Helsinki, Finland and in over 20 cities across Sweden. If you're looking for workspace somewhere in the Nordics and like our way of thinking, you'll find us at castellum.dk.

Due to our positive business growth, Castellum Denmark is looking to hire an Asset Manager. Contact us for more information!



8,500 new hotel rooms in Copenhagen

Tourism in the Danish capital is on the rise and so is the capacity of the hotel market which is expected to grow 25 per cent between 2018 and 2020.

By Kamilla Sevel

ecember saw the inauguration of the first Citizen M hotel, the Dutch brand, on the Town Hall Square in Denmark's capital city of Copenhagen—and this hotel opening is part of a powerful trend. Huge numbers of new rooms are making their way to the Copenhagen hotel market and to Denmark's other big cities, too.

- Danish tourism is at a record high and is pushing growth in the hotel market. So far we have counted about 8,500 new rooms on their way in confirmed hotel projects in addition to a couple of thousand other rooms which have yet to be officially confirmed, says Katia K. Østergaard, CEO of Horesta, a trade association for the hospitality industry.

Today's Copenhagen contains just short of 17,000 rooms with 55,000 throughout the country divided among 633 hotels. The hotel industry in Denmark is really booming: Denmark is currently the location of almost 45 percent of all hotel stays in the Nordic countries.

Revenues are growing faster than occupancy

rates despite them being just shy of 80 percent in the Greater Copenhagen Area.

These past years, the hotel market has really found its place as part of the professional real estate market. In the scramble for returns, and while the market has become more streamlined with transparent leases and fewer owner-run hotels, investors' appetite for new alternative investment types has also grown. The result has been that everyone from private funds to institutional investors and hotel chains have opted to invest in hotels. For example, in the three years since 2015, the Swedish firm Midstar has built up a portfolio of 23 properties, including two in Denmark.

- We would really like to buy more in the Danish market but demand is huge and the market is teeming with new investors these years, says Robin Stenlund, an analyst with the Swedish investment firm Midstar.

Where once it was highly improbable that an institutional investor would purchase hotels, several have now changed strategy and buy them eagerly.

- We are expecting the number of new rooms on the market to be highest in 2020 where close to 3,300 rooms in Copenhagen alone will enter the market, following huge growth of 2,400 rooms in 2019, states

AIRBNB IS TAKING OVER

Denmark has 103,500 Airbnb beds, the equivalent of 31,000 Airbnb hosts and 3.1 million overnight stays.

The average cost of an Airbnb rental is €95 night.

SOURCE: HORESTA

Lower growth in revenue per room in Copenhagen 2017 Copenhagen Denmark (excluding Copenhagen) Growth peaked in 2016, but in 2017 it is clear that greater supply has not led to significantly lower room revenues. 2013 2014 2015

Scandinavian Property Magazine | 2019

This is the case for the Danish pension funds PFA and TopDanmark Ejendomme which purchased the 10,455 sq m Brøchner Hotel in the new development Carlsberg Byen. The hotel comes complete with a restaurant, retail space, a spa and café. Many of the new hotels are concepts that had never been seen in the market before and therefore are not expected to draw attention away from regular hotels.

This is exactly the case for CitizenM which is founded by Dutch Rattan Chadha, the former founder and CEO of the international fashion label Mexx. The first Citizen M hotel opened

in Amsterdam's Schiphol Airport in 2008. The recent inauguration of the Copenhagen hotel is Scandinavia's first and brings the worldwide

Scandinavian King of hotels, Petter Stordalen, is a Norwegian who believes that Copenhagen is a hotel destination with an eye to the future. He plans to invest nearly €200 million in a new hotel called Villa Copenhagen.

Other hotels soon to grace the Copenhagen skyline include Moxy, the Marriot's hip brand, which is set to open in March.

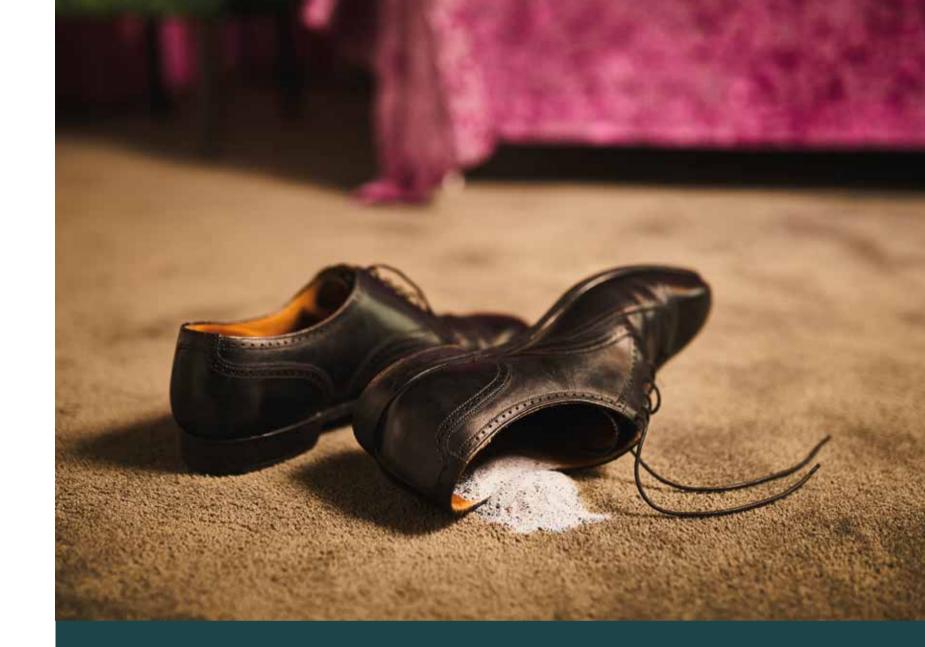
RevPAR — (revenue per room in Q3 2018 compared to the same period the previous year, percentage)					
			A		
17	Copenhagen	+ 1,7	1		
#	Oslo	+ 3			
+	Stockholm	+ 4,5			
+	Helsinki	- 1	•		

New hotels in Copenhagen



Brøchner Hotels occupies the new property in Carlsberg Byen owned by the Danish pension funds PFA and Topdanmark Ejendomme. Brøchner currently runs 5 boutique hotels in central Copenhagen in addition to 2 new ones on their way - one to Copenhagen and the other to Aarhus.

HOTEL	ROOMS
citizenM - Dagmarhus	230
Go Hotel Copenhagen	100
Moxy Sydhavnen	228
Scandic Folkoner	332
Brøchner Hotels - Carlsbergbyen	156
Cabinn Hotel Kalvebod Brygge	1200
Bryggen Gulsmeden	200
Zleep hotel Copenhagen Arena	211
Nordic Choice Hotels - Tietgensgade 37	380
Nordic Choice Hotels - Comfort Hotel Airpor	rt 619
Scandic Copenhagen Airport - Scanport	357
Hilton Copenhagen City	400
Comwell Hotel Nordhavnen	484
Wakeup Borgergade	270
Scandic Spectrum	632



Vi ses på MIPIM 2019

Vi ser frem til nogle gode dage ved Rivieraen i selskab med klienter, Entreprise. Vi glæder os til at mødes og tale om den kommende kolleger og samarbejdspartnere. I år er Lundgrens repræsenteret af en delegation på otte personer fra vores afdeling Fast ejendom og

tids muligheder for gode og rentable investeringer i det danske ejendomsmarked. À bientôt à la Croisette!

LUNDGRENS REPRÆSENTERES AF:

















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Famous Noma in a new design

New location and new menu at Copenhagen's most famous restaurant

By Kamilla Sevel

A total of 11 spaces, each tailored to their specific needs and built of the finest materials best suited for their functions, are densely clustered around the restaurant's heart putting the chefs at the heart of it all. World famous Danish architects BIG designed the restaurant.

Tf you are interested in food, you have probably heard the name, Noma, blending Let the words 'Nordic' and 'mad', which means 'food' in Danish. Named the World's Best Restaurant for several years, it reopened in at new setting in 2018 and already got 2 Michelin stars. It also relocated to new premises designed by world famous architect, Bjarke Ingels Group also known as BIG.

Lonely Planet has chosen Copenhagen as the #1 city in the world to visit in 2019. Not least because of its restaurant scene, innovative design, an inviting culture that values worklife balance and the environment, and plenty of excellent activities no matter the time of

The food revolution started around 2003, when Noma opened and kick-started a rising gastronomic awareness in the Danish capital. Today, punching well above its weight for a country of under six million inhabitants, Denmark is a culinary destination known worldwide. The country has become home to the New Nordic movement, which prizes seasonality and respect for local, high-quality ingredients, so it's no surprise Denmark boasts 35 Michelin Stars and 28 star-studded



restaurants to choose from. And thankfully, this philosophy extends to the vibrant street food scene where you can try foods of all sorts without breaking the bank. Denmark is truly a foodie's paradise.

Superchef René Redzepi still runs the Noma kitchen, as a New Nordic kitchen now in a New Nordic building as well.

Situated between two lakes and within the community of famous freetown Christiania, the new Noma is built on the site of a protected ex-military warehouse once used to store mines for the Royal Danish Navy. Imagined as an intimate culinary garden village, guests are welcomed to experience a new menu and philosophy that will redefine Noma for years to come.

Every part of the restaurant experience – the arrival, the lounge, the barbeque, the wine selection and the private company – are all clustered around the chefs. From their central position, they have a perfect overview to every corner of the restaurant

while allowing every single guest to follow what would traditionally happen behind-thescenes.

The 40-cover dining room and adjacent private dining room are made of stacked timber planks that resemble neatly piled wood at a lumber yard. A large skylight and an expansive set of windows that slide to reveal the outdoor permagarden allow guests to truly sense all of the seasons and the restaurant's natural surrounds. Outside, the restaurant's three greenhouses are used as a garden, test kitchen and bakery.

Each 'building within the building' is connected by glass covered paths for chefs and guests to follow the changes in weather, daylight and seasons – making the natural environment an integral part of the culinary experience.

Guests have the opportunity to walk through each of the surrounding buildings and to experience a variety of Nordic materials and building techniques: the barbecue is a giant walk-in hut, and the lounge looks and feels like a giant, cozy fireplace made entirely of brick inside and out.

The new surroundings are designed by BIG, which is a Copenhagen, New York and London based group of architects, designers, urbanists, landscape professionals, interior and product designers, researchers and inventors.

The office is currently involved in a large number of projects throughout Europe, North America, Asia and the Middle East.

- We believe that in order to deal with today's challenges, architecture can profitably move into a field that has been largely unexplored. A pragmatic utopian architecture that steers clear of the petrifying pragmatism of boring boxes and the naïve utopian ideas of digital formalism. By hitting the fertile overlap between pragmatic and utopia, we architects once again find the freedom to change the surface of our planet, to better fit contemporary life forms, is the philosophy of the BIG Partners.

We are in acquisition mode.

We look forward to an inspiring MIPIM. This year, our focus is on acquisitions in the Greater Copenhagen Area.



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Expansion in the Oresund Region

Commercial real estate prices are on the rise in Malmö while rents flatline

By Kamilla Sevel



Several domiciles are planned for Malmö, including one for the international furniture giant IKEA. This is the headquarters of Massive Entertainment designed by the Danish architect Dorte Mandrup.

assive Entertainment is a world-leading video game studio located in Malmö and part of the Ubisoft family. The company has a multinational team of more than 615 passionate, and highly skilled people from more than 47 different countries.

And it is a typical company for the Øresund Region which is known for its creative startups.

- Massive Entertainment is growing and we need new and larger offices to accommodate the business. We are working with property developer NCC to design a modern, creative and ever-evolving work environment for our employees in downtown Malmö, says Louise Tham, project manager, Massive Entertainment AB.

The Swedish construction and development firm NCC is building the new physical environment for the growing company. And Dorthe Mandrup, the Danish star architect and chair of the Mies van der Rohe Committee, is in charge of the design. To create the new domicile, a total of 10,000 sq m will be renovated. The finished product will feature a sound studio, fitness room and various shared spaces.

- NCC has a lot of experience building and tailoring workspaces to clients' needs and we are looking forward to developing Massive Entertainment's new offices which will be one of Malmö's coolest workplaces, right in the middle of the creative and multi-faceted neighbourhood of Möllevången, says Johan Hedin, project manager with NCC Building.

The renovation work, which is a general contract with collaborators, is expected to take approximately two years.

After a slowdown, office building activity is on the rise again.

- The Malmö property market is expected to remain strong and continue to attract a lot of interest from the market's players. For commercial properties, promotion is now key to ensuring a competitive edge, says property consultants Svefa in their latest study of the Malmö market.

For a while, the transaction market was also relatively slow, but recent months have seen a number of big transactions take place in CBD; and Hyllie is seeing a record-low direct required yield, and record-high prices for newly built office facilities.

Interest in investing in commercial property in Malmö remains strong.

- Many people want to live and work in Malmö. This is something for us to be proud of and use. The sustained high level of construction activity is a direct result of the Government's hard work, on many fronts and over many years, says Märta Stenevi (MP), city councillor and chair of the city building committee.

While the price of office space is expected to remain high, it looks like rents are flatlining in

Aalborg Seizesthe Future

- with an ambitious programme for growth towards 2025. Aalborg is the third largest municipality in Denmark, and is characterised by a strong increase in citizens, companies and new jobs.

Many investors have found their way to Aalborg - but we would like more to join us.

We develop Aalborg together, so visit us at MIPIM 2019 - we are looking forward to tell you about our actual projects.

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The Musikkens Hus concert hall along Aalborg's waterfront

Aalborg No. 8 on New York Times list of 'Places To Go 2019'





Fintech-Gazelle opening Nordic headquarters in Copenhagen

Copenhagen, a virtually cash-free capital, is the perfect place for Fintech HQ

he Fintech company InvestSuite has opened offices in five different countries since June last year. With support from the investment promotion organization Copenhagen Capacity, InvestSuite now has a Copenhagen location, too. The city's sizzling hot Fintech scene is one reason for the move; another is Copenhagen's strategic position for taking on all of the Nordic Countries.

InvestSuite designs digital investment solutions which help banks and financial institutions become clients' favourites by making it possible for them to do more and more of their banking business online.

And the company is moving fast. Since it was founded in Brussels last June, InvestSuite has opened offices in Warsaw, Frankfurt, Luxemburg and now Copenhagen, which the company has chosen as its Nordic headquarters. London, Amsterdam and Zurich are next on the list.

InvestSuite's first product is a robo investment advisory solution, which, unlike most robo advisors on the market, is designed for companies. The company's ambition is to launch more products in 2019.

- We chose Copenhagen because it is a good

gateway to the other Scandinavian markets. Right now, we are in meetings, lots of them, with banks and other financial institutions to find partners for our products — but we are also looking to hire — especially talented designers and business anthropologists, says Bart Vanhaeren, CEO and co-founder, InvestSuite, to Copenhagen Capacity.

To InvestSuite, Copenhagen was the next natural stop because there's room for expansion and for focusing on putting out even better and more user-friendly design solutions.

- Scandinavia grows and attracts many exciting

entrepreneurs, and Copenhagen Fintech has established itself as a strong player on the European Fintech scene. Denmark is a virtually cash-free society and Danes are very comfortable with digital solutions. Add to that, Copenhagen's huge volume of talent and the exciting research in mobile and online consumer patterns, and you've got a really exciting place for us right now, says Bart Vanhaeren, CEO/co-founder, InvestSuite.

At the Copenhagen Fintech Lab InvestSuite will be given the opportunity to meet mentors and investors and familiarize themselves with Danish culture.

- The Fintech sector is enjoying rapid global growth and the scramble to attract investors, companies and talent is real. In just a few years, Copenhagen has created a strong entrepreneuring environment with Copenhagen Fintech which has built a solid framework for the industry. We at Copenhagen Capacity are using this position of strength to promote Greater Copenhagen internationally; and the position gets stronger every time we succeed in attracting a new Fintech player. So here's a big welcome to InvestSuite. We are predicting great opportunities here for them, says Anette Steenberg, Director of Investment Promotion, Copenhagen Capacity.

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From construction waste to 20 new townhouses

The Upcycle Studios in Ørestad South are entirely recycled

By Kamilla Sevel

Upcycle Studios are new townhouses in Orestad, which consist of upcycled construction materials that otherwise would have ended up as construction waste.

In the southern part of the Copenhagen district Ørestad, 20 new townhouses are seeing the light of day. There's nothing new in that lots of new housing is built in Ørestad South. What's new, and unique, is that the townhouses are being built with upcycled construction materials that get a new and extended life in these modern townhouses.

Recycled concrete for the shell, repurposed double glazed windows for the facades; and discarded boards from Dinesen Flooring for the facade surfacing and floors. These are all materials that would have landed in the dumpster but have been upcycled to create new, modern townhouses: Upcycle Studios in Ørestad South.









Welcome til CPH Highline

Cph Highline is a 16,500 square meters office building on Havneholmen with distinctive architecture and a visible location. The building is inspired by New York's High Line, and the entire roof surface will be used to create a long, green path connecting the various terraces and outdoor spaces.

- High visibility with 60,000 passing cars daily
- Central location within walking distance to the trendy
 Vesterbro, close by Dybbølsbro Station and the highway
- In 2023, a metro station will open 50 meters from the property
- With rental area from 400 11,500 quare meters including a meeting center, café, resteaurant and additional services
- Sustainable and healthy office with an outdoor gym, kayaks, yoga and a roof garden



- Our starting point was the shared economy because the fundamental idea of access rather than ownership addresses several essential aspects of sustainable development. The shared economy speaks to one of the main environmentally sustainable initiatives - sharing resources - while it also creates the foundation for community growth within the sharing environments and, last but not least, benefits consumers' and owners' bottom line, says Architect Anders Lendager, Lendager Group.

A GREEN REALITY

Arkitektgruppen and NREP are the builders, MOE, the engineering consultants and Lendager Group the architects as well as the team responsible for developing the project and sourcing the upcycled construction materials.

- We at Arkitektgruppen think that it has been very exciting to be in charge of the construction of Upcycle Studios. Because the question in the construction industry has been: How can we really use all the knowledge we have acquired about the repurposing and sustainability? How can we convert it to actual, economically sustainable construction projects where people can thrive, says CEO Robin Feddern, from the developer Arkitektgruppen.

He feels that Upcycle Studios provides part of the answer:

- We are getting new housing, which is extremely sustainable, but doesn't compromise aesthetics, functionality or quality. So yes, we are thrilled to be able to bring to life some of the ideals and ideas that have been in demand in the form of attractive townhouses, says Robin Feddern.

80 PER CENT LESS CO²

During their construction and once occupied, Upcycle Studios can boast very low energy consumption. And the development's overall CO² numbers are expected to be reduced by up to 80 per cent. Sustainability is key, as well, for NREP, the organization which has joined

UP FOR A MIPIM AWARD

Upcycle Studios are nominated for a Mipim Award. Please vote in the entrance of Palais des Festival.

forces with Arkitektgruppen as the builder of Upcycle Studios.

- Our carbon footprint already during the construction phase has been much smaller than other construction projects. We achieved this by using upcycled materials. These will also considerably lighten the strain on the environment by future residents' daily footprint. This is because most of the electricity in Upcycle Studios will be supplied by solar panels and the heat for the radiators and hot water will be provided by air-to-water heat pumps which retrieve energy from the outside air. In this way, the units do not need to be hooked up to the external central heating system, says Steen Jønsson, director of development for NREP.

The continuous development of new, sustainable solutions for projects is an important focus for Arkitektgruppen and NREP, collabaratively and separately.

The townhouses are currently being rented







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More Danish highrises on the horizon

2018 was quite a year for highrises. Next on the agenda is the construction of the tallest building in the Nordic countries in Brande, west of Copenhagen.

By Kamilla Sevel



In just a few years, Brande will be the home of Northern Europe's tallest highrise. The city council of Ikast-Brande has approved the plans and the process can now move forward until Bestseller's new trademark building has all the permits it needs to shoot up out of the Jutland countryside. The tower may be as tall as 320 meters, with a supplementary 75 meter tower, two 50 meter towers and one 40 meter tower.

This is almost 3 times as tall as most highrises currently in the pipeline for Denmark where, traditionally, buildings are not built for height. The builder responsible for the highrise in rural Brande is the owner of the fashion business Bestseller which boasts 2,700 retail outlets in 38 countries. The plan is for the new neighbourhood to feature shops, housing, a hotel and conference center, offices, cafés, restaurants and institutes of learning.

Bestseller aims to create a learning environment for tomorrow's shops including exploring new ways to combine internet shopping with actual shops. The emphasis will be on integrating new retail solutions like omnichannel, click & collect and online returns.

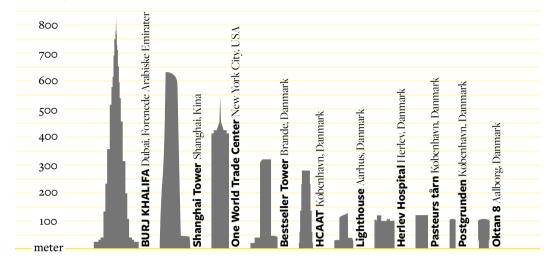
Lighthouse is expected to start work in spring 2019. 3XN designed the building which would be Denmark's tallest if it weren't for Bestseller's newly publicized plans to build a 320 highrise in Brande.

When the freeway by Brande opened a few years back,
Bestseller prepared a future expansion. The investment plans
have now been revitalised and the project has moved into a
clarification phase before the final decision is made. There has
not yet been set a date for the project start.

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Planned high-rises in Denmark

(in comparison to international standards)



The local plans include about 60 stores. According to Anders Holch Povlsen's plan, the neighbourhood wll be ready in 2023 and cover 645,000 sq m, or 88 football fields.

About 1,500 employees currently work in the Bestseller main office in Brande. Bestseller aims to finance the new neighbourhood itself. The highrise will be an independant building, connected to the surrounding buildings which will form the foundation for the highrise but not measure more than 75 meters.

- The project is rethinking the classical concept of a main office and is working with a long-term plan for the company in Brande where it has been located for more than 30 years and has become a natural part of the local community, according to the City of Brande.

Less than 100 kilometers away, another spectacular highrise is in the planning. On the tip of Aarhus Island, the Lighthouse project was reopened and reviewed in 2017 after 10 years on the back burner.

- Currently, the "design and engineering" phase is under way, and the local plan is making its way through the system. We are working to start construction in spring of 2019, says Rune Kilden, who is part of the builder consortium responsible for Lighthouse United alongside the investor Claus Hommelhoff.

Danish architect firm 3XN designed the project which, with its 40 storeys and 130 meters, will be Denmark's second tallest building-with public access to the top floor.

New highrises will also grace the skyline of the Danish capital, Copenhagen. The tallest of these will be the H.C. Andersen Tower, a 280 meter highrise featuring hotel rooms, an observation deck and housing.

H.C. Andersen Adventure Tower and Park will be one of Denmark's largest private investment projects in recent time, estimated at around €900 million. The focal point of the large-scale project, named H.C. Andersen Adventure Tower, is an amusement and adventure park themed around Hans Christian Andersen's fairy tales. As well as the outdoor park, the tourist attraction will also comprise indoor amusements and themed exhibitions, creating a year-round experience for visitors.

The park will occupy an area of approx. 85,000 sq m on the outskirts of Nordhavn, Copenhagen, opposite the quay for cruise ships, which welcomes around 850,000 tourists to Copenhagen every year.

An iconic landmark building will be constructed adjacent to the park. At around 280 metres tall and 75 storeys, it will except for the Brande tower - be the Nordic region's tallest building including a hotel, an observation platform, conference centre, shops, offices and apartments.

Within the area, there will be both private and social housing units surrounded by a public green park with free access for everyone.

- We see a unique opportunity to create an international tourist attraction in Copenhagen, at this great location in Nordhavn close to the cruise quay, themed around probably the most famous name in Danish culture, Hans Christian Andersen, say project developers Kurt Immanuel Pedersen and John Christensen.

H.C. Andersen Adventure Tower is collaborating with the following players:

OTHER HIGHRISES TO BE BUILT IN DENMARK

New highrises are planned for the Carlsberg Byen development in the southwestern corner of Copenhagen. Although not quite on the same scale. Carlsberg Byen will see the development of residential and commercial space in Pasteur's tower which is expected to be 120 meters high - 20 meters taller than Bohr's Tower which is currently the tallest residential block in the Copenhagen area, and also located in Carlsberg Byen.

Traditionally, Copenhagen was not a place where highrises were developed. Herlev Hospital with its 120 meter tower, 10 km west of Copenhagen is the city's tallest building to date.

EN STÆRK SAMARBEJDSPARTNER

- kræver et stærkt team



Vi har mere end 20 års erfaring i projektsalg, og har gennem årene oparbejdet et solidt kendskab til branchen.

Vores succes med projekter skyldes bl.a., at vi kan tilbyde en skræddersyet projektpakke der giver adgang til vores ekspertise og knowhow i alle projektets aspekter. Ofte er det et spørgsmål om at kunne sætte de rigtige ord på en idé, der skal matche de individuelle købere i den sidste ende.

I vores Kompetencecenter har vi samlet al vores faglige ekspertise under ét tag, og er derfor med hele vejen - fra tegnebrættet til overdragelsen.

Vores danbolig butikker arbejder professionelt med salget, og vi sørger for at "papirarbejdet" håndteres på en ordentlig og gennemskuelig måde, der skaber tryghed hos køber og sikkerhed hos sælger.



SAMARBEJDER MED NORDEA

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Kuben Byg

Lichtenberg

Momentum-

Nordea Eiendomme

RHB Development

Maycon

NPV

Oxdal

PFA

PKA

PBU



The total project sum of the HCAAT tower will be approx. €900 million. It will be one of Denmark's largest private property investments. The investors are expected to be a combination of Danish and international institutional investors, including pension funds.

Architect firms BIG and SLA along accountants, consultants and construction companies like Deloitte, KAB, Rambøll, ZÜBLIN, FORREC and ECA.

The building is being designed by the Danish internationally famous architect firm BIG – Bjarke Ingels Group.

- Copenhagen is a city of spires. The city centre has evolved with its historic spires as landmarks: the Stock Exchange, Church of Our Saviour, City Hall and Christiansborg Palace. Located at the maritime gateway to Copenhagen, the H.C. Andersen Tower will give us the opportunity to reimagine Nordhavn's new district, the harbor front as well as Copenhagen's skyline to be an integrated architectural whole, says founding partner Bjarke Ingels, BIG.

The development and design of the amusement and adventure park will be undertaken by the company FORREC, which has developed six of the world's ten most visited amusement and adventure parks.

The international consulting company ECA, which prepares analyses and recommendations for optimising amusement and adventure parks, will assist with the business development. ECA has provided consultancy on Danish attractions such as LEGO® House, LEGOLAND® Parks, Tivoli, Danfoss Universe and Copenhagen's new National History Museum of Denmark.

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CALL THAT GLISTERS IS NOT GOLD 70

Welcome to Ejendomsdagene – the most important conference- and networking event in Denmark for the property industry.

'All that glisters is not gold' is a Shakespeare quote that will inspire us at this year's Ejendomsdagene. This year Ejendomsdagene will be in Helsingør, home of Shakespeare's Hamlet, whose statue you will find in front of the Marienlyst Hotel, venue of this year's event.

It's the 8th time the Ejendomsdagene will be held and after a sold-out event last year, we look forward to welcoming you on the 29th – 30th of August, for 2 days of executive keynote speakers, selected inspiration, an exclusive banquet, a new award show and as always, a very special opportunity to mingle with prominent decision makers.

The full program will be published in April, but we encourage you to secure your access right now, since the number of participants is limited.

Read more at www.ejendomsdagene.dk

ejendoms dagene

Marienlyst 2019









sq m area in Copenhagen

9 new islands will make room for more commercial development in the Danish capital. One will be a "Green Tech Island"

By Kamilla Sevel

he plan for "Holmene" (The Islets) is to build one of Northern Europe's ▲ biggest, greenest and most innovative business areas as an extension of Avedøre Holme in Hvidovre municipality.

By recreating the original landscape and connecting it to the new area's total of 9 islands with a green belt, Holmene will add 700,000 new sq m, close to the city, nature and a 17 kilometer coastline.

The idea is for one of them to be "Green Tech Island", where waste water from the residents and businesses of Copenhagen will be transformed into clean water.

Until the 1960s, the area known today as

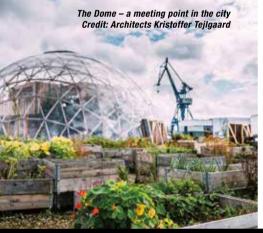
Avedøre Holme, was filled with small islands. lakes and lush nature left to grow wild. In the 1960s, the area was artificially dammed, filled and transformed into one of the biggest and most successful commercial areas in the North. The huge demand for an address at Avedøre Holme has sparked the drive to

Once complete in 2040, Holmene will consist of nine islands. The project will progress in phases and the backfilling of the water areas is set to begin with the first spade in the ground in 2022. Six years later, the first island is expected to be complete.

With Holmene, the Danish national capital region and all of Denmark will be getting a new super modern, 3.1 million sq m business area with capacity for about 380 new companies which will employ new, innovative traffic solutions. The islands with their natural demarcation will encourage companies to group into clusters and make the most of circular synergies, knowledge sharing and



create





Aarhus is a vibrant and rapidly expanding city with new, upcoming urban areas, a new skyline, new companies and cultural institutions. The city is situated by the sea and surrounded by green forests. Aarhus is generating an innovative breeding ground for entrepreneurs, start-ups and is providing an attractive talent pool for the thriving business community.

More than 5.000 new citizens move to Aarhus each year and a number of large scale city development projects are influencing both the infrastructure and self-perception of the city as it transforms towards a internationally recognized city with a fantastic small town feeling.













Close to public transportation, an international airport and schools of all levels, Holmene will strengthen the national capital region in its endeavour to attract companies, international investment and highly-qualified employees and ensure future business growth in Greater Copenhagen.

- Our vision of Holmene is to create one of Northern Europe's biggest, greenest and most innovative business areas, says Helle Adelborg, Mayor of Hvidovre.

The new business area will promote growth and development in an all new way: Holmene will develop and use the latest technology. It will be the home base of tomorrow's business clusters and green spaces boasting biodiversity and a variety of recreational activities.

The upcoming and innovative Danish architect firm Urban Power is behind the new project, while consultant Cowi in collaboration with DHI, Rambøll, Aglaja, MOE and Tetraplan, is responsible for the engineering piece.

We are talking about a new green space with an area of 700,000 sq m, much of which will be available for commercial development. Green Tech Island, one of the 9, will be equipped to transform waste water from the residents of the capital into clean water, thereby making Denmark's capital city one of the world's greenest.

to Lord Mayor Frank Jensen, Copenhagen,

who is excited about the prospects for the

capital of Denmark..

Green Tech Island will also turn sludge and bio waste into sustainable biogas; store surplus electricity from wind turbines for windless days; and test new technologies to catapult Denmark into the global elite of wise energy producers and users.

– I am thrilled with Hvidovre's project plans. It is a super exciting and ambitious project that will help us create new business space close to the motorway and airport, new jobs and new green, recreational areas. It is also a step towards tackling climate and waste water challenges in Copenhagen and the surrounding area. For these and other reasons, the government should and will enter into a

many as 380 new companies and generate 12,000 new jobs, once complete.

constructive dialogue with Hvidovre about making this project happen, says Rasmus

engineering firm Rambøll, attract as

As usual with visionary projects, varying opinions exist about their influence on existing business.

Jarlov, the Danish minister for industry,

business and financial affairs.

- As the islands will be developed in phases, it is unlikely that the gradual increase in supply will influence the price of business space - and I don't think this area will be in direct competition with locations closer to the city as it is slightly isolated and out of the way. But this will depend very much on the project's final configuration, branding and identity as well as on how infrastructure is handled, says Thomas Wenzell Olesen, the CEO and partner of Lintrup & Norgart, one of Denmark's leading commercial real estate agencies.

The first island is expected to be inaugurated in 2028.



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"Spritten" a new Aalborg neighbourhood

In just 15 years, Aalborg has grown from an industrial town to a culture and knowledge city. And now it's stepping up its game again.

By Kamilla Sevel

he former famous alcohol distillery in Aalborg, De Danske Spritfabrikker, is the biggest industrial property in the country with a heritage designation, but it is more than just urban space and bricks.

- The transformation of the distillery has the potential to be the most innovative urbanization project in Northern Europe in recent times. We are building an all new, creative neighbourhood where art and day-to-day life merge and raise the neighbourhood to new heights, says Thomas Kastrup-Larsen, Mayor of Aalborg.

The former distillery in Aalborg is a page out of the industrial and cultural history book of the city with new potential. The fund Realdania is an active part of raising the city's potential.

- When we bring new life to old, decommissioned industrial areas, we are not only preserving an important story about identity and labouring together - we are also creating new potential for urban development in a unique place, says Director

of Philanthropy Nina Kovsted Helk, Realdania.

The new art centre's overall area will be approximately 3,200 sq m - including 2,200 sq m of transformed, preserved buildings and an approximately 1,000 sq m addition.

It is a two-part competition: the deadline for phase 1 is March 28, 2019. Phase 2 - offers and negotiations - will unfold in fall of 2019 according to the plan. The final winning project is expected to be revealed at the end of 2019.

The preserved manufacturing building and distillery hall will be transformed into a modern art center, which is already set to house Cloud City, the spectacular work of art by the Argentinian artist Tomás Sarvaceno. Artcenter Spritten is part of the overall plan to make the historical industrial area into a new, attractive Aalborg neighbourhood.

- We are entering into an exciting phase in the development of Artcenter Spritten: 5 teams of consultants have been asked to offer their

concrete proposals for an exhibition centre which will interact with the monumental piece Cloud City. Meanwhile, the proposals are to form a master plan for the area which will also include the urban space around the Artcenter and landscaping towards Limfjord. I am really looking forward to seeing the various proposals for global solutions, says Peter Spøer, chairman of the board of the property fund Artcenter Spritten.

had huge success with

a work of the same name exhibited on top

of the Metropolitan

Museum of Art in New York City.

The art center is part of the development of a 47,000 sq m site of the distillery owned by the Danish construction company A. Enggaard. Martin Nielsen has an option on 19,000 sq m on the eastern part of the site, the future location of Cloud City, along with the right to build another 7,000 sq m.

- We are literally uprooting the factory and building a new foundation driven by art. If we hit the right architectural note, we will succeed in building the structures that will house new life here for the next 100 years, says Martin Nielsen

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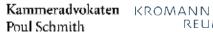






























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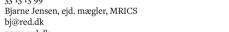
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estate MEDIA

10 years as the leading Danish information source for property professionals

In 2018, Estate Media, the publisher of Scandinavian Property Magazine, celebrated its 10th birthday, and, with its position as the industry's focal point, the next decade is looking bright.

By Kamilla Sevel

■ he internet and social media provide oceans of information on the property industry, but a clear overview and the best contacts are not always easy and quick to find. This is the niche of media house Estate Media, which has turned into the property industry's mouthpiece in Denmark, and the property media group with the broadest scope. Annually the company produces 7 print magazines, the English Scandinavian Property Magazine and 35-40 conferences and debates, not to mention its daily online news feed.

Behind this success is the work of a specially skilled, carefully selected team - one which creatively, commercially, journalistically and administratively ensures a wide range of platforms and touch points for the pleasure and benefit of readers, users, recipients, participants, members, partners and advertisers.

- One of the biggest challenges for the industry today is to remember to pay attention to where the diverse streams of the industry intersect. Working together is often the key to many projects' success and when we make room for informal meetings and keeping up to date with what is happening with colleagues and competitors, it helps move things in the right direction, says CEO Lars Bernt, Estate Media.

A conference or seminar can offer the opportunity to grow new contacts, and Estate Media gathers the industry across traditional divides.

- The property industry is all about contacts. People follow each other and work together. This is why it is so important to be visible in the market and this generates the need for a media niche with precise knowledge and coverage of the property industry. We help support continuous knowledge sharing within the industry. Estate Media also derives its strength from being part of a Nordic media company with a solid footing in Norway and Denmark—one that isn't afraid to grow, says Lars Bernt.

Lars Bernt is convinced that demand for the product Estate Media offers will continue to grow over the next few years.

- The actual product of media companies like Estate Media is to bring people together, the right way, by offering relevant, impactful marketing with good value for clients and readers. We do this by providing insight, visibility and the opportunity for dialogue, says Lars Bernt.



- Estate Media strives to support knowledge sharing in the property industry—something that is increasingly important in today's constant, flickering flow of information which can be difficult to sift through when you are looking to find the right knowledge channels and valuable contacts, says CEO Lars Bernt, who leads the media firm alongside Editor in Chief Kamilla Sevel.

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Aarhus, on equal footing with Copenhagen

Major development projects across
Denmark's second-largest city, making
it just as sought-after by investors as
the Danish capital

By Kamilla Sevel

Aarhus, Denmarks second largest city, and Copenhagen are almost the same now. The two cities are very close and the risk premium has all but disappeared. But the market appears to have peaked. Many condominiums are set to be released into the market with the biggest ones having a hard time selling.

- The market is cooling down a little. 2017 was an extraordinary year with super high activity levels. Now supply is substantial and growing, which is why we think that the €220 per sq m we have been seeing was the Aarhus housing market at its peak, says partner Johan Gottschalk, Colliers International.

Although he stresses that there's no reason to worry as the market has been extraordinary. But when housing units take longer to sell on the housing market, investors start looking at commercial real estate.



Providing an independent and up-to-date view on the Danish-Swedish Greater Copenhagen Region

ØRESUNDSINSTITUTTET is a Danish-Swedish knowledge centre that helps spread knowledge about developments in the region through analyses, network meetings, and the regional news service News Øresund. We are a non-profit organisation, financed by member contributions from more than 100 members from the state, municipalities, universities and private enterprises.

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of Pakhusene
was completed
in 2017, while
the 2nd phase
is expected to
be ready to
move into by
spring 2020.

Rune Kilden
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untraditional
developer
behind a
number
of Aarhus
projects these
years.

– The required yield reflects the huge demand and is as low as 4 per cent. Not least because central Aarhus is in short supply of office space while the outskirts of the city see vacancies. This illustrates the structural challenge in the office market. We haven't had any widespread tradition of speculative office construction in Aarhus. Now we are seeing a few examples of it like the institutional investor PFA which chose to invest in Pakhusene in the new development area Aarhus Ø, before the units were rented out, says Johan Gottschalk.

When it comes to offices, the downtown area is in short supply of modern facilities.

- The top rent there is €200 not including operating costs. Space that is of secondary appeal in terms of condition and location is often the first to stand vacant.

However, demand for projects in Aarhus Ø remains good. One of the most spectacular housing projects in Aarhus consists of 51 units

and a host of activity buildings. It is 20 storeys high and 70 meters tall and located on the Aarhus harbourfront.

The building was designed by the world famous architects Bjarke Ingels Group. Kilden & Hindby along with the owner of the construction company Casa, Michael Mortensen, are behind the project with the Danish construction company MT Højgaard as the contractor and MOE as the engineer on the project.

Another housing project is Lighthouse which is expected to be the second tallest in Denmark and Pakhusene, which consists of 5 tower blocks, including 3 with commercial space comprising a total area of approximately 35,000 sq m.

Going forward, Aarhus will also be developed outside of its core. The Aarhus city council approved a development plan in the fall of 2018 for the suburb of Lisbjerg. This will see a village transformed into a dense and urban

town with room for 25,000 residents.

The total urban development area will include 1 million sq m of housing and 250,000 sq m of commercial space. The development plan also includes seven alignments for the area, including requirements for a well-functioning city life, high-quality architecture, sustainability and good traffic conditions.

- When we develop Aarhus we also have to focus on the overall development potential to be found outside of the ring road. Lisbjerg is a perfect example. It will be an area with a focus on good housing for families with children with easy access to green space and recreational areas. It will also be an area with good conditions for commuters who will have direct access to the motorway network and therefore also the rest of eastern Jutland, as well as to downtown Aarhus with light rail and super bike paths, says Councillor Bünyamin Simsek, Department of Technical Services and Environment.

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Unique housing project embodies SDGs

The tip of Copenhagen's southeastern district Ørestad will soon be the location of a spectacular neighbourhood. UN17 Village will be designed and built to address as many of the SDGs as possible.

By Kamilla Sevel

openhagen's Ørestad South district will be the home of an entirely innovative development. A community centre, pool and recreation facility, communal dining hall and a repurposing centre are just some of the features of the project which will create the conditions for a spirit of community to grow in the neighbourhood.

Four teams competed to design the best project for the southernmost tip of Ørestad and secure the right to purchase the construction ground. The contract was awarded to the real estate investment fund NREP who, along with architect firms Lendager Group and Årstiderne Arkitekter, formed the winning team with its project UN17 Village.

Throughout the competition, the four teams were evaluated on, among other things, their project's public amenities, the openness of the development and sustainability. CPH City & Port Development, the public development

organization, requires that the project's sustainability be certifiable at the gold level, at a minimum, according to the Danish sustainability certification DGNB standard.

ØRESTAD'S SOUTHERN TIP WILL SET THE STAGE FOR COMMUNITY

The winning team's proposal is a sustainable housing project with a host of facilities that reach out to the rest of the neighbourhood and will create the framework for new community engagement in Ørestad. The buildings and location will not only benefit its own residents but also the entire district.

The project consists of housing for approximately 830 new Ørestad residents and a number of public community functions.

- The project is unique in that it borders on natural surroundings, even though it is located in the capital - in one of Ørestad's best locations. It will be a sustainable housing devenew standards for urban development, says Anne Skovbro, CPH City & Port Development.

Holistic urban development is one of the core concerns of CPH City & Port Development.

- We aren't developing site after site. We are building neighbourhood after neighbourhood. We are looking at the big picture and the elements that connect neighbourhoods. Through conscientious, thorough urban planning we are aiming to create value for as many neighbourhood residents as possible, and UN17 Village will be a big part of this, says Anne Skovbro.

SUSTAINABLE AMBITIONS

UN17 Village is divided into five blocks each with a community function located on the ground floor. Roof surfaces will be transformed into a vast greenhouse to be used as a community centre and meeting recycled materials and components.

- We are honoured and proud that our ambitions for sustainability and communityoriented development were appreciated by the jury. Our proposal, UN17 Village, is the result of an inspiring and ambitious collaboration between architects, engineers and our own housing development organization. I believe and hope that this project will make a positive contribution to the development of Ørestad and help to create new standards for how property developers can enrich the urban environment by focusing on community, health, the climate, biodiversity and repurposing materials, says Rune Højby Kock, a partner in the investment fund NREP.

The reference of the project to the UN's 17 global goals clearly reflects the winning team's ambitions for the sustainability of the project.

first housing project in the world to transform the SDGs into action. Lendager Group, with its focus on sustainability and new paths to creative solutions, is the global leader when it comes to implementing sustainable solutions faster, more inclusively and cheaper than the construction industry has ever seen before. UN17 Village raises the bar for sustainability - globally, says Anders Lendager, CEO and found of Lendager Group as well as one of the architects on the project.

The UN17 Village will offer a variety of housing options from traditional family living to actual community housing.

Årstiderne Arkitekter is also contributing to the design of the proejct.

- As architects and designers of many housing projects and experience with the last

decade's urban transformation, it has been fantastic to be part of this team and this project which raises the bar on both fronts. Not only will this project be a lighthouse within sustainable housing development but it will also both challenge and meet the need for new types of housing in the capital. A large percentage of the housing will be organized around communal amenities that add an extra dimension to daily living, says Creative Director and Partner Mikkel Westfall, and

- This will be a place where residents and visitors can meet, for example to cultivate the gardens, to share a meal in the dining hall and relax in the spa. The architecture of UN17 Village is ambitious and varied to the benefit of future residents; but this vivacious and accessible neighbourhood will also invite the rest of Ørestad inside, says Mikkel Westfall.



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