



CapMan Real Estate acquires residential development project in Glostrup, Greater Copenhagen, from Danske Shoppingcentre

CapMan Real Estate press release
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CapMan Nordic Real Estate III Fund (CMNRE III) has signed a forward purchase agreement to acquire a residential development project from Danske Shoppingcentre (DSC). The project, consisting of 137 residential units in the heart of Glostrup has been developed by DSC together with Raundahl & Moesby and designed by PLH Arkitekter. Once completed it will offer quality living in a well-located modern residential area with excellent shopping and dining opportunities and good connections to Copenhagen city centre. Raundahl & Moesby will manage the development and construction which is expected to be finalised by end of 2027. The project will be DGNB Gold-certified and seek EU taxonomy alignment.

The construction of the residential units take place as part of a larger modernisation of the Glostrup Shoppingcenter driven by DSC. The carefully designed development will contribute to a complete renewal of the area and will consist of 137 new residential units spread over 10,647 m², as well as a new grocery store, eateries with outdoor dining options and a new inviting facade facing Glostrup station. Copenhagen city centre can be reached from here in less than 20 minutes by car or train, making it an ideal location for commuting. Once the urban development, which is part of the renewal of Glostrup's city centre and station area, is developed, it will contribute to a more modern and inviting city centre.

"With this divestment, we secure an important element in DSC's extensive development project for Glostrup Shoppingcenter, which is being transformed from a local centre to a modern integrated urban centre in Glostrup with new attractive residential units, numerous retail options, and a new food hall when it is completed in 2027", says **Jesper Faurholdt**, CEO of DSC.

"As a professional operator, CapMan is an optimal partner for us, not only as an investor in the residential project (which for strategic reasons DSC does not seek to be the long-term owner of), but also as a partner in the community that owns and operates an integrated urban multifunctional city centre, where the synergies of the functions are best achieved through a common interest in creating the best offers for residents and visitors," says **Jesper Byrch**, CDO of DSC, who also thanks Bruun & Hjejle and Nordanö, who as DSC's legal and commercial partners, respectively, have ensured a good and professional divestment process.

"We are pleased to be part of this project and receive the opportunity to invest in such a high-quality development at the heart of Glostrup in Greater Copenhagen. We've already gained a trust-based collaboration together with Danske Shoppingcentre and Raundahl & Moesby who has run a very a smooth and professional process and look forward to continue working with them going forward", comments **Hasse Wulff**, Head of Transactions at CapMan Real Estate Denmark.

The property will be DGNB Gold-certified, obtain energy performance certificate (EPC) A2020 and seek EU taxonomy alignment. The project will include 175 m² solar panels which will produce approx. 38,000 kWh p.a.

The residential units will be constructed by renowned contractor Raundahl & Moesby during 2025-2027 with a final handover and transaction closing expected by end of 2027.

CapMan Real Estate manages approximately €4.4 billion in real estate assets, with a team of over 80 professionals located in Helsinki, Stockholm, Copenhagen, Oslo, London and Jyväskylä. This is the 5th investment in Denmark for CMNRE III, a value-add fund investing mainly in Nordic office, logistics and selected residential assets.

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About CapMan

CapMan is a leading Nordic private asset expert with an active approach to value creation and €6.1 billion in assets under management. As one of the private equity pioneers in the Nordics we have developed hundreds of companies and assets creating significant value for over three decades. Our objective is to provide attractive returns and innovative solutions to investors by enabling change across our portfolio companies. An example of this is greenhouse gas reduction targets that we have set under the Science Based Targets initiative in line with the 1.5°C target and our commitment to net zero greenhouse gas emissions by 2040. We have a broad presence in the unlisted market through our local and specialised teams. Our investment strategies cover real estate and infrastructure assets, natural capital and minority and majority investments in portfolio companies. We also provide wealth management solutions. Altogether, CapMan employs around 200 professionals in Helsinki, Jyväskylä, Stockholm, Copenhagen, Oslo, London and Luxembourg. We are listed on Nasdaq Helsinki since 2001. www.capman.com

About Danske Shoppingcentre (DSC)

Danske Shopping Centre was established by ATP Ejendomme and Danica Ejendomme in early 2018 and is the market leader in Denmark in the shopping centre sector, with 16 shopping centres across the country. The portfolio has a total area of approximately 820,000 m² and operates around 1,100 leases in total. The shopping centres are visited by 72 million customers annually. DSC owns the following shopping centres: Aalborg Storcenter - Amager Centret - City2 - Copenhagen Designer Outlet - Frederiksberg Centret - Friis Shoppingcenter - Glostrup Shoppingcenter - Helsingør Bycenter - Herning Centret - Ishøj Bycenter - Kolding Storcenter - Lyngby Storcenter - Nørrebro Bycenter - Randers Storcenter - SlotsArkaderne - VestsjællandsCentret.