

CapMan

CapMan Real Estate and PensionDanmark acquire major residential development project in Rødovre, Greater Copenhagen

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CapMan Real Estate and PensionDanmark have jointly acquired a major residential development project in Rødovre, located in close proximity to Copenhagen. The project consists of approx. 42,500 sqm and will be developed and constructed over a six-year period, creating a new modern residential neighborhood in central Rødovre and supporting the municipality's ambitious development plans near Rødovre City Hall and Rødovre Centrum.

The project consists of five separate land plots, acquired from Rødovre Municipality with approx. 500 residential apartments and retail units to be developed. The properties are expected to be constructed in three phases. They will be constructed by renowned family-owned construction company A. Enggaard A/S, who will also undertake the construction of a new Civic Center next to Rødovre City Hall.

“This project has been under active planning for the past 18 months, and we are pleased to now initiate the development of the first two land plots together with PensionDanmark, Rødovre Municipality and A. Enggaard A/S. We see this as the most attractive development area in Rødovre Municipality given its ideal location near Damhussøen, Rødovre Centrum and Rødovre City Hall. This is an opportunity to complete the transformation of the Gartnerbyen area into a vibrant and attractive new residential neighborhood which will also benefit from directly overlooking a new green park and green promenade that will connect the whole neighborhood,” says **Hasse Wulff**, Head of Transactions at CapMan Real Estate Denmark.

Gartnerbyen is evolving into a vibrant, green neighbourhood with inviting recreational spaces and an attractive urban environment featuring cafés and shops. We are excited to help expand this unique area in Rødovre with new homes, where community and urban life is already beginning to take shape. Over many years, PensionDanmark has built strong expertise in developing high-quality residential areas that create long-term value for both local communities and our members' pension saving,” says **Torben Modvig**, director of real estate at PensionDanmark.

Currently, the area consists mainly of older light industrial buildings and office properties. Over the coming years, the team together with A. Enggaard will lead the planning and transformation of the site into a modern residential neighborhood with recreational areas and high-quality public spaces, including cafés and local amenities. Adjacent to the development, Rødovre's upcoming municipal Civic Center will serve as the municipality's new administrative hub,

bringing key public services closer to residents and strengthening the area's connectivity.

The development is designed to support long-term sustainability, with the objective of aligning the project with EU Taxonomy criteria (7.1).

The transaction marks the first joint-venture between CapMan Real Estate and PensionDanmark.

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About CapMan

CapMan is a leading Nordic private asset expert with an active approach to value creation and 7.1 billion euros 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 scenario and our commitment to net-zero GHG 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, real asset debt, 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, Luxembourg, and Düsseldorf. We are listed on Nasdaq Helsinki since 2001. www.capman.com

About PensionDenmark

PensionDanmark is a labor market pension fund and among the 50 largest pension funds in Europe. PensionDanmark manages pension schemes, healthcare programme and educational funds on behalf of 847,600 members and 22,400 businesses within the Danish private and public sector. PensionDanmark is not-for-profit and owned by our members. As a result, all profits go to our members. Contributions totaled EUR 2.3bn in 2024. Total assets is now EUR 50.4bn.