

Zengun and Skandia Fastigheter continue their collaboration on a new landmark at Odenplan

Zengun and Skandia Fastigheter have signed an agreement to continue their collaboration on the development of Spelbomskan 9, formerly known as Läkarhuset, located at Odenplan in Stockholm.

Following the project's initial phase, the parties are now taking the next step towards realizing a new, modern landmark in one of Stockholm's most central locations. The order value amounts to approximately SEK 700 million, with construction set to commence immediately. The project will be registered in the order book in the third quarter.

The project involves replacing the former Läkarhuset building, originally constructed in the 1960s and now at the end of its technical lifespan, with a new building. The new development is designed with a focus on sustainability, modern workplaces, and attractive spaces for meeting and collaboration.

The new building will comprise a GFA of approximately 14,500 square metres and be certified in accordance with BREEAM Bespoke, at the Excellent level. The project has a strong sustainability profile, with ambitious targets for reuse and a minimized climate footprint. Parts of the existing basement and structural foundation will be reused and adapted to the new building, and materials from the former property will be salvaged and reused to the greatest extent possible.

- It feels very positive to be given continued trust in this complex and exciting project. Our work in the first phase has been characterized by strong collaboration, and we look forward to, together with Skandia Fastigheter, driving the project forward toward a new landmark in Stockholm, says Julia Kågström, Business Unit Manager at Zengun.

The project is now continuing into its next phase, in which the existing property will be gradually dismantled and replaced with a new building. The architecture draws inspiration from the expression of modernism and is adapted to the existing structure of the block and the surrounding buildings.

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This information is information that Zengun Group AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, on 1 July 2026 at 13:50 CEST.



Stockholm, 1 July 2026

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