

PRESS RELEASE**15 08 2019**

Kungsleden to build an 8,000 sq.m. office building in Hyllie, Malmö

During the summer, Kungsleden has leased more than half of one of its most exciting new construction projects: Eden by Kungsleden, an office building on Hyllie Boulevard in Malmö. The project will include approximately 8,000 sq.m. of office space, with construction commencing in September and occupancy scheduled for spring 2021.

Two large lease agreements have been signed during the summer, of which one is with the workspace rental company Quick Office that has signed a seven-year lease for 3,148 sq.m. and plans to establish co-working areas, conference rooms, a restaurant, a café, reception and local services in the building. Quick office will gain access to their premises in April 2021.

Eden is Kungsleden's first new office building and will offer a high level of service, modern digital solutions and innovative, nature-inspired common areas. Companies have shown great interest in establishing themselves in Eden.

“Eden is no ordinary office building. The objective is to put people at the center and create a variety of well-planned environments, smart digital solutions and first-class services that, in symbiosis with Eden's tenants, will enhance both productivity and wellbeing,” says Ulrica Sjöswärd, Regional Manager at Kungsleden.

“We already have a very good collaboration with Kungsleden and look forward to being part of the development of the Symbiotic Building concept. Service, comfort, calm working environments and an efficient everyday life with people and wellbeing in focus are the cornerstones of our concept,” says Niklas Lénart, Quick Office's founder and CEO.

The property will be certified according to the Well Building Standard and will be a Symbiotic Building, which is Kungsleden's own trademarked concept covering four cornerstones: health, service, technology and nature. The Well Building Standard is an international standard focusing on human health and wellbeing. The standard is based on elements that affect health, such as air, light, water, sound, diet, exercise, wellbeing, materials, comfort and community.

Kungsleden's investment in Eden is estimated at SEK 350 million, including land acquisition. The building will be certified to at least LEED Gold.



Eden by Kungsleden, read more at: www.edenihyllie.se

About Symbiotic Building

Symbiotic Building is Kungsleden's own concept which can be implemented in both new and existing buildings, and requires creating the right conditions in four areas:

- Health – being good for people's wellbeing and promoting creativity, efficiency and performance.
- Service – having a community feel and offer services that make life easier, such as package delivery, catering and meeting rooms.
- Intelligent and smart technology – offering innovative solutions such as digital internal communications, sensors showing vacant spaces, temperature indicators, plants that purify indoor air, technologies that encourage physical exercise, spaces to test new technologies, etc.
- Natural elements – being close to nature, even indoors, mainly in the common areas with sound, light, scents and materials that all imitate nature.

For more information, please contact:

Ulrica Sjöswärd, Regional Manager Gothenburg/Malmö Kungsleden |
+46 31-755 56 31 | ulrica.sjosward@kungsleden.se

*Detta pressmeddelande finns tillgängligt på svenska på
www.kungsleden.se/pressmeddelanden*

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Kungsleden is a long-term property owner that provides attractive, sustainable and functional premises that enrich people's working day. We create value by owning, managing and developing offices and other commercial properties in Stockholm and Sweden's other growth regions. A large proportion of our properties are grouped together in attractively located clusters where we participate in and influence the entire area's development. Kungsleden's goal is to deliver attractive total return on our properties and to the shareholders. Kungsleden is listed on Nasdaq Stockholm Large Cap.