



Stockholm c/o Faberge



IMPOSSIBLE

Our world.

Fabege develops long-term sustainable city districts. Our concept isn't primarily about constructing buildings. It's about creating the conditions to help people and companies thrive. So we like to see ourselves as a key player in boosting competitive edge for our customers. People have so much to fit into their day: fetching, dropping off, taking exercise, running errands. And then on top of that we need to work too. Our aim is to make it as simple as possible for our customers' employees to achieve a healthy work-life balance. So we can never think small. We have to look at the bigger picture. The whole company. The whole area. The whole person. All the time.



WE USE

100%

**RENEWABLE ELECTRICITY
IN OUR AREAS**



UNCONTEMPORARY



Our districts.

Arenastaden
Solna Business Park
Haga Norra
Hammarby Sjöstad
Stockholm inner city



UNGLAMOROUS



ARENASTADEN®

Epic every day.

These days it's hard to imagine how the area used to look. Before Mall of Scandinavia, Friends Arena, the contemporary office buildings and the vibrant, urban scene. We saw an opportunity here to create a modern city district out of a desolate, empty space, to provide a hub for both business and pleasure. We saw that we could transform the impossible into the possible here. Today it's home to the headquarters of some of Sweden's biggest companies. It's a fully sustainable district with top quality housing, offices, hotels and public transport.

**WE'VE CREATED 20,000 SQM
IN ARENASTADEN**

**GREEN,
GROWING
ROOFS**



UNFOCUSED

HAGA NORRA

A new district in an inspirational setting.

Imagine a place for work and housing, for people of all ages and from different backgrounds. Imagine a thriving and harmonious place, where the focus is on achieving the right mix. That's just how we imagine Haga Norra. The area will be home to six unique residential districts, each with entirely different characters and dimensions. Together they will be home to over 2,000 people. Flexible office buildings adapted for both large and small companies are also being planned. Overall, the district will consist of 900 homes, 70,000 sqm of offices and 7,000 sqm of services just ten minutes' walk from Mall of Scandinavia, and with tranquil Haga Park just around the corner. The entire area is scheduled for completion by 2025.

A blue high-speed train is shown in motion, blurred to indicate speed, as it passes a modern train station platform. The platform has a dark floor and overhead lighting. The train's sleek, aerodynamic design is highlighted by its vibrant blue color.

**OUR OFFICES ARE ALWAYS
IN LOCATIONS
WITH RAIL CONNECTIONS**

**MAX
5 KM
FROM CITY**



INACCESSIBLE



SOLNA
BUSINESS
PARK:

Solna Business Park 2.0

As the name implies, Solna Business Park is a place for business. Big business. It's home to the headquarters of Coop, Unilever, Evry and a number of other major companies. The district is serviced by the light railway, commuter trains, inter-city trains, underground and buses, making it one of Stockholm's best connected locations. An exciting facelift is planned here, featuring impressive architecture, smart logistics and well-designed services for companies and their employees. All in order to create the right conditions for successfully combining working life with leisure time.



UNINTELLIGENT



HAMMARBY
SJÖSTAD

Home of bright ideas.

Completely new buildings combined with older industrial buildings that have been developed are providing a home for many companies that are looking for a dynamic inner-city location with creative office environments. This is where the new economy is working, and often in buildings from a bygone era. One example is the old light bulb factory Luma, a building that is the embodiment of functionalism. Hammarby Sjöstad is a district that highlights the contrast between old and new, land and sea. Between the vast expanse of water, and even bigger ideas.



9
OF **10**

**RECOMMEND US
AS A LANDLORD**



UNSUSTAINABLE

Stockholm inner city.

Sweden's engine.

Stockholm is happy to call itself the Capital of Scandinavia. When it comes to the office market, it's no exaggeration. Stockholm inner city is the largest market in the Nordic region. And we're one of the biggest owners. Our properties are mainly concentrated to the districts around Kungsgatan and Drottninggatan – prestigious settings where new visions are beginning to emerge.

Case study

SEB – Sweden's biggest office project.

How do you relocate 4,400 people to new offices? To offices where the environment has been considered down to the last detail? To find the answer, just take a look at the SEB building. It's Sweden's biggest office project. All in all the project includes three interlinked buildings with a varying open office plan, packed with services and support functions, restaurants and cafés. The buildings are connected both above and below ground; a solution that simplifies collaboration and spontaneous meetings between the bank's various departments. And on the subject of above ground, the roofs are about as far from lifeless as you can imagine. Solar panels and plants live in harmony here.



A photograph of a modern office interior, viewed through a glass wall. The office features white desks, black office chairs, and blue partitions. A large, dark, dome-shaped pendant light hangs in the center. The floor is light-colored with a patterned design. The overall atmosphere is bright and professional.

**WE ACCOUNT FOR
MORE THAN**

50%

**OF ALL NEW OFFICE
DEVELOPMENT IN STOCKHOLM**



Case study

The Winery Hotel.

The Winery Hotel is Sweden's first wine hotel. With 184 rooms, the hotel offers visitors a wine bar, deli, restaurant and Sweden's largest winery, with samples from across the world as well as the hotel's own wine. The building's architecture, with brick features and large glass wall sections, is reminiscent of a vast food hall bursting with activity, 24 hours a day.





**OUR SERVICE
TECHNICIANS DRIVE**

100%

ELECTRIC CARS

Case study

Trikåfabriken.

A contemporary, thriving office building with a unique industrial feel.

The next piece in the puzzle for the development of Hammarby Sjöstad is undoubtedly Trikåfabriken – a building that succeeds in bearing witness to the area's history as well as its future. Trikåfabriken is made up of three different buildings from three different eras that have been redeveloped to form a cohesive, functional and, most importantly, sustainable office property. The building has solar panels on the roofs, 150 bicycle parking spaces with bike wash and charging stations for electric bikes, and is environmentally certified according to BREEAM-SE. The redevelopments and extensions in wood create a pure architectural expression that both preserves and enhances the building's existing quality and industrial character. Tengbom Architects are responsible for the design of Trikåfabriken, and one of the first tenants is the Swedish Environmental Protection Agency.





UNHUMAN

The bigger picture.

The fact that we develop city districts and are therefore major property owners in our areas means we can take greater responsibility for the bigger picture. From positioning the social areas and visible stairwells to encourage movement, to everything that happens outside the office itself: Does the area have enough gyms, green spaces, hotels, cafés, restaurants and cycle paths? We know that people who feel good perform better. If on top of that they are able to run their private errands quickly and nearby, then it takes less time and focus from work.

A woman with blonde hair tied back, wearing a black jacket, is smiling and looking towards the camera. She is standing in front of a large glass door or window. In the background, to the left, there is a park bench and a tall, modern street lamp. The scene is set at night or dusk, with some greenery visible in the background.

UNSAFE

With our customers. Through thick and thin.

We believe there are several aspects to a long-term approach. We are long-term property owners. We have a long-term approach to our relationships. For example, if a customer needs to grow, we'll help them find a solution. The same applies if they need smaller premises. We have a long-term approach beyond our portfolio as well. We work actively to build a sustainable urban environment that satisfies the needs of today without compromising the ability of future generations to meet their own needs.

From council to coffee machine.

We've solved numerous challenges over the years. And we take the lessons we've learned on board for future projects. The way we see it, this approach often gives us a lead. We never need to start from scratch. Whether it's a matter of the local council's particular conditions, or the best place for the coffee machine in the new office.



**WE HAVE
REDUCED CARBON DIOXIDE
CONSUMPTION BY**

96%
OVER THE PAST 15 YEARS


Fabege

CREATING THE RIGHT CONDITIONS