



KILDE DAL

**DENMARK'S LARGEST HUB  
FOR LIFE SCIENCE BUSINESSES**





Kildedal hosts a brand-new innovation district offering state-of-the-art business premises and amenities as well as sustainable housing for active urban living.

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# Vision

Kildedal is a brand-new urban district located in Greater Copenhagen, west of Ballerup.

The vision for Kildedal is based on the following formula:

**A CITY FOR LIFE:** Right where city meets countryside, and where the open landscape begins, that's where you find Kildedal. A new, vibrant, and easily accessible city in Greater Copenhagen with cross-sector communities, expanding businesses and a sustainable approach to life and nature. Kildedal – a city for life.

**A CONVERGING CITY:** Living at Kildedal means coming together, with the interaction between man, nature, and architecture part of the city's logic. Communities spring from immediate relations and across ages, neighbourhoods and cultures. Kildedal facilitates spontaneous meetings, innovative thinking and involvement. This imbues the city with strength and a vibe. Kildedal is therefore a city where you want to both reside, work and live.

**AN EXPANDING CITY:** Kildedal is a powerhouse for life science, biotech and healthcare technology. The city derives its pulse from a diverse, innovative and international environment in close collaboration with knowledge institutions, which at the same time add value and new life to the entire life science ecosystem in Denmark. Life science has an appetite for knowledge about life and what the future brings, and life science therefore throws a bridge over Kildedal's many residents and its business community.

**A BALANCED CITY:** Kildedal provides the perfect conditions for healthy, active and balanced living close to nature, where nature is a manifestation of the commitment to safeguard our common future. Ambitions run high where the climate is concerned, and they form the basis for sustainable solutions and biological diversity.



# Introduction

**Kildedal will host a vibrant life science innovation district showcasing Denmark as global frontrunner within healthcare**

Designed to become Denmark's largest hub for life science businesses, the innovation district is envisaged to become a thriving powerhouse for knowledge-intensive businesses but also an attractive place to live with a keen focus on sustainability and liveability.

Overall, the vision is to create a dynamic environment drawing on the synergies that are created when disparate business disciplines and sectors within life science converge with an active community in an innovation district offering state-of-the-art premises and amenities as well as bustling city life with shops, cafés, schools, etc.

Colliers has prepared this information material on behalf of Arealudviklingsselskabet Kildedal P/S, a development company established by a partnership composed of Ballerup Municipality and domestic pension fund PensionDanmark.

The development company is responsible for the development of the new district of Kildedal, with construction start scheduled for 2023.

The new district will hold DGNB Gold certification.

This booklet is intended to set out the guiding principles for the vision and masterplan for Kildedal, with particular emphasis on Kildedal as a future business location for life science companies.

Colliers is ready to help you if you would like to learn more about Kildedal. We hope you would like to become part of the new exciting innovation district.



# Background

Late 2019, Ballerup Municipality and domestic pension fund PensionDanmark agreed to initiate the planning process to develop Kildedal as a new, state-of-the-art urban district centred around Kildedal train station. Over the next 10 to 12 years, Kildedal will be developed as a new urban district in Ballerup Municipality, Greater Copenhagen. Developed in proximity of the town of Måløv, Kildedal is envisaged to grow at a steady pace, in time merging with the new districts of Kildedal Syd (South) and Kildedal Nord (North) in the neighbouring municipality, Egedal. The new urban district of Kildedal will enjoy a highly attractive location close to vast natural areas yet with a travel time of only 30 minutes from Kildedal train station to Copenhagen Central Station.

**The ambition is to create a diverse urban district with a mix of housing types and businesses, mainly in the field of life sciences. Shops, cafés and public institutions, including a children's universe with a focus on the environment and natural sciences, are to support the qualities of active urban living.**

When fully developed, Kildedal is expected to house some 2,000 dwellings and as many as 10,000 workplaces. Ballerup Municipality and PensionDanmark have partnered up to establish a development company, Arealudviklingsselskabet Kildedal P/S. Arealudviklingsselskabet Kildedal P/S is responsible for the sale of building rights to investors and future developers, and also market Kildedal to potential tenants, users and stakeholders.

In the planning phase, one of the key focal points was to pinpoint a joint strategic basis for the development of Kildedal, as illustrated in the figure on p. 20.



# Life science innovation district

## Kildedal leveraging existing life science eco-system in Greater Copenhagen

Kildedal life science innovation district will build on and leverage the strong existing life science ecosystem in Greater Copenhagen which include world class universities, university hospitals, science parks, incubators and accelerators.

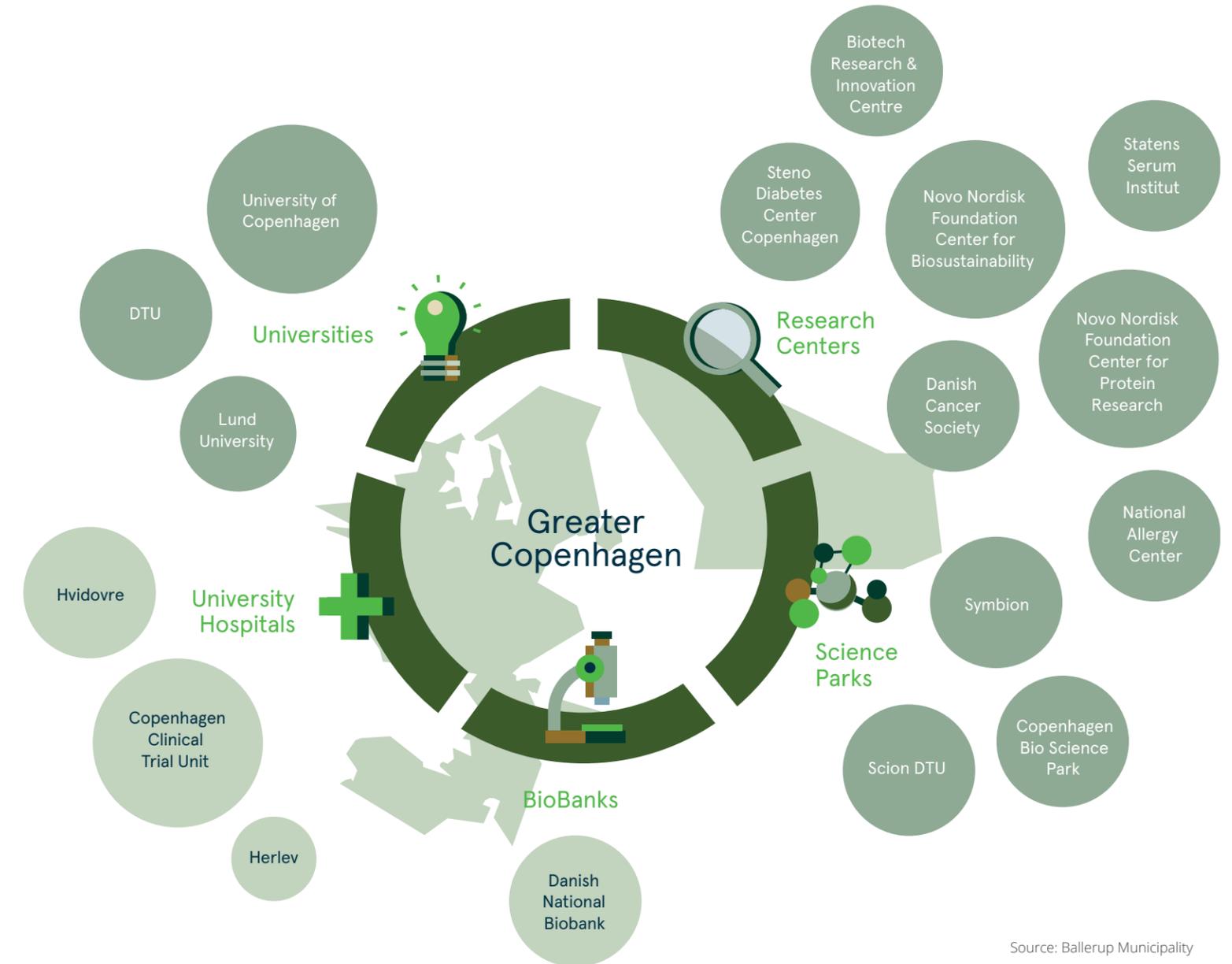
Greater Copenhagen area includes Southern Sweden and Lund's Medicon Village which was formed in 2010 taking over AstraZeneca's – one of the world's leading pharmaceutical companies – office and lab facilities turning the area into a highly recognised research- and innovation park.

The concentration and quality of the research institutions in Greater Copenhagen are widely acknowledged – in Europe and beyond – and will help ensure that Kildedal's resident companies will have access to world-leading scientists (KOLs), a highly qualified workforce, risk-willing capital and high-quality administrative support.

Kildedal life science innovation district is envisaged to further consolidate Greater Copenhagen's – and consequently Denmark's – position as a centre for life science.



# Greater Copenhagen life science ecosystem



Source: Ballerup Municipality

# Location

## Ballerup – an ideal life science location

### Selected destinations and distances

Kildedal station	0.5 km	5 min walk
Smørum Centeret (shopping)	3.1 km	5 min by car
Motorway access	3.8 km	6 min by car
Måløv Idrætspark	2.6 km	6 min by car
Ballerup Centret (shopping)	6.4 km	9 min by car
DTU Ballerup Campus	8 km	12 min by car
Copenhagen city centre	31 km	25 min by car / 30 min by train

Ballerup is one of Denmark's most innovative municipalities, encouraging an entrepreneurial spirit across institutions, organisations and associations, informal communities and businesses. Ballerup meets all the criteria required to become a successful and innovative hub for life science in Denmark. Life science is gaining ground all over the world, including in Denmark, where the segment counts numerous businesses and boasts great growth potential.

Ballerup Municipality already has existing clusters of businesses in the life science and tech industries, providing a strong platform for future growth. Kildedal life science innovation district is envisaged to further consolidate Greater Copenhagen's – and consequently Denmark's – position as a centre for life science, driven also by political support to give this position top priority.

Political goodwill is a favourable catalyst in this respect. For instance, the Danish Government recently adopted a strategy for growth in the life science sector. This strategy is perfectly aligned with the underlying vision of Kildedal as a commercial location and it safeguards the future strategic emphasis on life science industries and, by extension, Kildedal life science innovation district.



- 1. OTICON
- 2. NOVO NORDISK
- 3. COOPER SURGICAL
- 4. AMBU
- 5. SYMPHOGEN
- 6. GETINGE DANMARK
- 7. LEO PHARMA
- 8. ATEA
- 9. PFIZER
- 10. SIEMENS
- 11. QLIFE
- 12. SCHNEIDER ELECTRIC DENMARK
- 13. AMGEN
- 14. CONVATEC
- 15. FUJITSU
- 16. GN STORE NORD





KILDEDAL

# Kildedal – a city for life

The vision of Kildedal, dubbed “Kildedal – a city for life”, is the first step in the development of the new urban district. Under three main headings with an emphasis on diversity, growth and balance, the vision encapsulates the narrative of a new urban district developed on the principles of cohesive power, a sense of community, housing and workplaces.

Kildedal is to become a powerhouse for businesses in the life science sector, while at the same time providing perfect conditions for healthy and sustainable urban living in proximity of nature.

Combined, three strategic instruments – vision, catalogue of values, masterplan – provide the framework conditions for the future development of Kildedal. Central stakeholders in Ballerup Municipality have been involved in the development planning process and continue to contribute, including various follow-up groups and users of the Kildedal area, with Egedal Municipality along with other relevant parties and neighbours invited to join the dialogue in the early planning stages.

On 27 September 2021, the final masterplan was adopted by Ballerup’s municipal council, providing the legal groundwork for the development of Kildedal.



# Innovative masterplan

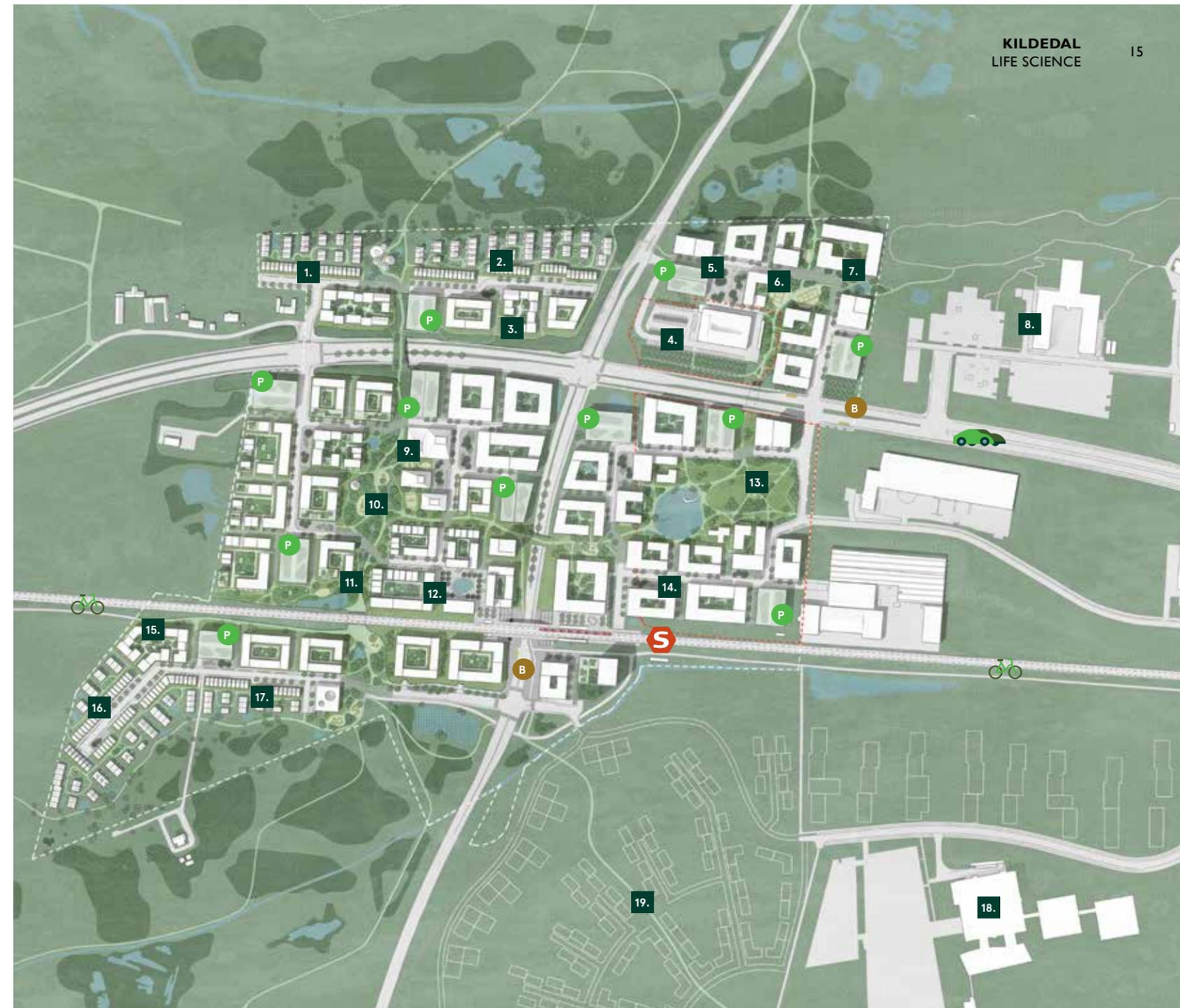
The masterplan illustration serves as a preliminary indication of the envisaged layout of Kildedal once the district is fully completed.

Please note that the exact location and design of individual buildings are not determined in the masterplan and are therefore subject to change.

The masterplan stipulates an overall plot ratio of approximately 100% on average for the entire district.

For individual sub-districts, the plot ratio may vary from approximately 70 to 150 (maximum), depending on the size of the sub-district in question as well as the height and volume of newbuilding.

In the sub-district with station proximity, the masterplan allows for the construction of a few prominent and higher buildings to support the ambition of achieving a varied and dense urban district.



- |                       |                                  |   |  |
|-----------------------|----------------------------------|---|--|
| 1. HILLS RESIDENTIAL  | 8. NOVO NORDISK                  | 15. COMMUNITY HOUSING   | <b>P</b> PARKING                         |
| 2. NATURE RESIDENTIAL | 9. POTENTIAL CHILDREN'S UNIVERSE | 16. HILLS RESIDENTIAL   | <b>B</b> BUS STOP                        |
| 3. COMMUNITY HOUSING  | 10. NATURE PLAYGROUND            | 17. NATURE RESIDENTIAL  | <b>S</b> TRAIN                           |
| 4. COOPER SURGICAL    | 11. UTILITY GARDENS              | 18. OTICON  | THE SUPER BIKEWAY C97 FREDERIKSSUNDRUTEN |
| 5. PUBLIC SPACE       | 12. TOWN SQUARE WITH SHOPS       | 19. THE URBAN DEVELOPMENT OF THE FUTURE BY KING SVEND'S MOUND |  |
| 6. TENNIS             | 13. PASTURE                      |   |  |
| 7. BUSINESS COMMUNITY | 14. BUSINESS COMMUNITY           |   |  |

## A hub for life science businesses

The vision aimed at attracting businesses to Kildedal is based on multiple equally important key objectives:



### 1.

Strengthening the existing Greater Copenhagen life science ecosystem, which is thriving today, not least due to the constant goodwill of successive Danish Governments.



### 2.

Establishing a distinctive local innovation ecosystem at Kildedal to attract both domestic and international newcomers.



### 3.

Offering state-of-the-art facilities: As the life science industry is known for setting exceptionally high standards and recruiting the best talent, Kildedal must step up to meet the demands of today's business tenants.

The first step is to develop one of a string of multi-user buildings which are key to realising the first stage of the vision according to plan. As part of Phase 1 of the development of Kildedal life science innovation district, a multi-user facility is to be constructed, see p. 17.

# Kildedal life science multi-user facility

In order to put Kildedal on the map and kick-start the development of Kildedal life science innovation district with a flourish, the first building to be constructed is a multi-user life science facility, which is to become the centrepiece for future newbuilding at Kildedal. The purpose of this multi-user facility is to attract mainly startups and SMEs based on the presence of major businesses in the life science and tech sectors that drive growth in the area and support startups and SME businesses.

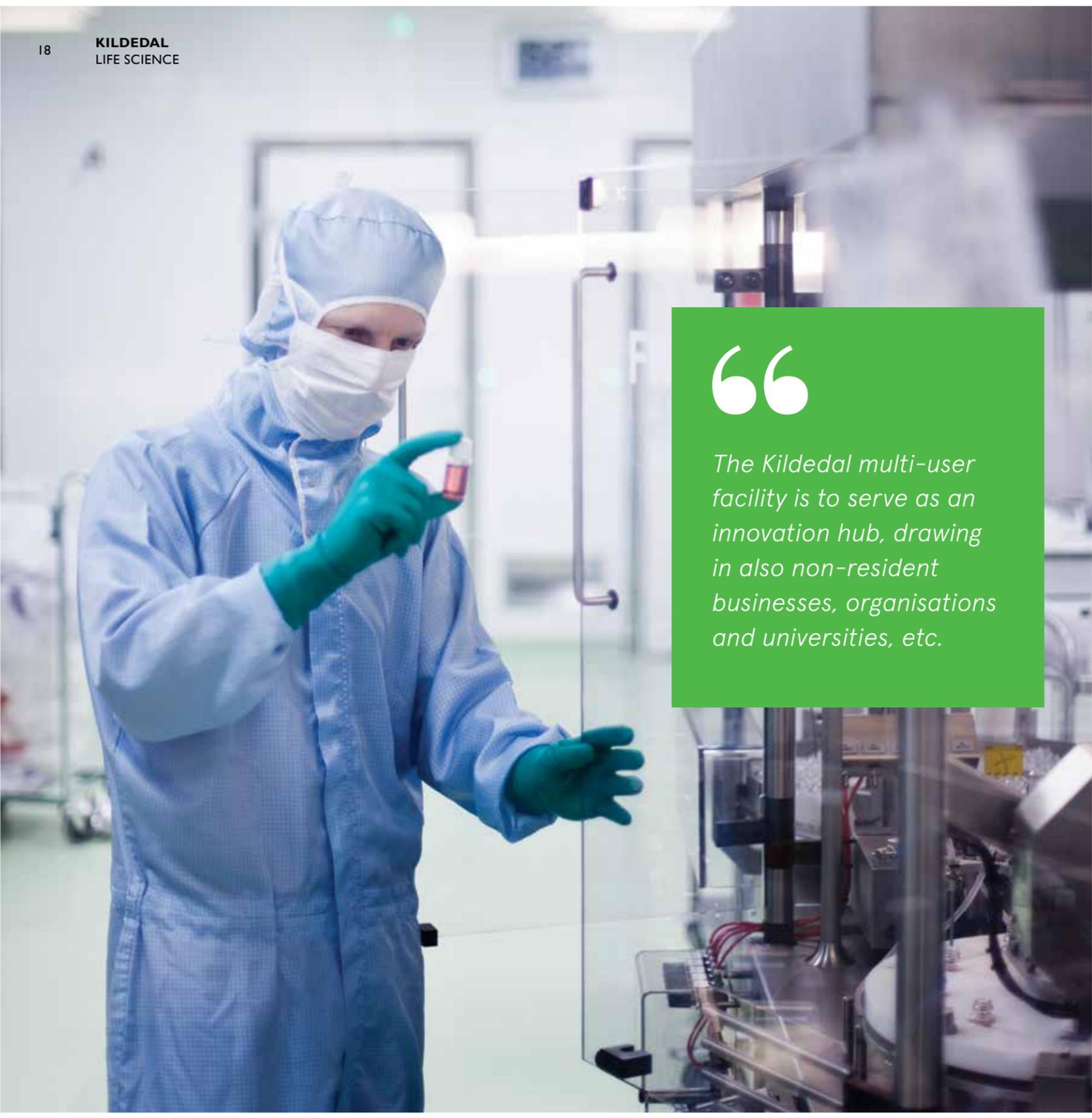
The shared facilities in the multi-user building are envisaged to provide the right framework conditions for businesses to meet, exchange ideas and create innovations, thereby generating substantial synergies for the benefit of all.

A multi-user facility makes it possible for startups and SMEs to have access to the same services and facilities as major businesses that have their own head offices, e.g. reception desk, meeting facilities, canteen, auditorium and gym/workout. In addition to this, the life science multi-user facility at Kildedal will offer state-of-the-art laboratories to suit all purposes.

As flexibility is often key to startups and SMEs, the multi-user facility will have a flexible layout and configuration, making it relatively easy to up- or downscale individual lease units, even if only for a period.

The facility is to serve as an actual innovation hub at Kildedal, drawing in also businesses, organisations, universities and other relevant stakeholders that do not occupy space in the building but contribute to the ecosystem created at Kildedal life science innovation district.





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*The Kildedal multi-user facility is to serve as an innovation hub, drawing in also non-resident businesses, organisations and universities, etc.*



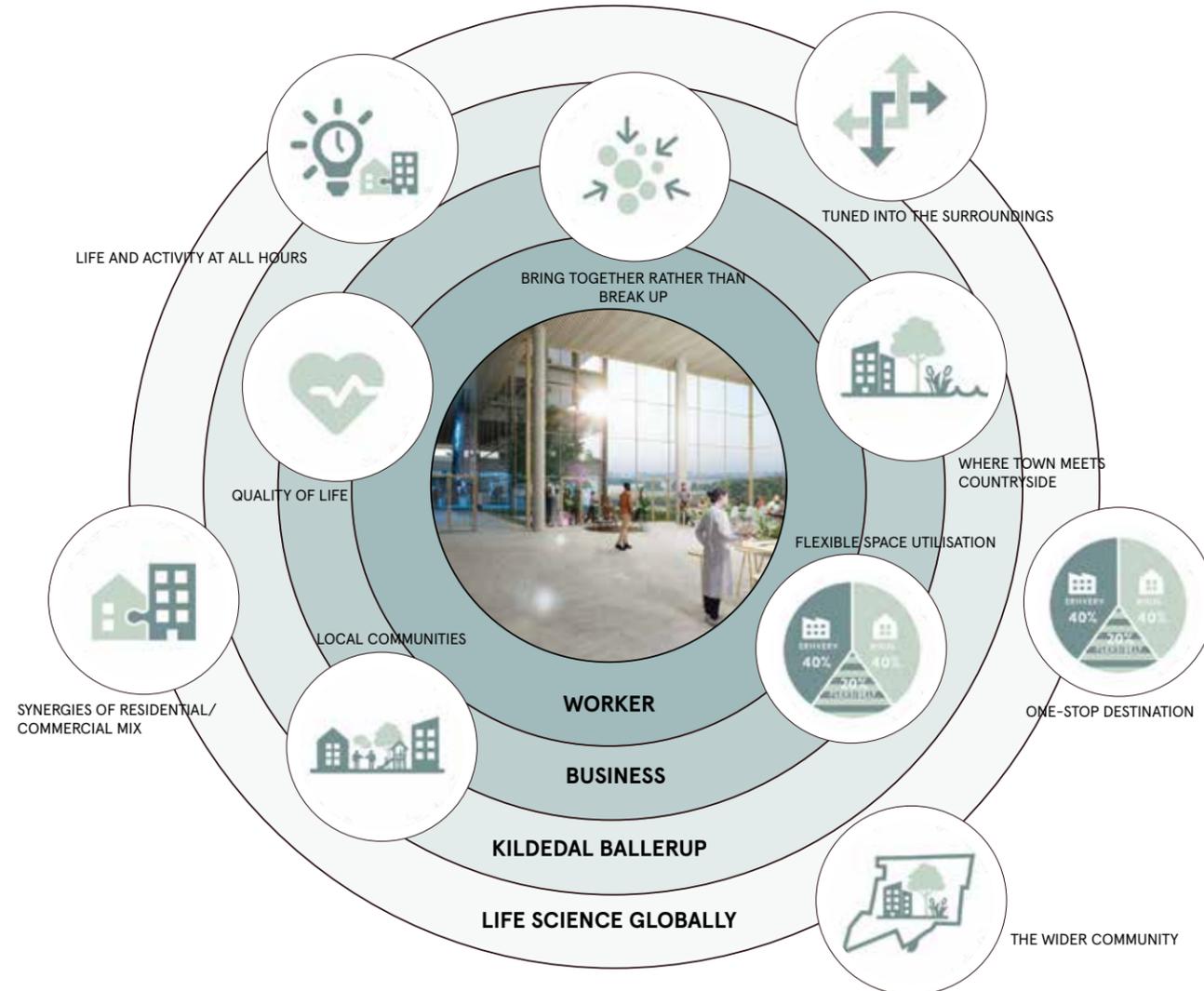
## Multi-user facilities of the future - a Proof-of-Concept at Kildedal

■ **Global perspective:** State-of-the-art facilities for international businesses

■ **Local perspective:** Urban district appealing to businesses and residents

■ **Multi-user business premises as Proof-of-Concept**

■ **Insight and outlook:** Premises allowing for contemplation and knowledge-sharing



## Among other things, the multi-user facility will offer the following:

■ State-of-the-art laboratories (analysis and support labs) as modular and flexible laboratory, workshop and test facilities allowing for various uses and relatively easily adjusted in terms of size, layout and functionality.

■ Flexible office spaces - the size and layout of the office units may be adjusted. The office units must not be located further than 50 metres from the lab facilities.

■ Ventilation, supply and waste management systems that are appropriately dimensioned to meet the requirements in connection with a broad range of R&D activities, including organic and inorganic chemistry, biochemistry and cell biology on biological safety levels 1 and 2.

■ Central infrastructure and facilities, such as waste managements and storage, ordinary supply services and storage along with access to laboratory sink and sterilisation equipment at cost price.

■ Relevant storage and freezer-storage facilities in compliance with effective GDPR rules.

■ Reception desk.

■ Restaurant/café facilities at the centre of the open ground-floor communal spaces, inviting associates, business partners and customers to meet, promoting collaboration.

■ Showrooms.

■ Shared conference and meeting centre with rooms in various sizes.

■ Auditorium for events, training, joint meetings, public seminars, etc.

■ "Pod areas" or enclaves for teamworking and innovation.

The aim is to establish a high-technological knowledge centre in collaboration with relevant universities, tech providers and commercial partners.

The Kildedal life science multi-user facility will enjoy a truly scenic location right next to green fields, with access to highly attractive outdoor areas and a fine view of Kildedal and its green surroundings.





# Phase 1

## Kildedal as a future business location



Kildedal innovation district – bridging communities



Attractive location between town and nature



New urban district with a rich offering of amenities for the benefit of residents and businesses



Proximity to train station, with swift link to central Copenhagen and Copenhagen Airport



Set in scenic surroundings



Green foot paths along the site's boundary

## An innovation district in the making

More than anything, the vision behind Kildedal hinges on the ability to attract the most innovative and cutting-edge businesses from Denmark and abroad. Drawing on the research of leading international scientists, Kildedal will be developed to become a state-of-the-art innovation district, fully aligned with the elements that define the development of a successful business location.

The term “innovation district” was coined by a group of experts with The Brookings Institution, a US non-profit organisation based in Washington, DC. The experts examined the characteristics of the cities and districts that were particularly successful in terms of fostering innovation and growth. According to the experts, 12 principles guide innovation districts:

1. The clustering of innovative sectors and research strengths is the backbone of innovation districts.
2. For innovation districts, convergence – the melding of disparate sectors and disciplines – is king.
3. Districts are supercharged by a diversity of institutions, companies, and startups.
4. Connectivity and proximity are the underpinnings of strong district ecosystems.
5. Innovation districts need a range of strategies – large and small moves, long-term and immediate.

6. Programming is paramount.
7. Social interactions between workers – essential to collaboration, learning, and inspiration – occur in concentrated “hot spots.”
8. Make innovation visible and public.
9. Embed the values of diversity and inclusion in all visions, goals, and strategies.
10. Get ahead of affordability issues.
11. Innovative finance is fundamental to catalyzing growth.
12. Long-term success demands a collaborative approach to governance.

Source: “12 Principles guiding innovation districts” by Julie Wagner, Scott Andes, Steve Davies, Nathan Storrington, and Jennifer S. Vey. Brookings Institution, Published on 8 September 2017.

To ensure that the development of Kildedal stays on track, the listed principles guiding innovation districts will be applied and subject to continuous review.

The plan is to attract and retain the most innovative businesses and talents so that they may collaborate to safeguard the continued conception of future healthcare innovations in the space where bio converges with tech, all based on data and knowledge-sharing.

## Ideal business and residential environment

Kildedal is to be developed into a truly unique Danish hot spot where future-proof housing and commercial spaces converge in an innovate and sustainable environment with good health and well-being as common denominator.

At Kildedal, the corporate focus on future healthcare solutions is to be mirrored and amplified by the workers’ active lifestyle in a safe environment with a range of cafés, restaurants, shops and organisations, etc. The vision is to develop Kildedal to become a diverse and vibrant urban district with a good mix of housing types, making residents and workers feel at home.

The new district will resemble a university campus where talented students and scientists from the region’s universities are able to interact with businesses at Kildedal. This will give the Kildedal business community a head-start in terms of recruiting the best talent of the future, while also supporting the conception of future innovations and healthcare solutions.

In order to support the development of Kildedal into a dynamic ecosystem fully integrated into the region, the innovation district will play an active role in establishing and driving relevant activities such as seminars, public meetings, workshops, etc. for existing businesses and external stakeholders.



## Parameters for commercial tenant demand

As mentioned, it is vital that Kildedal is able to attract and retain the right businesses to accelerate the development of a successful innovation district. In this context, it is important to understand the underlying drivers of commercial tenant demand. Consequently, the following factors were taken into account in the planning process:

**HUMAN CAPITAL:** Is there an established talent base in the area, e.g. students, graduates or senior executive talent? Proximity to universities, infrastructure and major established housing areas is therefore key.

**FUNDING:** Angel- and seed capital companies often play a pivotal role as knowledgeable investors helping mature startups. Access to knowledgeable funding will allow the companies to mature and grow even further qualifying them for venture capital investment or taking the company public.

**SPACE:** The right type and quantity space at flexible lease terms, including possibility of up- or downscaling lease premises, which may be an important parameter for many businesses.

**CLUSTERING:** Many life-science startups opt for a location next to like-minded businesses to harvest synergies and achieve knowledge-sharing. Moreover, such life science clusters may help individual businesses in their marketing efforts.

**PROFESSIONAL SERVICES:** Startups do not thrive in isolation and often need the support of a diverse base of professional service companies to support their growth in the early stages of development.

## Smart and sustainable city

To pinpoint development goals relevant for Kildedal, the planning process included an evaluation of the factors that are deemed possible to control in connection with the development of a new urban district. Below we have listed the relevant sustainable development goals, including some of the focus areas to be incorporated in the masterplan. The selection of these specific development goals also takes into account the development goals included in the DGNB certification process of urban districts, thereby representing the development goals that are the easiest to influence and that will provide maximum leverage in the development process.



Keen focus on barriers to shield the community from traffic, ensuring a healthy microclimate. Landscape and mobility are to promote physical exercise and movement. Urban structure must balance building density and good daylight inflow into buildings.



Urban structure is to support the utilisation of passive energy initiatives in buildings. The urban district is to be supplied with sustainable energy, e.g. low temperature district heating. Possible use of excess heat from commercial premises to provide heating for dwellings.



A mixed urban district to support tomorrow's innovative businesses and safeguard sustainable economic growth, with focus on investment and attracting businesses in the life science sector. An urban district with a robust infrastructure both in terms of private and public transport.



A diverse and vibrant urban district and a varied mix of housing types and ownership structures. Focus on a low carbon footprint due to station proximity and sustainable construction materials. Space planning must strengthen a sense of community in terms of sharing systems and vegetable growing, etc.



Green key action areas with focus on green urban spaces, soil recycling, green energy and sustainable materials to reduce Kildedal's carbon emission. The green options implemented at Kildedal will be documented and communicated to inspire other districts.



Preservation of nature reserves in combination with supporting natural areas. New fauna passages to protect wildlife and ensure nature rehabilitation of agricultural land. Wild and varied urban nature to safeguard everyday green and healthy nature experiences.

## The city is developed based on sustainable focus areas, each interwoven via specific initiatives.



*Kildedal aims at making an active contribution to the green transition, creating the best possible framework conditions for combining sustainable living with a high quality of life. The city is developed based on sustainable focus areas, each interwoven via specific initiatives.*

Kildedal aims at making an active contribution to the green transition, creating the best possible framework conditions for combining sustainable living with a high quality of life. The urban district will achieve DGNB Gold certification, and all buildings will be required to meet the same Gold certification standards.



### Climate neutrality

Kildedal is to set an example for a 70% carbon-emission reduction by 2030, both in the development phase and the ensuing occupancy phase, setting ambitious and development-driving climate goals to this effect.

### Circularity

Kildedal wants to implement the best possible circular practices, with the city's resources being recycled. Blue and green spaces will be designed to collect as well as reuse rainwater.

In connection with newbuilding, soil is handled in the local area, and initiatives such as sharing-economy platforms and double use of shared facilities are part of an ambition to manage resources in a responsible manner.

### Urban nature and biodiversity

Kildedal has focus on protecting and supporting existing nature areas, along with strengthening and connecting existing meadows and marshlands for the benefit of people, wildlife and nature. The green corridor is the powerful bond that connects the entire urban district.

# Life science – high-growth industry

Broadly speaking, 'life science' covers the fields of biology and technology to improve human health and save lives. This umbrella term covers industries operating in the fields of biopharmaceuticals, medtech, genomics, diagnostics and digital tools, using state-of-the-art technology to enhance the efficiency of modern healthcare delivery. In Denmark, DI Life Science, under the auspices of the Confederation of Danish Industry (DI), is one of the most prominent member organisations of the Danish life science industry.

Life science is one of Denmark's fastest growing sectors, with value growth rates five times as high as seen in the Danish private sector in general. In 2008, the life science industry added value in the amount of DKK 39 billion. In 2017, the figure had risen to almost DKK 90 million, that is, the life science industry had seen an average annual growth rate in value added of approximately 10%, mainly attributable to the large pharmaceutical companies

Danish life science exports more than doubled in 2008–2019, rising from DKK 54 billion to almost DKK 142 billion. According to DI Analyse, the research arm of DI, the figure rose to DKK 154 billion in 2020, corresponding to 22% of Danish goods exports.

By the same token, the sector has experienced a substantial rise in the number of workers in the past decade. In fact, the number of full-time employees (FTEs) in the sector rose by more than 20% between 2008 and 2019. According to DI Life Science, the sector today employs more than 47,500 FTEs – this is 4% of Danish private-sector FTEs.

At the same time, as is the case in other sectors, data analytics is becoming crucial in the life science sector. It has therefore become increasingly important for life science businesses to find office and R&D spaces with a configuration to support data- and computer-driven workstreams. At the same time, life science businesses are competing with tech companies in terms of recruitment and

Biotech and  
diagnostics

Medical  
equipment

Pharmaceuticals

Advisory within  
the sector

Health tech

NOTE: Definition of life science by DI Life Science.

retention of talent, making it important to offer an attractive workplace environment.

The life science industry is supported by multiple mega trends, including an ageing population and the importance of personalised medicine. The COVID-19 pandemic has only accelerated the industry's already growing demand for suitable premises. For this reason, the rents commanded by e.g. laboratory space have increased and vacancies are virtually non-existent.

However, the depth of the market for life science facilities – in particular for laboratory space – is still rather limited in Denmark. It is a market with highly specialised fit-out requirements and high demands in terms of building functionality and safety measures. As a result, the market remains dominated by owner-occupiers rather than tenants. However, this may well be changing: We

are starting to see life science businesses signing leases to rent premises, provided a satisfactory arrangement regarding fit-out costs and general terms is put on the table. In addition, we are starting to see domestic investors zooming in on the market segment due to the exponential growth of the life science industries.

## Pandemic-fuelled corporate investment in Europe

Across Europe, 2020 represented the most significant increase in corporate investment by life science companies over the past decade – up 72% y/y – clearly a result of investment into vaccine R&D, development and production. Yet employment growth in the sector was far more muted, growing only +5% y/y.

When considered against a longer-term context, USD 81.5 billion has been invested across EMEA since 2010, with job creation consistently above +5% y/y – leading to an estimated 225,000 new jobs. The years 2012 and 2015, saw job growth expand by +35% and +64%, respectively, which suggests that recent investment is going into well-established teams and processes.

This is reflected in the fact that existing life science clusters have dominated corporate investment in the last 10 years, accounting for 67% of activity across Europe.



Visit Colliers' website to download a copy of the full report, **Colliers' Life Science Market Report Q1 2021**



In 2020, the Danish life science industry exports exceeded

## DKK 150bn

i.e. 22% of Danish goods exports.

Source: DI Analyse, March 2021.

The Danish life science sector employs

## 47,500+ FTEs

i.e. 4% of Danish private-sector FTEs.

Source: DI, Statistics Denmark.

In Denmark, every life science worker creates value in the amount of

## DKK 1.9m

Source: Danish Ministry of Industry, Business and Financial Affairs, 2020.

In 2017, the Danish life science industry's R&D investments were

## DKK 15bn

Source: Danish Ministry of Industry, Business and Financial Affairs, 2020.

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