

With Symbiotic Building, Kungsleden unites advanced technology with nature and health

The Eden development project in Malmö's Hyllie district is Kungsleden's first Symbiotic Building and will be one of Europe's most innovative properties aimed at health and well-being. Kungsleden has now initiated a partnership with communications operator ViaEuropa, which will supply world-leading technology to the project.

In Malmö, Kungsleden is developing the Symbiotic Building concept in a new development project where health, nature, services and intelligence all cooperate to foster well-being and creativity for its tenants. Located in Malmö's Hyllie district, Eden will be equipped with the latest technology for rapid, secure communication and with the Brikks operating system to simplify day-to-day activities in the property.

"Kungsleden is in the driver's seat as regards the development of intelligent communications technology in office properties, and this is an extensive partnership in which we will produce an ecosystem of various services and service providers via an open marketplace where every company and employee in the property will create their own unique, individually customised portal with a personal service offering that will automatically follow along with the user and make their daily life simpler," says Jonas Birgersson, Chairman of ViaEuropa.

With Brikks, the property's systems and services – everything from energy consumption, heating and waste management to catering, dry cleaning and booking workout sessions – will be gathered in one place. This way, management can control the property from another location while the tenants can avail themselves of the service offering in a simple, user-friendly manner.

"This partnership is a cornerstone in the development of Eden, our Symbiotic Building. We are creating a location where well-being and creativity are at the centre of attention, and to succeed in this, digital solutions that simplify daily life are necessary elements. The technology is not meant to replace human interaction, but to be a supplement that simplifies work and makes it possible to spend time on the right things," says Tina Lindh, Project Manager at Kungsleden.

In addition to intelligent technology, the property will have a first-class service offering in partnership with QuickOffice. The property is being constructed with several naturalistic elements; for example, common areas will have their own climate zones that change with the seasons. The property will be certified under LEED and WELL v2. Eden will be ready for occupancy in the autumn of 2021.

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About Kungsleden. We are people that create places and experiences for people. By developing and managing attractive and sustainable places, we offer people a better and more inspiring work experience. We are a long-term property owner focused on commercial properties in Sweden's growth regions. As of 30 September 2020, we owned 211 properties with total value of SEK 39,872 million. Kungsleden (KLED) is listed on the Nasdaq Stockholm Large Cap. Read more at www.kungsleden.se