

PRESS RELEASE

Hemsö to be new tenant in Hufvudstaden's Kvarteret Johanna

Hufvudstaden has signed a lease agreement with Hemsö Fastighets AB, which is moving its regional office to the remodelled and extended Kvarteret Johanna in Gothenburg. The lease is for approximately 400 square metres and occupancy is planned for spring 2026.

There is considerable interest in premises in Kvarteret Johanna. There is now just over a year left until the first office tenants can move in, and these include Vinge, Censor and EY. Hemsö is the latest company to sign a lease at the site.

"We're excited about the move to Kvarteret Johanna. As several of our employees travel for work, the location near Central Station and other communication links is perfect for us. In addition to the central location, Hufvudstaden was able to offer modern and flexible premises that support how we work. We are growing strongly in the Gothenburg region, so it makes sense that our office is located in the heart of Gothenburg. Furthermore, Hufvudstaden's rigorous sustainability requirements for the project and their long-term ownership perspective are completely in line with our own values," says Rikard Larsson, Regional Director, Hemsö.

Hemsö is a property company that owns, manages and develops community properties in Sweden, Germany and Finland. Their new office in Kvarteret Johanna will be the company's regional office and they plan to move in during the in 2026. The premises, amounting to approximately 400 square metres are located on the sixth floor.

"We're looking forward to welcoming Hemsö as a new tenant in Kvarteret Johanna. In this historic quarter, Hemsö will have an exciting meeting place with a full range of services including restaurants, gyms and shops. We hope they'll really enjoy it," says Fredrik Ottosson, Director Business Area Gothenburg.

Gothenburg, November 12th 2024

HUFVUDSTADEN AB (publ.)

If you have any questions regarding this press release, please contact:
Anna Gustafsson, acting press officer, Hufvudstaden, +46 (0)70 710 74 12,
anna.gustafsson@hufvudstaden.se.

About Kvarteret Johanna

Kvarteret Johanna is one of Gothenburg's most central locations, next to the city's historic canals, and a stone's throw from Brunnsparken and Gothenburg Central Station. The development is one of the largest projects in Gothenburg's inner city and will play a key role in the overall development of Fredstan. The renovation and newbuild includes a total of some 32,000 square metres of premises intended for offices, shops, restaurants and more, and is expected to be ready for occupancy in 2026. It retains its original expression with a number of different street-facing facades; while inside, all properties will have a consistent design expression. This creates a high degree of flexibility that gives clients the freedom to adapt office space to their needs. Companies will be able to select their own office space ranging from 150 square metres to 4,300 square metres on the same floor.

Hufvudstaden chose to name the property Johanna as a tribute to two Gothenburg institutions: the *Johanna in Brunnsparken* statue and legendary restaurant Johanna, which was previously located at the site on *Brända tomten*. The site is located in the Fredstan area at the heart of central Gothenburg.

Kvarteret will offer three service concepts that will add considerable value for office tenants. Stureplansgruppen will open a rooftop restaurant on Södra Hamngatan and Nordic Wellness is set to open a gym on street level on Drottninggatan. Hufvudstaden will also open its own co-working concept – Cecil – at the site. Cecil will offer its own office space and desks in shared areas and will have a large common conference area where it will also be possible for non-members to book meeting and conferences.