

VIGA

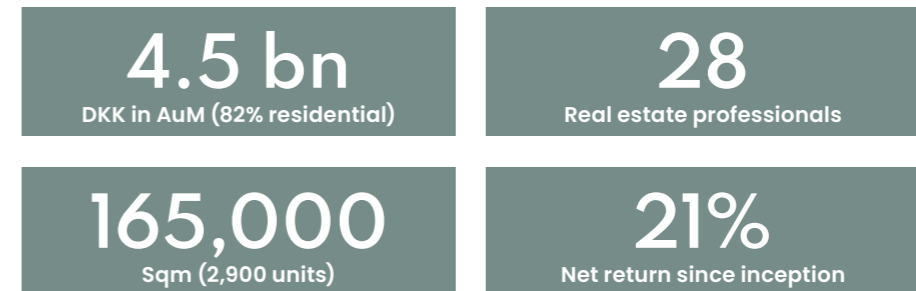
MAGAZINE





RESIDENTIAL REAL ESTATE INVESTMENTS BASED IN COPENHAGEN

ABOUT US



VIGA & Norhjem

VIGA was founded in 2021 by Niels Heering, Kristian Vinther and Swiss Finance & Property Group (SFP Group) and is a specialised Danish core/core+ real estate asset manager with a strong track record. VIGA is registered with the Danish Financial Supervisory Authority (FAIF).

VIGA has DKK 4.5 bn (~EUR 600mn) in AuM. This corresponds to a leasable area of ~165,000 sqm distributed across ~2,900 units.

Out of the total Assets under Management (AuM), DKK 2.3 bn (~EUR 300mn) is managed discretionary through VIGA's core/core+ strategy: Viga RE A/S (~54,900 sqm distributed across 755 units, 82% residential and 18% commercial).

All property management is handled by Norhjem Administration A/S, which is owned 50% by Viga RE Management.

VIGA has 28 real estate professionals employed within property management (20) and asset/investment management (8).

VIGA and Norhjem have local offices across Denmark in Aalborg, Aarhus, Odense, Roskilde and Copenhagen.

SFP Group

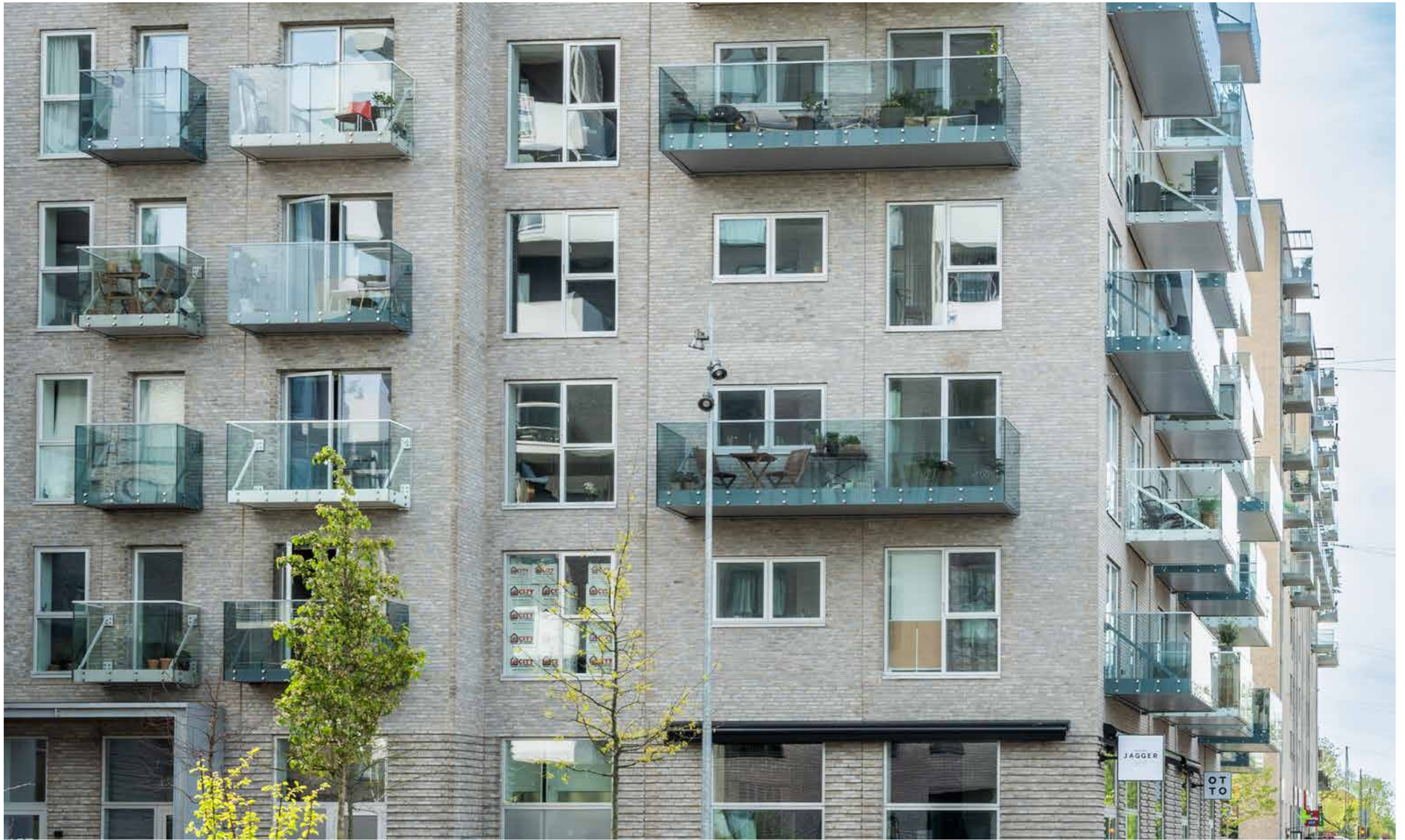
The SFP Group was founded over 20 years ago and is one of Switzerland's largest independent real estate asset managers, an investment consulting company and securities firm.

The company offers institutional investors and wholesale clients a broad spectrum of real estate products and services, including infrastructure solutions and capital market transactions.

The Assets under Management of SFP Group amount over CHF 8.9 bn plus Assets under Advisory over CHF 1.6 bn.

SFP Group has more than 100 employees and currently offers eight investment solutions and various mandate solutions to its clients.





ESG



OUR WORK WITH SUSTAINABILITY

As a real estate investor, VIGA is part of a sector that is providing an essential service to society. At the same time, VIGA is aware of the resource use and associated impacts of the sector.

VIGA wants to be a responsible real estate investor. This means minimising the negative impact that its actions have on environmental and social factors and being able to monitor its ESG effect. To this end, VIGA applies an integration approach whereby ESG issues are considered throughout the investment lifecycle of all property acquisitions.

VIGA believes in implementing ESG by setting clear targets and having a holistic understanding of the environmental and social factors that it impacts

What has VIGA achieved and what is the plan for the next 12 months?

VIGA engaged a specialised ESG consultant to assist in the development and implementation of its sustainability ambition and commitment to participating in the GRESB Real Estate assessment

The target is to achieve three stars for 2023 and then aim to improve our score. VIGA has disclosed the investment product under Article 8 of the Sustainable Finance Disclosure Regulation (SFDR).

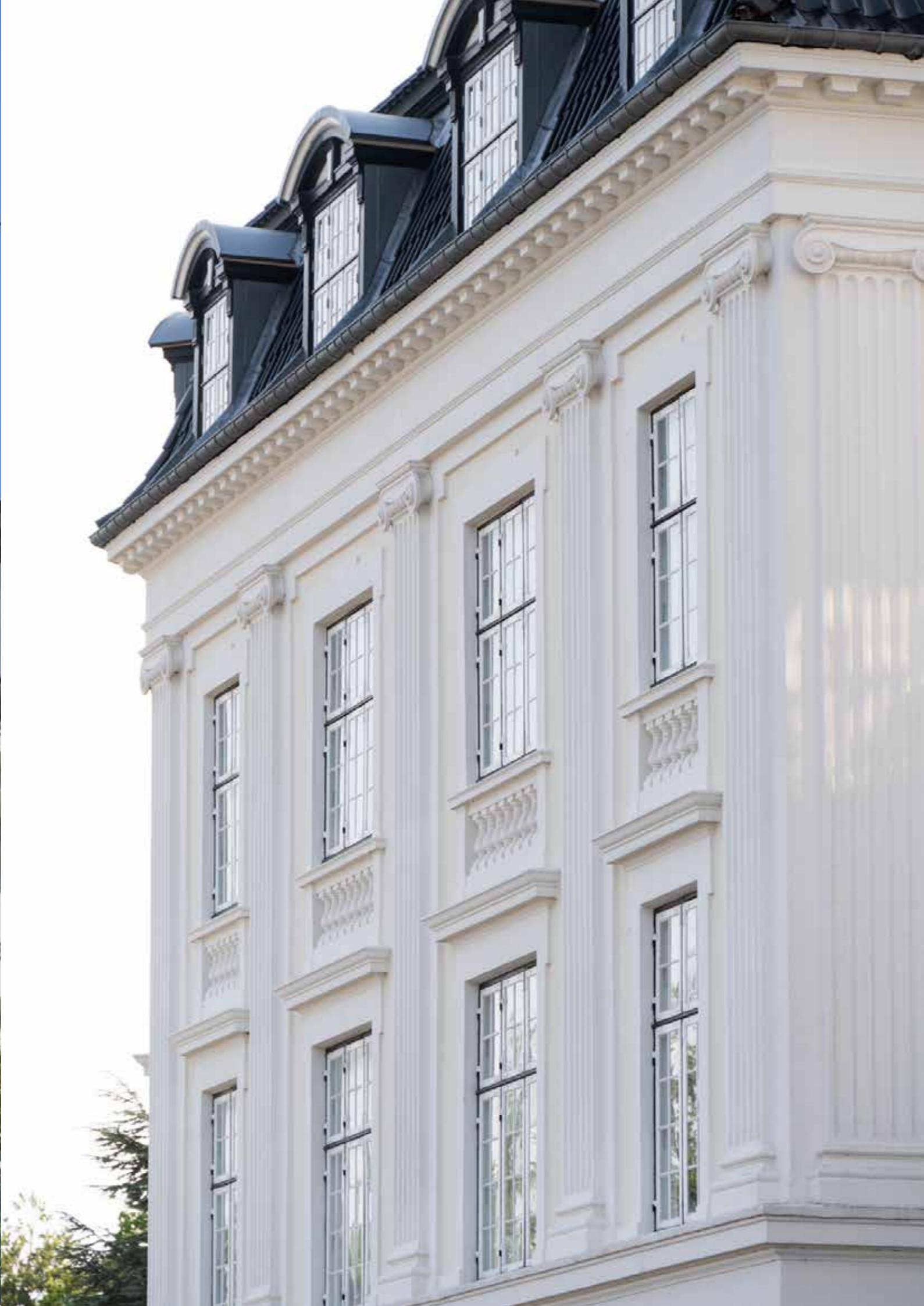
VIGA has committed to the UN Global Compact (UNGC) and the Principles for Responsible Investments (UN PRI).

ESG policies and procedures have been implemented, including a defined ESG Policy and ESG Integration Framework, which are publicly available on VIGA's website.

VIGA has initiated a process to establish improvement targets. This includes targets related to energy/GHG emissions, biofactor, well-being etc.

VIGA will implement EU-taxonomy and DGNB certification in collaboration with Green Building Council. Furthermore, educate staff members to be able to certify and submit the ESG reports as DGNB auditors, in order to become independent of external advisers.





SUSTAINABILITY FEATURES OF OUR PORTFOLIO

Heating

All of VIGA's properties are supplied with district heating. In 2022, 85% of the heat was produced using CO₂-neutral fuels such as biomass. The ambition is to provide 100% CO₂-neutral district heating in 2025. This is part of the wider ambition of the Municipality of Copenhagen to be CO₂-neutral.

Electricity

All common installations are supplied with electricity from "Vindstød" using 100% electrical power from wind turbines. "Vindstød" is part of the Swedish company Vattenfall that receives top marks for its sustainability performance, scoring platinum and is in the top 1% in Ecovadis' sustainability rating.

Water

All drinking water comes directly from the underground and no chlorine is added. At water spring sites around Zealand, trees are planted to protect the ground water sites. Wastewater is cleaned by BIOFOS and clean water is discharged into the ocean. Organic waste from the water is used to produce biogas and non-organic waste is used to fuel powerplants converting the waste into heat.

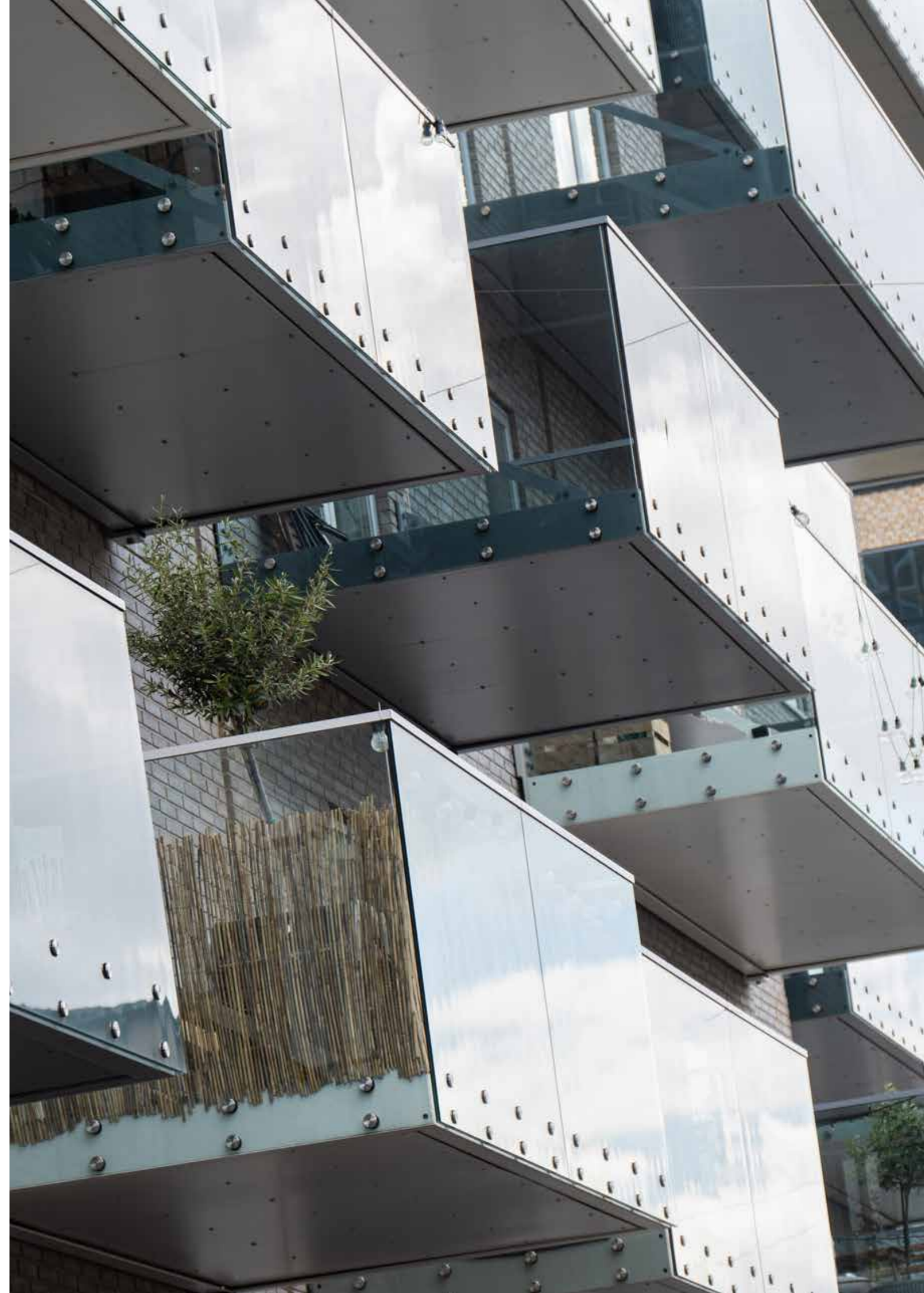
Waste

In Denmark, all waste had to be managed and sorted to secure the highest possible rate of recycling. By the end of 2022, all household waste had to be sorted into 10 fractions. All of VIGA's properties have rooms equipped with special containers for sorting waste into food, paper, cardboard, food and drinking packaging, plastic, glass, and metal. Containers for hazardous waste and textiles will soon be installed.

Energy Labelling

Following EU legislation, all residential properties in Denmark are required to have an Energy Label (EPC) accounting for energy status and potential improvements. In Denmark, however, this does not include assets legally recognised as protected properties.

Energy labelling is performed by certified engineers and need to be renewed every 10 years. VIGA is committed to raising the EPC of all portfolio assets to minimum level C within the asset holding period.



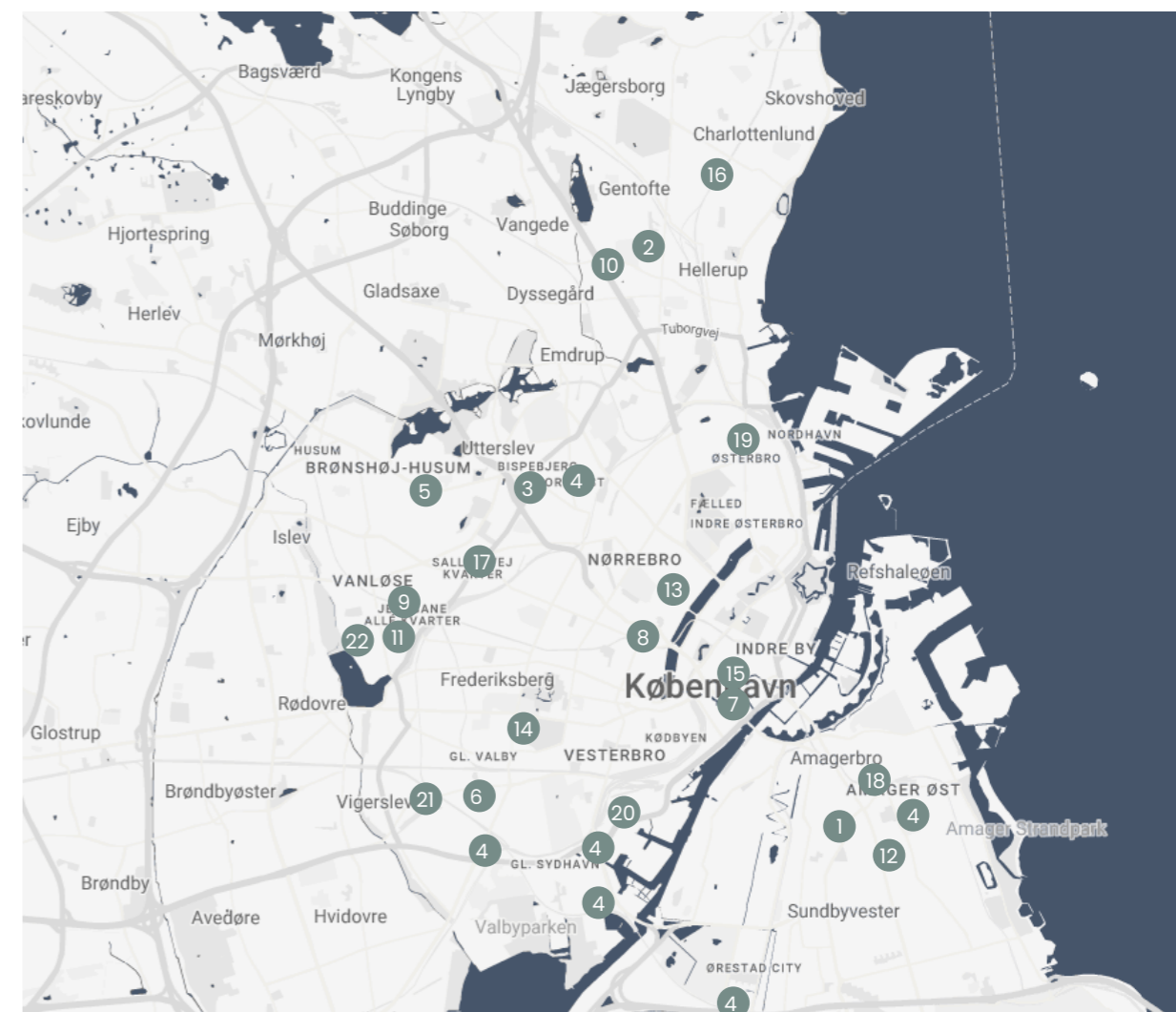


PORTFOLIO

- ① AMAGERBROGADE 56
- ② BAUNEGÅRDSVEJ 73
- ③ BISPEVEJ 1
- ④ CPH FLATS (SINGLE UNITS)
- ⑤ FREDERIKSSUNDSVEJ 160-162
- ⑥ GAMMEL JERNBANE VEJ 27-31
- ⑦ H.C. ANDERSENS BOULEVARD 49
- ⑧ H.C. ØRSTEDS VEJ 63
- ⑨ JERNBANE ALLÉ 33-35
- ⑩ KILDEGÅRDSVEJ 55
- ⑪ LINDE ALLÉ 48
- ⑫ MESSINAVEJ 2-4
- ⑬ NØRREBROGADE 32
- ⑭ RØSKILDEVEJ 33 A+B
- ⑮ RÅDHUSSTRÆDE 8-10
- ⑯ RÅDHUSVEJ 11-13
- ⑰ SALLINGVEJ 2-4
- ⑱ STRANDLODSVEJ 15-17
- ⑲ STRYNØGADE 5
- ⑳ TEGLHOLMSGADE 36
- ㉑ VIGERSLEV ALLÉ 122-124
- ㉒ ÅLEKISTEVEJ 36-40

VIGA's strategic focus is on locations approximately 20-minutes commute from Copenhagen's city centre and close to metro, railways, bicycle and motorway grids.

VIGA currently owns 22 assets within a 20-minute commute from central Copenhagen.



AMAGERBROGADE 56

Newer residential rental property in the middle of Amagerbrogade.

The property is a mix of residential and commercial units. It consists of 8 rental homes and 4 business units.

The homes are all approximately 130 sqm and sharable. They all have large windows on both sides, which contribute with natural light and openness.

The property was built in 2008, and the ground floor is only used for business.

The location of the property is close to Amagerbro metro station and Amager Center.

Furthermore, it is located within cycling distance to Christianshavn and Copenhagen centre.

📅 Acquisition date: 2021

🏠 Residential: 1,050 sqm / 8 units

🏢 Commercial: 461 sqm / 4 units

📏 Sqm per unit: 129-132

🏠 Rooms per unit: 3-4

⚡ Energy certificate: B



BAUNEGÅRDSVEJ 73

Townhouses in a unique combination of city and nature.

Baunegårdsvej has been developed into terraced houses with the idea of creating an idyllic and functional living environment with space for joint activities. The homes are created to accommodate diverse family constructions and create the ideal framework for both couples and families.

The property's buildings have been built over a period of 26 years. It manifests in the way that each building has its own distinctive character and contains its very own history.

The terraced houses are centrally located in sought-after Hellerup in park-like surroundings, which is creating a coveted combination of city life and nature. Here you have the opportunity to create a home where one gets the opportunity to achieve the best of both worlds.

📅 Acquisition date: 2021

🏠 Residential: 838 sqm / 6 units

🏢 Commercial: 0 sqm

📏 Sqm per unit: 134-152

🏠 Rooms per unit: 3-5

⚡ Energy certificate: C



BISPEVEJ 1

The property was constructed in 2019, with a total area of 2,354 sqm. The building consists of residential space distributed over 23 units, with an average size of 102 sqm. In addition, there are also 20 basement parking places.

For the apartments on the 1st, 2nd and 3rd floor, there are large furnished balconies facing the green courtyard with galvanised protection and tiled terraces for the ground floor apartments.

The balconies and terraces are facing southwest – optimal for the sun.

The courtyard is a green and recreational oasis, screened and

completely private for the residents, with common areas, grass and paths – and cozy campfire site and barbecue area.

In the basement there is a storage room for all apartments and the possibility of renting a parking space. All stairwells also have elevators.

The property is located centrally in Copenhagen NW, which is one of upcoming urban areas in Copenhagen and only 3.5 kilometres from the city centre.

The property enjoys a central location only 900 metres from Nørrebro metro station.

📅 Acquisition date: 2022

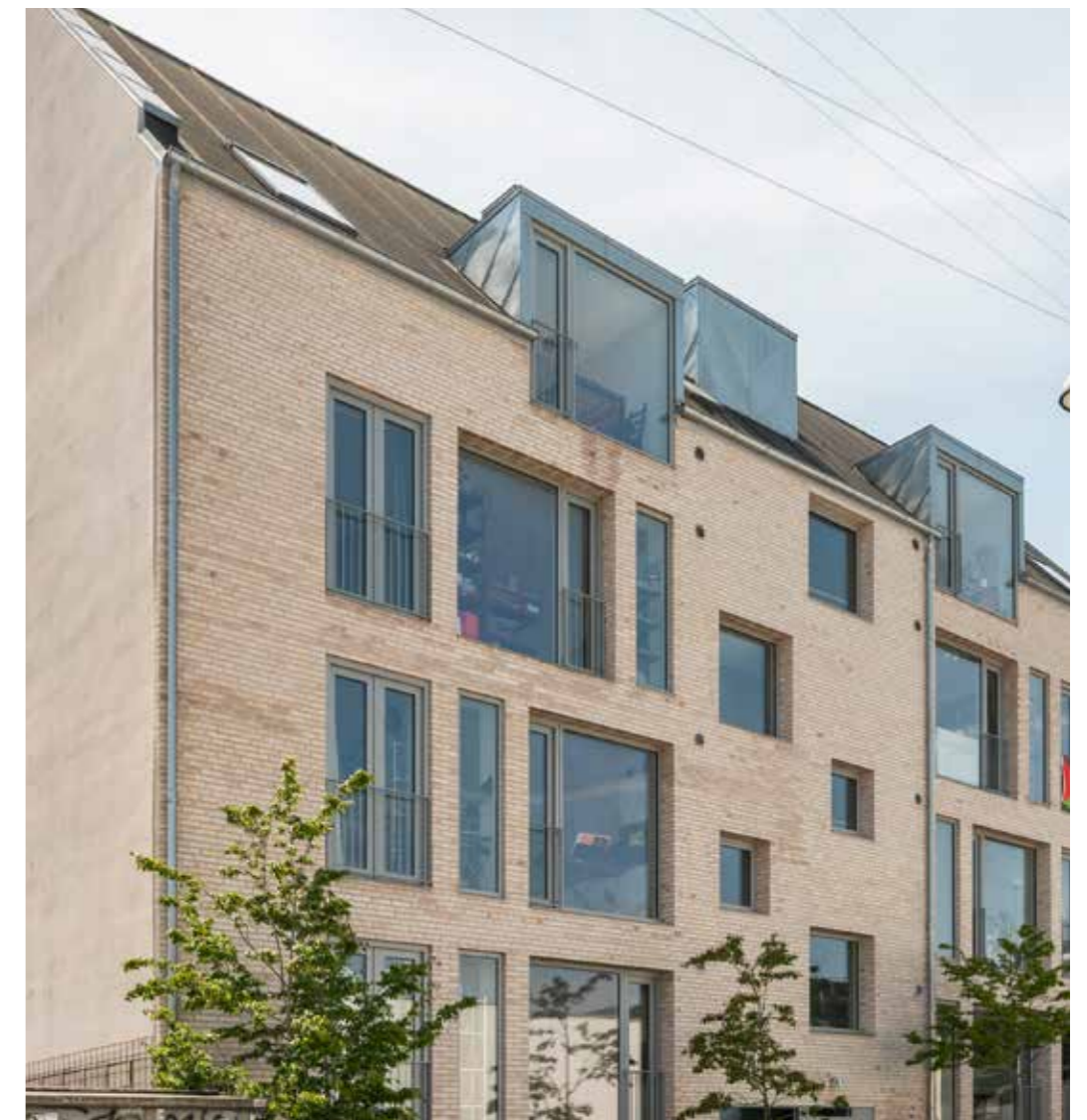
🏠 Residential: 2,354 sqm / 23 units

🏢 Commercial: 0 sqm

📏 Sqm per unit: 96-105

🏠 Rooms per unit: 3-4

⚡ Energy certificate: A



CPH FLATS (SINGLE UNITS)

CPH flats is a single units property company with 16 single apartments spread over various central locations in Copenhagen:

- Ørestad
- Amager Strand
- Copenhagen NW
- Copenhagen SW
- Valby

The total GLA of the apartments is 1.613 sqm, with a large concentration located in Ørestaden (48%).

All the apartments are located on attractive locations in Copenhagen between 3-7 kilometres from the city centre. They all have very easy access to public transport.

📅 Acquisition date: 2022

🏠 Residential: 1,613 sqm / 16 units

🏢 Commercial: 0 sqm

📏 Sqm per unit: 87-140

🏠 Rooms per unit: 3-5

⚡ Energy certificate: A-C



FREDERIKSSUNDS- VEJ 160-162

Dating from 1914 and 1930, respectively, the property has a distinctive building design with high-pitched black-tile roofing and outer walls of red bricks.

The property is used mainly for residential purposes, with the building at Frederikssundsvej 160 accommodating 8 residential units and 6 residential units at Frederikssundsvej 162. Individual residential units are laid out with 2, 3 or 4 rooms, with unit sizes in the 65-89 sqm range.

The ground floor of both buildings contains commercial units, with 2 units (a restaurant and a clinic) situated in

one building, and a third unit (branch office of bank) in the other. At the rear of the property, there are 11 rent bearing garages.

The building is next to the central square Brønshøj Torv, a district some 6 kilometres north-west of the Copenhagen city centre, with the nearest stop of several bus lines less than 100 metres from the property and 2 kilometres to the motorway grid.

Key amenities are available in the immediate vicinity of the property, with neighbouring buildings typically featuring shops on the ground floor.

📅 Acquisition date: 2022

🏠 Residential: 1,166 sqm / 14 units

🏢 Commercial: 675 sqm / 3 units

📏 Sqm per unit: 65-89

🏠 Rooms per unit: 2-4

⚡ Energy certificate: B



GAMMEL JERNBANEVEJ 27-31

The property consists of 3,480 sqm residential units (70% of total rental income) and 3,495 sqm of commercial area (ground floor and basement) comprising a restaurant and leisure activities (long established Big Bowl Valby), as well as a parking area with 20 parking lots.

With close proximity to Copenhagen city centre, parks and the Copenhagen

Zoo and 200 metres to Valby station the property enjoys a prime micro location. In 2022 the property was renovated and the hostel space from the 1st to the 5th floor was converted into 106 small and efficient residential units. Large windows in the residential units ensures a healthy amount of natural daylight and helps increase the sense of space in the small units.

- 📅 Acquisition date: 2023
- 🏠 Residential: 3,480 sqm / 106 units
- 🏢 Commercial: 3,495 sqm / 1 units
- 📏 Sqm per unit: 31-58
- 🏠 Rooms per unit: 1
- ⚡ Energy certificate: C



H.C. ANDERSENS BOULEVARD 49

Constructed in 1908 and featuring a richly ornamented building front and copper spires, the property is a true landmark building.

The property is a mixed-use multi-story building with 30 units in total, including 18 residential and 12 commercial units.

The property's interior is very elegant, featuring high standards and well-appointed luxury apartments with respect for the property's history. With unit sizes in the 143-199 sqm range, the residential units are spacious and laid out with 3, 4 or 5 rooms. Several units have been comprehensively refurbished.

The property benefits from an exceptionally central location in Copenhagen, namely at H. C. Andersens Boulevard, an important arterial road into Copenhagen.

Situated only 100 metres from the waterfront, multiple units in the property command a spectacular view of the Port of Copenhagen and the bridge of Langebro, connecting to the island of Amager.

The micro location is a highly vibrant city district, characterised by substantial footfall and traffic due to the proximity to Rådhuspladsen (City Hall square), Tivoli Gardens and not least Strøget, Copenhagen's longest and most important high street, an 8-minute walk from the property.

📅 Acquisition date: 2022

🏠 Residential: 3,140 sqm / 18 units

🏢 Commercial: 1,201 sqm / 12 units

📏 Sqm per unit: 143-199

🏠 Rooms per unit: 3-5

⚡ Energy certificate: C



H.C. ØRSTEDSVEJ 63

The property was constructed in 2017, with 26 residential and 1 commercial unit.

The apartments are attractive micro living units, with an average size of 35 sqm.

Each apartment consists of a teakitchen, spacious bathroom, as well as a large living room and basement room for storage.

The property is located centrally on Frederiksberg, which is one of the most attractive districts in Copenhagen, and only 2 kilometres from the city centre.

In terms of public transport, the location is ideal, with some 400 metres to the nearest metro station Forum. As a result, it takes around 6 minutes to reach central Copenhagen by public transport.

📅 Acquisition date: 2022

🏠 Residential: 902 sqm / 26 units

🏢 Commercial: 124 sqm / 1 unit

📏 Sqm per unit: 31-41

🏠 Rooms per unit: 1

⚡ Energy certificate: A



JERNBANE ALLÉ 33-35

The property includes 3 buildings situated on 2 sites registered under separate title numbers. Located across both sites and constructed in 1907, 2 adjoining buildings form the property's main building.

Sitting on the corner of Jernbane Allé and Jydeholmen, the main building is a prominent grey-brick property that benefits from strong on-street visibility. The third building features a single storey, comprising a GLA of 74 sqm.

The property comprises 569 sqm commercial space, with retail and restaurant units located mainly on the ground floor.

The existing local plan allows for the construction of an infill building at Jydeholmen 2A, requiring the demolition of the aforementioned free-standing (third) building of 74 sqm.

The property is located in the Copenhagen district of Vanløse, some 5 kilometres from the city centre. The property enjoys a central location only 80 metres from Vanløse station, which is a hub for S-trains and the metro. As a result, it takes merely 12 minutes to reach central Copenhagen by public transport. In addition, the property is located in close proximity of Ring Road 2, connecting the more peripheral districts with the centre of Copenhagen with a drive time of approximately 15 minutes by car.

📅 Acquisition date: 2022

🏠 Residential: 1,271 sqm / 16 units

🏢 Commercial: 569 sqm / 7 units

📏 Sqm per unit: 68-97

🏠 Rooms per unit: 2-4

⚡ Energy certificate: C



KILDEGÅRDSVEJ 55

The old police station was given a new life when it was transformed into 6 new townhouses in Hellerup with space for the whole family.

The historic property was empty for a whole decade, before it was converted into new functional homes up to 287 sqm. The renovation is done with respect for the property's original details and distinctive features, with modern functionalities that match the modern consumer's requirements for quality and design.

The building was designed by architect Christian Olrik and was originally built as a country house in 1919 for director H. Siegmund. The original main building

dates from 1904 and is on 2 floors with utilised attic and basement.

The main building is worthy of preservation with the grade "3" and appears very stylish with a red tile roof, curved gables, mansion windows, copper gutter etc.

The property is centrally located between Bernstorffsvej station and Hellerup station, where there is a direct connection to the centre of Copenhagen.

The centre of Hellerup is close by, where you will find a wealth of restaurants and cafés as well as shopping. The area offers both nature, sea views, urban life and culture.

📅 Acquisition date: 2021

🏠 Residential: 1,195 sqm

🏢 Commercial: 0 sqm

📏 Sqm per unit: 159-287

🏠 Rooms per unit: 5-9

⚡ Energy certificate: C



LINDE ALLÉ 48

The property was constructed in 2012, and has a total GLA of 2,413 sqm. The property's interior is very elegant, featuring high standards and well-appointed luxury apartments.

4 apartments of 110 sqm
 4 apartments of 114 sqm
 4 apartments of 119 sqm
 2 commercial apartments of 162 and 171 sqm.

The building consists of 20 residential apartments and 2 commercial apartments, which are rented out for office/storage use.

The property is located centrally in the Copenhagen district of Vanløse, some 6 kilometres from the city centre.

The distribution of the areas in the "newly built properties" includes:
 4 apartments of 86 sqm
 4 apartments of 91 sqm

The property enjoys an ideal location only a short distance from Vanløse station, which is a hub for S-trains and the metro with direct access to central Copenhagen.

- 📅 Acquisition date: 2022
- 🏠 Residential: 2,080 sqm / 20 units
- 🏢 Commercial: 333 sqm / 2 units
- 📏 Sqm per unit: 86-119
- 🏠 Rooms per unit: 2-4
- ⚡ Energy certificate: A



MESSINAVEJ 4

This property was constructed and previously used for commercial purposes. In recent years the property was renovated, and the commercial space was converted into residential units, and 2 additional floors were built on top of the original building.

The property has 1,171 sqm residential space distributed over 12 units, with an average size of 98 sqm.

The commercial unit is a ground floor grocery store.

Opposite the building is Lergravsparken, where you can enjoy the sun or get on the metro. It is also located near Amager Strandpark, which is one of the most attractive districts in Copenhagen, just 4 kilometres from the city centre.

In terms of public transport, the location is ideal, with only 200 metres to the nearest metro station Øresund. As a result, it takes around 7 minutes to reach central Copenhagen by public transport.

- 📅 Acquisition date: 2022
- 🏠 Residential: 1,171 sqm / 12 units
- 🏢 Commercial: 680 sqm / 1 unit
- 📏 Sqm per unit: 52-143
- 🏠 Rooms per unit: 3-4
- ⚡ Energy certificate: C



NØRREBROGADE 32

Beautiful classic residential property close to the Lakes in central Copenhagen. renovated in 2013 and divided into condos.

The property is a former commercial property from 1906 that was converted into housing in 2013. It contains 28 residential apartments of different sizes and 3 commercial units. All the apartments were extensively renovated in 2013 and divided into condos. It offers an attractive location close to the café life at Sankt Hans Torv, the Lakes and central Copenhagen. Nørrebrogade is car-free in front of the property, so there is only bus and bicycle traffic.

- 📅 Acquisition date: 2021
- 🏠 Residential: 2,852 sqm / 28 units
- 🏢 Commercial: 304 sqm / 3 units
- 📏 Sqm per unit: 70-155
- 🏠 Rooms per unit: 1-5
- ⚡ Energy certificate: C



ROSKILDEVEJ 33 A+B

The property was built in 2017 and consist of 47 smaller 1- and 2 bedroom residential units, totalling 2,171 sqm.

The property is located right next to Copenhagen Zoo and the very popular Frederiksberg Garden and Søndermarken.

The city centre is only 3 kilometres away and can easily be reached by bike, public transportation or car.

The units have a beautiful view and lots of natural lights coming in through the big windows and all levels are easily accessibly by elevators or the big light staircases.

In the courtyard a large gras area with benches can be used for recreation and there are also good parking facilities for both bicycles and cars.

📅 Acquisition date: 2023

🏠 Residential: 2,171 sqm / 47 units

🏢 Commercial: 0 sqm / 0 units

📏 Sqm per unit: 44-51

🏠 Rooms per unit: 1-2

⚡ Energy certificate: A



RÅDHUSSTRÆDE 8-10

Dating back to 1750 and 1784, this charming building complex represents some of the oldest buildings in Copenhagen. The property comprises 2 mixed-use residential/commercial buildings, with an even mix of commercial and residential units. 5 of the residential units have been comprehensively modernised.

The property is located in the heart of Copenhagen, in close proximity to the central squares of Nytorv and the

City Hall square (Rådhuspladsen). The property benefits from easy access to public transport with only 400 metres to the nearest metro station at Gammel Strand.

This part of Copenhagen has shops, cafés, restaurants, etc. in abundance. The pedestrian part of the Copenhagen high street, Strøget, runs a few hundred metres from the property.

- 📅 Acquisition date: 2022
- 🏠 Residential: 805 sqm / 7 units
- 🏢 Commercial: 484 sqm / 7 units
- 📏 Sqm per unit: 84-146
- 🏠 Rooms per unit: 3-5
- ⚡ Energy certificate: N/A, listed property



RÅDHUSVEJ 11-13

Beautiful and historic property from 1902/1903, located centrally in Charlottenlund. Rådhusvej 11-13 has been thoroughly renovated over the last 10 years, both externally and internally.

The property consists of 8 residential units with a total area of 1,375 sqm and 1 ground floor commercial unit with an area of 464 sqm (shared office). 2 of the residential units have their own terrace.

The property is located within walking distance to specialty shops, supermarkets, cozy restaurants and cafés. Charlottenlund Castle and Castle Garden are also within easy walking distance.

There are good parking opportunities around the property. Trains to Copenhagen are within a short walking distance and take around 12 minutes to central Copenhagen.

- 📅 Acquisition date: 2022
- 🏠 Residential: 1,375 sqm / 8 units
- 🏢 Commercial: 464 sqm / 1 unit
- 📏 Sqm per unit: 114-219
- 🏠 Rooms per unit: 4-6
- ⚡ Energy certificate: C



SALLINGVEJ 2-4

Built in 1937, the property is Denmark's very first cast-in-situ concrete building. The property has outer walls of white bricks, and the renovations in 2022 of the façade, roof and windows, as well as refurbishment of common areas and selected units, have significantly upgraded the building, and help restore the property's original visual identity.

The property is a mixed-use residential and commercial building, with 15 residential units currently accounting for 1,168 sqm GLA. With an average unit size of 79 sqm, the residential units are

deemed highly attractive, appealing to a wide range of prospective tenants.

The property is situated on the border between the districts of Vanløse and Frederiksberg. It enjoys a central location only 700 metres from Grøndal station.

Also within walking distance of the property are green recreational spaces such as Degnemosen with its open-air theatre, Rødkildeparken and the sports complex of Grøndal MultiCenter.

- 📅 Acquisition date: 2022
- 🏠 Residential: 1,168 sqm / 15 units
- 🏢 Commercial: 1,332 sqm / 5 units
- 📏 Sqm per unit: 53-86
- 🏠 Rooms per unit: 2-3
- ⚡ Energy certificate: C



STRANDLODSVEJ 15

"The swan" is a property full of light, grace and life. Both inside and out, a great deal of work has been done to try and make the most out of the space.

The light stones on the building's façade and the exclusive choice of materials almost give the building the impression that it can fly.

All of the apartments have terraces or balconies, some of them even have more than one.

The green oar that runs through the entire Strandholmen is called Vandhaven.

The property is located less than 1 kilometre from Amager Strandpark which is a big beach and park area with lots of possibilities for swimming, kayaking and other recreational activities.

2 metro stations are only 500 metres away from the property and the city centre can be reached in just 3 stops and the airport in 5 stops. In the area you will also be able to enjoy sun deck, outdoor fitness, communal barbecue areas and campfire sites.

📅 Acquisition date: 2021

🏠 Residential: 4,765 sqm / 49 units

🏢 Commercial: 343 sqm / 2 units

📏 Sqm per unit: 73-138

🏠 Rooms per unit: 2-4

⚡ Energy certificate: A



STRYNØGADE 5

The property was originally built in 1954 as a parking garage but has since been converted into a dormitory in 2005 with 102 units between 28-48 sqm.

VIGA is renovating the property into modern studio apartments and on the top floor a big common room with lounge areas, lots of seating for common dinners and a designated area for studying and work are being created. One more unit will be added so the building will have a total of 103 units when completed.

On the top level, a 360° view of the beautiful neighbourhood can be enjoyed from the roof terrace, and 1st floor also have a terrace deck.

The property is located at Østerbro which is one of Copenhagen's historical and highly sought-after neighbourhoods with lots of shops, restaurants and cafés.

Both S-train and metro are close by and can be reached within a 5-minute walk. Fælledparken, the biggest park in Copenhagen and the beach are only 1 kilometre away.

📅 Acquisition date: 2022

🏠 Residential: 3,747 sqm / 103 units

🏢 Commercial: 0 sqm

📏 Sqm per unit: 28-48

🏠 Rooms per unit: 1

⚡ Energy certificate: B



TEGLHOLMSGADE 36

Teglhuset is centrally located on Teglholmen in Copenhagen's South Harbor.

The property contains 91 modern and well-appointed studio apartments. The apartments are 35-43 sqm, and have private bathroom and kitchen. Some apartments have a french balcony and the property contains 7 handicapped accessible homes.

Teglhomen has been in great development over the past few years, and is today experienced as a fantastic area to live in.

Within a short distance there is access to shopping and green areas. In 2025 a metro station will open a few hundred meters away giving a 10-minute commute to the city centre.

📅 Acquisition date: 2021

🏠 Residential: 3,281 sqm / 91 units

🏢 Commercial: 113 sqm / 1 unit

📏 Sqm per unit: 35-43

🏠 Rooms per unit: 1

⚡ Energy certificate: A



VIGERSLEV ALLÉ 122-124

Mixed property located centrally in Valby, consisting of 2 joined buildings, built in 1923 and 1928, with 9 residential and 5 commercial units (with a strategy to convert into residential). The main residential units are between 88-95 sqm.

All apartments are sharing friendly and modernised with newer kitchens and bathrooms. The commercial units are leased to a mix of various business

segments, including a restaurant and sports shop.

The area around the property has undergone a major development in recent years.

The property is located within walking distance between Valby/Vigerslev allé stations and 'Spinderiet' shopping centre.

📅 Acquisition date: 2021

🏠 Residential: 827 sqm / 9 units

🏢 Commercial: 543 sqm / 5 units

📏 Sqm per unit: 88-95

🏠 Rooms per unit: 3

⚡ Energy certificate: D



ÅLEKISTEVEJ 36-40

In the past, the property belonged to a housing cooperative, but today it consists of 32 units, including 27 apartments/bedsits.

The size of the residential units varies from 27-140 sqm, but most of them are 2-room apartments comprising 63 sqm, representing a highly sought-after apartment size. Multiple units have been comprehensively modernised.

The property is located in the Copenhagen district of Vanløse, some 6 kilometres from the city centre, in a local area characterised by both single-family houses and multi-story buildings. Damhussøen, a well known

lake in the Copenhagen area, is located only 500 metres away which offers great possibilities for running or hiking.

The property enjoys a central location, 10 minutes by foot from Vanløse station, which is a hub for S-trains and the metro. From Vanløse station, it takes approximately 12 minutes to reach central Copenhagen by public transport.

In addition, the property is located in close proximity of Ring Road 2, connecting the more peripheral districts with the centre of Copenhagen with a driving time of approximately 15 minutes by car.

📅 Acquisition date: 2022

🏠 Residential: 1,784 sqm / 27 units

🏢 Commercial: 728 sqm / 5 units

📏 Sqm per unit: 27-140

🏠 Rooms per unit: 1-4

⚡ Energy certificate: C





STRYNØGADE CASE STUDY

SUMMARY AND HISTORY

- Sustainability in focus

- Upfront CAPEX program resulted in a rental uplift of nearly 70% (10% above initial underwritten rent levels) equal to a 17% ROI / 27% IRR

- Optimised floorplan resulted in one extra apartment

- Letting completed in six weeks, no vacancy

The property was originally built in 1954 as a multistorey car park but has since been converted into a dormitory in 2005 with 102 units between 28-48 sqm.

The property is located in Østerbro which is one of Copenhagen's historical and highly sought-after neighbourhoods with lots of shops, restaurants, and cafés. Both S-train and metro stations are close by and can be reached within a five-minute walk. Fælledparken, the largest park in Copenhagen, and the closest beach are both found within 1 kilometre.

VIGA acquired the property in November 2022 with the aim to turn it into a modern micro living property by undertaking a thorough refurbishment

and adding an extra unit through floorplan optimisation. On the top floor a large common area has been created with lounge areas, lots of seating for common dinners and a designated area for studying and work.

The property has 2 terraces: a terrace deck on the 1st floor and a roof terrace on the top floor offering a 360° view of the beautiful neighbourhood.



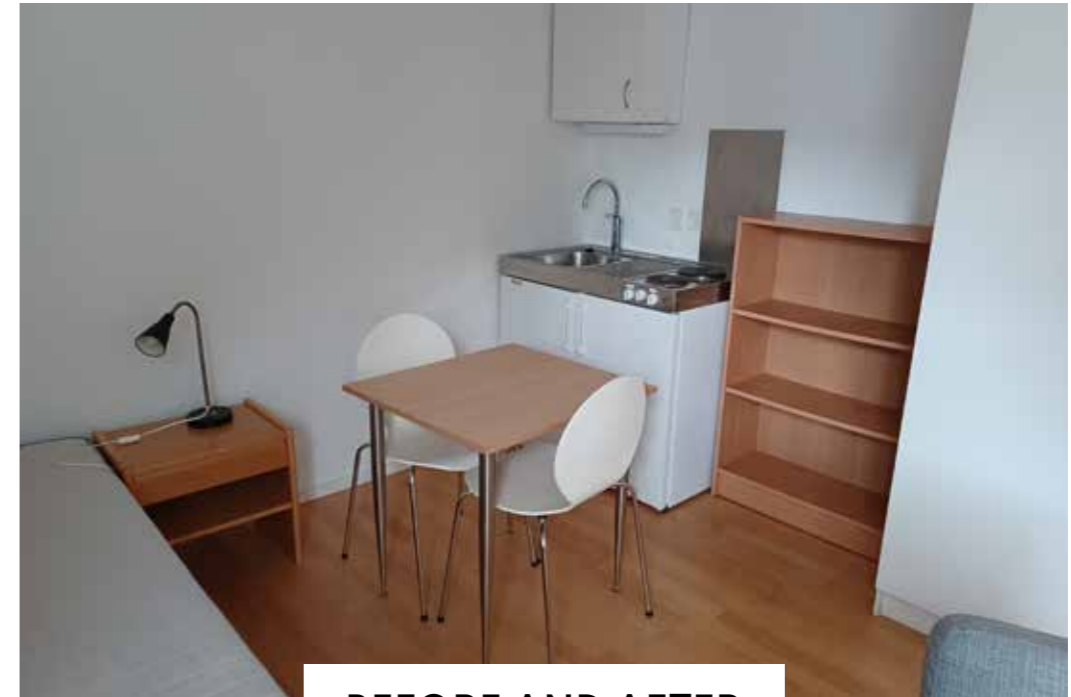
PROJECT DESCRIPTION

Sustainability, design and acoustics have been upgraded to today's requirements and standards. The focus has been on quality, sustainability, design and comfort. The stylish expression of the façades from the renovation in 2005 has been retained, whereas all interior surfaces as well as installations and fixtures

SUSTAINABLE KITCHENS

The kitchen manufacturer Designa is EPD verified and Swan-labelled. The cabinets used at Strynøgade are made of recycled wood and the tabletops are FSC-certified. modern, user-friendly and inspiring kitchen that you really want to use, which is not found elsewhere in many other micro living apartments.

Dishwasher, combi oven, induction hobs, cooker hood and a large fridge have all been prioritised to create a All the previously installed kitchenettes have been dismantled, packed and shipped to Bosnia, where they will be refurbished and reused.



BEFORE AND AFTER



BATHROOMS

The bathrooms have been reused to the greatest extent possible. Existing tiling on the walls and floors has been kept or partially replaced and re-grouted.

Sanitation has been replaced and lighting changed to LED while new mirrors with integrated lighting have been installed and walls freshened up with colours. New wash cabinets are supplied by Designa and made of recycled wood.

FLOORS

Existing wooden floors have been preserved where possible, sanded and oiled with Bona Craft Oil produced by modified vegetable oils, certified GREENGARD for low indoor emissions.

GREENGUARD Gold, and which is fully recyclable going forward.

LVT is a maintenance-free floor covering that is impact sound insulating (16 dB) and contributes to improved acoustics.

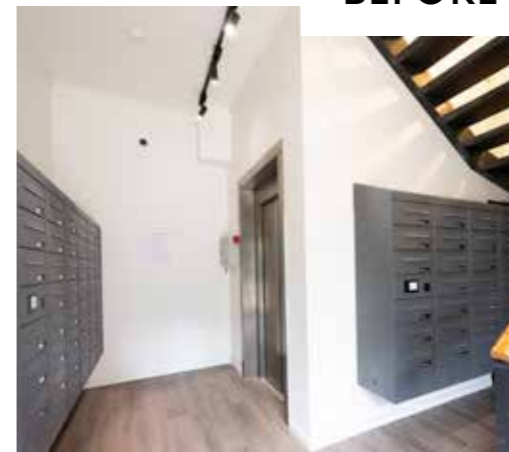
New floors use LVT (luxury vinyl tiles) from Interface, which is made from 39% recycled materials, certified



BEFORE AND AFTER



BEFORE AND AFTER



LIGHTING AND OTHER UPGRADES

All lighting installations have been changed to LED lighting, and lighting in common areas are equipped with automatic control and sensors. This has reduced power usage by approximately 50%.

Doors have been equipped with the new intelligent locking system S50 from iloq, which can be administered and coded remotely. Residents receive an electronic key on their mobile phone, which is

coded specifically for access to their apartment and all common areas.

New mailbox system from RENZ with electronic displays can also be managed and changed remotely. Residents use their electronic iLoq key on the mobile phone to access their individual mailbox.

Common areas have been equipped with video surveillance to ensure residents a safe living environment.



BEFORE AND AFTER



BEFORE AND AFTER



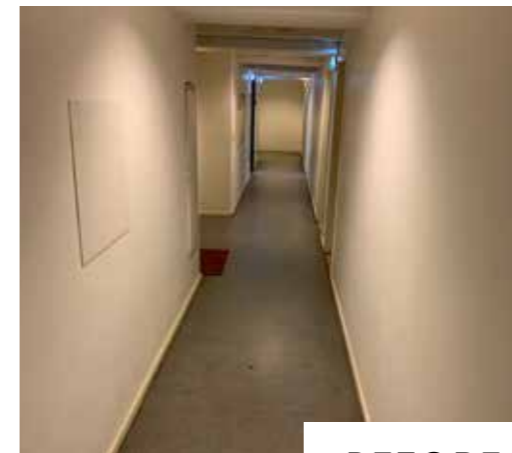
COMMON AREAS AND CONVERSIONS

Three smaller common kitchens have been converted into residential apartments with direct terrace access. On the 5th floor, 2 apartments were eliminated and the common room enlarged to include co-working area, lounge and dining area.

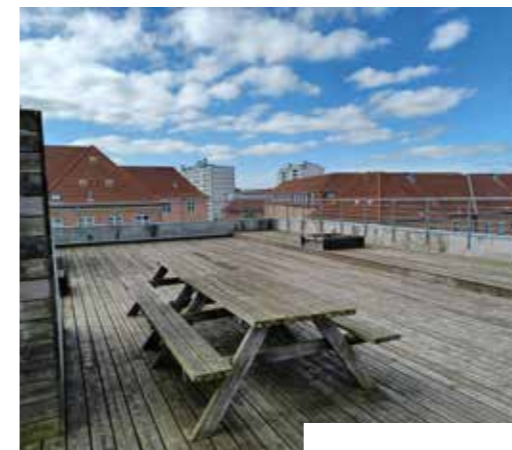
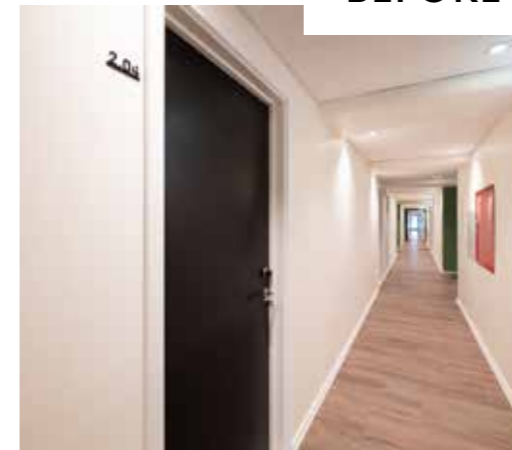
A large new kitchen with all appliances has been installed, enabling residents to cook together. From the large

common room there is direct access to the newly renovated large roof terrace with zoned lounge areas and pergolas.

There is also a lot of outdoor furniture consisting of benches, tables and chairs which provides residents with the opportunity to eat outdoors with a view over the rooftops of Østerbro.

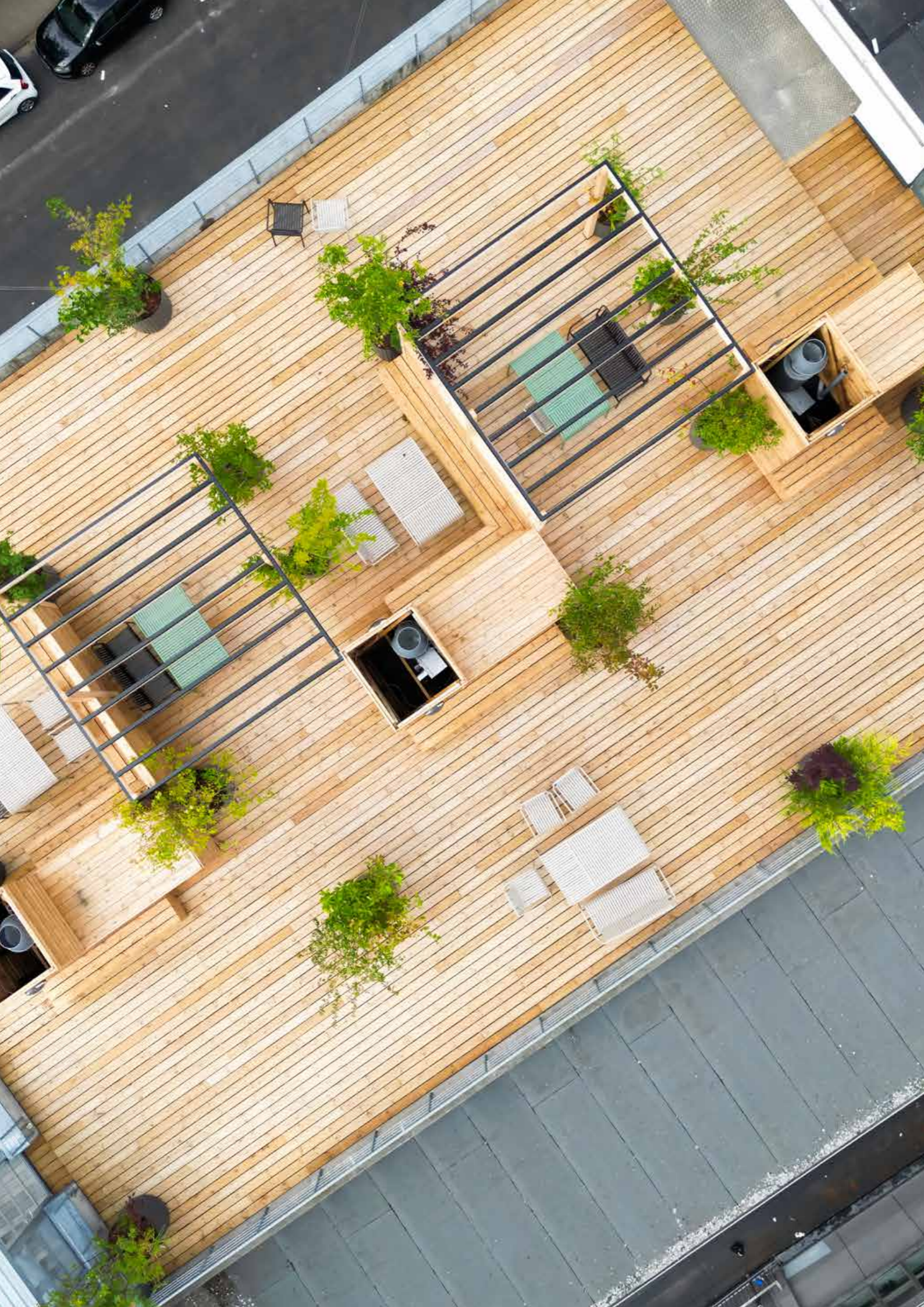


BEFORE AND AFTER



BEFORE AND AFTER





LETTING

Estimated rental uplift of around 70% and 10% above initial underwritten rent levels.

Tenants moved in continuously as floors were completed and handed over from the contractor, enabling completed units to be rent generating as early as possible. The 5 floors were handed over in four phases during a period of 2 months.


HOME was chosen as letting agent on the basis of their expertise and experience with letting new-build projects such as this. They furnished one of the units so that potential tenants could get an impression of the feel and look of an occupied apartment. This is particularly important when letting micro living apartments, as it is difficult to visualise, how it is possible to fit all the desired furniture into the limited space.

Statement from HOME: "We have let a great many projects over the years, but Østerbro Rooftops is the project where we have experienced the highest "hit rate" ever, in relation to how many of those present at showings also choose to reserve a lease. On average, the "hit rate" has been over 80%, which is very impressive.

The success is, among other things, due to the location of the property combined with the choice of materials, interior design and the great communal facilities. In addition, there are not just 1 but 2 large roof terraces."

CONTACT US

 VIGAREALESTATE.COM

 VED STRANDEN 16, ST.
1061 KØBENHAVN K



KRISTIAN GOTH VINTHER
Partner & Founder
kgv@vigarealestate.com



NIELS HEERING
Chairman & Founding Partner
nh@vigarealestate.com





