



LILLA VÄRTAN

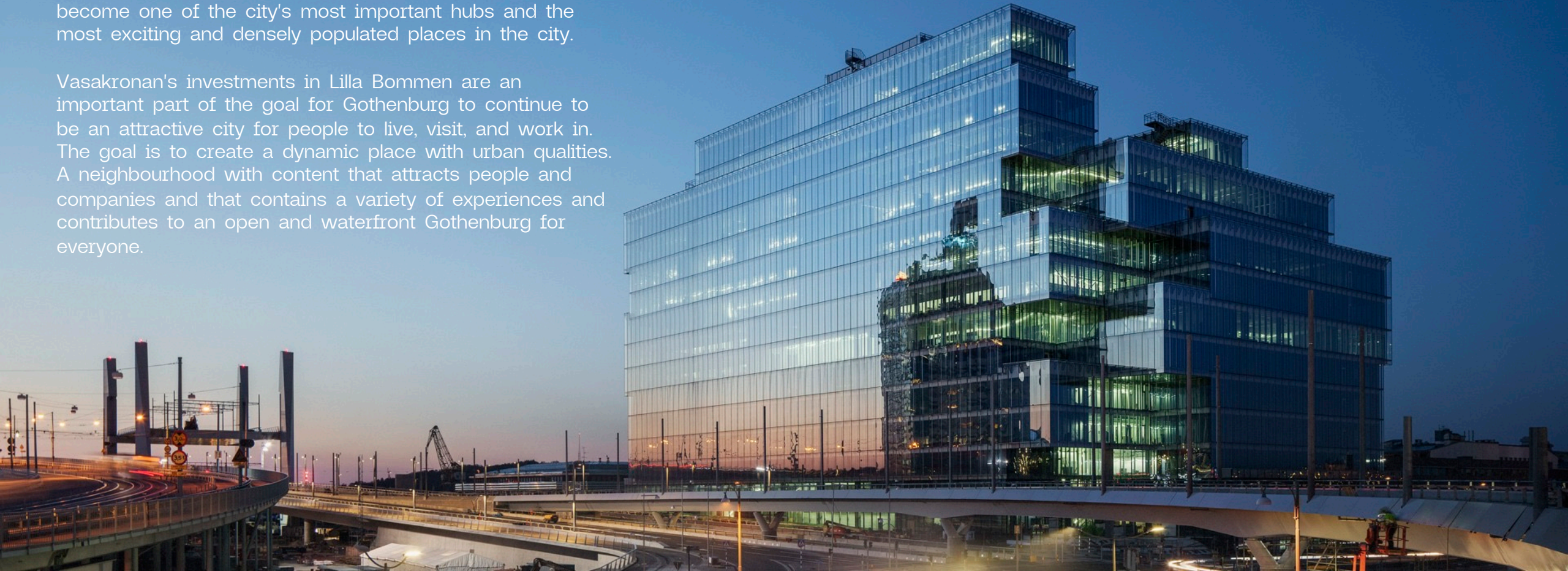
PART OF THE NEW GOTHENBURG

Vasakronan

A future area!

Lilla Bommen and the Central Station area have the ambition to become the centre of the new Gothenburg, where safe and smart pathways make new meeting places accessible and, together with the public transport junctions, become one of the city's most important hubs and the most exciting and densely populated places in the city.

Vasakronan's investments in Lilla Bommen are an important part of the goal for Gothenburg to continue to be an attractive city for people to live, visit, and work in. The goal is to create a dynamic place with urban qualities. A neighbourhood with content that attracts people and companies and that contains a variety of experiences and contributes to an open and waterfront Gothenburg for everyone.



A perfect starting point

Lilla Bommen is located in the centre of the city, a few steps from transport links and within walking distance of everything.



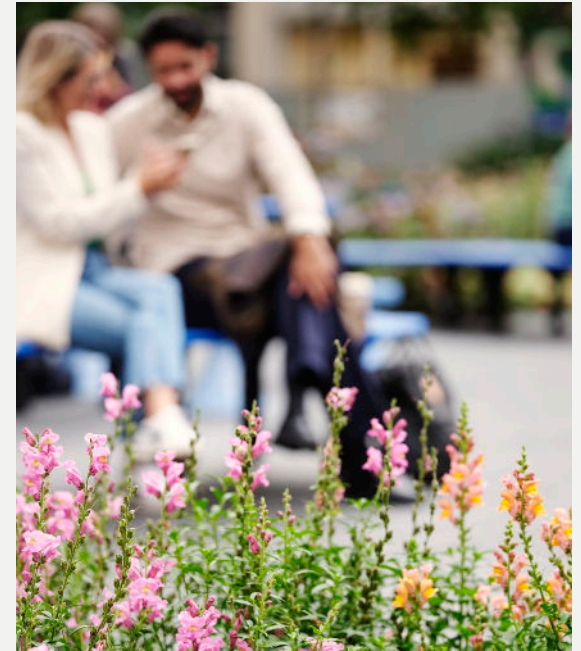
AREA VISION LILLA BOMMEN

A colourful spectrum in constant change

The vision for Lilla Bommen is a vibrant, ever-evolving spectrum that reflects and contributes to Gothenburg's diversity. The movement in the river, among people, on the quay, from the parks, and the new bridge characterize the place. Here, there is curiosity and drive. New ideas are tested, linked together, flow into and influence each other.

Here, there is the courage and determination to openly embrace the international and develop the local. Lilla Bommen stands out, impossible to miss, a natural role model that shows care for people and environments, always daring to lead. Here, the city meets the water - open for adventure, open for the world.

Lilla Bommen's active and interactive playfulness in the heart of Gothenburg shares, reflects, and colours the entire city's identity. When one thinks of Gothenburg, it is Lilla Bommen one sees.





Vasakronan
existing in the area

Platinan

– A building out of the ordinary

Platinan is a profile building that connects the city across the river, gives the water back to the people of Gothenburg and extends the city centre. Platinan is a place for unordinary encounters with 60,000 square metres of hotel, offices, rooftop bar, restaurants, city brewery and gym.



Vasakronan
existing in the area

Läppstiftet

– Icon of possibilities

A design icon that has stood proudly in Lilla Bommen since 1989. Gothenburg's most famous building on the quayside by the Göta Älv offers offices, coworking, restaurants, café, lounge, wine bar and a lovely courtyard and park open to all. Perfect for companies that are 10 today and 200 tomorrow and prefer to rent a month at a time.

Kaj 16

– A smart landmark

Kaj 16 will be a smart, open and attractive landmark. On 30,000 square metres, there will be space for a mix of large companies, innovators, entrepreneurs and visitors. Through a unique design in wood, a lively street level and efficient, welcoming office facilities on spacious and flexible floors in a vibrant environment, an exciting place is created with the potential to become one of the most sustainable and appreciated buildings in the new Gothenburg for a long time to come.

Kaj 16 is getting ready for you and will be a landmark and profile building that together with the iconic Läppstiftet will form the new silhouette of Gothenburg.

Vasakronan
upcoming in the area





Vasakronan
upcoming in the area

Älvblick

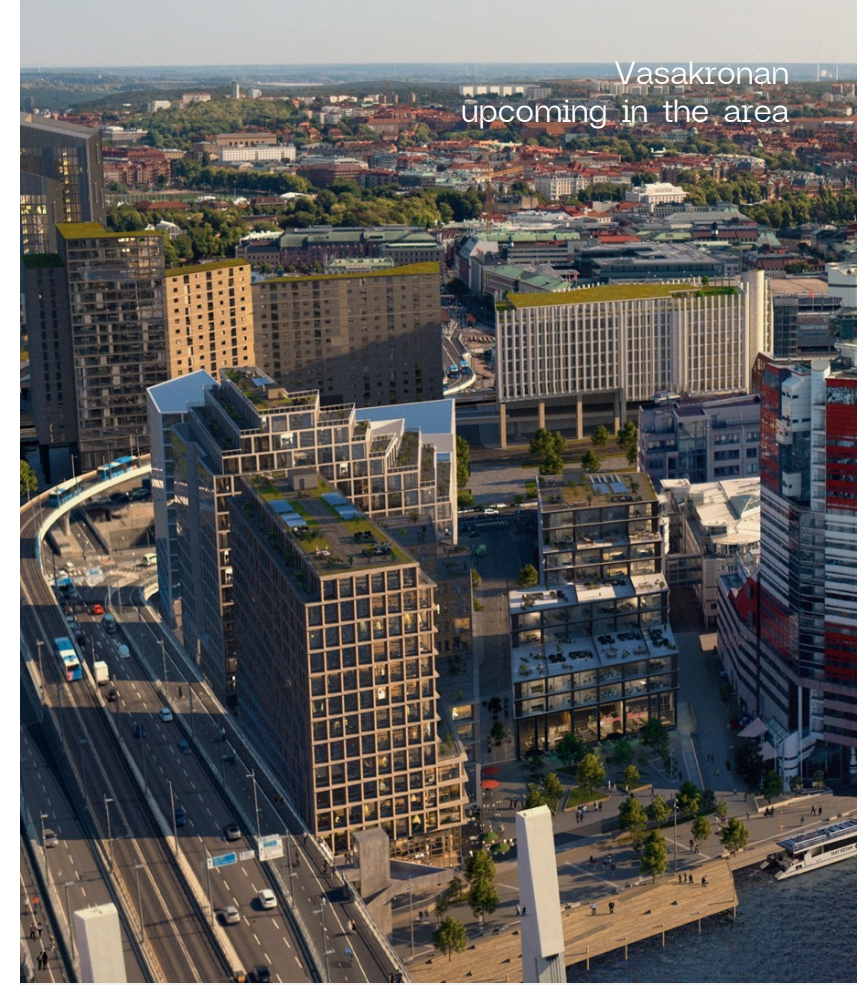
In Älvblick you have direct access to the square and the quay as well as the iconic Läppstiftet as your nearest neighbour. Welcome to 10,000 square metres of offices, hotel, café and restaurant.



Vasakronan
upcoming in the area

Älvporten

Together with Kaj 16, Älvporten is the entrance from Hisingsbron. Welcome to 18,000 square metres of bright premises on the quayside.



Vasakronan
upcoming in the area

Bromästaren

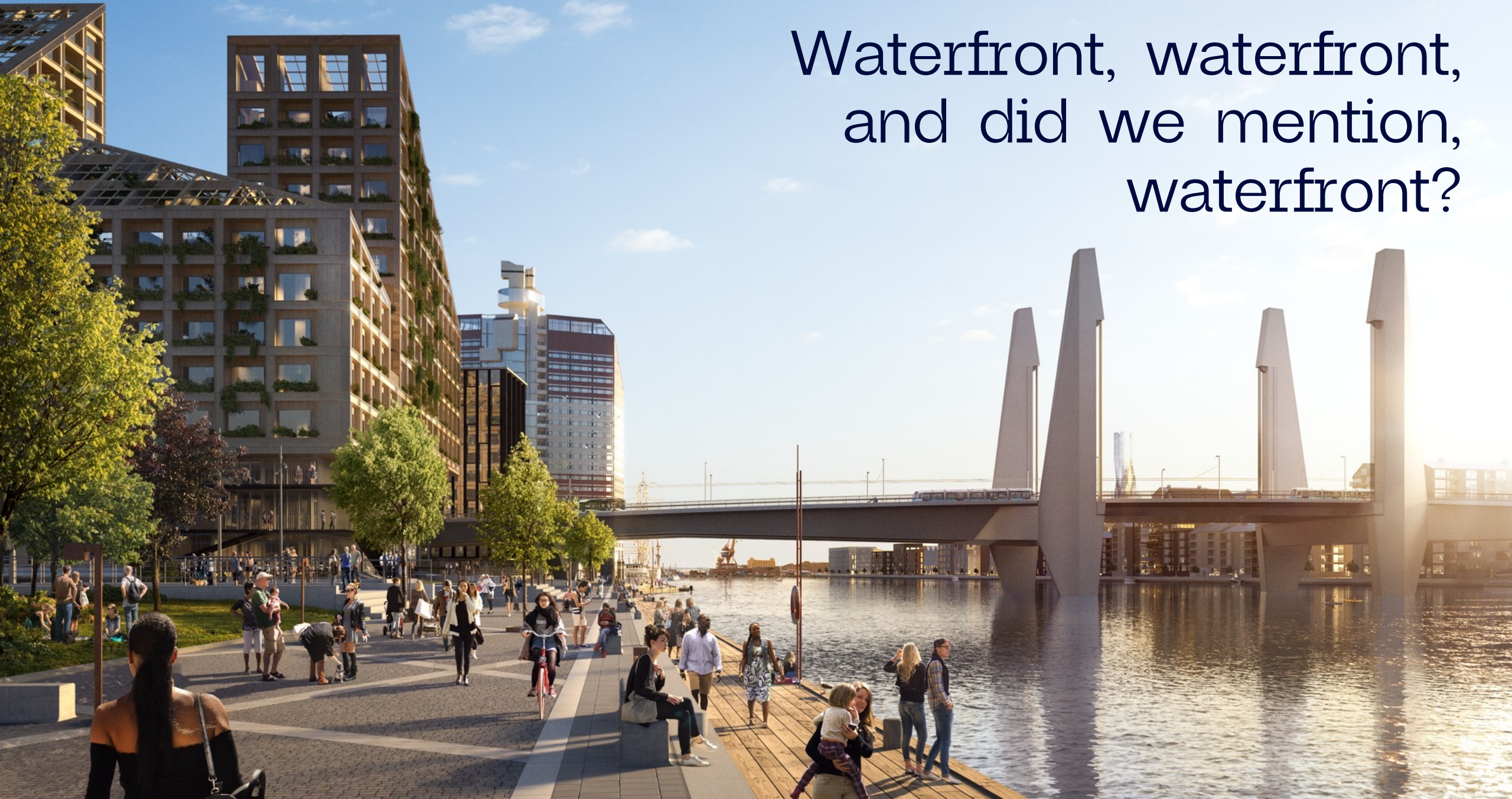
One step closer to the Central Station and opposite Platinan, Bromästaren offers 18,000 square metres of office, residential, retail and service space.

Why Lilla Bommen?

- **The central location**
Right in the centre of the city and all possible communications in the immediate vicinity: Central Station, West Link, E45, E6, Hisingsbron.
- **Strong development**
A future area with innovative office solutions, exciting housing and unexpected experiences.
- **Close to the water**
Gothenburg's only truly central waterfront location.



Waterfront, waterfront,
and did we mention,
waterfront?



On historical ground



Photo: Gothenburg City Museum

Lilla Bommen is both the name of the harbour built in the mid-17th century and the surrounding land area that today contains some of Gothenburg's most famous landmarks. These include the iconic office building Läppstiftet, and the Gothenburg Opera, which is located next to the harbour. There is also a boat harbour in the area, completed in 1860, which throughout history has been a hub for Gothenburg's canal traffic and domestic shipping. From here, both passenger and cargo boats have docked and weighed anchor for further travel through the Göta River and up to Norrköping or Stockholm.

LILLA AND STORA BOMMEN

The story of Lilla Bommen begins in the early 17th century when Gothenburg was first founded. Due to recurring wars and conflicts, Gothenburg was surrounded by fortifications, bastions, moats, and canals to protect against intrusions and hostile attacks. It is against this background that Lilla Bommen was created. In fact, Lilla Bommen was part of the city's fortifications and was located at the harbour entrance where boats could pass in and out of the city and the crown could collect duties. The name Lilla Bommen comes from the 17th-century boom in the harbour, which was the entrance to Gothenburg. At this time, there was also a similar boom called Stora Bommen, which was located further west, where Stora Hamnkanalen flows into the river between Skeppsbrolatsen and Packhusplatsen.

THE GATEWAY TO THE WORLD

When the Great Harbour Canal was excavated in the 1620s, it became Gothenburg's first constructed harbour. The canal was not a proper harbour due to its shallow waters, which meant that larger ships had to anchor outside Klippan or at the Gamla Varvet (what is now Stigbergskajen). From here, the cargo was unloaded into smaller boats and barges, which then transported the goods through Stora Bommen and further out into the Great Harbour Canal. During the 17th century, the Great Harbour Canal was the city's lifeline and centre for all import and export. Goods, primarily iron, timber, and wood, were unloaded and loaded here. On the square, Stora Torget, next to the canal, lively market trading took place from morning till night, and along the canal, the wealthiest Gothenburgers settled - often with their own jetty down to the water.

THE HARBOUR MAP IS REDRAWN

From the 17th century onwards, both Stora and Lilla Bommen were crucial to Gothenburg's shipping industry. At this time, there was no proper harbour in Gothenburg. Instead, goods were transported in and out through the booms and taxed by so-called tolls, which passing ships had to pay. But as ships grew in size and steam power was introduced, the harbour map was redrawn. A new harbour plan was drawn up in 1843, covering both Stora and Lilla Bommens harbours and their shore areas. The first modern river quay eventually became Stenpiren, which was completed in 1845.

This is Vasakronan

Vasakronan owns, develops, and manages properties in Stockholm, Uppsala, Gothenburg, and Malmö. We aim to provide environments where people thrive and businesses can flourish. Our mission is to ensure that our owners, the First, Second, Third, and Fourth Swedish national pension funds, receive a high and risk-balanced return that benefits current and future pensioners. But never at the expense of the environment, people, and the society in which we operate.

The profit we make is undoubtedly a profit for many. Probably even for you.

OFFICE SOLUTIONS FOR EVERY STAGE OF YOUR DEVELOPMENT JOURNEY

We want you to develop in the best possible way in our spaces. That's why we offer a range of office solutions that can be combined based on where you are in your development journey. On-demand workplaces, fully furnished offices or completely customised solutions. With us, you can change over time - and we are happy to accompany you along the way.

ACTIVE COUNSELLING MAKES IT EASY FOR YOU TO DEVELOP

Daily contact with thousands of clients and management teams as well as collaboration with researchers and specialists gives us unique insight and knowledge of workplace development. We offer all our clients advice on workplace development and sustainable use of the office. Ask us about how the office can be a leadership tool. How you can improve your energy use or how you can have better waste management.

SUSTAINABLE OFFICES

We were the first in Sweden to offer our customers green leases and today we supply all our properties with electricity from renewable energy sources. This means that all our customers can report zero climate emissions linked to the office. We continuously develop services, such as mobility hubs, waste collection and other services that allow you to reduce your climate impact in the workplace on your own, or together with us.

ENVIRONMENTALLY CERTIFIED PROPERTIES

Our goal is for all our properties to be environmentally certified. We primarily use LEED, an international certification system for buildings. LEED aims to change the way buildings and communities are built and operated to enable a sustainable and socially responsible environment that is healthy and improves quality of life. Each property is assessed on several aspects, including: energy, material and water use, transport, waste, and indoor and outdoor climate.

TOGETHER TOWARDS A CLIMATE-NEUTRAL 2030

Since 2009, we have more than halved the energy use in our properties. In 2010, we were the first in Sweden to offer our customers green leases. In 2020, we adopted Roadmap 2030 with the goal that our operations will be climate neutral throughout the value chain by 2030. A challenging goal, but we are convinced that it is possible. If we do it together with you and others. Read more about our sustainability work at [vasakronan.se](https://www.vasakronan.se).

A close-up photograph of several green leaves, likely from a tree or shrub, covered in numerous small, clear water droplets. The leaves are vibrant green and have a serrated edge. The background is dark and out of focus, making the leaves and droplets stand out.

Sustainable urban development is serious urban development!

Vasakronan works continuously to develop its sustainability work. But despite the fact that we have worked systematically for more than ten years to become fully sustainable and despite the fact that we are ranked as one of the most sustainable companies in the world by GRESB, the Global Real Estate Sustainability Benchmark, we are the first to admit that we are not. Completely sustainable, that is.

However, every year we set slightly more ambitious goals to reduce our negative impact and increase our positive contributions. In this way, we ensure that we are constantly moving closer to our long-term goal of becoming fully sustainable.

The good city contains more than just buildings, and urban and property developers must make it sustainable. Sustainable urban development is a broad, complex concept with many issues that Vasakronan has been actively working on for several years.

Our goal is to be able to identify and prioritise sustainability issues early on in the urban development process based on the project's current situation and challenges, and to set ambitious goals in areas such as circular design, climate adaptation, meeting places, sustainable mobility and more.

Welcome to the world. In Gothenburg.

People have gathered in Lilla Bommen throughout time. To socialize, negotiate, work, and maybe to get a piece of the world.

Now, we're letting the city face toward the water, allowing Lilla Bommen to once again become a vibrant area with international influences and self-confidence.



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