

NPV 



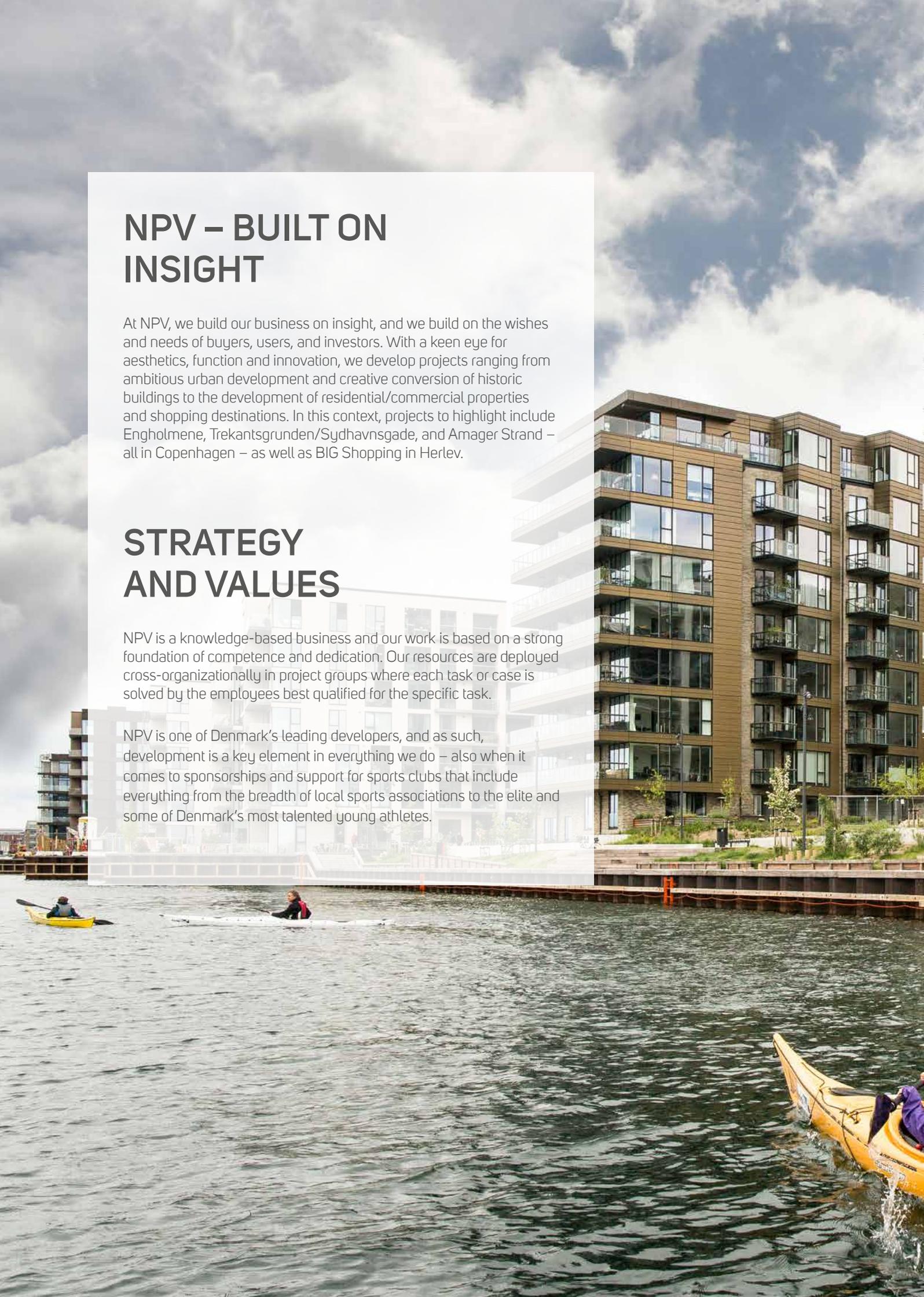
NPV – BUILT ON INSIGHT

At NPV, we build our business on insight, and we build on the wishes and needs of buyers, users, and investors. With a keen eye for aesthetics, function and innovation, we develop projects ranging from ambitious urban development and creative conversion of historic buildings to the development of residential/commercial properties and shopping destinations. In this context, projects to highlight include Engholmene, Trekantsgrunden/Sydhavnsgade, and Amager Strand – all in Copenhagen – as well as BIG Shopping in Herlev.

STRATEGY AND VALUES

NPV is a knowledge-based business and our work is based on a strong foundation of competence and dedication. Our resources are deployed cross-organizationally in project groups where each task or case is solved by the employees best qualified for the specific task.

NPV is one of Denmark's leading developers, and as such, development is a key element in everything we do – also when it comes to sponsorships and support for sports clubs that include everything from the breadth of local sports associations to the elite and some of Denmark's most talented young athletes.

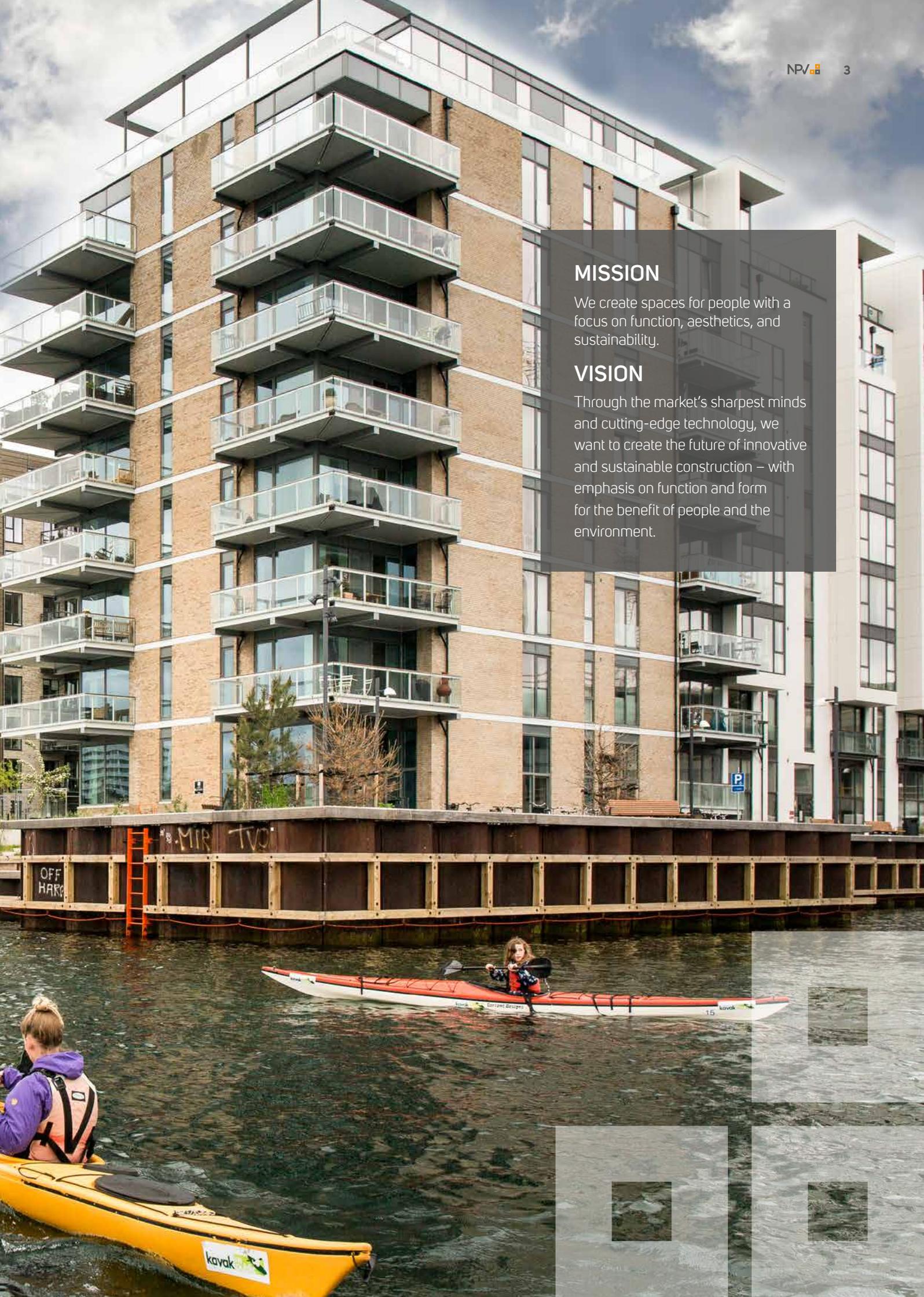


MISSION

We create spaces for people with a focus on function, aesthetics, and sustainability.

VISION

Through the market's sharpest minds and cutting-edge technology, we want to create the future of innovative and sustainable construction – with emphasis on function and form for the benefit of people and the environment.



OUR VALUE CHAIN

At NPV, we work with a strong value chain, which relies on our projects always living up to the highest standards. The entire project process is conducted in close collaboration – and through constant dialogue – with investors, advisors, contractors, and authorities.

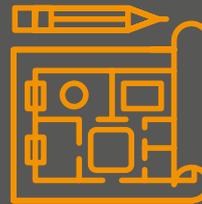
PHASE 1: ACQUISITION OF PLOT



This phase includes:

- Identification/screening of land
- Negotiation of purchase agreement
- Selecting advisors
- Estimates of construction costs
- Overall schedule

PHASE 2: PLANNING



This phase includes:

- Examining plan conditions, including local and municipal plans
- Assessing sustainability, including the UN's Global Goals
- Entering adviser agreements
- Turnkey agreements

PHASE 3: SALES, RE AND MARK



This phase includes:

- Market analysis selection
- Pricing of sales prices
- Development of material, online communication
- Dialogue with th
- Innovative mark initiatives

"We make sure that the project is as detailed as possible before asking the investor and financial partner to commit. Therefore, we carry out the first three phases in-house, and through a detailed business plan and continuous reporting, we ensure that investors get a high quality overall product."

– Kim Lautrup, Director and Partner

**PHASE 3:
MARKETING,
LEASING**



This phase includes:

- Marketing and realtor
- Leasing and rental
- Sales and marketing, PR, and PR
- Marketing and PR
- Marketing and PR

**PHASE 4:
CONSTRUCTION**



This phase includes:

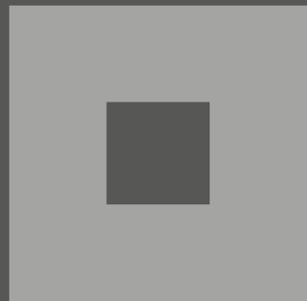
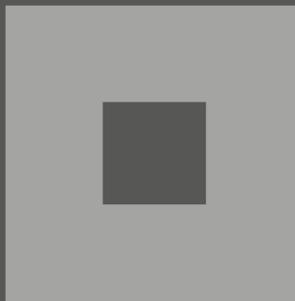
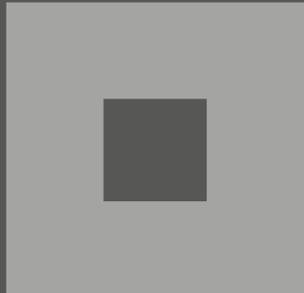
- Demolition and site preparation
- Submission of project from contractor to NPV
- Delivery to end user
- Contact to authorities regarding commissioning
- Establishment of owner/landowner association

**PHASE 5:
OPERATION**



This phase includes:

- Transfer to user/buyer/tenant
- Rental
- Buyer/tenant moves in
- Commissioning
- Transfer to the investor



ENGHOLMENE – THE HARBOUR IS YOURS

Along the beautiful inner harbour of Copenhagen, in the area at Enghave Brygge, you will find Engholmene.

Engholmene is a marvelous environment in which housing, commercial areas, and urban spaces take full advantage of the proximity to the water. The area represents state-of-the-art harbour development in the big city, where the goal is to bring more life into the maritime environments. Everywhere there is a clear view of the water and the soothing sound of billowing waves can be enjoyed all the way into the living rooms.

The area consists of 11 individual residential islands, of which NPV develops six. The area constitutes a small island kingdom – in the middle of Copenhagen – and overlooks the Opera in the north and Metropolis in the south. The harbour and wide channels of clean seawater from the harbour entrance surround the islands. Each island is its own, yet anchored in the community through cozy bridges and beautiful piers. At Engholmene you live directly by the water and are surrounded by plenty of fresh air – while at the same time living the active metropolitan life that the capital offers.

NPV is co-founder of Det Gode Havnéliv (The Good Harbour Life), an association that promotes the good tone, respect for each other, and thus the good community around the harbour.

The idea is to bring together the harbour's stakeholders and jointly make the Port of Copenhagen a wonderful place to be for everyone who lives, works, or simply visits the harbour.



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"With the development of Engholmene, NPV contributes to meeting the need for attractive housing in central Copenhagen. When the entire project is complete, there is room for 5,000-6,000 new Copenhageners."

– Jens Schaumann, CEO

Did you know that at Engholmene there is a historic warehouse, which, among other things, has a past as a backdrop in the beloved comedy films about Olsen Banden (The Olsen Gang)? The warehouse is a listed building and will be thoroughly renovated in connection with the development of Engholmene, so that in the future it will house restaurants and cafes and thus become a gathering place for residents and visitors alike.



KÆR HOLM

On Kærholm, it is possible to experience the real “island life” in the heart of the capital. Kærholm is shaped as a three-winged “U” and consists of 192 attractive and modern apartments. The island is located 70 meters out in the harbour front itself and is, thus, right by the water’s edge.



MYR HOLM

On Myrholm, you can find various types of estates, from exclusive egoist apartments, magnificent penthouses, or beautiful family estates in different sizes. On one side is the beautiful canal system and on the other the cozy harbour environment. In addition, all 210 apartments are equipped with at least one balcony or terrace, allowing you to enjoy the fresh sea air.



LYNG HOLM

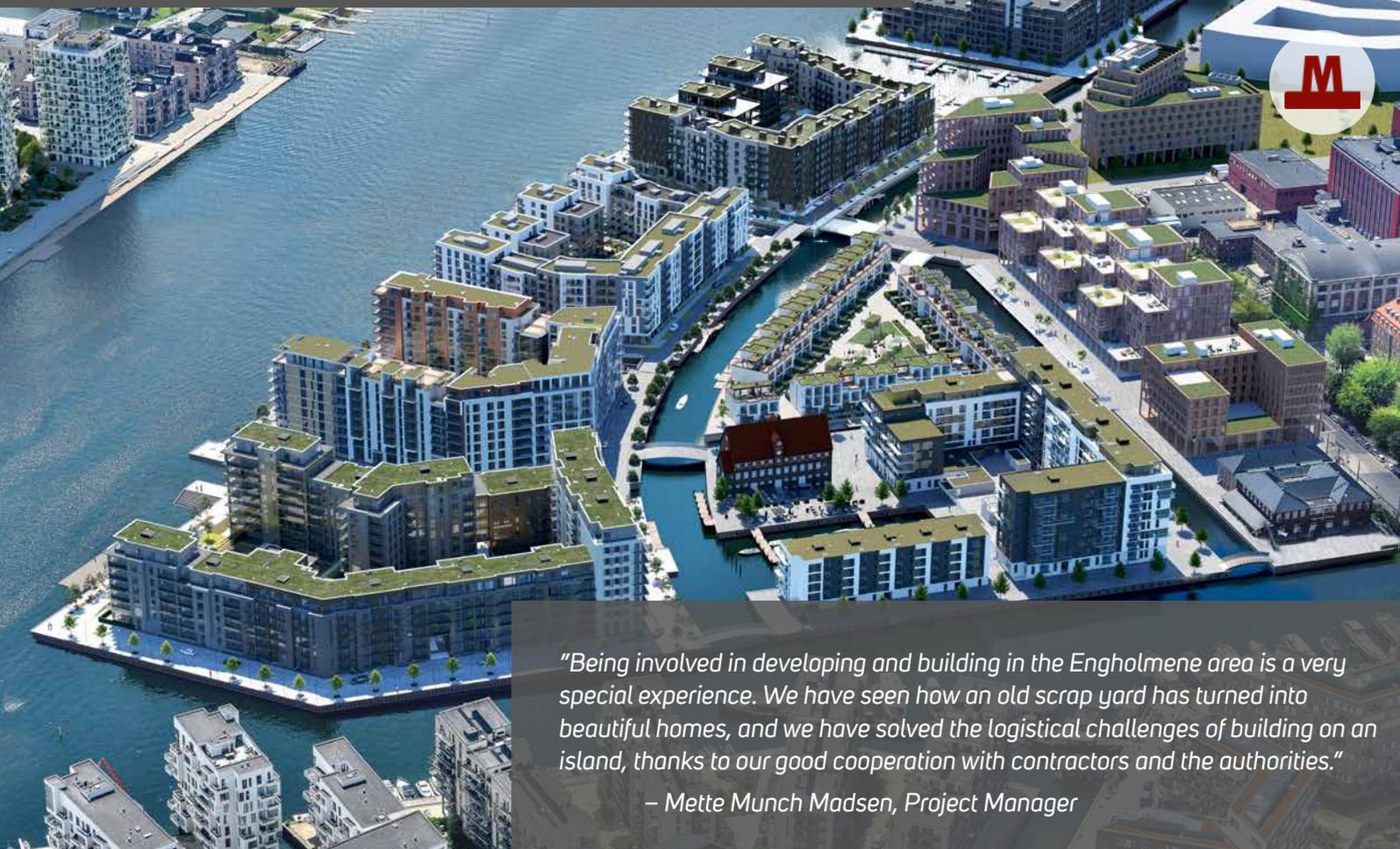
Large window sections ensure fantastic views and light in all 187 apartments on Lyngholm. The construction is inspired by city block aesthetics and is built in brick and browned aluminum. The southern part of Lyngholm faces the most beautiful marina of the city and provides you with a harbour environment including maritime activities, restaurants, cafés, and bars.



TANG HOLM

Tangholm has the closest proximity to the city of the six residential islands and is also the largest with 264 apartments. Tangholm consists of seven delicate constructions with their own individual expression. On Tangholm, you will find homes of different shapes, sizes, and expressions that cater to every dream.

THE ISLANDS AT ENGHOLMENE



"Being involved in developing and building in the Engholmene area is a very special experience. We have seen how an old scrap yard has turned into beautiful homes, and we have solved the logistical challenges of building on an island, thanks to our good cooperation with contractors and the authorities."

– Mette Munch Madsen, Project Manager



Sivholm consists of 43 unique and exclusive townhouses in different sizes and with big welcoming ground floors as well a private parking lot with access to the estates. The view of the water is a must regardless of the location of your townhouse. Each house has a private backyard with direct access to the water from its own terrace platform - some even include an orangery.



Nobelholmen consists of private rental housing and non-profit housing. All apartments have balconies and water view on both sides. In addition, a day care center is being built on Nobelholmen. NPV has developed Nobelholmen and sold the project to AP Pension, FSB, and the Municipality of Copenhagen, respectively.

ENGHOLMENE BUSINESS CENTER, COPENHAGEN

With its central location, Engholmene is not only an attractive residential area, but also exceptionally interesting for business.

Engholmene Business Center consists of four building blocks with space for offices, shops, and grocery stores for the benefit of both the area's residents and visitors.

The commercial area has been developed with a focus on efficiency, sharing solutions, and sustainability, as well as the area's unique character and history – and spans a total of 47,000

square meters. In addition, parking areas are available, as well as quick access to public transport, including two nearby subway stations.

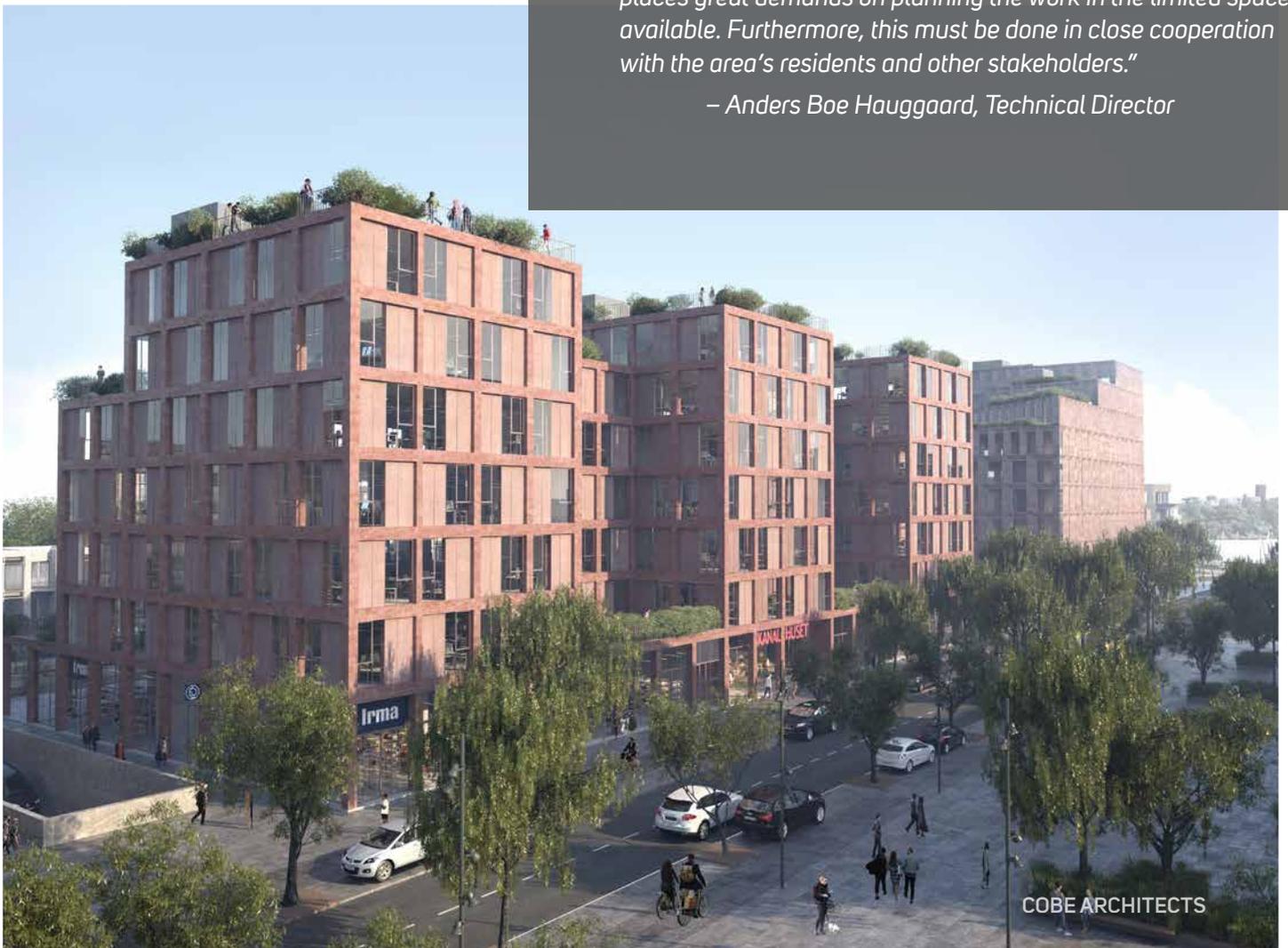
Kanalhuset

Kanalhuset (The Canal House) will be located right down to one of the area's many canals. With a capacity of 700-800 jobs, Kanalhuset can serve both as a single-company domicile or as a multi-user house with shared facilities, shared space, co-working, and community.

The building is created with an open and welcoming environment, where each floor has its own meeting rooms and quiet rooms with space for contemplation, and there are kitchenettes on all floors. In addition, rental agreements have been made with Irma and Fakta, which will open grocery stores at each end of the ground floor of Kanalhuset.

"Completing the complex and visionary construction of 47,000 square meters of commercial area with offices and businesses places great demands on planning the work in the limited space available. Furthermore, this must be done in close cooperation with the area's residents and other stakeholders."

– Anders Boe Hauggaard, Technical Director



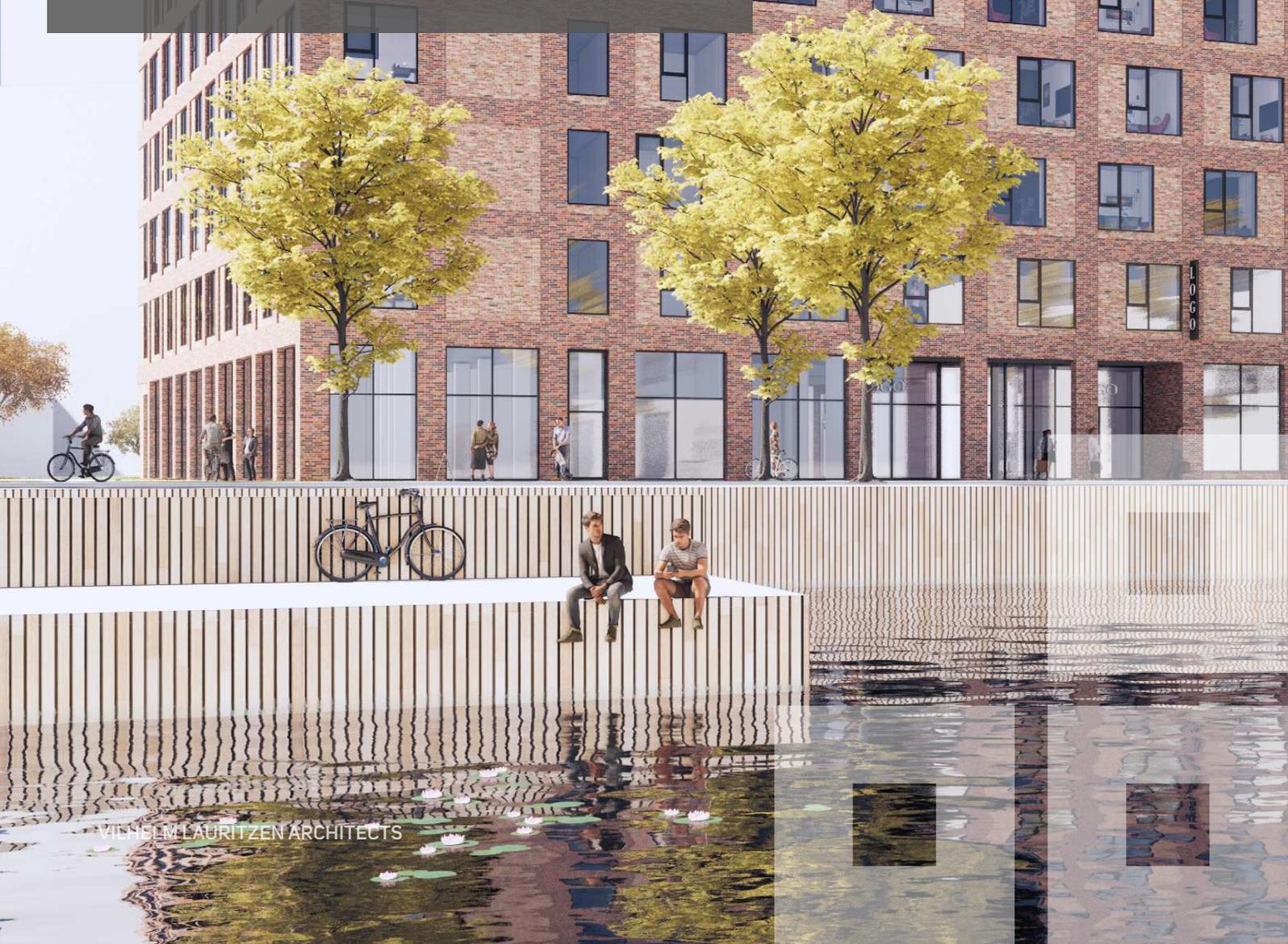
JOYN ENGHOLMENE

In addition to housing and business, the new neighbourhood Engholmene will also house the modern hotel JOYN Engholmene.

NPV and the German capital fund Corestate are behind the hotel project. JOYN will consist of 248 rooms designed with a focus on long stays. In addition to the classic hotel rooms, JOYN will also boast a restaurant, café, large roof terrace, fitness center, and co-working area. In this way, the hotel will also include facilities for the benefit of the local residents.

"The new JOYN hotel at Engholmene has been developed based on high standards in sustainable and innovative construction, so that it meets the requirements for DGNB Gold certification. We are looking forward to presenting a state-of-the-art hotel of the highest quality."

– Kim Lang Sørensen, COO and Partner





SYDHAVNSGADE, COPENHAGEN

What is now a closed industrial area with warehouses and production will flourish in the coming years as a new, green urban neighbourhood. Sydhavnsgade is the southern entrance to Copenhagen city center and thus a natural place to mark the city's character with buildings of high architectural quality.

NPV's new, green part of the neighbourhood will consist of three buildings with both housing and business located close to the city's vibrant life and with good connections to the area's traffic infrastructure and easy access to public transportation. Its central location makes Sydhavnsgade particularly attractive for coming users, residents and visitors.



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DID YOU KNOW THAT NPV'S ORIGINAL PLAN FOR THE AQUARIUM WAS TO TURN IT INTO A BEACH HOTEL?

"We have high expectations for the upcoming multicultural house in the former National Aquarium of Denmark, which will be a cultural and social gathering point for the area's citizens and other visitors."

- Kim Lang Sørensen, COO and Partner





THE FORMER NATIONAL AQUARIUM, CHARLOTTENLUND

From aquarium to cultural center. The iconic white building in Charlottenlund, which formerly housed the National Aquarium, and which has been empty since 2012, is being brought back to life. The aquarium was built in 1939 and was drawn by C.O. Gjerløv-Knudsen.

Green light has been given to a transformation of the building, which will soon form the framework for a modern multicultural house. This means that in the future the modernist building will house a fitness and wellness center, restaurants, and a cultural area with space for art exhibitions and concerts.

The redevelopment of the Aquarium is carried out with great respect for the building's past and character, with the conservation-worthy elements included in the new whole. The vision of the building is to let history meet the present and give the building new life by creating a social hub for the benefit of the local area.



BIG SHOPPING, HERLEV

Since October 2015, BIG Shopping in Herlev has been a hub for shopping enthusiasts in Copenhagen and the surrounding areas. NPV is behind the development of one of Denmark's largest shopping centers, which, in addition to a number of well-known retail chains, also contains several restaurants, a large play area, and a cinema.

The center has been very successful from day one, both in relation to customer experience and turnover – and has strengthened Herlev's position as a trade city without taking revenue from the local center, Herlev Bymidte (Herlev City Center).

"With BIG Shopping in Herlev we have created a one-stop shopping center where everything is within reach. Here everything is centrally located in one building, which can be accessed from the central parking lot."

– Kim Lang Sørensen, COO and Partner



"BIG Shopping was sold through a structured sales process that attracted a great deal of attention from a wide range of national as well as international investors. The investors went in for the location, concept, composition of tenant, customer catchment area, etc."

– Kim Lautrup, Director and Partner

AMAGER STRAND, COPENHAGEN

Once the area at Amager Strand (Amager Beach) was characterized by industry, but in the early '00s the area began to change. New islands were created in Øresund (the Sound) that formed lagoons towards the coast, which made the area particularly attractive to rowers, surfers, long-distance swimmers, and others with a love of water.

As one of the first, NPV participated in the groundbreaking development of a large area of high-rise buildings, townhouses, and other residential buildings, which made it possible to live in the city and dip their toes in the water at the same time. A completely new way of living in the capital.

The total development amounts to approx. 140,000 square meters, divided into 75% residential and 25% commercial.

"Amager Strandpark (Amager Beach Park), also known as the Copenhagen Riviera, has a very special profile, which is characterized by the unique skyline facing the water. That's why it goes by the name of Little Manhattan."

– Kim Lang Sørensen, COO and Partner





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Did you know that with the development of Amager Strandpark and the establishment of the new islands, the area's beach area has tripled?



SUSTAINABILITY AND INNOVATION

NPV wishes to be among the market's leading real estate developers in sustainability and innovation. That is why we have chosen to support Green Building Council Denmark with a premium membership and PropTech Denmark with a founding partner membership.

NPV's premium membership of Green Building Council Denmark supports our vision to create the future of innovative and sustainable construction – with emphasis on function and form for the benefit of people and the environment, while the founding partner membership of PropTech Denmark supports our philosophy that innovation and sustainability goes hand in hand when we create spaces for people.

In addition, NPV supports the UN's 17 Sustainable Development Goals. We are working to raise awareness of sustainable construction and sustainable investment to benefit global, climate-responsible development.

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NPV creates spaces for people focused on function, innovation, aesthetics, and sustainability.

– NPV's mission



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Anders Boe Hauggaard
Teknisk Direktør, NPV A/S

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ENGHOLMENE, COPENHAGEN

The photos and visualizations used in this brochure are intended as inspiration only and are therefore only a possible expression of what properties, harbours, canals, common areas, and living areas can look like when the area is completed in approx. five years.

Photos and visualizations, as well as the details displayed, may differ significantly from the final result and expression once the area is fully developed. Photos, visualizations, and descriptions are not part of the contractual basis for a possible purchase or rental of a home or business.

*Any questions should be directed to info@npv.as.
Subject to errors and changes.*

