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Høgslundveien 15 and 17, Skedsmo - Lillestrøm municipality







Plot: 31,000 sqm. | Building: 13,800 sqm. | Type: Offices, warehousing, light industry



#### Hovinmovegen 18, Gardermoen - Ullensaker municipality



Plot: 21,900 sqm. | Area: 3,800 sqm. | Type: Offices, large-scale retail, etc.

# FABRITIUS - TEAMING UP WITH THE CUSTOMER

Fabritius conducts the development, management and longterm ownership of property in eastern Norway. We have one of the largest portfolios of land/development areas for potential warehouse and logistics properties close to Oslo.

#### The primary focus of our strategy is:

FABRITIUS

- · The development and long-term ownership of properties for warehousing, logistics and production, as well as some offices.
- The purchase of land and property with the potential to offer attractive solutions.
- The Greater Oslo area (Ski/Gardermoen/Drammen axis).
- We work to achieve sustainable development and operation of our properties.

"Teaming up with the customer" is the basis for our relationships with our tenants and others. Fabritius has a long tradition of developing property and has always focused on quality and good cooperation. Consequently, there are three values we live by:

- Quality-conscious All development projects, properties we own and processes we manage must be of good quality.
- Partner-focused We view tenants, contractors and others we work with as partners. We want good, open cooperation so as to achieve the greatest possible value for all concerned.
- Forward-looking We want to be the customer's best adviser and deliver the best buildings. We must therefore always seek out new knowledge and take a forward-thinking approach by testing new products and ideas.

Figures in NOK million	2019	2018	2017	2016	2015
Revenue	618	569	377	99	103
EBITDA	167	117	315	27	32
Operating profit/loss	120	77	287	12	22
Profit/loss before tax	81	33	243	158	10

Fabritius owns approximately 200,000 sqm. of property with rental income of around NOK 210 million, including properties under construction. The portfolio of land covers over 1.85 km<sup>2</sup>, with potential for around 700,000 sqm. of new construction.

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#### **FABRITIUS**

#### an active property owner and property developer!

Fabritius and its subsidiaries are a major operator within property in Norway. We operate mainly in the Oslo region, where we own property and development plots for multi-purpose buildings, warehouses, offices and production. Fabritius has been active in the investment, management and development of property since 1991 and has carried out a significant number of projects in that time. Our focus going forward will be on building a long-term property portfolio based on our property development and on purchasing newer projects within our focus area. Fabritius is wholly owned by Gjelsten Holding.

We have an organisation of 12 people with in-house expertise in project management, project development, marketing, administration, finance and analysis. This provides us with a basis for achieving considerable growth in the years to come and focusing on meeting the needs of the tenants in our buildings.

We had a good year in 2019. Together with our partners, we own around a square kilometre of land at Gardermoen, Oslo Logistikkpark Gardermoen, primarily for warehouse and logistics buildings. We also own, together with our partner, just under half a square kilometre of land at Drøbak, Oslo Logistikkpark Drøbak, and we are busy preparing the infrastructure and land for the development of warehousing and logistics. The largest single project we completed, within budget and on schedule, was the new main warehouse for Europris in Moss, which covers approximately 64,000 sqm. and was delivered in the summer of 2019.

There has been great uncertainty so far in 2020 due to the coronavirus pandemic. This is affecting everyone, including businesses and the Norwegian public sector. We are currently in dialogue with tenants and partners to find solutions that will bring us all through this period, so that we are ready to hit the accelerator once the pandemic is under control.

We have a focus on the environment and energy consumption in all existing properties and new buildings. We are examining the opportunities that solar cells and battery solutions can provide to our properties in terms of charging vehicles and improving the operating finances of tenants. We will focus on good solutions that benefit both the tenants and owners of the properties. Our aim is to provide future-proof properties that are attractive to both owners and tenants. Our existing tenants are our most important partners and we work actively with them to find the best possible solutions at all times.

Fabritius has strong finances and this, combined with our expertise, means we are well equipped to handle new projects in the years to come. We believe that the property market in our segment will develop positively in the next few years. In addition to being an active property developer in existing and new projects, we are building up a large property portfolio in the Oslo area for long-term ownership in the years ahead.

Our new building projects are organised as collaborative projects involving the tenant, the design and build contractor and us. Our aim is to achieve optimal projects for the tenants, in terms of both use and price, through an open collaboration where everyone is pulling in the same direction. We have had good experiences with such collaborations over many years.

Fabritius has several projects in development, both north and south of Oslo. We are therefore actively seeking tenants who are looking for a professional partner when moving into new premises.

We have the finances, the expertise, but not least the will to begin project development in collaboration with tenants.

Asgeir Solheim Oslo, April 2020.

#### ORGANISATION

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If you would like to know more, visit www.fabritius.no or feel free to contact us.

# PROPERTY MANAGEMENT

We strive to make the job easier and more pleasant for our tenants. Our customer service helps to ensure better and faster services for our tenants. Our capable and professional staff in the operations department can resolve most issues and ensure that the necessary measures are initiated.

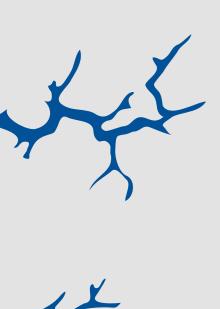
# **DEVELOPMENT AREAS**

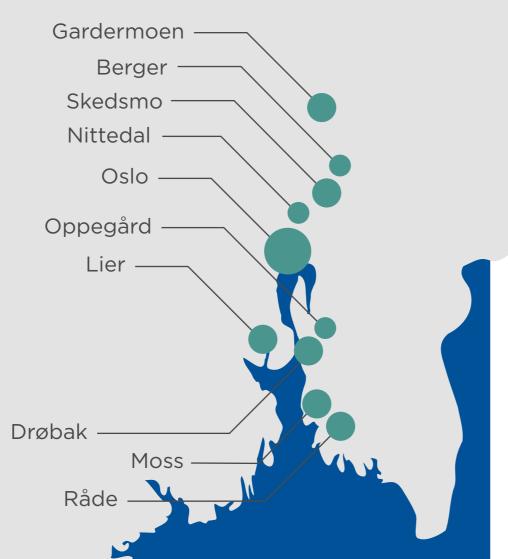
Development potential of around 700,000 sqm. GFA.

Fabritius has large, strategically located plots ready for development in exciting new projects. Fabritius is a reliable property company that focuses on the investment, management and development of attractive, centrally located sites in the Oslo region.

We own several attractive individual properties, but we also have major development areas at Oslo Logistikkpark Drøbak (25 minutes south of Oslo) and Gardermoen. We are therefore able to offer new projects that meet most tenant needs.

Municipality	Area	Address	Plot size in sqm.
Lillestrøm	Berger	Bølerveien 84/92	66,000
Ullensaker	Gardermoen	Gardermoen Næringspark	113,000
Ullensaker	Gardermoen	Oslo Logistikkpark Gardermoen	1,010,000
Lier	Lierstranda	Gilhusveien 3	31,000
Nordre Follo	Oppegård	Trollåsveien 8	40,000
Frogn	Drøbak	Oslo Logistikkpark Drøbak	477,000
Råde	Råde	Råde Park	36,000
Moss	Mosseporten	Moss Lagerbygg AS	57,000
Total			1,830,000







# DEVELOPMENT PROJECTS



Bølerveien 84-92, Berger - Lillestrøm municipality

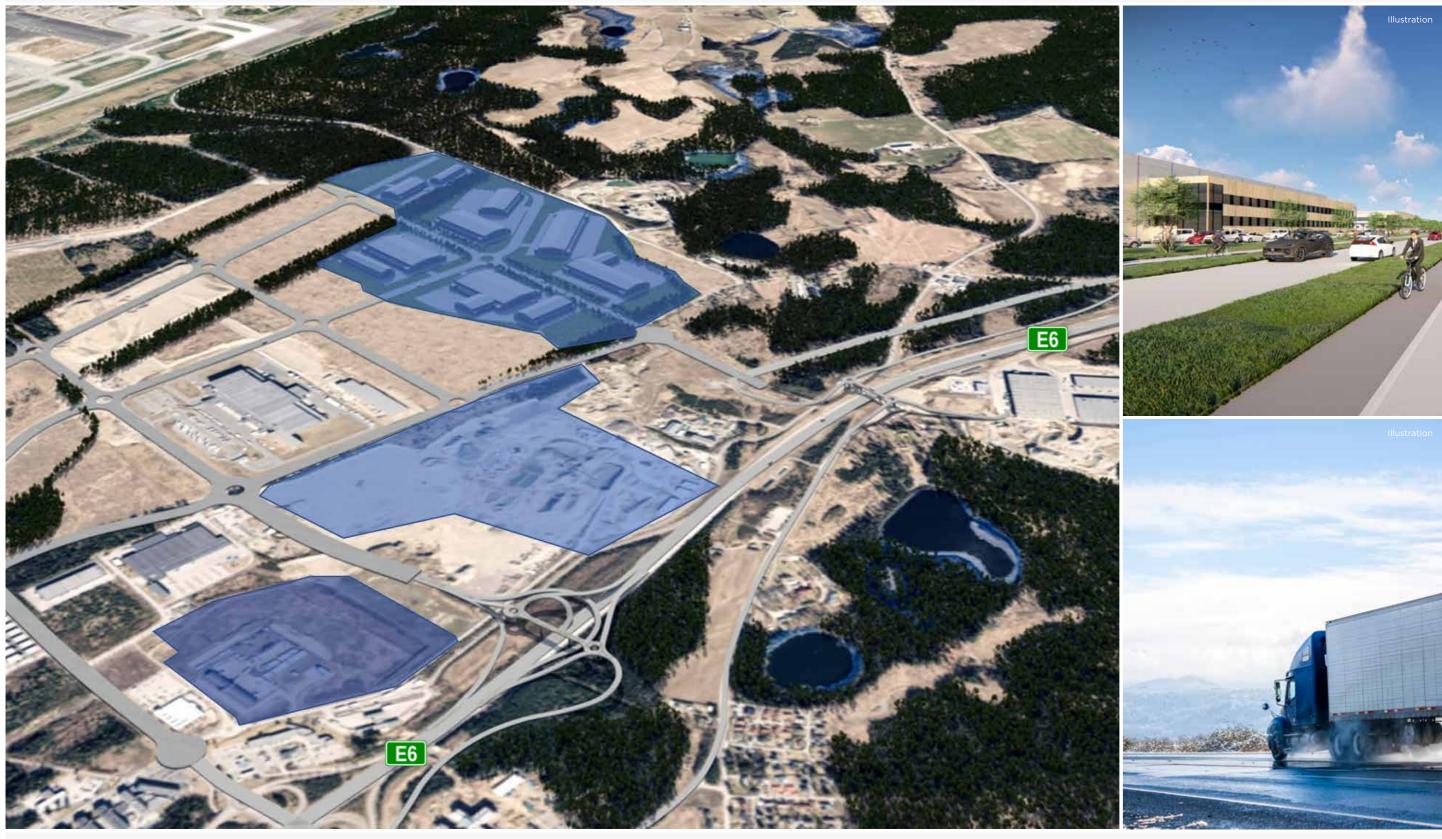


Plot: 66,300 sqm. | Area: 30,000 sqm. (Development potential)

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Fabritius and its partners control and are developing large, centrally located plots at Gardermoen



Plot: 1,123,000 sqm. | Area: 415,000 sqm. (Development potential) | Type: Warehousing, logistics, production, commercial



Industry Centre Gardermoen Næringspark, Gardermoen – Ullensaker municipality



Plot: 113,000 sqm. | Area: 55,000 sqm. (Development potential) | Type: Offices, large-scale retail, etc. | Information: The property has full planning permission



Oslo Logistikkpark Gardermoen, Gardermoen - Ullensaker municipality







Plot: 1,010,000 sqm. | Area: 360 sqm. | Type: Multi-purpose property, warehousing and logistics | Information: Subject to finalisation of planning permission | oslologistikkparkgardermoen.no



Trollåsveien 8, Oppegård - Nordre Follo municipality



Plot: 40,000 sqm. | Area: 15,000 sqm. (Development potential) | Type: Offices, warehousing, industry | Information: The property has full planning permission

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Oslo Logistikkpark Drøbak, Drøbak - Frogn municipality



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Moss Lagerbygg AS, Vestre Vanemvei, Moss



Plot: 57,000 sqm. | Area: 20,000 sqm. (Development potential) | Type: Offices, warehousing, industry | Information: The property has full planning permission

#### Råde Park, Råde municipality





**Plot:** 36,000 sqm. | **Area:** 24,500 sqm. (Development potential) | **Type:** Offices, warehousing, light industry **Information:** The property has full planning permission



# Gilhusveien 3, Lierstranda - Lier municipality





Plot: 31,000 sqm. | Area: 18,000 sqm. (Development potential)



# OUR PROPERTIES

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# Stranden 11, Aker brygge - Oslo municipality







Area: 1,400 sqm. | Type: Offices



# Haraldrudveien 11, Groruddalen - Oslo municipality





**Plot:** 12,700 sqm. | **Area:** 9,000 sqm. | **Type:** Offices, warehousing, production

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#### Sanitetsveien 1, Skedsmo – Lillestrøm municipality



Plot: 12,150 sqm. | Area: 9,200 sqm. | Type: Offices, warehousing



#### Høgslundveien 49, Berger - Lillestrøm municipality



Plot: 74,500 sqm. | Area: 26,290 sqm. | Type: Offices, warehousing, logistics



#### Høgslundveien 15 and 17, Skedsmo - Lillestrøm municipality



Plot: 31,000 sqm. | Area: 13,800 sqm. | Type: Offices, warehousing, light industry



#### Industriveien 14, Skedsmo - Lillestrøm municipality



Plot: 17,800 sqm. | Area: 4,600 sqm. | Type: Offices, warehousing, production

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#### Industriveien 29 and 33, Skedsmo - Lillestrøm municipality



Plot: 9,600 sqm. | Area: 3,300 sqm. | Type: Offices, warehousing



#### Industriveien 35, Skedsmo - Lillestrøm municipality



Plot: 7,300 sqm.



#### Bølerveien 63, Berger - Lillestrøm municipality



Plot: 49,000 sqm. | Area: 10,700 sqm. | Type: Offices, warehousing



#### Fjellbovegen 13, Berger - Lillestrøm municipality



Plot: 25,200 sqm. | Area: 11,400 sqm. | Type: Offices, warehousing

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#### Hovinmovegen 14, Gardermoen - Ullensaker municipality



Plot: 71,000 sqm. | Area: 4,500 sqm. | Type: Offices, warehousing, large-scale retail, etc.



#### Hovinmovegen 18, Gardermoen - Ullensaker municipality



Plot: 21,900 sqm. | Area: 3,800 sqm. | Type: Offices, large-scale retail, etc.



#### Trollåsveien 8, Oppegård - Nordre Follo municipality





Plot: approx. 70,000 sqm. | Area: 15,500 sqm. | Type: Offices, warehousing

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#### Europris, Vestre Vanemvei 40, Mosseporten - Moss municipality





Plot: 125,000 sqm. | Area: 62,600 sqm. | Type: Offices, warehousing, industry



#### Råde Park, Råde municipality



Plot: 37,000 sqm. | Area: 6,000 sqm. | Type: Offices, warehousing, workshop

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#### Kjellstad, Lier municipality



Plot: 11,000 sqm. | Area: 5,100 sqm. | Type: Retail, restaurant | Information: Completion in spring 2020

# Fabritius

A strong and competent property developer

Need new premises or want to discuss new projects? Get in touch!

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