

Fabritius

REPORT 2019






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OUR PROPERTIES

 Stranden 11, Oslo



Building: 1,400 m² | **Type:** Offices

 Høgslundveien 15 and 17, Berger



Plot: 31,000 m² | **Building:** 13,800 m² | **Type:** Offices, warehouse, light industry

FABRITIUS – TEAMING UP WITH THE CUSTOMER

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

The primary focus of the strategy is:

- The development and long-term ownership of properties for warehouse, 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)

“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	2014	2015	2016	2017	2018
Revenue	110	103	99	377	569
EBITDA	40	32	27	315	117
Operating profit/loss	32	22	12	287	77
Profit/loss before tax	3	10	158	243	33

Fabritius owns approximately 200,000 m² of property with rental income of around NOK 210 million, including properties under construction. The portfolio of land covers over 1.85 km², with potential for around 700,000 square metres of new construction.



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.

2018 was a good year and, so far, 2019 has been as well. Together with our partners, we have acquired around a square kilometre of land at Gardermoen, primarily for warehouse and logistics buildings. We have also exercised our option at Holt Park and are busy preparing the infrastructure and land for the development of warehouse and logistics. The largest single project we currently have under construction is the new main warehouse for Europris in Moss, which covers approximately 62,600 m² and will be delivered in summer 2019.

We will focus on the environment and energy consumption in all existing properties and new buildings. We are currently examining the opportunities that solar cells and battery solu-

tions 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 cooperate 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 major property portfolio for long-term ownership in the Oslo area over the next few years.

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 and, not least, the will to begin project development in collaboration with tenants.

Asgeir Solheim
Oslo, May 2019.

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

PROPERTY MANAGEMENT

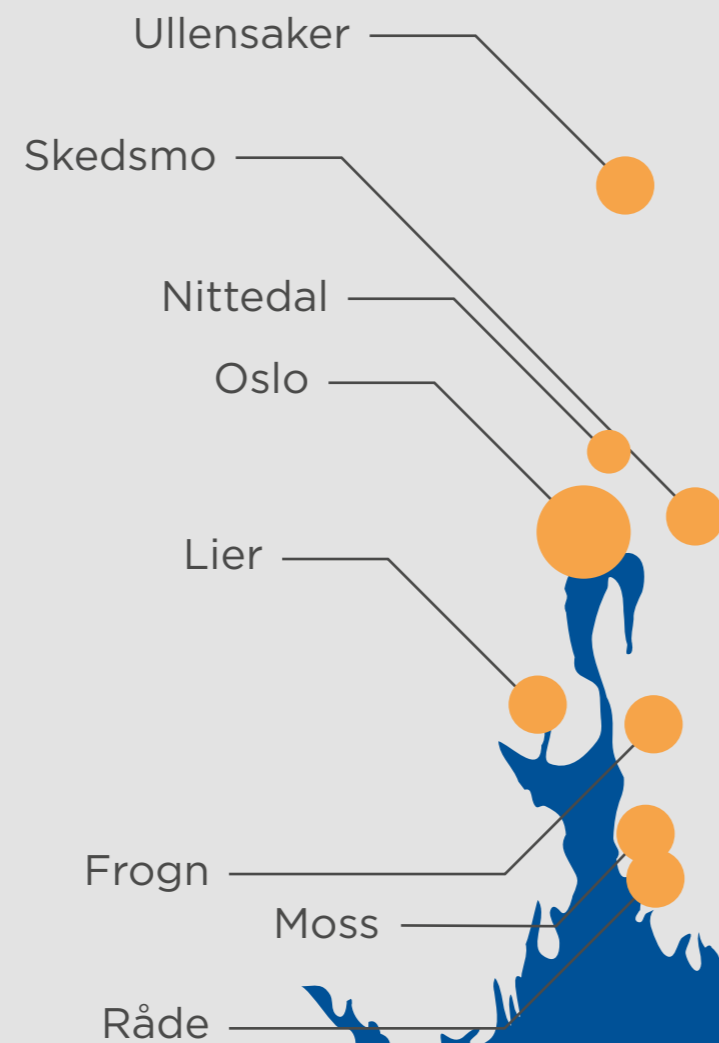
We strive to make the job easier and more pleasant for our customers. Our customer service helps to ensure better, faster services for our tenants. Our capable and professional staff in the operations department can resolve most issues and ensure that the necessary measures are initiated.

DEVELOPMENT AREAS

Development potential of around 700,000 m² 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 Holt Park (15 minutes south of Oslo) and Gardermoen. We are therefore able to offer new projects that meet most tenant needs.



Municipality	Address	Plot size in m ²
Skedsmo	Bølerveien 84/92	66,000
Ullensaker	Gardermoen Næringspark	113,000
Ullensaker	FFV Eiendom AS (incl. Vilbergmoen)	1,010,000
Lier	Gilhusveien 3	31,000
Oppegård	Trollåsveien 8	40,000
Frogn	Holt Park, Drøbak	477,000
Råde	Råde Park	36,000
Moss	Moss Lagerbygg AS	57,000
Total		1,830,000



DEVELOPMENT PROJECTS

New central warehouse for Europris, Moss



Holt Park, Drøbak

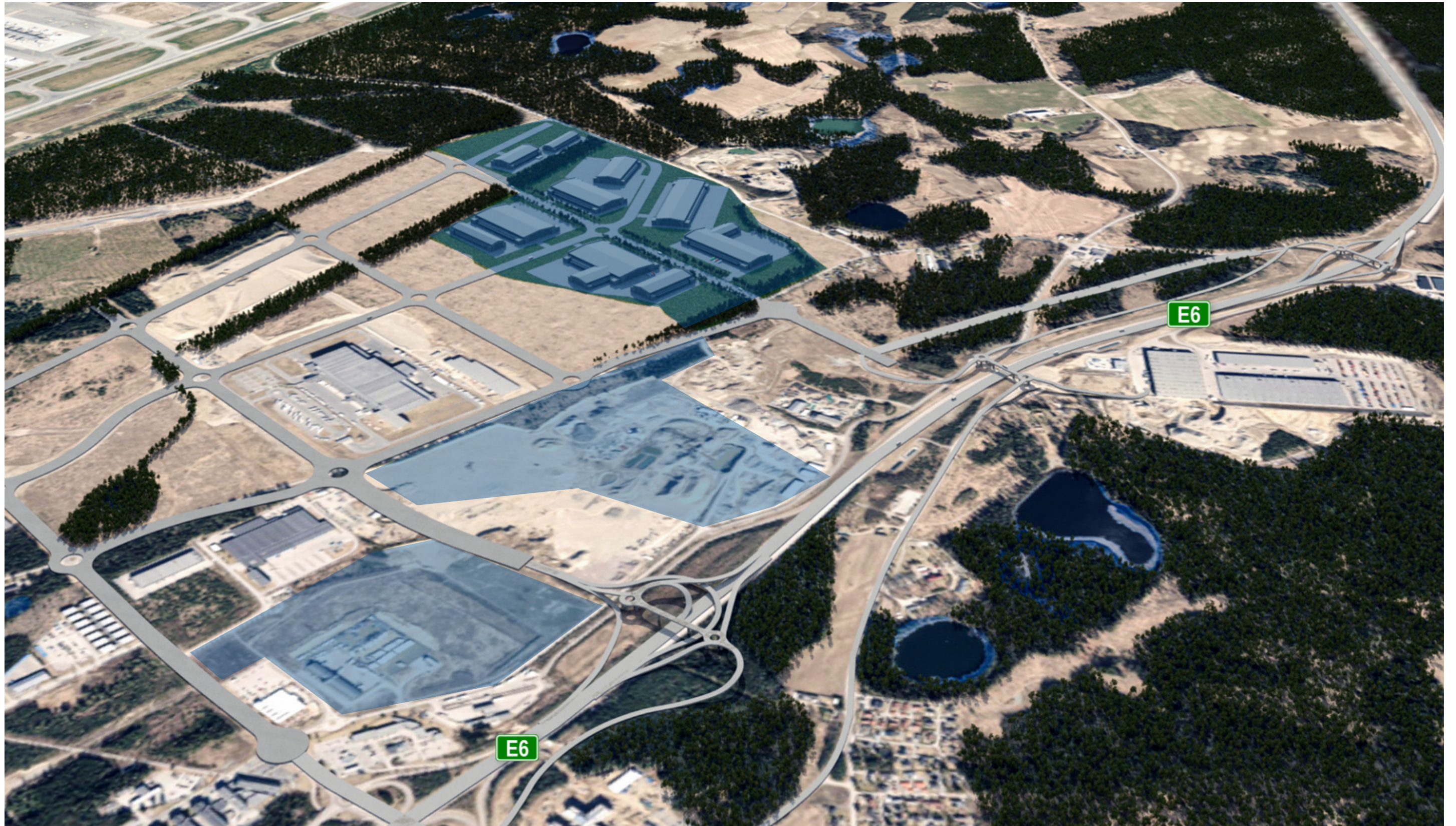


Plot: 477,000 m² | **Building:** 200,000 m² (Development potential) | **Type:** Offices, warehouse, light industry, logistics

Information: The property has full planning permission.




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



Plot: 1,123,000 m² | **Building:** 415,000 m² (Development potential) | **Type:** Warehouse, logistics, production, commercial




 Industry Centre Gardermoen Næringspark, Ullensaker



Plot: 113,000 m² | **Building:** 55,000 m² (Development potential) | **Type:** Offices, large-scale retail, etc. |

Information: The property has full planning permission




 FFV Eiendom AS, Ullensaker



Plot: 350,000 m² | **Building:** 150,000 m² (Development potential) | **Type:** Multi-purpose property |

Information: The property is subject to finalisation of planning permission




 Vilbergmoen, Ullensaker



Plot: 660,000 m² | **Building:** 210,000 m² (Development potential) | **Type:** Warehouse and logistics



 Moss Lagerbygg AS, Vestre Vanemvei, Moss




Plot: 57,000 m² | **Building:** 20,000 m² (Development potential) | **Type:** Offices, warehouse, industry | **Information:** The property has full planning permission



 Råde Park, Råde




Plot: 36,000 m² | **Building:** 24,500 m² (Development potential) | **Type:** Offices, warehouse, light industry | **Information:** The property has full planning permission

 Bølerveien 84-92, Skedsmo




Plot: 66,300 m² | **Building:** 30,000 m² (Development potential)



 Gilhusveien 3, Lier



Plot: 31,000 m² | **Building:** 18,000 m² (Development potential)

 Trollåsveien 8, Oppegård



Plot: 40,000 m² | **Building:** 15,000 m² (Development potential) | **Type:** Offices, warehouse, industry | **Information:** The property has full planning permission



OUR
PROPERTIES



 Europris, Vestre Vanemvei 40, Moss



Plot: 125,000 m² | **Building:** 62,600 m² | **Type:** Offices, warehouse, industry



📍 Haraldrudveien 11, Oslo



Plot: 12,700 m² | Building: 9,000 m² | Type: Offices, warehouse, production



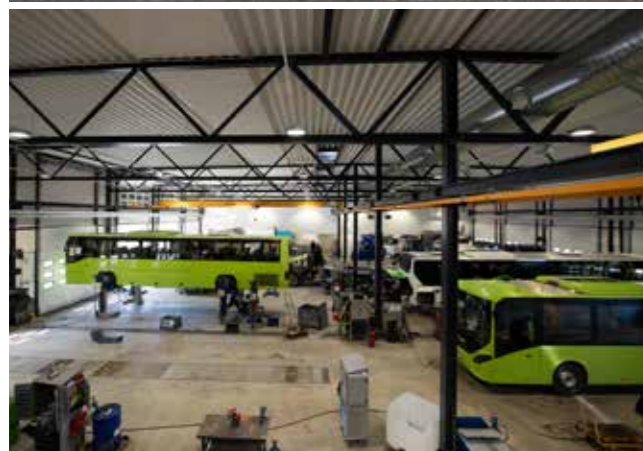
📍 Stranden 11, Oslo



Building: 1,400 m² | Type: Offices



Hovinmovegen 18, Ullensaker



Plot: 21,900 m² | **Building:** 3,800 m² | **Type:** Offices, large-scale retail, etc.




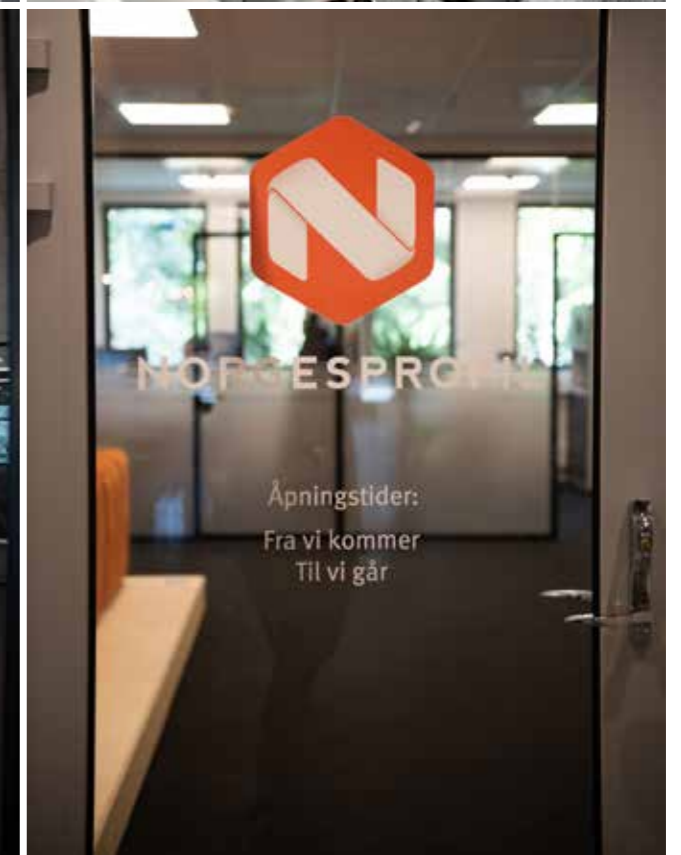
Hovinmovegen 6, Ullensaker



Plot: 20,000 m² | **Building:** 9,100 m² | **Type:** Offices, large-scale retail, etc.




 Trollåsveien 8, Oppegård




Plot: ca. 70.000 m² | **Building:** 15.500 m² | **Type:** Offices, warehouse



 Bølerveien 63, Berger



Plot: 49,000 m² | **Building:** 10,700 m² | **Type:** Offices, warehouse

 Fjellbovegen 13, Berger




Plot: 25,200 m² | **Building:** 11,400 m² | **Type:** Offices, warehouse

 Høgslundveien 49, Berger




Plot: 74,500 m² | **Building:** 26,290 m² | **Type:** Offices, warehouse, logistics



 Høgslundveien 15 and 17, Berger/Skedsmo




Plot: 31,000 m² | **Building:** 13,800 m² | **Type:** Offices, warehouse, light industry

 Industriveien 14, Skedsmo




Plot: 17,800 m² | **Building:** 4,600 m² | **Type:** Offices, warehouse, production



 Hovinmovegen 14, Ullensaker




Plot: 71,000 m² | **Building:** 4,500 m² | **Type:** Offices, warehouse, large-scale retail, etc.

 Industriveien 29 and 33, Skedsmo




Plot: 9,600 m² | **Building:** 3,300 m² | **Type:** Offices, warehouse



 Industriveien 35, Skedsmo



Plot: 7,300 m²

 Sanitetsveien 1, Skedsmo



Plot: 12,150 m² | **Building:** 9,200 m² | **Type:** Offices, warehouse



 Kjellstad, Lier



Plot: 11,000 m² | **Building:** 5,100 m² | **Type:** Retail, restaurant | **Information:** Set for completion during 2020

 Råde Park, Råde



Plot: 37,000 m² | **Building:** 6,000 m² | **Type:** Offices, warehouse, workshop

Fabritius

A strong and competent property
developer

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

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