



PEMBROKE ACHIEVES PLANNING PERMISSION FOR NEW 36,000 SQM MIXED USE BUILDING IN STOCKHOLM

Stockholm May 23, 2022 – The Land and Environmental Court of Appeal have approved the detailed plan for Hästen 21, Pembroke's new 36,000 sqm mixed-use building in central Stockholm.

The development which will include new residential, retail and workspaces, is located next to the department store NK and the office building Mästerhuset, at the intersection of Regeringsgatan and Mäster Samuelsgatan in the heart of Stockholm.

Commenting on the planning approval, Kristin Willerström, Regional Director for the Nordics at Pembroke, said: "We are extremely pleased with the decision made by the Land and Environment Court of Appeal to approve the detailed plan for Hästen 21. For the past eight years, Pembroke has worked closely with the City of Stockholm to develop a proposal that contributes to a more vibrant city."

Hästen 21 is the pinnacle of Pembroke's "Project Access" vision which aims to open up a previously closed neighbourhood in the heart of the city and transform one of Stockholm's most central districts into a more accessible and attractive destination.

The new Hästen 21 building will also bring more life to the neighbourhood, including a mix of residentials, retail and modern flexible office spaces, with Swedbank being the anchor tenant in the new, state of the art building. Pembroke has been active in the

neighbourhood for several years developing the new office building Mästerhuset in 2015, and in 2017 it created the new public square Smålandstorget which offers retail, restaurants and event spaces as well as new meeting places as Pembroke re-established the connection between Regeringsgatan and Birger Jarlsgatan.

Linn-Marie Nordh, Senior Project Manager at Pembroke, added: “With its strategic central location, Hästen 21 will set new standards for sustainability and design. The new property is flexibly designed, to meet current as well as future needs. The goal is to certify the building in accordance with LEED Platinum v4, the highest level of sustainability certification available today.”

Designed by Danish architects Schmidt Hammer Lassen, the architecture is inspired by the existing buildings in the area, and the size and height of the building have been carefully designed to complement the cityscape. Pembroke anticipates a five-year construction process, and the ambition is to start the project in a timely manner.

For further information, please contact:

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About Pembroke

We're an international real estate advisor that acquires, develops and manages properties and places – specializing in mixed-use and office environments in the world's leading cities. Facilitating patient capital of our investors, we take a long-term approach to real estate, investing in global cities with proven long-term growth potential.

We have offices in Boston, London, Munich, Stockholm, Sydney, Tokyo, San Francisco and Washington DC, and manage approximately 802,000 sq m/8.6m sq ft in North America, Europe, and Asia Pacific. By combining a global point of view with local expertise, we're able to create

and manage world-class properties that deliver the best outcomes for our tenants, investors and the communities in which we work.

For more information, visit www.pembroke.com and www.project-access.se