

HAGASTADEN

INFIN E K

22




CASTELLUM



Your onwards upwards place.

Can success be ingrained into a building? Can energy be housed in the walls, and favourable winds circulate through the airflow? Yes, we think they can! If we keep the best interests of people and the environment in mind – from initial groundbreaking down to the details of interior design – and start from how we all would most prefer to spend our days.

At this moment, we are developing just such a workplace in the new Hagastaden district. With generous spaces that will inspire many conversations, and close to both city life and the open sky so that thoughts can soar free. It will be a place where creativity and job satisfaction are easy to find, and the most inveterate of workhorses will get out of their rut. Because if we all feel really at home on the job we will all perform better, and then the sky is the limit



INFINITY
Stockholm, Hagastaden

Address: Eugeniavägen 22-26
Lettable area: approx. 20,000 sq. m.
Storeys: 14, including basement
Public transportation: Walking distance to underground, commuter rail, buses and airport shuttles.
Parking: in the adjacent parking garage
Other: Restaurants and café, conference facility, gym, changing rooms and bicycle rooms with repair shops and charging capability.

Planned occupancy: 2027
Infinity is certified under: Miljöbyggnad level Gold, NollCO2 and Well Core

**Where infinity
takes off.**

Step head over heels into the future.

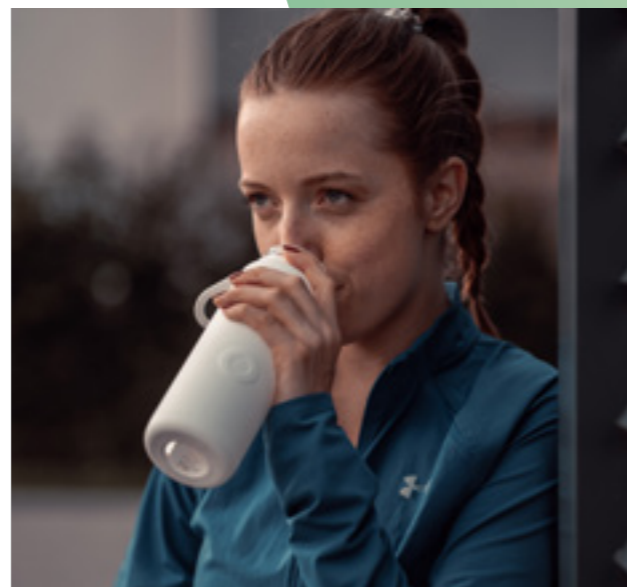
A new district sees the light of day.

Hagastaden has found its place and already become a natural part of the inner city. Bold architecture, the people who live and work here and the combination of goal-oriented research and entrepreneurship side by side give the entire district a distinct character. It breathes faith in the future.

With its magnificent landmark, the North Tower, this new district stands head and shoulders above all of Stockholm as a portal to the 50,000 workplaces, 6,000 new homes and a simmering mixture of businesses, restaurants, shops, a university and residences all housed within

it. Traffic and railways have been walled into tunnels to provide space for new blocks, streets, and paths for bicycles and pedestrians. And for the ambitiously planned and peaceful North Station park, for the entire area.

Everything here has been planned from the start so it will be easy to get where you need to go on foot or bicycle. And to get from here to the rest of the world. Infinity is only a few minutes from the underground's Green Line and from the Odenplan commuter rail station. Several bus lines, including shuttles to Arlanda Airport, also depart from here.





In 2023, *Newsweek* named Karolinska University Hospital the world's sixth-best hospital, and number one in Europe.

A district with a dream.

Hagastaden will be a world-class centre for life science.

Life science – the sciences that aim at improving people's lives and health – has found a home in Hagastaden. World-class research and education are all pursued at Karolinska Institutet, KTH Royal Institute of Technology, Stockholm University and Karolinska University Hospital. It is also home to numerous global companies and institutes in healthcare, medicine and biotech, as well as their business partners. All with a shared vision of making life better for the many.

The City of Stockholm, Region Stockholm, KI, KTH and many other stakeholders have joined together in an organisation called Stockholm Science City. Their goal is to turn Hagastaden into a world-class centre for life science.





A lobby better than the average hobby.

Welcome to a place where you would be happy to stay a bit longer.

As soon as you walk through the doors, opportunities open up to gather and forge ideas to take further - up in the building, into the future. In addition to the lounge and conference rooms there is a café and a front desk that are shared by everyone in the building. But the doors are also open for your guests and others who want

a relaxing location where they can meet, work, take a coffee break, eat lunch, plan and discuss.

Quite simply, the lobby at Infinity is not a place you pass by on your way to your workplace - it is a part of your workplace that perhaps will also become part of your leisure time.



Healthy meals, freshly ground coffee, and the perfect conversational climate for relaxed meetings are all on order here.

What kind of office gets your team flying?

We adapt the office to what suits you best.

Above the shared lobby, the building's floors rise toward the sky. Large windows and terraces create well-lit spaces and workplaces, with views of the city that stretch for miles. Some of these floors are immense while others are a bit smaller, and they can all be joined together with the adjacent floor. What they all also have in common is that they were planned for flexibility from the start so it would be easy to expand and contract the spaces in pace with the development of operations.

We know that creating the workplace that gives operations and employees the best conditions is a challenge in itself. But it is also an exciting journey! We will be with you all the way up to occupancy, and as long as you remain in the building. Together, we will find the solutions that help you thrive and enjoy the space. When people feel happy, they grow, and then their businesses do as well.



Studio Stockholm is responsible for the interior design at Infinity.



Who knows what your business will look like in twenty years? Or two?
Our premises have been built to be flexible, with materials that hold up over time.



The cherry on the office.

The details that add the finishing touch to daily life.

An office is not what it was ten years ago. Especially not Infinity. Sustainable, technological solutions that improve life are the new normal here. Our goal is for everyone lucky enough to spend their time here to be able to focus on what they do best, and preferably to feel just a bit spoiled while they are here. Being on the job will be a lot more pleasant then.

At the front desk, or via an app, you can book and order everything from a floral delivery to a gym session. You can also borrow bicycles and helmets here for a tour of the neighborhood. If you have your own bicycle, there is of course a parking space with a service station. On the next block there is an entrance into Sweden's longest parking garage, with more than 1,000 charging stations for electric vehicles.



The bright outside of work life.

Your new block is simmering with city life.



Residents pushing strollers, researchers on visits, students studying for exams, business acquaintances at kick-off meetings and groups of friends on lunch. Hagastaden offers a diverse mix that conveys the feeling of an international capital. Rich entrepreneurship and the pulse in the area mean that many hotels, restaurants and cafés are establishing themselves here. But

in the midst of all this buzz, there is also calm. The North Station park is a green space that runs throughout the district, between the buildings. The rows of trees and open terraces in the park will stretch over a large part of Hagastaden, to slowly grow together with the stately cultural environment of Haga Park.

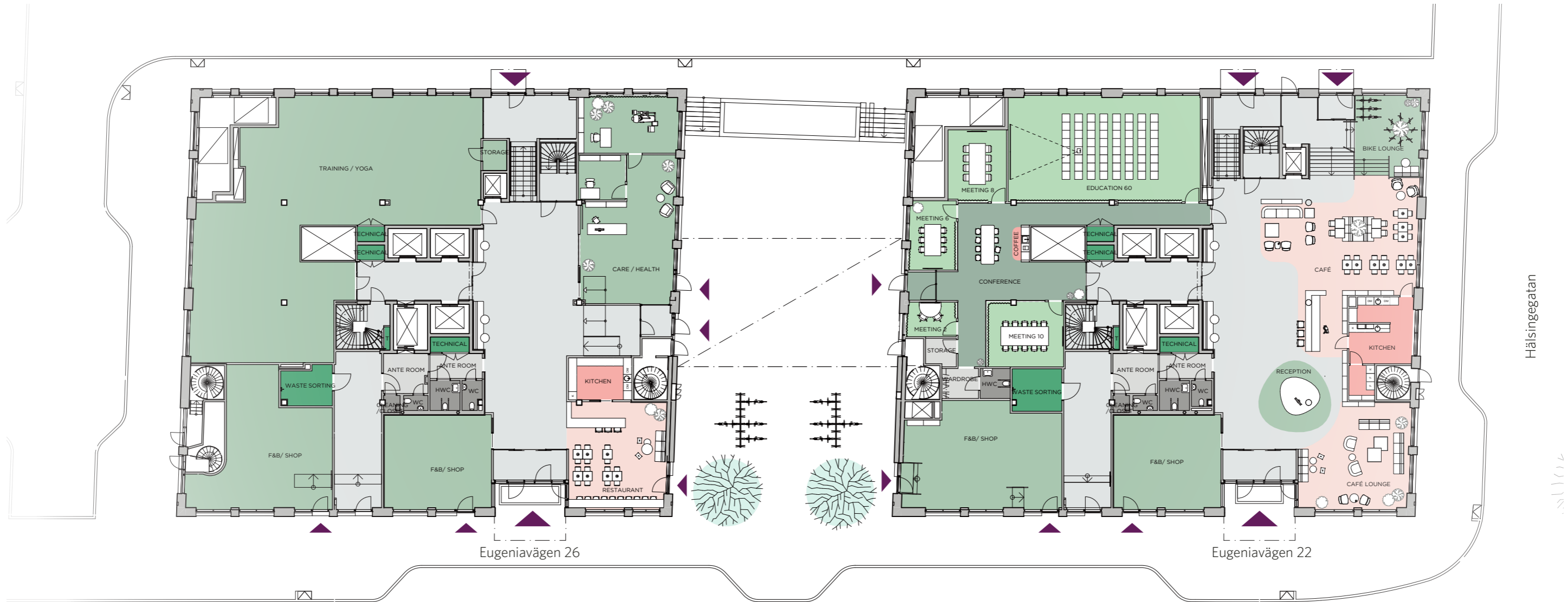
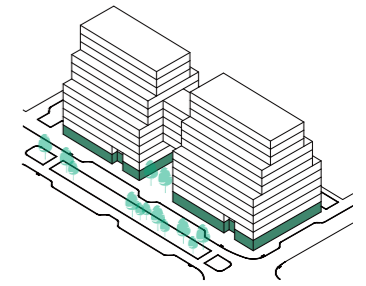
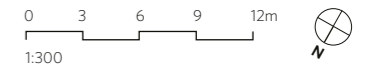


Let your thoughts fly while on a lunchtime run through the park. Infinity and the surrounding neighbourhoods offer a broad variation for exercise.

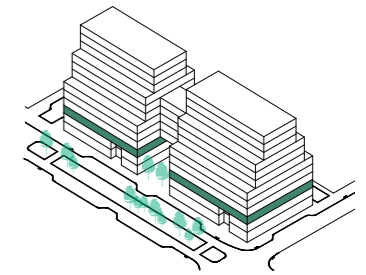
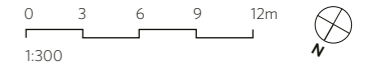


Infinity in short

Ground floor



Floor 2, typical layout, various densities

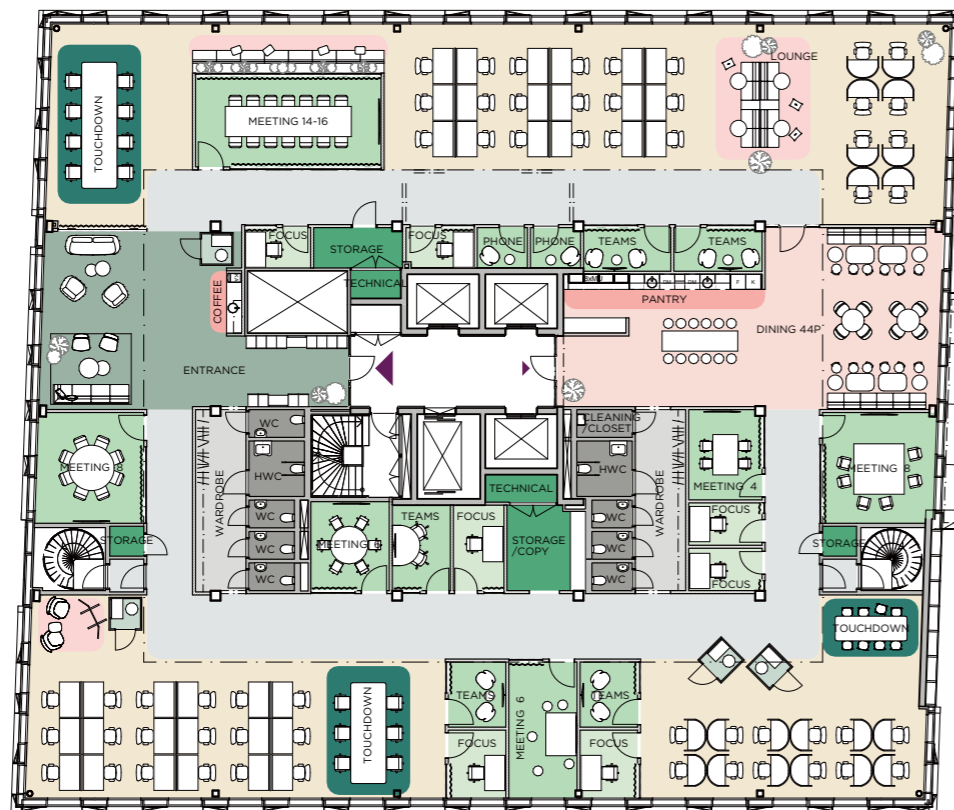


Info

Main entrance address: Eugeniavägen 26
 LOA: approx 980 m²
 Capacity: approx 98 people
 Ergonomic workplaces: 56 pcs
 Desk size: 1400x800 mm

Info

Main entrance address: Eugeniavägen 22
 LOA: approx 1 040m²
 Capacity: approx 104 people
 Ergonomic workplaces: 97 pcs
 Desk size: 1400x800 mm



Eugeniavägen 26



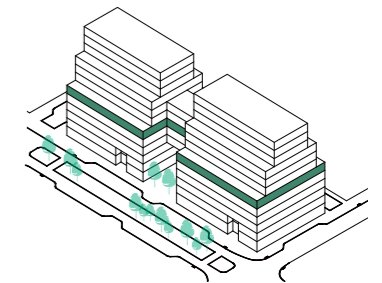
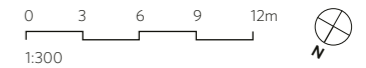
Eugeniavägen 22

Hälsingegatan

Color	Room	Quantity	Symbol	Seat	Quantity
Red	Coffee/Pantry	2	Table icon	Dining	44
Light Green	Focus	7	Chair icon	Ergonomic focusplaces	7
Medium Green	Meeting 6	2	Chair icon	Ergonomic workplaces	56
Dark Green	Meeting 8+	3	Chair icon	Lounge	18
Light Green	Phone/Teams	7	Chair icon	Touch Down	22
Grey	WC/HWC	9			

Color	Room	Quantity	Symbol	Seat	Quantity
Red	Coffee/Pantry	2	Table icon	Dining	52
Light Green	Focus	6	Chair icon	Ergonomic focusplaces	6
Medium Green	Meeting 6	3	Chair icon	Ergonomic workplaces	97
Dark Green	Meeting 8+	3	Chair icon	Lounge	3
Light Green	Phone/Teams	6	Chair icon	Touch Down	8
Grey	WC/HWC	8			

Floor 5, typical furnishings



Info

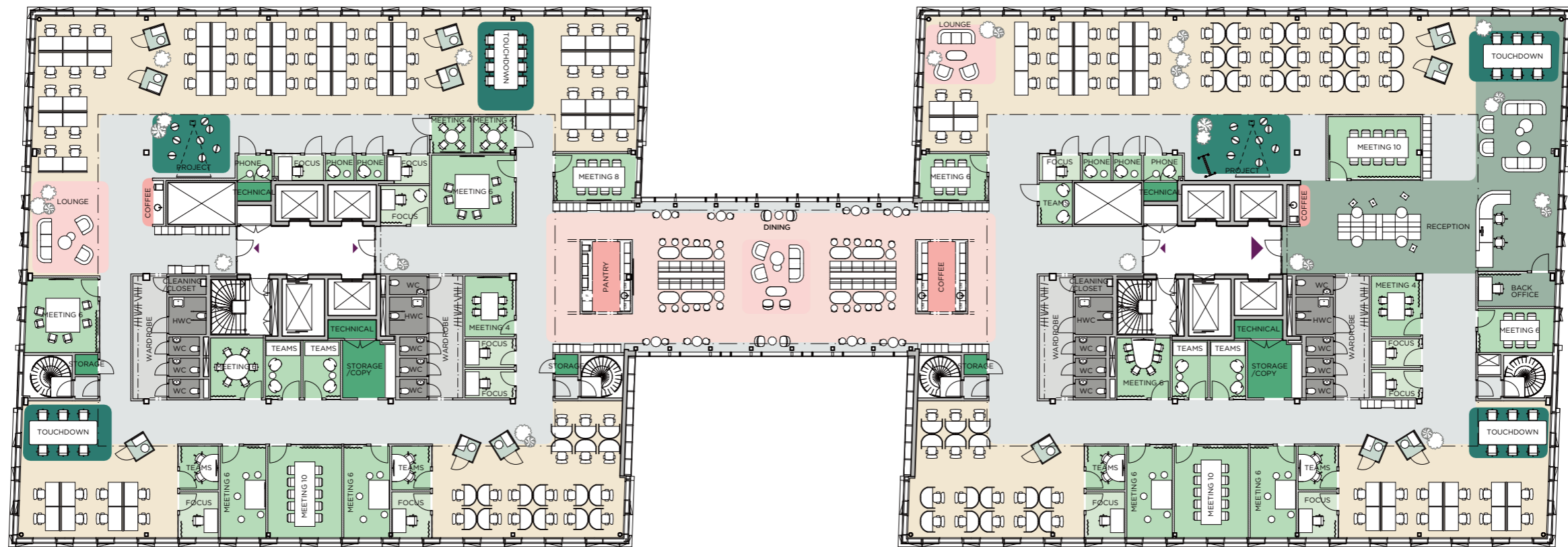
Main entrance address: Eugeniavägen 22

LOA: approx 2 170 m²

Capacity: approx 217 people

Ergonomic workplaces: 143 pcs

Desk size: 1400x800 mm



Eugeniavägen 26

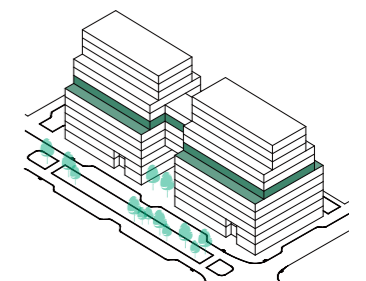
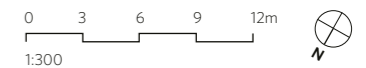
Eugeniavägen 22

Hälsingegatan

Color	Room	Quantity
Red	Coffee/Pantry	4
Light Green	Focus	12
Medium Green	Meeting 4	3
Dark Green	Meeting 6	10
Lightest Green	Meeting 8+	4
Light Green	Phone/Teams	15
Grey	WC/HWC	18

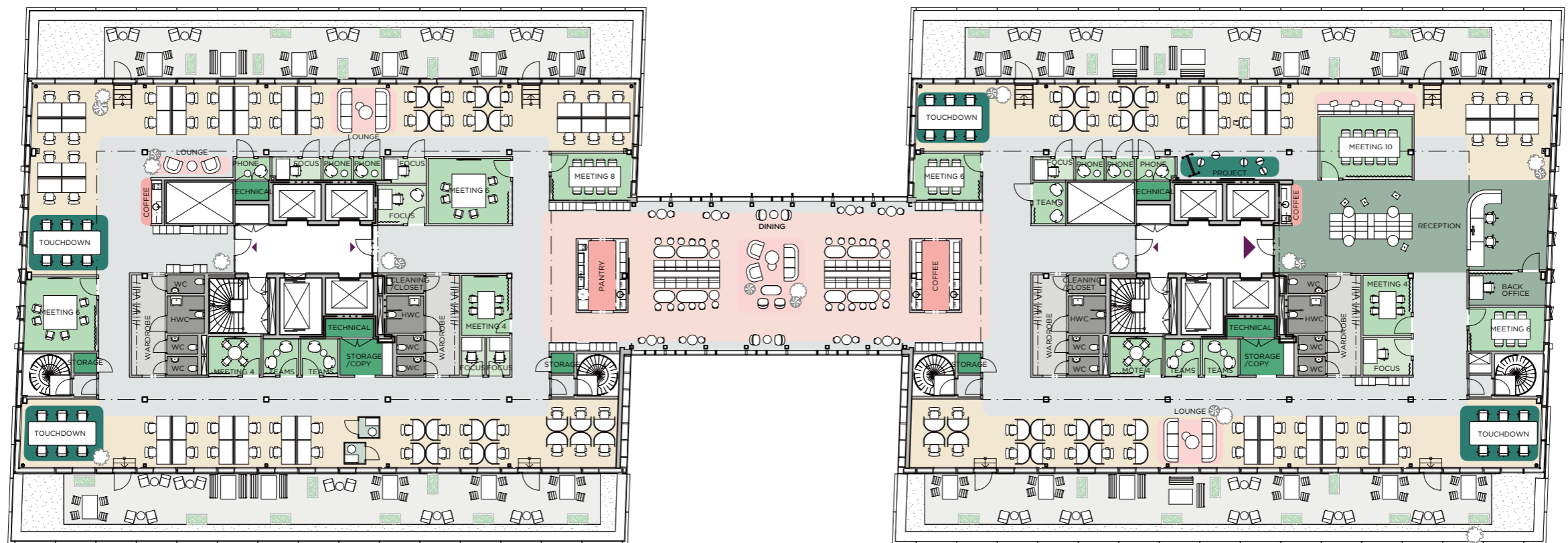
Symbol	Seat	Quantity
Circle	Dining	64
Chair with desk	Ergonomic focusplaces	12
Chair	Ergonomic workplaces	143
Group of chairs	Lounge	15
Table with chairs	Touch Down	26

Floor 6, typical furnishings



Info

Main e
LOA: a
Capaci
Ergono
Desk s



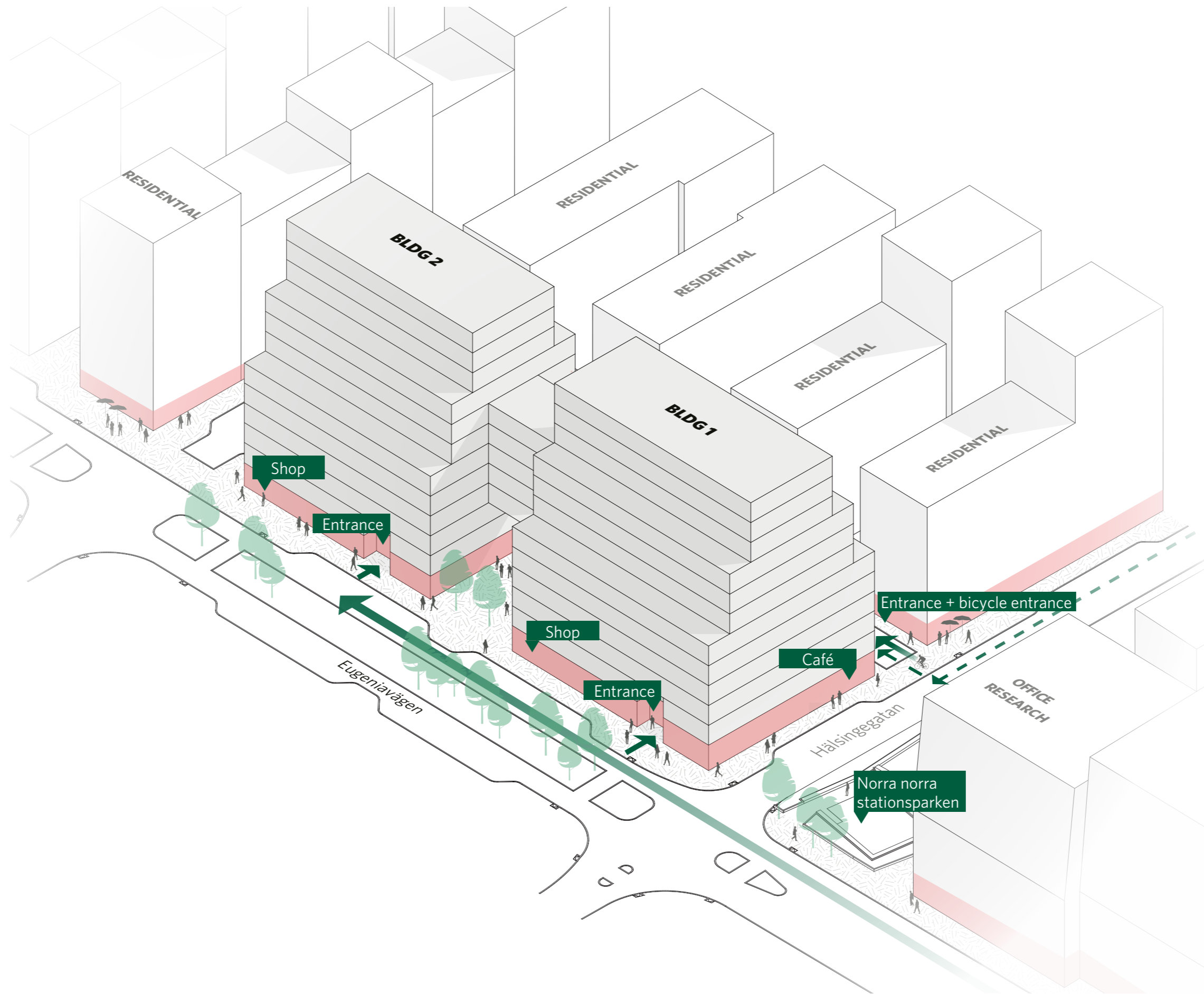
Eugeniavägen 26

Eugeniavägen 22

Color	Room	Quantity
Red	Coffee/Pantry	4
Light Green	Focus	7
Medium Green	Meeting 4	4
Dark Green	Meeting 6	4
Lightest Green	Meeting 8+	2
Lightest Green	Phone/Teams	11
Grey	WC/HWC	14

Symbol	Seat	Quantity
Circle	Dining	40
Chair with desk	Ergonomic focusplaces	7
Chair with desk	Ergonomic workplaces	109
Chair	Lounge	21
Chair with desk	Touch Down	24

Overview

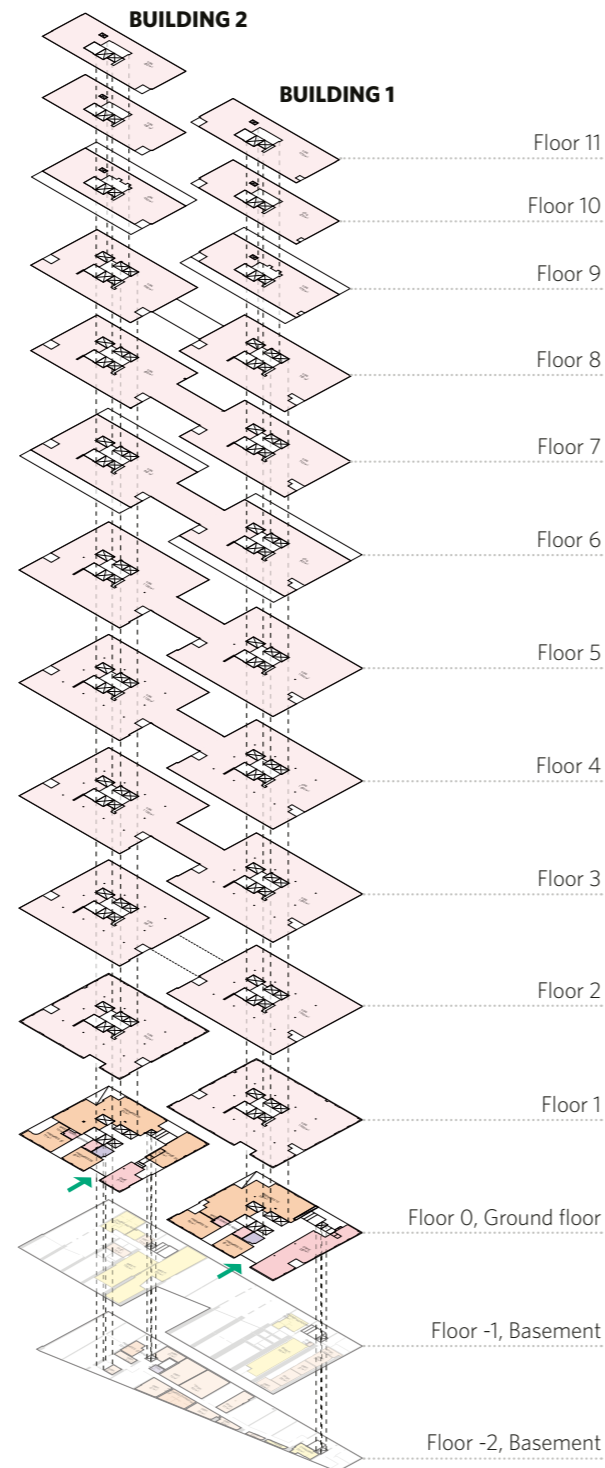


In Infinity, in cross-section

OFFICE FLOOR		
FLOOR 11		
LOA	BLDG 1	479
LOA	BLDG 2	452
Plan 10		
LOA	BLDG 1	479
LOA	BLDG 2	452
FLOOR 9		
LOA	BLDG 1	478
LOA	BLDG 2	450
FLOOR 8		
LOA	BLDG 1	740
LOA	BLDG 2	696
FLOOR 7		
LOA	BLDG 1	743
LOA	BLDG 2	839
FLOOR 6		
LOA	BLDG 1	743
LOA	BLDG 2	842
FLOOR 5		
LOA	BLDG 1	1 044
LOA	BLDG 2	1 126
FLOOR 4		
LOA	BLDG 1	1 044
LOA	BLDG 2	1 126
FLOOR 3		
LOA	BLDG 1	1 044
LOA	BLDG 2	1 126
FLOOR 2		
LOA	BLDG 1	1 040
LOA	BLDG 2	981
FLOOR 1		
LOA	BLDG 1	1 000
LOA	BLDG 2	942

GROUND FLOOR		
FLOOR 0, BLDG 1		
CAFÉ		220
PREMISES 1A		55
PREMISES 1B		85
PREMISES 1C		297
WASTE SORTING ...		11
WC/CLEAN CAFÉ		14
WC/HWC		15
FLOOR 0, BLDG 2		
CAFÉ		71
PREMISES 2A		107
PREMISES 2B		55
PREMISES 2C		77
PREMISES 2D		274
WASTE SORTING ...		10
WC/CLEAN CAFÉ		14
WC/HWC		30

BASEMENT		
FLOOR -1		
DISP.	BLDG 1	108
CHANGING ROOM	BLDG 1	35
BIKE P.	BLDG 1	95
DISP.	BLDG 2	31
BIKE P.	BLDG 2	275
CHANGING ROOM	BLDG 2	72
FLOOR -2		
CHANGING	BLDG 1	32
DISP.	BLDG 1	20
PREMISES CHAN...	BLDG 2	41
DISP.	BLDG 2	309
CLEAN.	BLDG 2	8
PREMISES STORA...	BLDG 2	22



Technical description and room description

The description below provides an overview of Infinity's general materials choices and standards on an office floor. Do not hesitate to contact us for a detailed description and overview of the specific premises you are interested in.

Materials and panelling

OFFICE ENTRANCE AND OPEN SPACES

Suspended ceiling: Expanded metal coffers, 600×1200, ITAAB IT0604/1110, Colour Volcanic Ash/ Lt Grey

Floor, entrance: Bricmate tile, Limestone Ivory, 596×596. Seams same colour as tile

Floor, corridor: Carpet tiles, EGE Unabric ECT 350, 480×480, colour in accordance with later info

Edge trim: Wood, painted

Walls: Painted in accordance with later info

Lighting: iGuzzini - Laser Blade XS (or similar)

MEETING ROOMS

Suspended ceiling: Expanded metal coffers, 600×1200, ITAAB IT0604/1110, Colour Volcanic Ash/ Lt Grey

Floor: Carpet tiles, EGE Unabric ECT 350, 480×480, colour in accordance with later info

Edge trim: Wood, painted

Glass partitions: Moelven, Flush front, oak

Walls: Painted

Lighting: Intra-lighting - Kalis T55 (or similar)

OPEN LANDSCAPE (OFFICE WORKSPACES)

Suspended ceiling: Rockfon Koral, 40 mm. Mounted flush against beams

Floor: Carpet tiles, EGE Unabric ECT 350, 480×480, 12 different colours

Edge trim: Wood

Glass partitions: Moelven, Flush front, oak

Walls: Painted in accordance with later info

Lighting: Intra-lighting - Kalis SDI, (or similar)

BREAK AREAS

Suspended ceiling: Expanded metal coffers, 600×1200, ITAAB IT0604/1110, Colour Volcanic Ash/ Lt Grey
Wood parquet 14 mm, RAPPGO or similar, Ek Nordisk, white waxed, plank breadth 180 mm

Edge trim: Wood, painted

Walls: Painted in accordance with later info

Lighting: Intra-lighting - Kalis (or similar)

PANTRY

Suspended ceiling: Expanded metal coffers, 600×1200, ITAAB IT0604/1110, Colour Volcanic Ash/ Lt Grey

Floor: Tile CC Höganäs Grynna, Colour in accordance with later info, 146×146mm

Edge trim: Similar to floor

Walls: Painted in accordance with later info
 Integrated appliances with cabinet doors of the same standard as the rest of the kitchen (refrigerator/freezer, dishwasher and microwave, adapted to size of the premises)

Splashguard: Composite stone, dk grey

Countertops: Composite stone Silestone, Cygnus, dk grey

Lighting: iGuzzini - Laser Blade XS (or similar)

Kitchen framework/doors: Ballingslöv, Bistro Fanér Ek Matt

WC/SHOWER

Suspended ceiling: Solid gypsum

Floor: Tile CC Höganäs Grynna, Granite Green, 146×146 mm
 Edge trim: Similar to floor, up to 300 mm

Walls: Between 300 mm and 900 mm from floor painted in high-gloss colour, other surfaces in matte design. Colour in accordance with later info

Lighting: Iguzzini - Laser super comfort or similar Swedlite - Orbit or similar
 Wall-mounted close-coupled toilet

Other: Fittings series in brushed stainless steel design, mixers in chrome design

ROOM HEIGHTS

Landscape (office workspaces): 3200 mm
Entrances/corridors: 2690 mm

Meeting rooms: 2690 mm

Break rooms: 2690 mm

Pantries: 2690 mm

WC: 2690 mm

INDOOR CLIMATE

Room-temperature requirements in office spaces/ occupied spaces

Summer: 23°C (+/-2°C)

Winter: 22°C (+/-2°C)

(Calculation based on an outdoor temperature of maximum +27°C and 50% relative humidity in summer, and lowest -20°C in winter.) At higher outdoor temperatures than +27°C the room temperature will be allowed to rise a similar amount.

COOLING

The Premises will be cooled with air and/or water via air supply baffles or circulation cooling units in the ceiling.

HEATING

Heating using in-wall radiators.

VENTILATION

The premises are dimensioned for a staff density of 10 sq. m. per person.

IT AND DATA

Delivery point for fibre available on every floor.

Materials, products and suppliers in the description above may be replaced with similar ones during implementation.

The sustainable city 2030

Our role as a long-term community developer is important to us. With this task also comes great responsibility, which at the same time means that sustainability needs to be a natural perspective in all parts of our organisation, in everything we do and for all of us who work here.

Making sustainable choices in everything from overall strategies to quick day-to-day decisions has already made us one of Europe's most sustainable property companies, but we are aiming higher than that. We are continuing to work, persistently and deliberately, based on our strategy, "The sustainable city 2030", and our four prioritised areas: The Planet, Future-proofing, Well-being and Social Responsibility.

Read our Annual and Sustainability Report in its entirety! You can find it at castellum.se.

The Planet

Our operations are carried out in line with the 17 UN Sustainable Development Goals, the Paris Agreement, national ambitions for a fossil-free Sweden by 2045 and a climate-neutral EU by 2050.

Future-proofing

We are creating a sustainable asset portfolio for a changing world. We are doing so by developing safe and healthy work environments based on acknowledged sustainability certification systems and environmental inventories.

Well-being

With a particular focus on equality and diversity, we are engaged in promoting health, wellness and increased productivity.

Social Responsibility

Castellum will pursue its operations in a responsible manner in relation to society and its stakeholders.



Infinity from an environmental perspective.

Sustainability comes first. As soon as the first ideas take form, and long before the project ends up on the drawing board, we lay the foundation for the property's long-term ecological, financial and social sustainability. It is only when every phase in project development, every employee and every partner and contractor are working toward the same goal that we can truly reach our full potential.

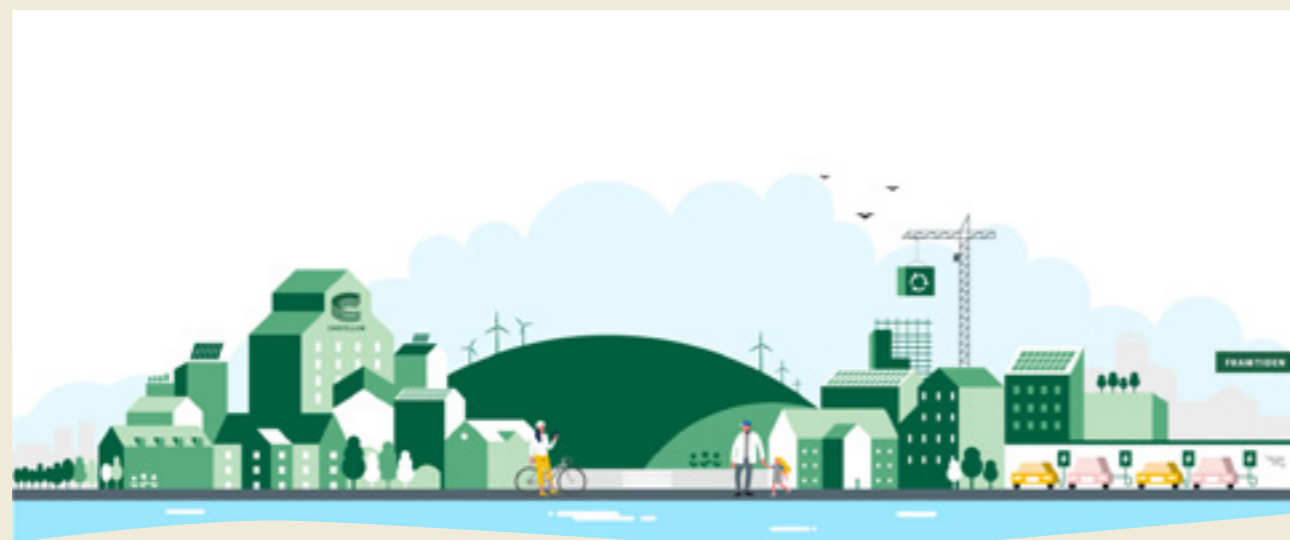
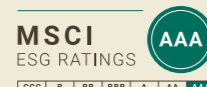
All our development projects follow a shared framework programme. In Infinity, we have also chosen to focus in particular on:

- Climate-smart materials choices
- Mobility solutions, with the bicycle in focus
- Green roofs
- Solar panels
- Terrace gardens and butterfly hotels for the very smallest tenants

Infinity is certified by:



Member of
**Dow Jones
Sustainability Indices**
Powered by the S&P Global CSA



Together, we are creating the workplaces of the future.

Castellum is one of Sweden's largest property companies. Our size gives us stability and the opportunity to work for the long term, but above all it means that 400,000 people have their workplaces in our buildings. Employees from operations of various types, who give us feedback every day on how a workplace functions best. This is know-how that is just as important for us when we are developing new workplaces as it is in daily encounters with our tenants. Developing, owning and managing our own properties makes it natural for us to focus on quality at every step, just as natural as committing to sustainability from every perspective.

Castellum operates in Sweden, Denmark and Finland, and has been listed on Nasdaq Stockholm since 1999.



"We are pleased and proud to be able to develop such a fine property in Hagastaden. It is an exciting district where faith in the future is palpable. The life science perspective that characterizes the area aligns very well with our focus on sustainability."

Joacim Sjöberg, CEO



INFIN ITY



Want to know more?

Please contact:

Nina de Besche, uthyrare
E-post: nina.debesche@castellum.se
Tel: +46 733 49 87 46

Patrik Sundberg, uthyrare
E-post: patrik.sundberg@castellum.se
Tel: +46 733 49 87 20

Castellum AB

castellum.se
Box 70414, 107 25 Stockholm
Besöksadress: Hangövägen 20, plan 4
Telefon: 08-503 052 00
Org. nr. 556475-5550



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