

STOCKHOLM ROYAL SEAPORT

A WORLD-CLASS ENVIRONMENTAL URBAN DISTRICT





**A NEW URBAN DISTRICT IN
CENTRAL STOCKHOLM**

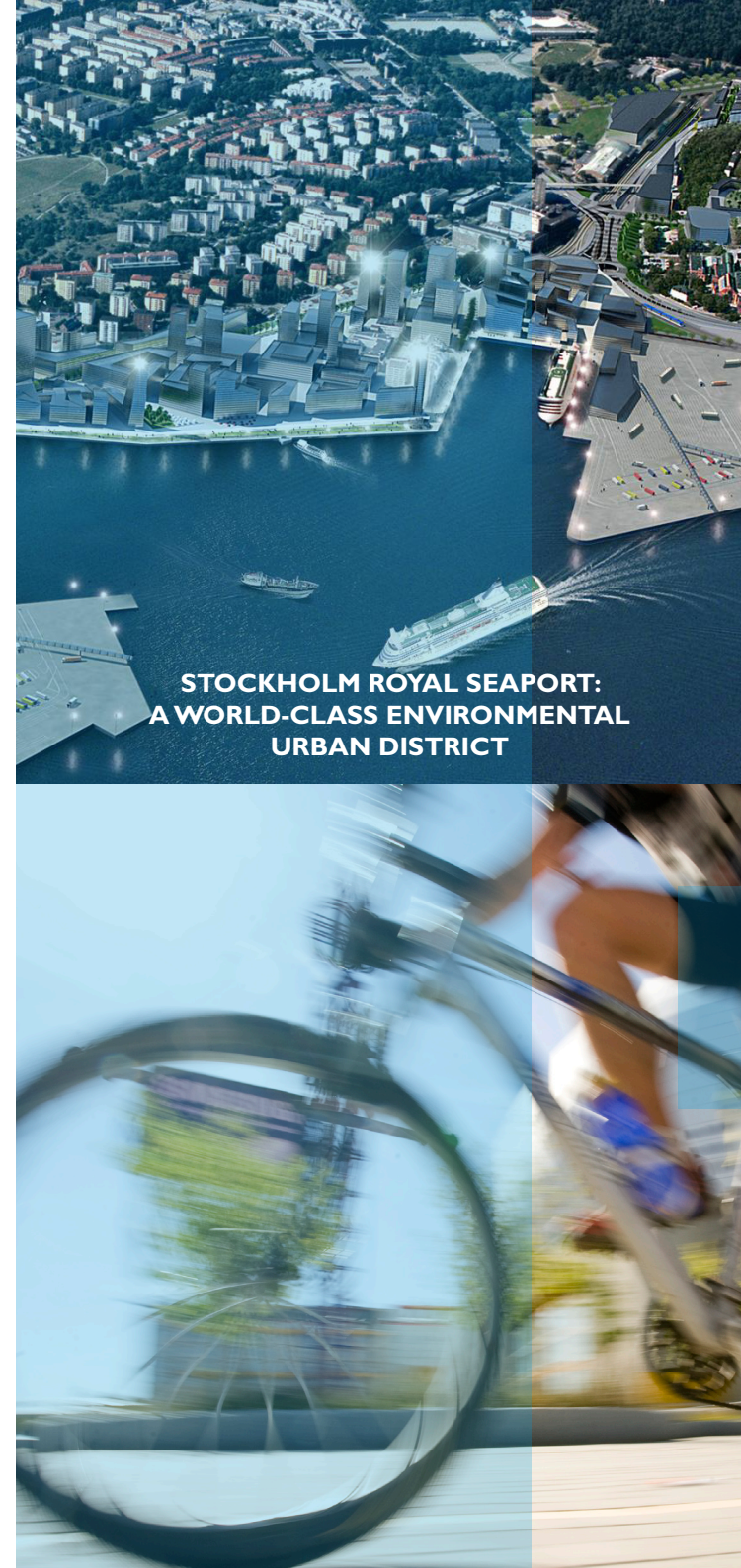
Sweden is an innovative nation and home to some of the largest global brands in the world. Sweden has succeeded in combining economic growth with environmental awareness. Sweden's innovation power also creates sustainable urban development in many parts of the world. Sweden and its citizens are capable of creating sustainable and holistic systems. An oblong, sparsely populated country with a barren climate has demanded collaboration, systematic thinking and different forms of communication solutions.

Sweden and Stockholm has a leading position in the transformation to a climate-adapted society. Our city is already a world leader in developing, marketing and implementing new energy and environmental solutions, and this position is to be managed and improved.

The vision for Stockholm Royal Seaport, one of Europe's largest urban development projects, is to combine a growing city with the values that makes Stockholm unique: the proximity to water and nature. Work on the project has already begun.

Stockholm Royal Seaport will be largely based on old brown-field sites, and the harbour area is one of Stockholm's prime locations. Here, 10,000 new dwellings and 30,000 new work opportunities are planned.

The vision is clear: Stockholm Royal Seaport is to become a showcase for sustainable urban development. Innovative environmental technologies and creative solutions are to be developed, used and displayed in a world-class environmental urban district.



**STOCKHOLM ROYAL SEAPORT:
A WORLD-CLASS ENVIRONMENTAL
URBAN DISTRICT**



To combine urban growth with a sustainable and responsible use of resources is a strategic development issue. The challenge is directly linked to the need to adapt the city and urban development to the climate changes that is likely to give Sweden a hotter and more humid climate.

The three overall environmental targets for Stockholm Royal Seaport are:

By 2030, Stockholm Royal Seaport is to be free of fossil fuels

By 2020, carbon emissions is lower than 1.5 tonnes per person
Stockholm Royal Seaport is adapted to future changes in climate

BOXOUT WITH FACTS

Areas of focus: Energy use, Environmentally efficient transports, Adaptation to a changeable climate, Natural cycle and natural cycle model at a system level, Lifestyle issues

Swedish systematic thinking contributing to a better environment in the city

Hammarby Sjöstad is Stockholm's largest environmental project to date. Here, 70 percent of the environment-improving solutions are made on a system level. In Sweden, we are good at creating closed cycles. It should be easy for residents to do the right thing!



STOCKHOLM ROYAL SEAPORT: A VISION FOR THE FUTURE



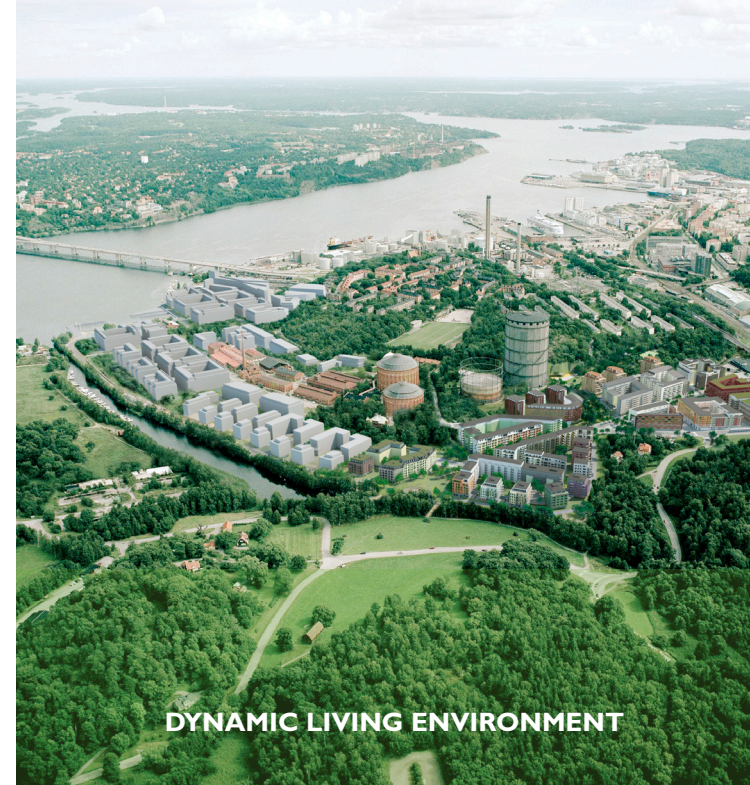
Stockholm Royal Seaport will become an international showcase for sustainable urban development. The new urban district houses a number of operations and housing, creating a living environment 24 hours a day. The district houses 10 000 dwellings and 30 000 office spaces – from the harbour and associated trade to media and finance companies. Several world-leading financial companies, including Nasdaq OMX, as well as media and production companies are already located in Stockholm Royal Seaport.

The new urban district inspires residents and workers to use their own initiatives and a responsible lifestyle that also creates good social relationships. The area offers a mix of dwellings, workplaces and service in a unique geographical location. The proximity to the city, nature and water attracts people of various backgrounds and of all ages.

Here is a large and varied offering of services, including restaurants, cafés, bars, shops, gyms, cinemas, conference facilities and hotels. The area also incorporates culture stages for music, art and dance, as well as other types of events.

The optimal transport location of Stockholm Royal Seaport is reinforced with the Norra länken road infrastructure, the expansion of the Eastern Road Link, and the new tramlink connecting Ropsten with the harbour area.

People want to both live and work in Stockholm Royal Seaport.



DYNAMIC LIVING ENVIRONMENT



Stockholm Royal Seaport offers the most attractive and modern living environments in Europe.

The various housing offerings mirrors the diversity of Stockholm's residents. Here you find everything from student housing to family and senior residences. Dwellings, workplaces, parks and squares are of the highest quality and use modern, environmentally adapted and energy efficient solutions.

Stockholm Royal Seaport is an accessible, dynamic and exciting urban district. The buildings are mixed with different types of businesses, creating an environment that never sleeps. The urban district offers a well-developed social service where diversity gives residents opportunities to choose schools and healthcare after their own needs and desires.

There is room for everyone in Stockholm Royal Seaport.



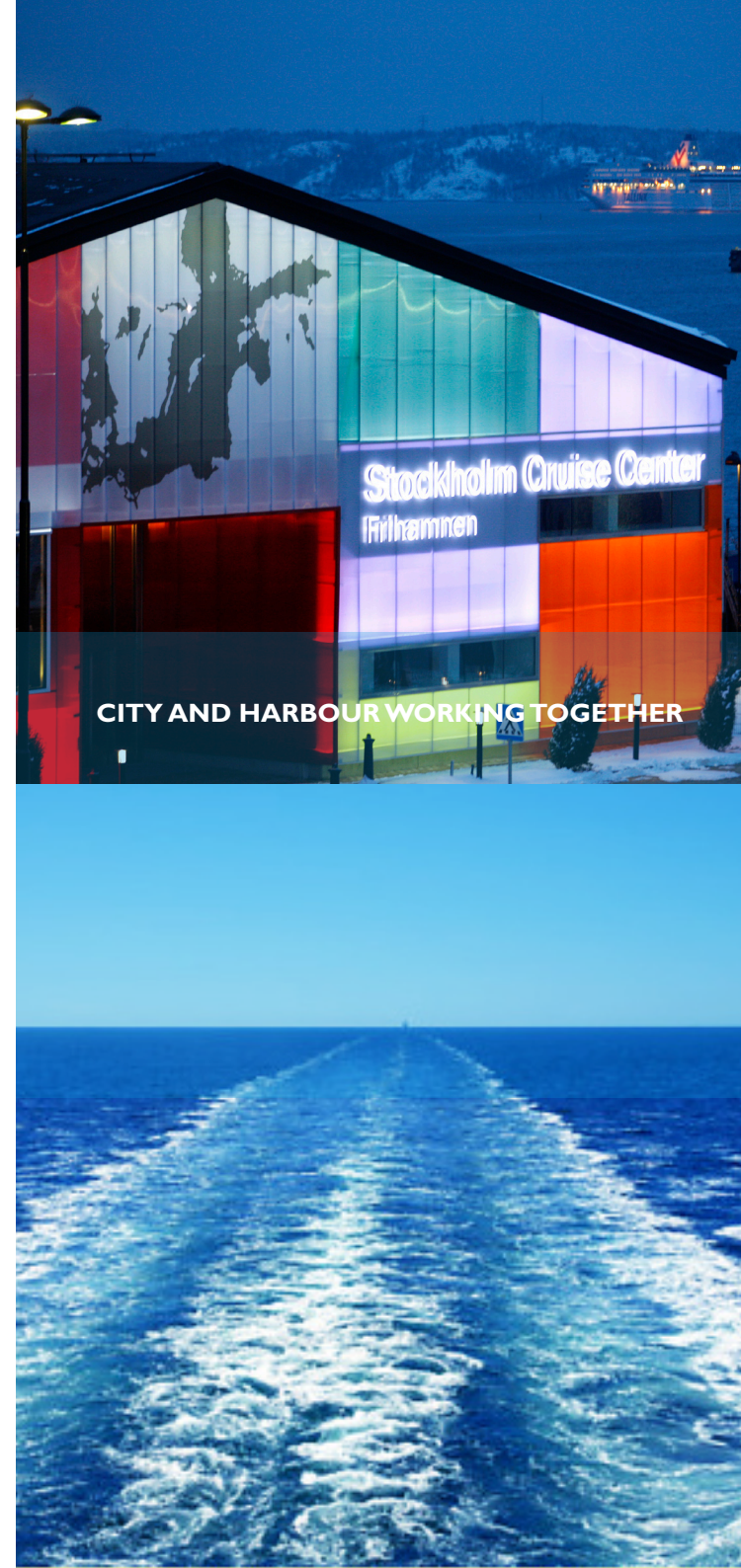
A PART OF CENTRAL STOCKHOLM,
CLOSE TO EVERYTHING



Large investments have been made on public transport, but also the extension of new road infrastructure such as Norra länken. The underground from T-centralen is complemented with a modern tram through the area. At Ropsten, the link connects to the Lidingöbanan train, linking together the city with Ropsten and the harbour. The Tvärbanan tram link has been extended via Solna and the University to the area. Improved bus links connect Stockholm Royal Seaport to the Citybanan train line.

Many residents and workers use the pedestrian and cycle lanes that connect Stockholm Royal Seaport with Lidingö, the city centre and the large green areas of Norra Djurgården. Environmentally friendly public transport has also been developed on the surrounding waters.

Stockholm Royal Seaport is a part of central Stockholm, close to everything.



CITY AND HARBOUR WORKING TOGETHER

Stockholm has reinforced its position as a leading port city and the hub of the Baltic region. The natural waterways and the strategic location, in the middle of the fast-expanding Baltic region, has meant that more and more shipping companies are locating new ferry lines and cruise routes to Stockholm.

Stockholm's conditions for port trade has improved further by visionary investments in developing the infrastructure of the harbour. By developing the Norvikudden in Nynäshamn, Stockholm has gained a modern cargo port that ensures the future supply chain for the city.

The port and energy plants in Värtahamnen has continued to develop and has been integrated with the new urban development. The expansion of Värtapiren and Frihamnspiren has resulted in new quay space and terminal buildings. At the same time, port operations have been made more efficient and concentrated to Värtan-Frihamnen, which has developed into a passenger harbour.

A new passenger terminal with trade, service and culture located at Värtapiren also contributes to a welcoming reception for travellers. Scandinavia's most modern cruise terminal is also located at Frihamnspiren.

Through a systematic effort to reduce emissions, energy consumption, waste and noise, the Ports of Stockholm has been awarded the highest environmental classification among all the world's ports. It is an international model that attracts visitors from over the world.

Stockholm has gained a modern, environmentally friendly and welcoming entrance from the Baltic Sea.



**STOCKHOLM ROYAL SEAPORT –
FOR FUTURE TRADE AND INDUSTRY**

Stockholm is to reinforce its position as the leading financial capital of the Baltic region, with a prominent position on a European level. Demanding companies and consumers makes it interesting to develop and test new services in the region.

Trade and industry is characterised by knowledge-based business with a high level of innovation power. Many of the companies in Stockholm Royal Seaport are in close collaboration with researchers at the Royal Institute of Technology, Stockholm School of Economics and Stockholm University. More and more financial companies has also followed in the footsteps of Nasdaq OMX, and insurance firms Länsförsäkringar and SalusAnsvar, who are already established in the area.

Stockholm Royal Seaport attracts both technical expertise as well as the most successful companies.

The vision of a sustainable and climate-friendly urban environment is also supported by the new biofuel-fired power plant at Värtaverket. It has reduced the use of coal and thus the total carbon dioxide emissions. The plant produces 10 percent of the City of Stockholm's electricity needs and 25 percent of district heating needs.

To stimulate the development, Stockholm offers opportunities to develop and apply innovative technologies. Stockholm Royal Seaport's innovation centre presents the latest solutions in environmental technology. The innovation centre is an international meeting place where the City, the business community and research institutions can collaborate and also take part of Swedish knowledge about urban development issues.

The environmental profile of Stockholm Royal Seaport markets Swedish competences and technologies.



AN INFLUENTIAL CULTURE AND SPORTS CITY

Stockholm Royal Seaport has a flourish of culture and sports offerings. The most famous attraction in the area is the innovative stage in one of the old gasworks buildings. The historically important buildings attract visitors from all over the world to enjoy cultural and other public events.

Stockholm Royal Seaport and its surrounding areas offer sports facilities of distinguished heritage, including the Stockholm Olympic Stadium, the Royal Tennis Hall, the Equestrian Stadium, and the sports fields at Hjorthagen. The Stockholm Olympic Stadium was host to the 1912 Olympic summer games, when Sweden won the most medals of all participating nations.

Stockholm Royal Seaport offers great opportunities for an active leisure time by its proximity to the Royal National Urban Park and sports facilities.



THE FIRST STEPS

The planning work for workplaces, housing and service is already taking place in Stockholm Royal Seaport. The building works for the first 700 dwellings will commence in 2009 and the first occupation is estimated for spring 2011. In South Värtahamnen, planning works for new workplaces and trade is currently taking place.

Trade and industry and the City of Stockholm will share collaboration and focus on the work relating to realising the vision for Stockholm Royal Seaport. To make the vision into reality demands a joint effort.

A precondition is the investment in road infrastructure and public transport. Thus, the expansion of the Norra länken road infrastructure is an important factor.

The expansion of the new cargo port in Nynäshamn creates the necessary conditions for the port operations to be concentrated at Värtapiren and for Frihamnspiren to be developed as a passenger port. The concentration releases land that can be used for other activities.

One of the preconditions to implement the vision is that the handling of oil and fuel at Loudden is moved. In accordance with a decision from the City of Stockholm, the work is currently taking place to terminate the activity.

Joint efforts will give Stockholm a new world-class environmental urban district and a new entrance from the Baltic Sea!

Follow the project on the website:
www.stockholmroyalseaport.com

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