

KARLSHAMN

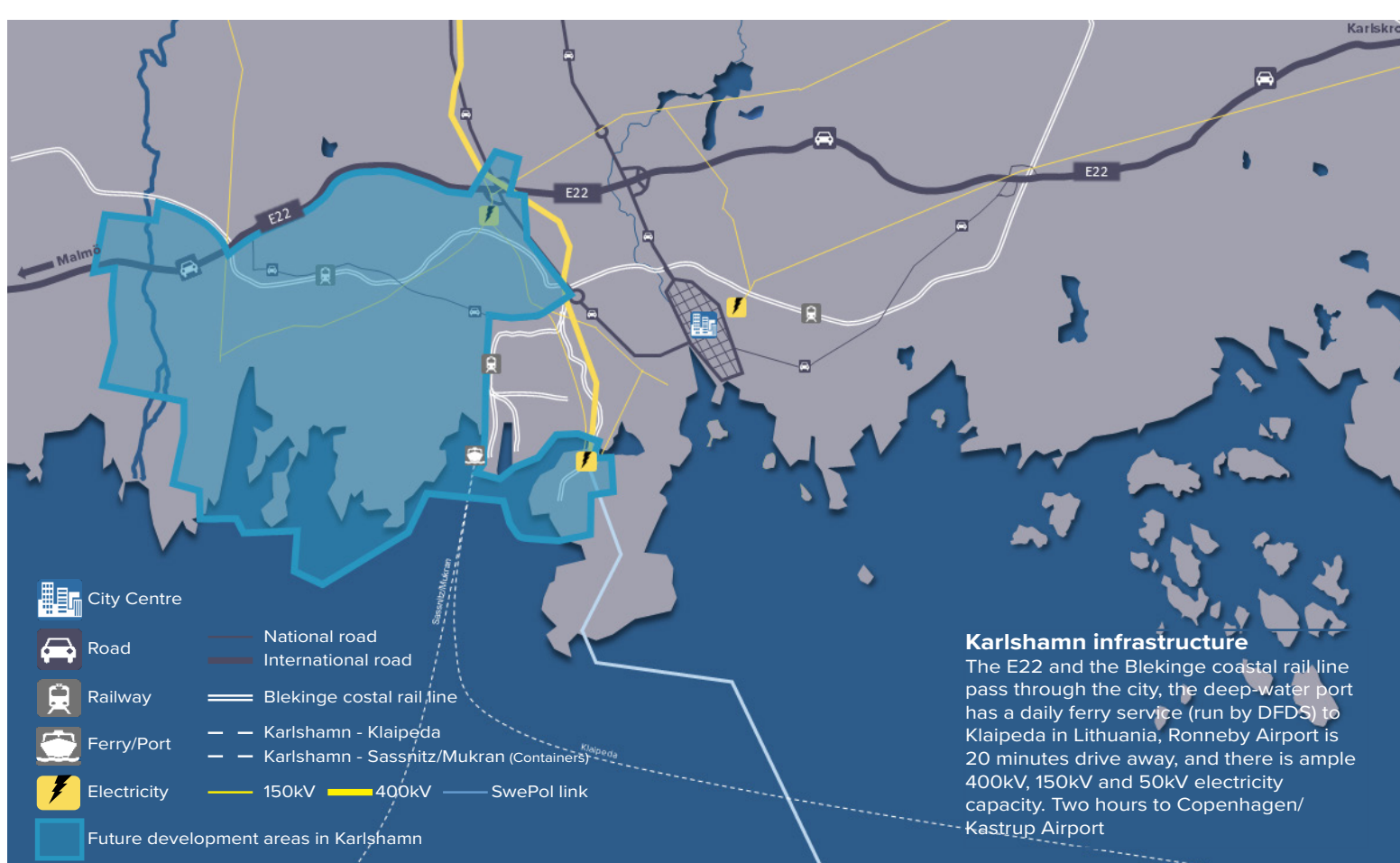
- geografical location for new investments

Karlshamn is set to grow. We want to attract new companies and residents. So we are planning more housing and building more workplaces. And we have more municipally owned commercial land to develop than ever before.



VISION
50
THOUSAND





Land for development of businesses and housing



Karlshamn is located in the middle of Blekinge County (known as "the Garden of Sweden"), just two hours drive from the Öresund region. Stockholm is less than an hour's flight away from Ronneby Airport.

The Blekinge coastal rail line passes through the city, as does the E22 highway. It's only 10 minutes drive between the countryside, the city and Sweden's most southerly archipelago. There is a wide range of shops, with both well-known chains and small and medium-sized businesses. The tourism and leisure sectors are growing, with popular destinations including Eriksberg Vilt & Natur, salmon fishing on the renowned River Mörrum, and the island of Tjärö. Karlshamn is the municipality with the best access to land available for development for both commercial business and housing. This is due to the municipality's focus on business over the past three years, in line with its strategy to grow based on the "Karlshamn 50,000" approach.

Some white areas are subject to local development plans, but planning will be undertaken for additional areas over the next few years to enable more businesses to set up and for the continued development of Karlshamn and of Blekinge County. This material presents aspects of all the development areas and ongoing projects to demonstrate that Karlshamn is a location of the future.

Welcome to Karlshamn and Blekinge

Housing / Business

1. Janneberg

The Janneberg area covers 111 hectares next to the E22 motorway. A local development plan is underway for 34 hectares of housing, 13 hectares of businesses, 24 hectares of roads and 32 hectares of natural environment and park areas. The area will comprise approximately 2,000 new homes of various types.



Housing

2. Stårnö Sjöstad (Stårnö Sea City)

Stårnö Sjöstad is the flagship housing project. The former quarry right by the sea offers a wonderful setting. Local development planning is underway for 300–600 new homes by the sea, just a stone's throw from the city centre, the university college and Netport Science Park



Housing / Business

3. Strömma

The Strömma area covers 18 hectares and is located right next to the E22. Local development planning is underway for 3.5 hectares of homes in the northern part of the area and the long-term aim is for the southern portion, closest to the E22, to accommodate businesses.



4. Stationsområdet (Train Station area)

The Station area is an ideal location for commuters and will be a mixed-use district covering approximately 10 hectares with space for 300–550 homes. Local development planning is underway for the area.

There is space for offices, retail and other activities in this brand-new residential area.



Karlshamn's investment in homes and business areas is a statement of intent that Karlshamn wants to raise its profile and increase the attractiveness of Blekinge and, in particular, Karlshamn in Sweden's most southerly archipelago. Tourism is constantly increasing and is the fastest-growing sector in Blekinge County, so whatever business you're in you are welcome in Karlshamn. And if you also want to live by the sea, close to the main European continent, Karlshamn is the place for you, your business and your family.

There are other housing projects in addition to those mentioned in this brochure, including Saltsjöbaden and the Åsikten district. In all, around 3,500 new homes are being planned over the next 10 years, and together with land allocated for business this totals 300-350 hectares.

Interested in experiencing, working and living in Karlshamn in the future?

For further information please contact:

Head of Establishment, Mathias Wijk on +46 733 57 60 00 or mathias.wijk@karlshamn.se

Business

5. Östra Piren is growing

Karlshamn wharf is home to Netport Science Park and Blekinge Institute of Technology. Karlshamnsfastigheter AB is currently adding 10,000 sqm to accommodate several hundred new jobs and to house a cinema, concert hall and restaurant. Blekinge Institute of Technology is expanding, with new programmes and a growing number of students.

Netport Science Park's network includes around 100 companies with approximately 5,000 employees worldwide. Netport also includes Blekinge Business Incubator, which is part of Blekinge's efforts to develop start-ups.

The development is located right by the sea, 300 m from the city centre and a short boat ride to the forthcoming Stårnö Sjöstad. Karlshamn is creating an amazing location for you and your company here. If you're looking for a great place to work, live and enjoy your leisure time, Karlshamn has the Öresund region and the rest of the Europe on its doorstep.

Business

6. Västerport

Västerport is a 16-hectare greenfield area that is undergoing planning for retail, sport, light industry and office space. It offers significant opportunities to set up business right next to the western approach road to Karlshamn via the Hinse tunnel, close to the E22. The area will be designed in different stages and the local development plan will be complete in 2022.



Business

7. Duveryd

The Duveryd area covers around 35 hectares and is located right next to the E22 and national road 29. The area is owned by Skåneporten, which is now planning the details of Karlshamn's new retail park. The adjacent area of Janneberg is due to have approximately 2,000 new homes and a further 13 hectares of new land for businesses.



Business

8. Horsaryd / Tubba

Horsaryd/Tubba is currently a greenfield area of around 70 hectares right next to national road 15 and the E22. The area is marked in the master plan as a commercial area, but currently has no local development plan.

It offers significant future opportunities for a central, convenient base for your business.



Business

9. Stilleryd & Port of Karlshamn

Stilleryd is a large area of around 200 ha. It has a deep-water port, which is used by operators such as DFDS A/S for a daily ferry service to Klaipeda (LT). The port is currently investing SEK 230 million, with support from the EU, and DFDS invests in two new big ferries, to strengthen the growing trade corridor between Sweden, the Baltic countries and Russia. Other traffic provides links to the US, the UK, Germany and China via the Silk Route.

The Swedish Transport Administration is planning a new shunting yard and the South-East Link to the north via Olofström and Älmhult, providing Karlshamn with good future connections. It is the location for a number of logistics and industrial companies such as Evomatic, DFDS and Stena Recycling. The area is only a few kilometres from the city centre.

A local development plan is in place for some parts of the area allowing tall buildings, and other parts are undergoing local development planning.

We view the area as a unit for logistics, warehousing, port activities and industry, but we are open to discussions as some parts of the area are at different stages.

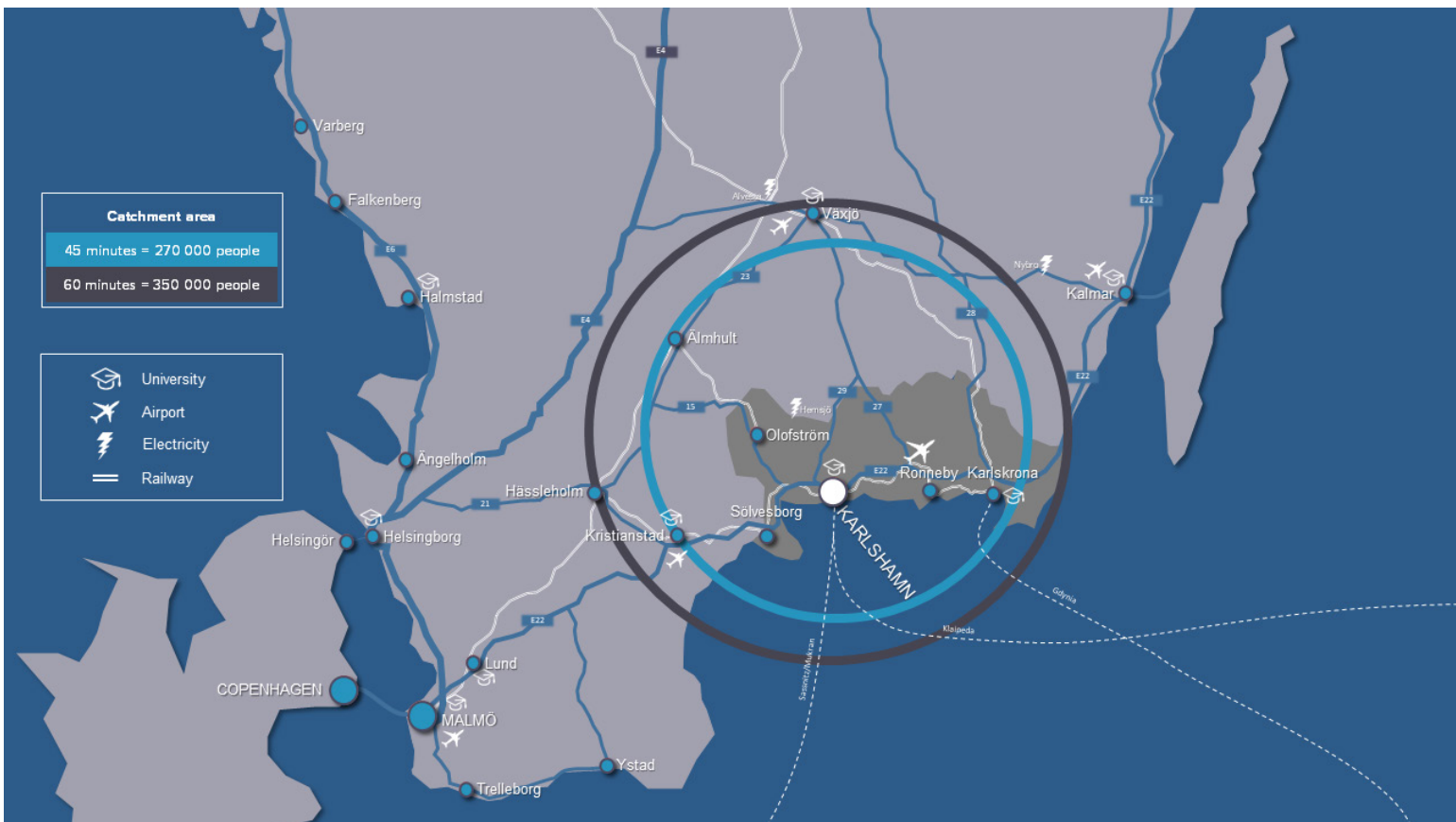


Karlskrona's geography, infrastructure and commuter/catchment areas



KARLSHAMN

- a place of opportunity



Other facts about Karlshamn

Short facts:

- Population 33,000
- 25 minutes drive to Ronneby domestic airport for Stockholm and with flights to Frankfurt, 2 hours to Copenhagen international airport
- 2 hours to central Copenhagen, 1 hour to Växjö, 3.5 hours to Gothenburg
- Construction of 3,500 new homes is starting in 5 years
- Good access to land; around 400 hectares for the development of housing and businesses
- Deep-water port with daily ferry to Klaipeda (LT) and freight links to Germany, the US, the UK and Asia
- Diverse business sector with 3,500 companies
- Blekinge Institute of Technology, Netport Science Park, Blekinge Business Incubator, TechTank
- Karlshamn has four of the six most popular tourist destinations in Blekinge
- Highly ranked in culture and leisure surveys
- Close to the sea, forest, the main European continent and connections to the rest of the world
- Close to the E22 international motorway
- Access to highly environmentally sustainable energy

Skills creation & Blekinge Institute of Technology

Blekinge Institute of Technology (known as 'BTH') is one of Sweden's most specialised higher education institutions, with an emphasis on the digitalisation and sustainability of society

BTH's mission is to contribute to sustainable societal development through higher education, research and innovation. We conduct education and research at a high international level, with an emphasis on the integration of IT with other subjects such as engineering, physical planning, industrial management, design and health care.

Our research has a firm focus on contributing solutions and innovations in key areas.

All of our work has a strong emphasis on innovation and sustainability, as well as cooperation and collaboration with business and wider society. Despite being a relatively small institution, much of BTH's work consists of research. Research and research programmes account for more than one-third of our work and we intend to increase this further. We are ambitious and in some areas, such as software development and strategic sustainable development, we are already world-class.

We often conduct research projects in collaboration with business and society at large, with a firm focus on research results contributing solutions to the challenges faced by society.

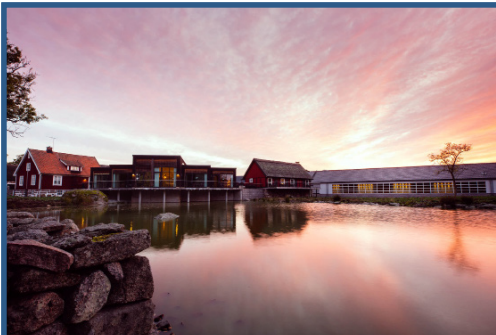
Karlskrona

Campus Gräsvik, BTH's main campus in Karlskrona, is where all teaching programmes in engineering, IT, physical planning, industrial management and health care take place. Campus Gräsvik is located at the heart of Blue Science Park, a business network in the IT and telecom sector. This provides significant opportunities for cooperation in both teaching and research.

Karlshamn

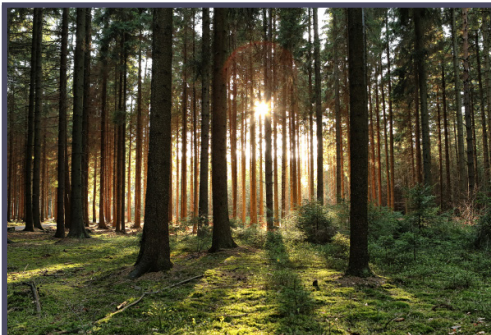
Campus Karlshamn hosts BTH's teaching programmes in digital media, transport/logistics, and more. It is also where you'll find NetPort Science Park, which is home to companies in the knowledge-intensive sector.

Tourism / Culture / Leisure / Retail



Tourism

Experiences are attracting more visitors to Blekinge, and Karlshamn has four of the six most popular destinations



Countryside

Karlshamn is located close to the countryside, forests and fields. It offers an attractive city centre, an archipelago, the Öresund region and access to the main European continent.



Archipelago

Sweden's most southerly archipelago, comprising countless islands, skerries and rocks. Tour the archipelago on your own boat or take one of archipelago boats to..



..... Tjärö or Tärnö. There is a wide range of experiences on your doorstep. Welcome to Karlshamn, Sweden's most southerly archipelago.



Karlshamns City Centre

Karlshamn city centre offers a wide range of restaurants, cafés and a great shopping experience, with both well-known stores and unique shops.



.....one of these are Kronolaxfisket, at the world famous angling river Mörrum. Another is Eriksberg Hotel and Nature Reserve, the Nordic region's largest game reserve. Or why not Tjärö Island or Kreativum Science Centre? – There are lots of wonderful and enjoyable experiences in Karlshamn.



Port of Karlshamn

For tomorrow's business

Karlshamn wants to grow and we offer you opportunities for logistics, warehousing, trade, industry, offices etc. with proximity to the continent and the rest of the world through our port, rail links, airport and E22.

Karlshamn is a municipality with great access to land available for development for both commercial business and housing.

Karlshamn is also excellent for logistics and distribution in Sweden. The deep sea and ice free port is located right on the crossroads between Sweden and the emerging markets in the Baltic states, Central Europe, Russia/ CIS. China can be connected by ordinary transport by sea or the "fast lane" by rail via Silk Road. Karlshamn has good hinterland connections via daily rail service to any terminal in Sweden and Norway for intermodal cargo. Major consumer areas in the Öresund Region, Gothenburg and Jönköping are reached within 4 hours by truck.

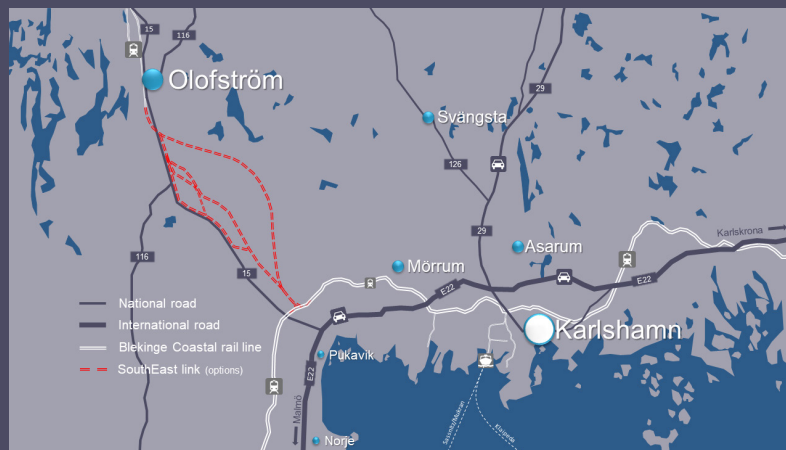


Major Swedish deep sea port

- * One of top 10 in Sweden. Largest regional
- * 100% Municipal AB. Landlord + Stevedoring
- * Certified ISO 9001/14001:2015, ISPS
- * No ice/tide. Tug boats
- * National interest (Riksdagen)
- * TEN-T Comprehensive Port
- * Easy access from sea and land
- * Next to emerging markets and the main sea routes in the Baltic
- * Plenty of storage areas. Warehouses
- * Expansion program supported by the EU



- * Ferry connections to Klaipeda (LT) 1-2 / day
- * Fast link to/from China via Silk Road
- * Capacity for container feeder vessels
- * Intermodal rail terminal
- * Daily rail connection to any terminal in Sweden
- * Plenty of suppliers of road transportation
- * Cross-docking and warehousing
- * Bonded storage and Customs forwarder



Sydostlänken (South-East Link)

The South-East Link is a new rail line connecting Karlshamn via the Blekinge Coastal Line with Olofström, Ålmhult and further north to Stockholm. The investment, to be made by the Swedish government, will significantly improve logistics flows to and from Karlshamn and south-east Sweden.

The South-East Link will be of great benefit for freight transport, creating new opportunities for the Port of Karlshamn, coupled with expanding networks across the Baltic Sea and beyond to Asia. DFDS A/S is investing in large new ferries for the Karlshamn-Klaipeda route, which is a clear mark of DFDS confidence in the Port of Karlshamn and its intention to develop the corridor to the east. This development is supported by businesses including IKEA and Volvo Cars in cooperation with Region Blekinge and the municipalities. The route of the South-East Link is slightly unclear as yet, see the routes in red in the image. Construction of the South-East Link is expected to start by 2027.

Electricity capacity and heating in Karlshamn

Karlshamn is suitable for businesses requiring significant electricity capacity. Substations and distribution stations in the Stilleryd area are being upgraded by Karlshamns Energi, and E.ON is currently reviewing a modernisation of its stations to ensure greater power output.

The future windfarms at highlands in Småland and the proximity to Hemsjö, Karlshamn has fantastic conditions to offer large MW outputs in the future. Karlshamn also offers good access to environmentally friendly district heating via collaborations between Karlshamn Energi AB and Södra Cell Mörrum. Together with above conditions and a good land supply, the deep port and the proximity to the continent, Karlshamn is a good choice for new investments!

Karlshamn - a place of opportunity

Karlshamn is located in the middle of Blekinge and has 2 hours to the Öresund region. We reach Stockholm in about 50 minutes via Ronneby Airport. Blekinge Coastal railway runs straight through the city just like E22 and we have connections through our deep sea port with Klaipeda in Lithuania and also with Xi'an in China.

You have 10 minutes between the countryside, the center and Sweden's southernmost archipelago. The business community is broad with a lot of large players and lots of smaller companies. The tourism is increasing with, among others, Eriksberg Vilt & Natur, Kronolaxfisket and Tjärö as popular destinations.

You are also welcome to a dynamic place where we are close to everything!

Social media & website

 Näringslivsenheten Karlshamns kommun

 Näringslivsenheten Karlshamns kommun

 Näringslivsenheten Karlshamns kommun

 Möjligheternas Karlshamn

 karlshamn.se/naringsliv/

VISION
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Karlshamn 50000

- a shared vision for the municipality and business sector

Karlshamn Municipality and business community representatives have come together to create the basis for Karlshamn to grow to 50,000 residents.

Under this shared vision, Karlshamn Municipality and the local business sector are working side by side to enable the construction of more homes, create skills and attract more residents and businesses to a sustainable Karlshamn.

#karlshamn50000 #etableraikarlshamn #karlshamnskommun

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