



Aura 1

Aura 1 is a greenfield property situated close to Fortum Värme's Kista/Akalla production plant just north of Stockholm City. It is located on Kottbygatan 5.

The zoning plan contains rights to construct a building with a total gross floor area of up to 15 000 m² on a land area of 10 000 m². The construction rights allow for offices or light industry, including a data center. A process has been initiated to optimize the current zoning to data center requirements.

Fortum Värme's Data Center Cooling as a Service chilled water plant is located within 350 m and will provide up to 10 MW chilled water cooling capacity to the site with heat recovery.

As from contract, the following lead times apply:

- One or two physically separated chilled water connections to the site: 6 months

Following a complete request for building permission, a permission can typically be issued within 10 weeks.

Power supply

The power supply of Data Park Kista is arranged from two substations, Hägerstalund and Husby. The primary power supply to the Northern part (Vanda 1, Vanda 2 and Salo properties) is provided from Hägerstalund located 800 m away. For the Southern part (Varmvattnet 5 and Aura 1 properties) power is supplied from Hägerstalund with the option to have a second connection from Husby. Power can be arranged through either an 11 kV or 33 kV connection.

For Salo and Vanda 2, there are currently 3.6 MW of power available. For Vanda 1, the building has available power

Property name
Varmvattnet

Address
Kottbygatan 5

Status
Greenfield with construction rights

Construction rights
Up to 15 000 m²

For sale/rent
Negotiable

Chilled water cooling capacity
Up to 10 MW

Heat recovery
Yes

Location
Kista/Akalla

GPS Coordinates
59.41786,
17.92458

Plot of Land Area
10 000 m²

Max. building height
14-21 m

Property Owner
Fortum Värme

Chilled water temp.
19 °C

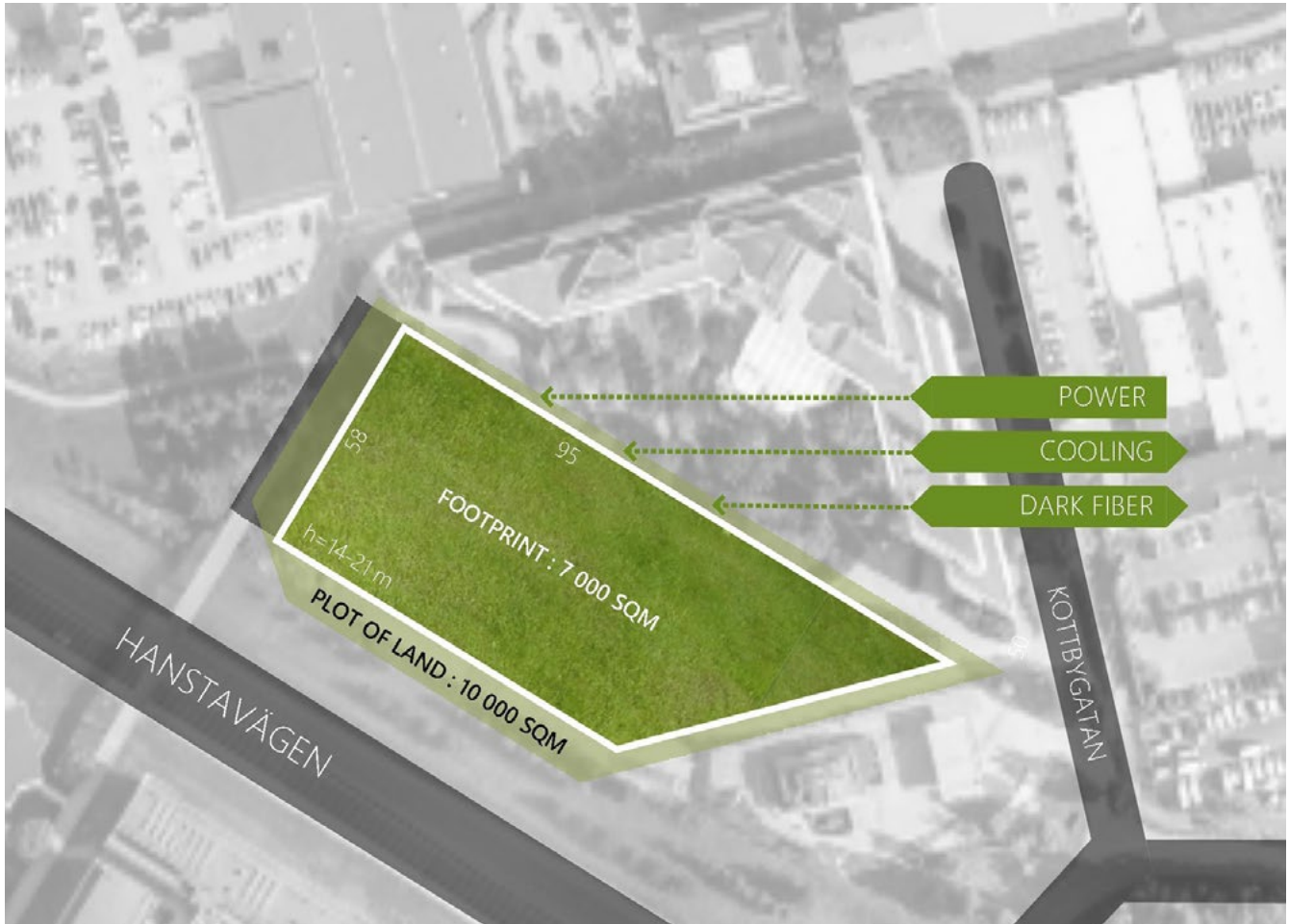
Dark fiber
Yes

commensurate for data center deployment in the vacant space (up to 6 MW).

For Varmvattnet 5, 6 MW is being made available for 2H-2018.

For all sites in Kista, an additional 12 MW can be made available on 12 months' notice from Hägerstalund based on customer engagement. On top of that, 38 additional MW can be made available as of Q2-2020, based on customer engagement.

Furthermore, 14 MW can be made available from Husby, also within 12 months' notice based on customer engagement.



Stockholm Data Parks

Stockholm Data Parks is a cooperation between the City of Stockholm, Fortum Värme, Ellevio and Stokab. We bring together and ensure coordination of the fundamental infrastructure elements to minimize your cost and time to market:

- Ready to build land or suitable premises
- Power infrastructure at the premises
- Chilled water cooling for free in exchange for your waste heat, which we reuse
- Dark fiber at the premises
- Expedient processes for necessary building permissions

The offering targets investors considering to build data centers of 5 MW and above.



Erik Rylander
Head of Data Center Cooling
Fortum Värme

+46 70 693 51 84
erik.rylander@fortum.com



Tora Holm
Business Development
Invest Stockholm
Stockholm Business Region

+46 70 472 80 27
tora.holm@stockholm.se