



## 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 m<sup>2</sup> on a land area of 10 000 m<sup>2</sup>. 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.

### Property name

**Varmvattnet**

### Address

**Kottbygatan 5**

### Status

**Greenfield with construction rights**

### Construction rights

**Up to 15 000 m<sup>2</sup>**

### 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 m<sup>2</sup>**

### Max. building height

**14-21 m**

### Property Owner

**Fortum Värme**

### Chilled water temp.

**19 °C**

### Dark fiber

**Yes**

## Power supply

The power supply of Data Park Kista is arranged from two substations, Hågerstalund and Husby.

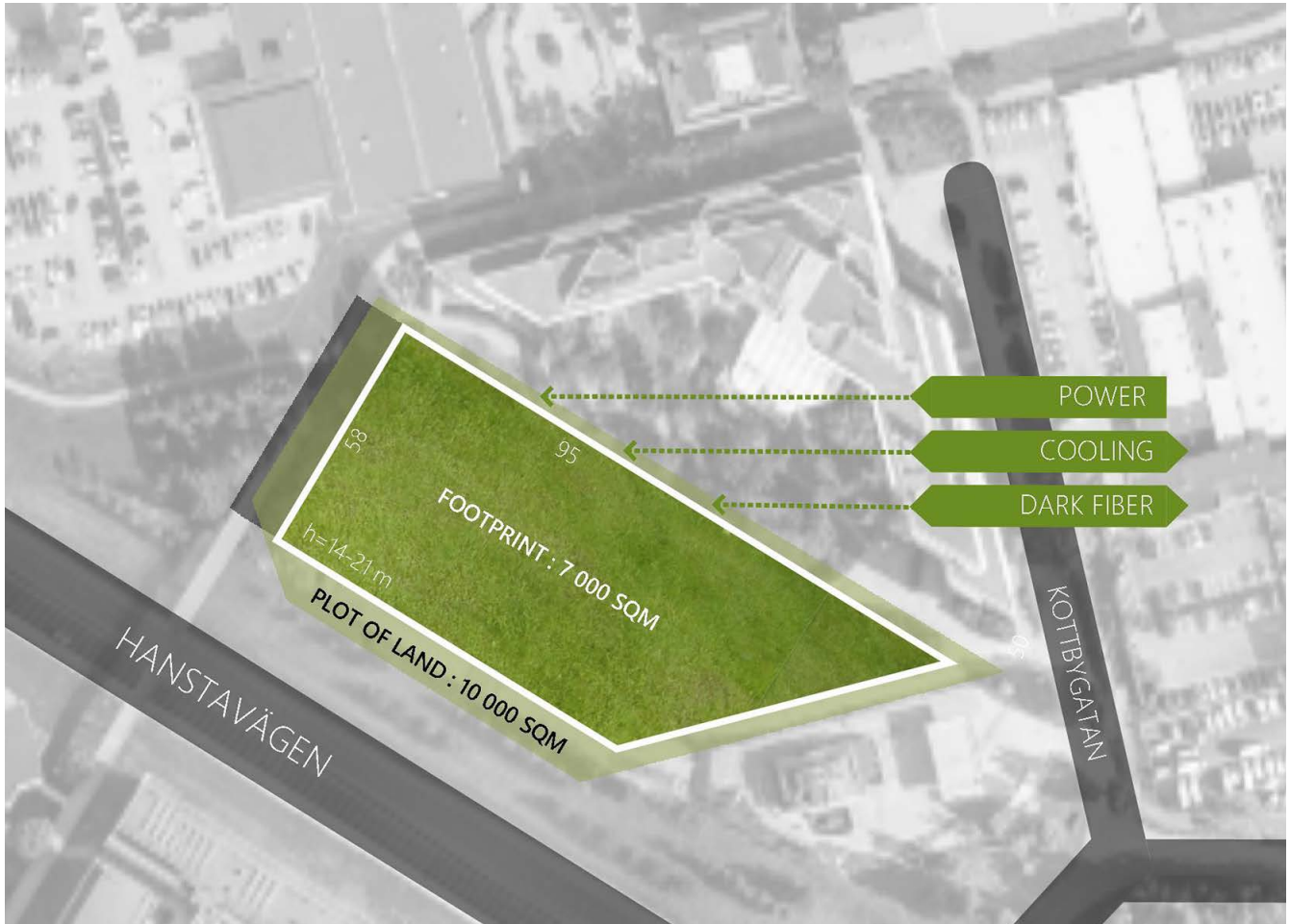
The primary power supply to the Southern part (Varmvattnet 5 and Aura 1 properties) of Data Park Kista is provided from the substation Husby located 1 000 m from the property. Power can be arranged through an 11 kV connection.

For 11 KV, the following apply:

- Redundant feed of 14 MW can be ordered and connected from Q1 2018. This capacity may also be ordered by the Northern part (Vanda 1, Vanda 2 and Salo properties)

Additional capacity

For both the Northern and Southern parts, additional capacity on 11 kV (more than 20 MW) can be arranged from a new substation in the Northern area following sufficient validated demand.



## 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.



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