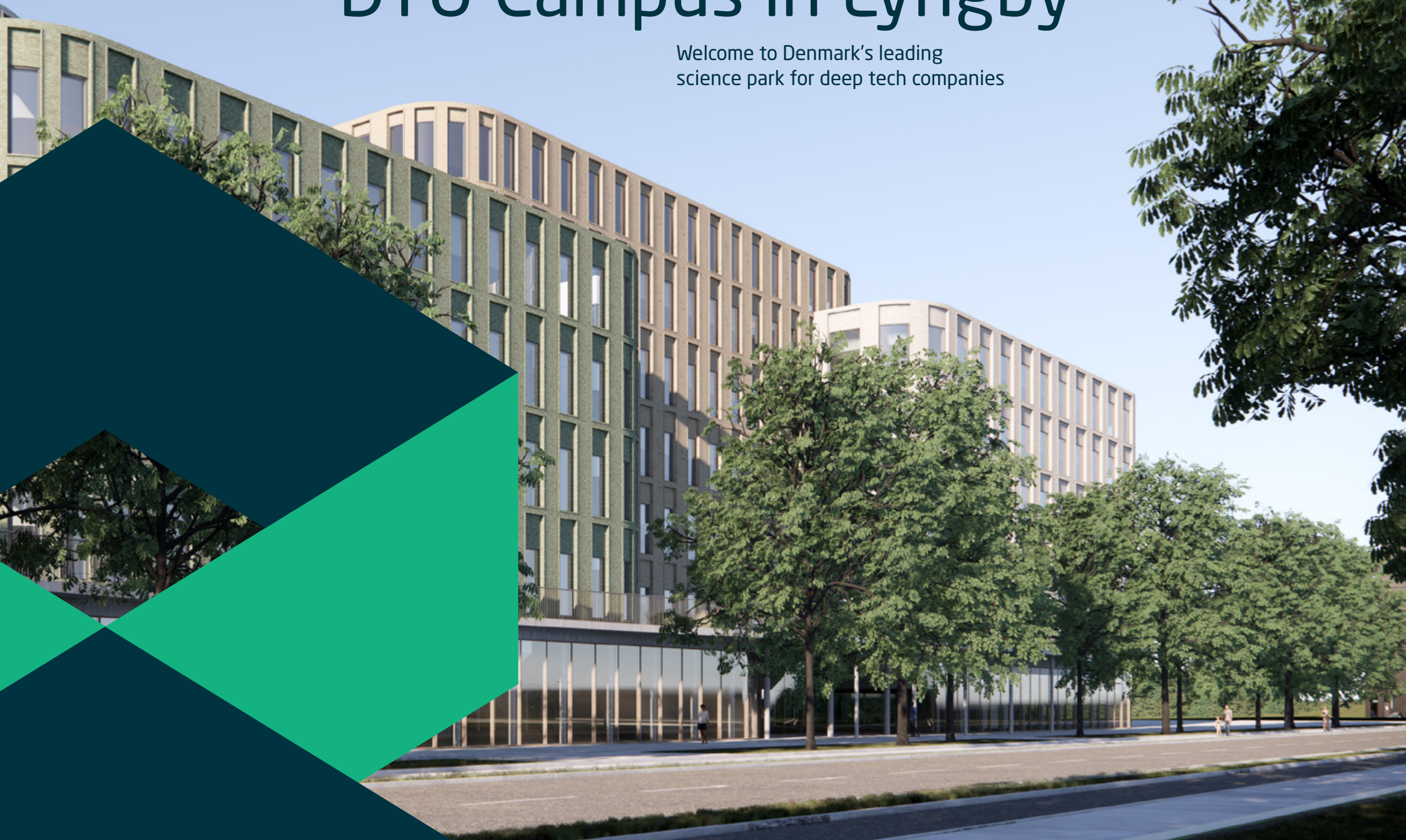




We are building laboratory and office space at DTU Campus in Lyngby

Welcome to Denmark's leading
science park for deep tech companies



Welcome to DTU Science Park

Denmark's leading deep tech environment

We are Denmark's leading deep tech community with locations in Hørsholm and on DTU campus in Lyngby. Here, you become part of a strong community consisting of Danish and international deep tech companies that collaborate and help each other develop and grow. We are made up of more than 300 deep tech companies and 5,000+ employees who go to work everyday in the science park.

In DTU Science Park we create the space and the connections that take your business to the next level. We ensure that you get the optimal space to realize your company's ambitions and become part of our unique community with access to other like-minded companies.

In DTU Science Park, you and your colleagues will experience getting even closer to our exuberant and innovative community. Here, you get a stimulating and lively working environment, where the distance between the companies is short, both physically and mentally.

Your company will be situated in the heart of Northern Zealand's innovation hub on the edge of DTU Campus and with close proximity to some of Denmark's most ambitious life science companies. An ideal place for your company to be situated.



Steen Donner
CEO, DTU Science Park



315

Be a part of a tech and development community
with 315 other knowledgebased companies



New and modern buildings

DTU Science Park will start constructing new and modern office space, as an extension to our current science park, with offices and laboratory facilities. The domicile is expected to be ready for occupation in late 2026/early 2027.

Office and laboratory space tailored to your needs

The new domicile is for the established company who needs its own space but still wants a close connection to a dynamic and innovative community. Your company will get access to newly built office and laboratory space that are tailored to your needs.

Moreover, DTU Science Park hosts many like-minded companies, ranging from startups to larger and more well-established international companies with whom you can share knowledge and collaborate with.

You will get:

- Offices and laboratories that are tailored to your needs
- The possibility to access high-tech laboratory facilities
- Unique access to Denmark's biggest life science cluster
- A domicile that is part of DTU Campus

Location

Located on DTU's campus and right next to the highway (Helsingørmotorvejen), the domicile will attract both Danish and international businesses that want to be part of Denmark's biggest cluster of life science companies. Moreover, being located on DTU's campus will make it easier to attract new talents, scientists and employees.

DTU Lyngby Campus is located 15 km north of Copenhagen. The campus covers a 106-hectare site, and is landscaped with wooded areas, sports fields, inner courtyards, and gardens.

At DTU you will be close the brightest minds and researchers in Europe and the community of deep tech invention.

Living in a sustainable building and environment

The new buildings will live up to DGNB gold, an international standard, that will ensure sustainable choices in construction. It is a quality seal of the building. We will further, preserve as many trees as possible in the construction process.



Architecture

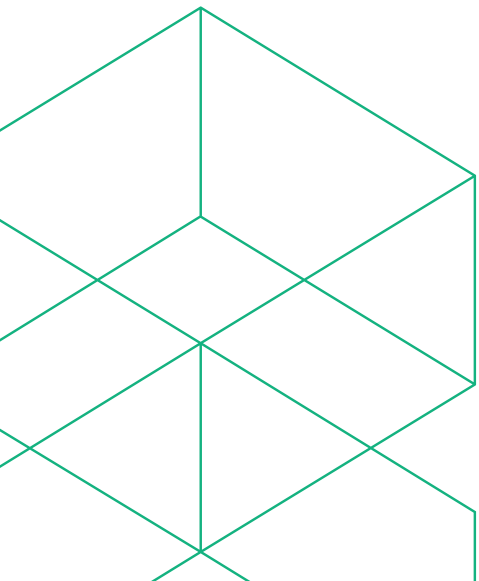
The domicile will be designed in collaboration with Vilhelm Lauritzen Architects. The domicile will have a state-of-the-art design with one facade facing Lundtoftegårdsvej and DTU towards west and the highway and Dyrehavegårds Jorder towards east.

Interior design

Offices and laboratory facilities can be tailored to your company's specific needs and tasks.

Synergy between building and nature

An key architectural element is to preserve as many of the oak trees alongside Lundtoftegårdsvej as possible. The trees will have multitude of qualities both as green public spaces and provide green views from within the domicile.



An innovation hub

The vision for the area in Lyngby is to establish a long-term innovative and modern environment that focuses on science, research and business.

With neighbours such as DTU, Novozymes and FORCE Technology, the new domicile will be in the heart of the innovation hub. The domicile is the first stage of a larger local plan, where the ambition is to further expand DTU Science Park with new tenants in the future.

DTU - Collaboration between business and academia

With a domicile in DTU Science Park in Lyngby, your company will be a part of DTU campus

DTU is one of the highest ranked technical universities in Europe and is recognized as a leading university in the areas of the technical and natural sciences with a business-oriented approach. DTU Science Park has a close collaboration with DTU and as a result can establish collaboration with students, researchers and entrepreneurs.

Lyngby-Taarbæk - City of Knowledge

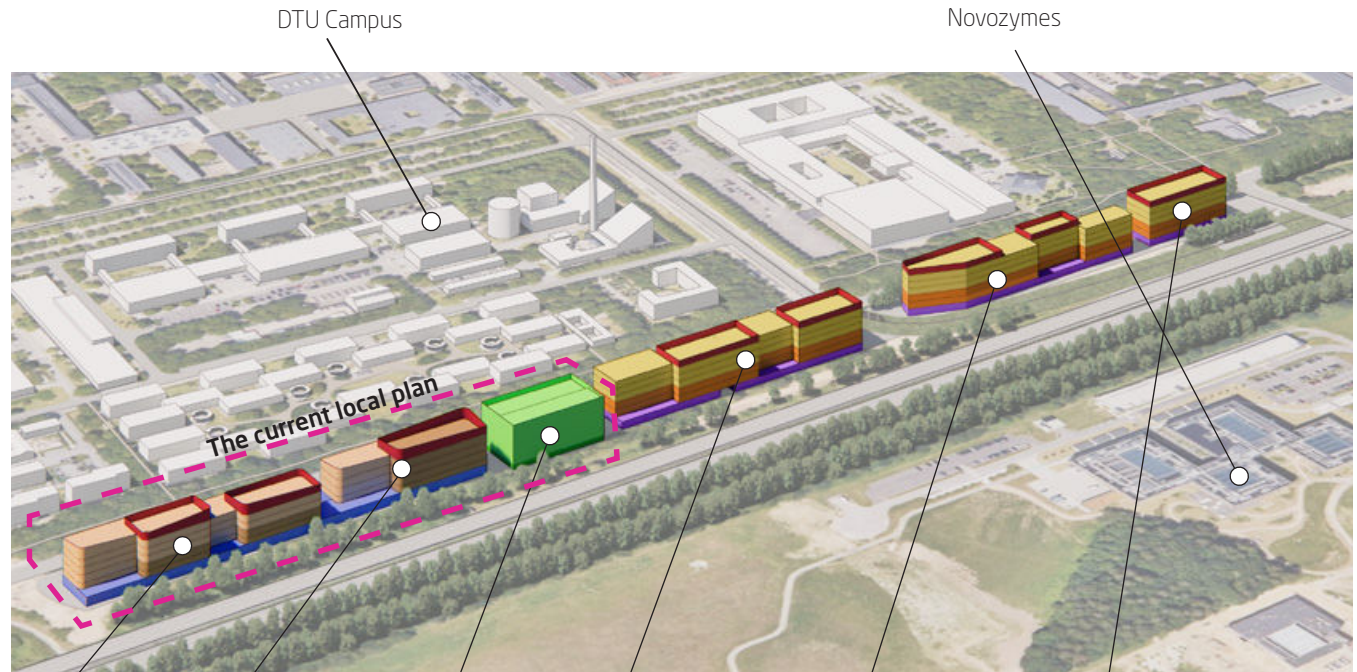
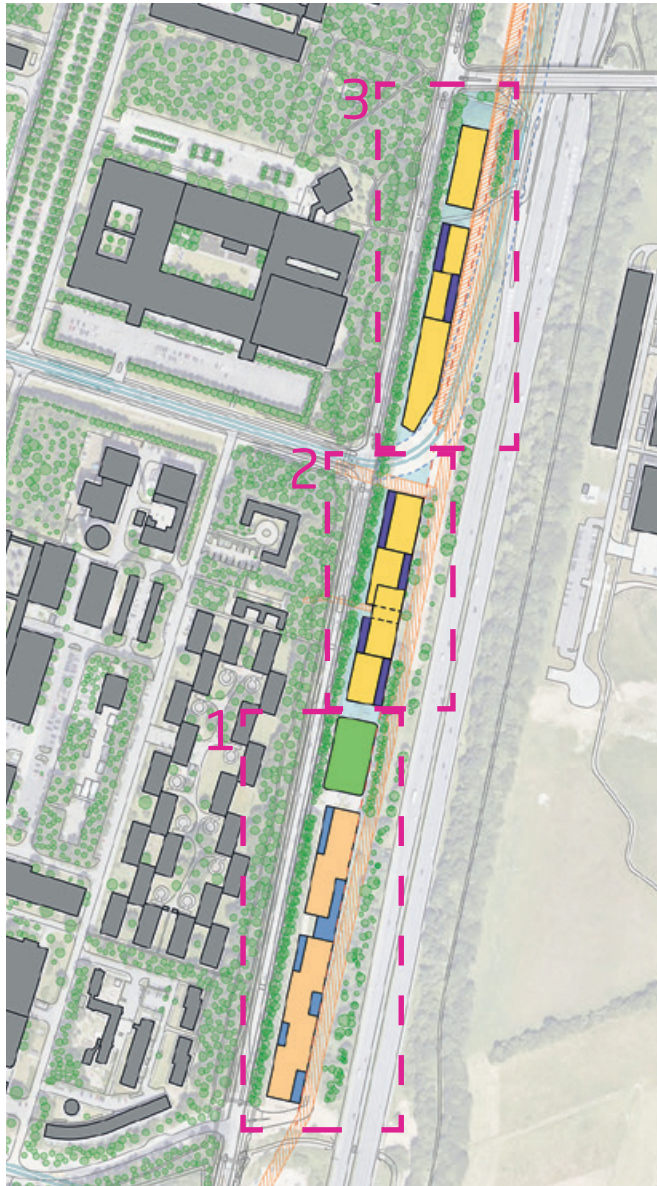
Located just 13 km from Copenhagen lies the city Lyngby-Taarbæk.

Lyngby-Taarbæk is known as the City of Knowledge for its focus on attracting and retaining knowledge-based businesses, inspiring entrepreneurship and having one of the leading universities in Europe.

There is easy access to the highway to and from Copenhagen, and with public transport it only takes approx. 35 minutes to Nørreport St. In 2025 the regional light rail line will be ready and will connect DTU campus and the entire innovation hub all the way to Ishøj.



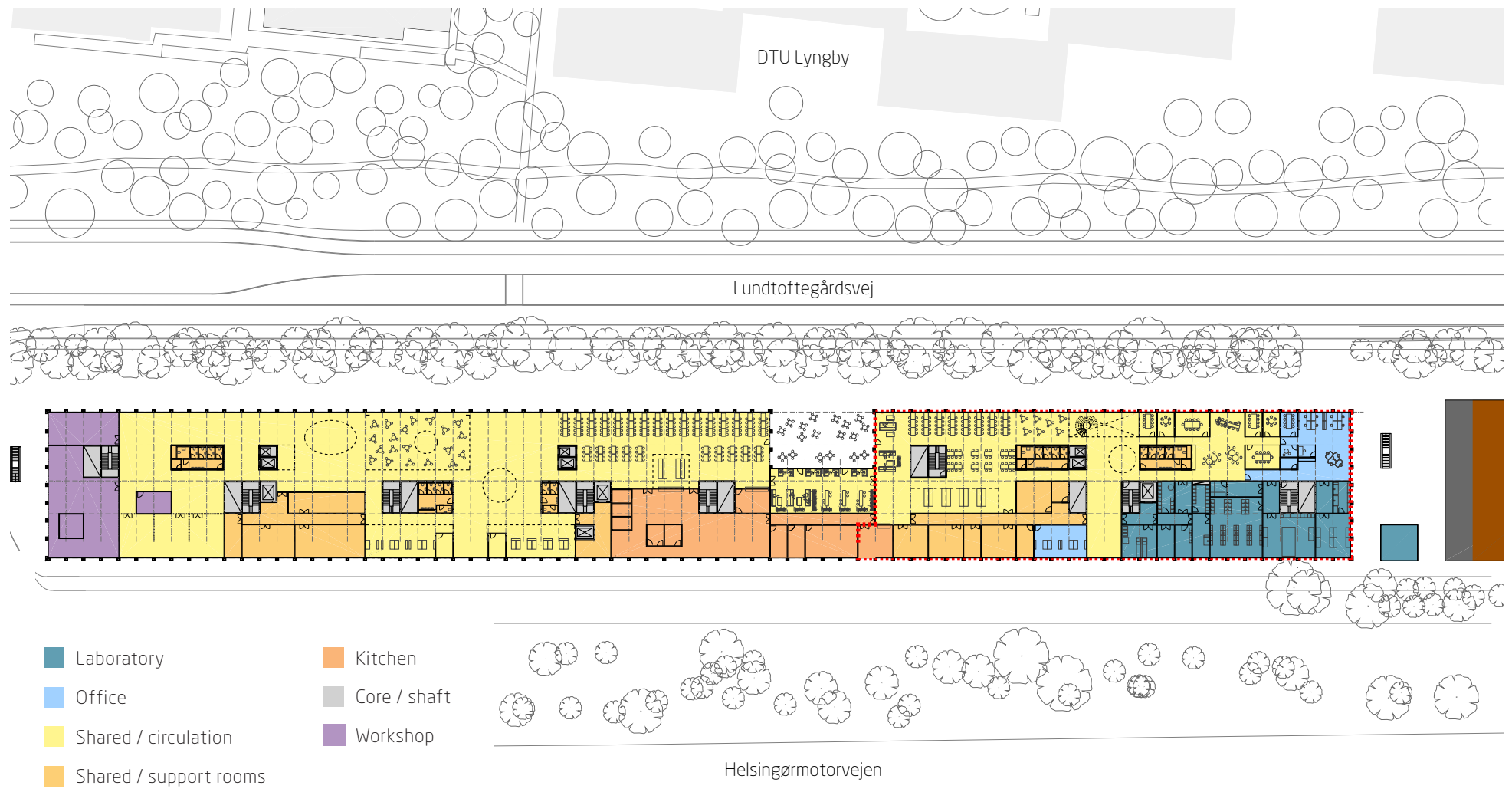
A proposal



Building plot: 15.000 m ²	Laboratory facilities: 10.000 m ²	Car park: 5.000 m ²	Potential building plot: 23.500 m ²	Potential building plot: 8.500 m ²	Potential building plot: 8.000 m ²
Depth: 9-21 m.	Depth: 19-21,5 m.	Depth: 32,5 m.	Depth: 22-22,5 m.	Depth: 15,5 - 22,5 m.	Depth: 21 m.

- The office space can be tailored to your needs.
- If you have a need for laboratories, we can custom build such.
- We have a designated parking area.
- The entire area holds the possibility of building up to 90.000 m²

Plan of Tracéet - combined ground floor:



Denmark's largest life-science cluster

Only a 20-minute drive from Copenhagen

DTU Science Park

- Denmark's largest life science cluster
- More than 5,000 employees come to work here every day
- Cooperation opportunities with over 315 companies in the DTU Science Park

DTU Science Park in Lyngby

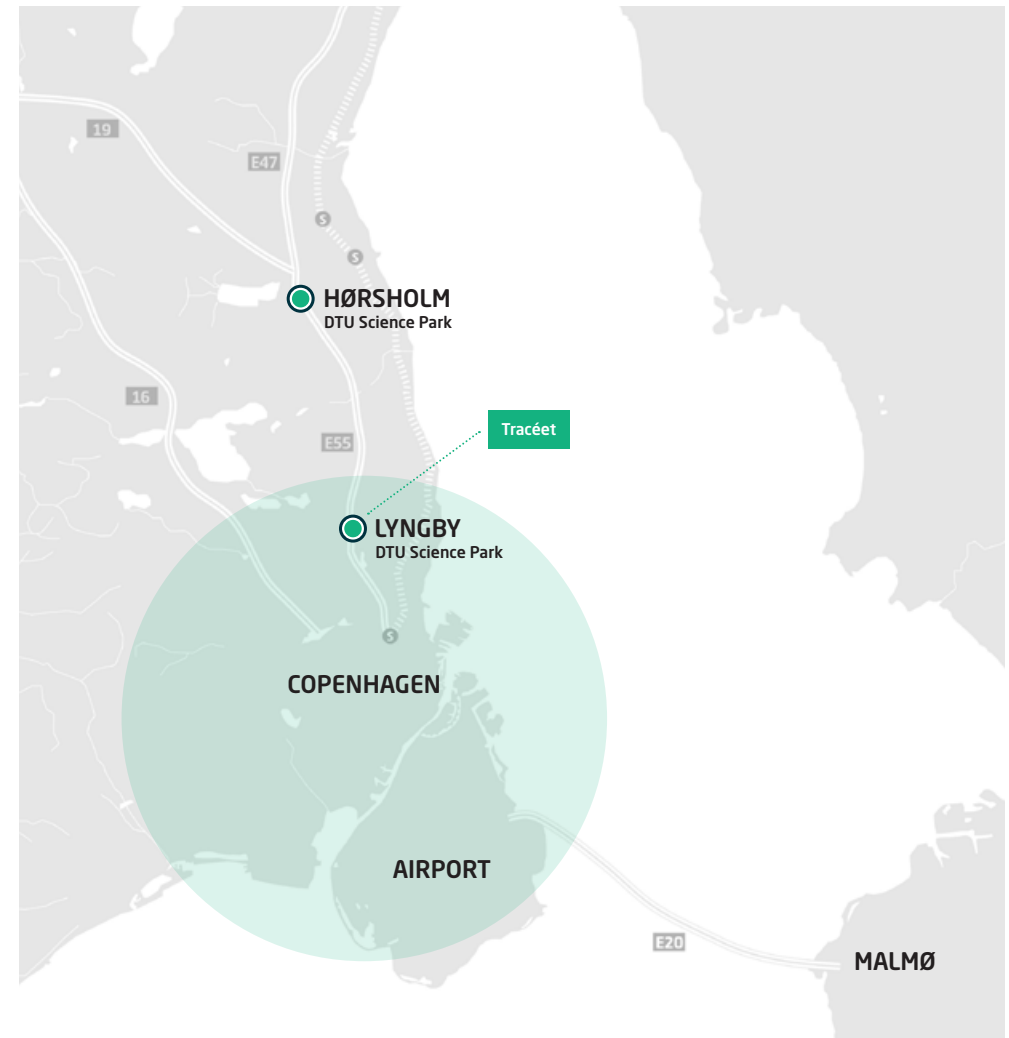
- Easy access to the highway
- Copenhagen city centre - 13 km
- Copenhagen Airport - 36 km

Public transport

- The light rail is coming soon
- From Nørreport St. approx. 35 minutes
- From Lyngby St. approx. 14 minutes

Meet your future neighbors

When you move into DTU Science Park, you'll have these companies among your neighbors, among others:





43%

of the companies in DTU Science Park
collaborated with DTU in 2023

Professional events

We know what is top of mind for deep-tech companies, no matter the size of your company. That is why we offer exclusive professional events that support and strengthen your company's development. You can also access professional expert sparring, which helps your company go to market faster, easier, and more cost-effectively.

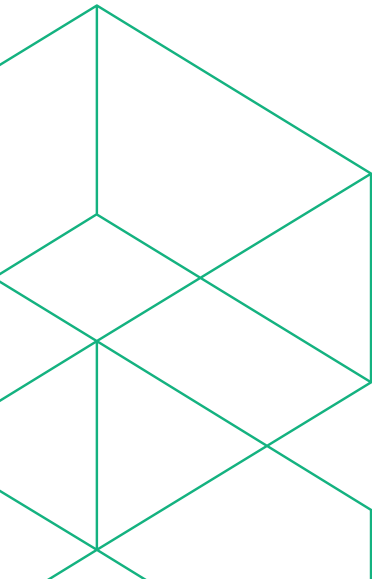
Here is a selection of our professional activities:

Networking Breakfast

Stay up to date and expand your network. Every month, companies from DTU Science Park meet and greet and share ideas with each other. We often set a specific topic. We provide breakfast and coffee.

Funding bazaar

If you are looking for funding, DTU Science Park's annual event, Funding Bazaar, is the prominent place to start. Here we help you to understand the many funding options you can choose between in Denmark. Several hundred startups and up to 20 foundations and investors will meet on the day. At this event, investors, advisors, and funds get a taste of being in the spotlight as they get 2 minutes to pitch their offer. If you want to be introduced to relevant investors, foundations, and skilled financial advisers, attend this event.



Social activities

At DTU Science Park, we know that building a solid network is essential when working in deep tech. Therefore, we highly prioritize social activities that foster relationships among our more than 315 exciting companies that live in DTU Science Park. Among other things, we host many social events during the year where you are guaranteed to make exciting acquaintances while having fun.

Our social activities have helped many companies to build valuable relationships over the years. This has resulted in 46% of our companies collaborating today.

Here is a selection of our social activities:

Sports Festival

Over 1,000 employees from DTU Science Park attend our annual Sports Festival for a day of fun, games, good food, and music in our beautiful surroundings. You and your colleagues are also invited.

Friday bar

Meet your neighbor for beer or coffee when we hold our Friday bar. Here there will be plenty of opportunities to make new and exciting acquaintances.



The facilities

DTU Science Park have ensured that you have the facilities you need to be able to develop, run, and grow your deep tech company. Here you don't have to worry about anything other than exactly what you do best: innovation and development. We take care of all the practical things.

Among other things, we provide:

- A reception that welcomes your guests
- Tasty and varied lunch arrangements
- An exclusive café for coffee
- Maintenance of your building
- Bright and modern meeting rooms with AV equipment

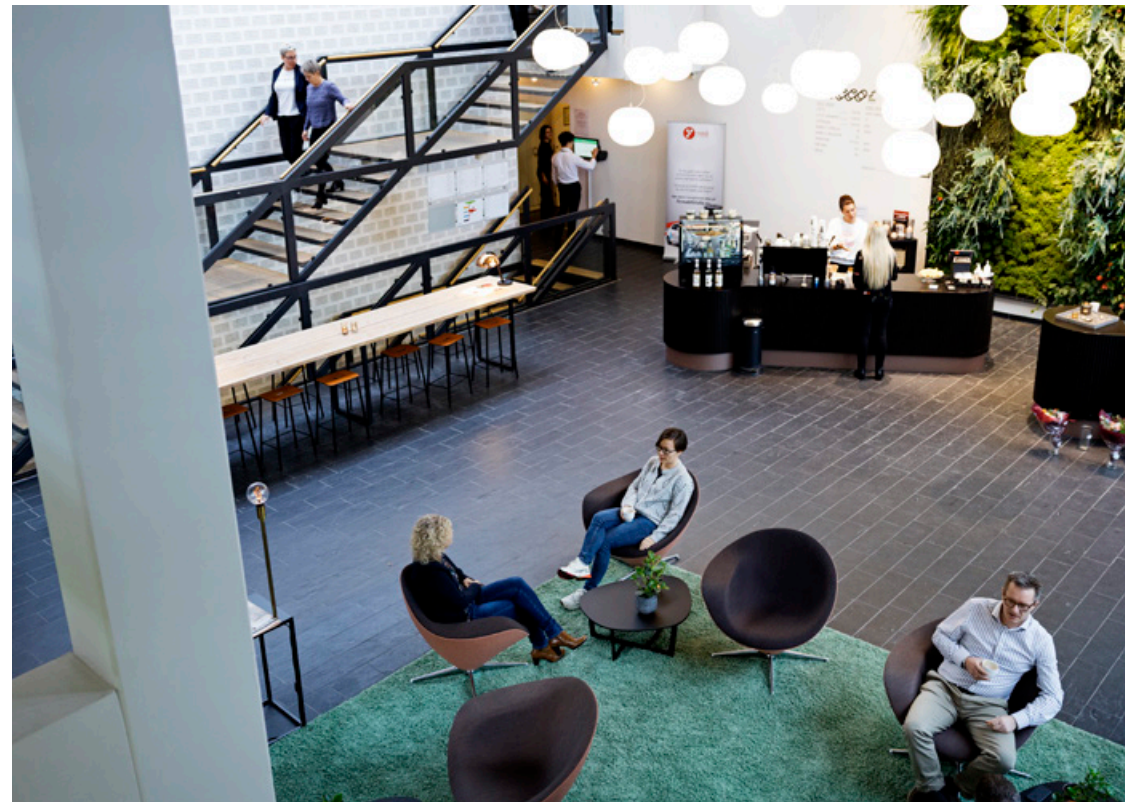
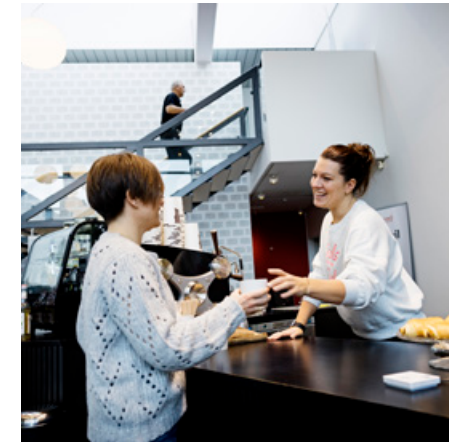
A beautiful green and biodynamic park right outside the window – ideal for walks and talks

We offer sustainable solutions, beautiful natural surroundings, and a wide range of facilities that create space for contemplation, inspiration, and success in your business.

DTU Science Park offers a flexible tenancy with the option to scale up and down. At the same time, there is also a completely unique atmosphere with an ecosystem of like-minded entrepreneurs and access to exciting and relevant programs.

Martin Stenfeldt

Co-founder, MedTrace Pharma A/S



Unique access

When you reside in DTU Science Park, you won't just be geographically located in Denmark's largest life science cluster. You'll also find yourself at the heart of deep tech's latest research and knowledge. In other words, our community opens new doors for you.

You will get easier access to:

- Talented students
- Investors
- Mentors
- Peers, and alumni
- International partners

You can get all the knowledge, support, and network your business needs here.

Exclusive access to our mentor program, DeepTech Mentoring

A shortcut to valuable knowledge, sparring, and network

At DeepTech Mentoring, we match your company with a tailored team of mentors who will work specifically with you and your business.

A team of mentors - just for you

What makes our mentor program special is the concept of deploying a team of mentors customized to your needs. We match your company with three mentors with different profiles and competencies. Doing so ensures that all aspects of your company's growth opportunities will be nurtured. All three mentors participate in all meetings, making the mentor meetings dynamic, innovative, and highly fruitful for you.

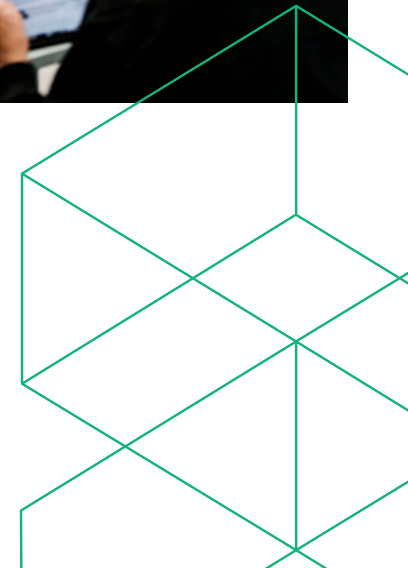
Who are the mentors?

More than 100 industry-relevant and experienced mentors are part of DeepTech Mentoring. We have an incredibly great mix of serial entrepreneurs, CEOs, board members, business angels, industry experts, etc. In addition to their invaluable experience, all mentors participate in tailored mentor training and are certified as mentors in DTU Science Park.



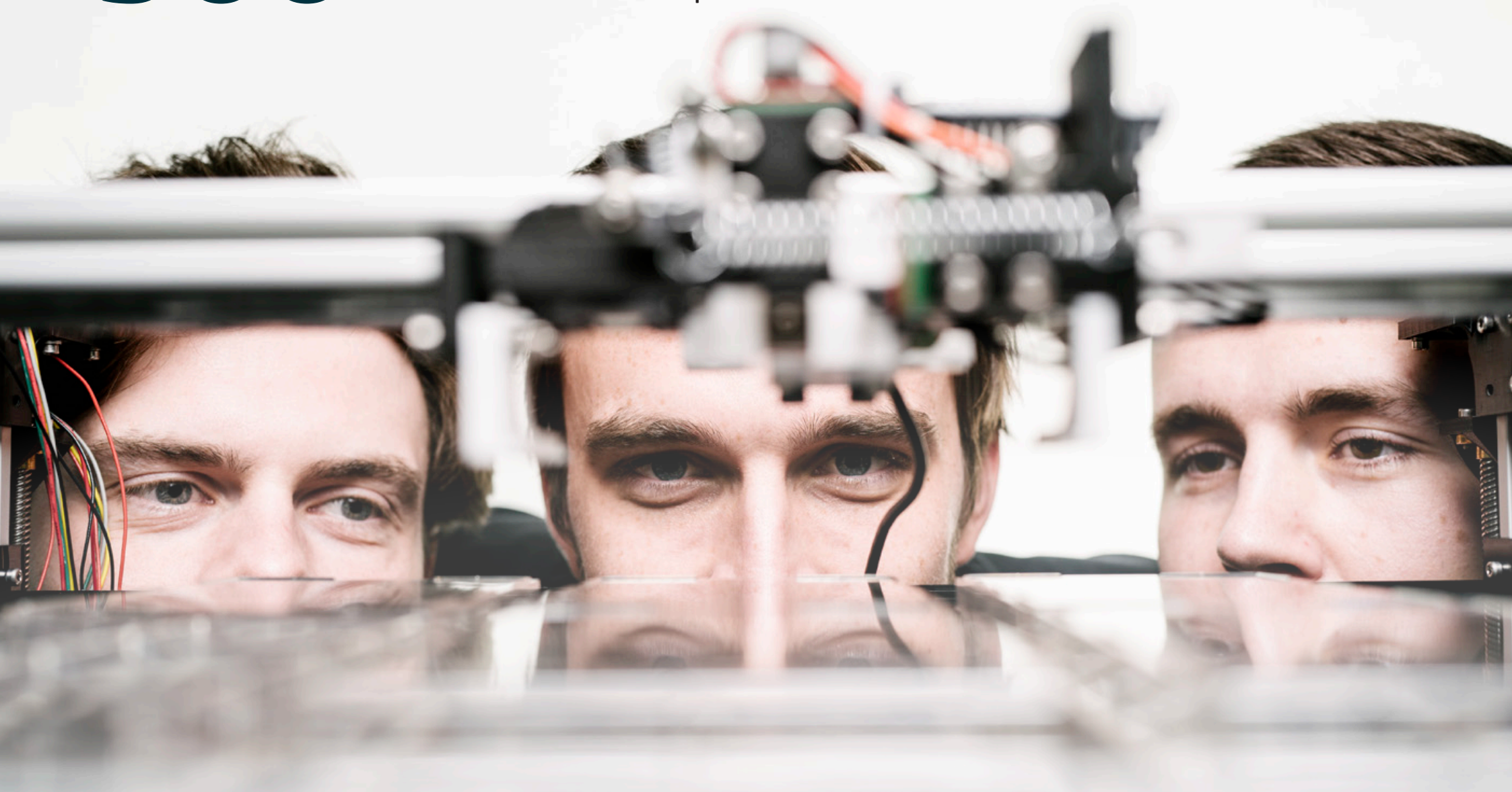
▶ *With the help of the mentors, we have now got structure in the organization, and we have grown 60% in a year and a half. The sparring I have received has been an enormous help.*

Christian Mammen
CEO, JJ X-Ray



900

In 2023 companies in
DTU Science Park raised
DKK 900 million in capital



Canteen services

Lunchtime is a daily break where employees from different departments gather to network and recharge by enjoying a healthy meal. The company canteen plays a vital role in providing healthy and delicious meals to employees and being an integral part of the company's community.

With us as your canteen service operator, you do not have to worry about the daily lunch break. We will ensure that your employees are served delicious and varied meals daily and with sustainable choices, including the food and suppliers.

Our canteens have the bronze version of the Danish Organic Kitchen Label, which guarantees that 30-60 percent of the food served is organic. We are working on upgrading to the silver version, which requires that 60-90 percent of the food must be organic.

Catering

We provide catering for your meetings and events that impress your guests. Our chefs cater to arrangements that suit your meeting or events throughout the day. It can, for example, be energy-boosting snacks, breakfast, or afternoon cake and coffee.

Fruit Delivery

You'll receive a selection of fresh, seasonal, and organic fruits and vegetables with a fruit box. We take care of all the practical aspects of ordering and delivering fruit boxes to the proper departments.



Receptions

Book meeting rooms – quickly and easily

We offer a simple meeting room booking system that ensures a smooth workflow. This helps you to focus on your business instead of finding and managing facilities like meeting rooms.

Our booking system gives all employees a quick and easy overview of booked and available meeting rooms. You can book a meeting room directly in the system or via screens outside the meeting room. You can also book catering through the system to collect all relevant information about your next meeting in one place.

Access control

Your access card ensures a safe and easy way for your employees to access a building or certain parts of a building.

We install card access readers in your building or areas requiring restricted access. We ensure continuous system maintenance, and our receptionists have a procedure for issuing cards to new employees and depriving previous employees of access.



Reception services

The receptionist serves as the face of the company and is often the first person with whom guests, customers, employees, and other stakeholders interact. Therefore, the receptionist is an essential company representative.

We provide reception services, which means that you can be sure that professional and service-minded receptionists welcome your guests. They distribute mail and packages and are incredibly service-minded.

Get a tour in DTU Science Park - and a casual talk about your needs

Interested in learning more?

Book a non-binding tour around DTU Science Park. We have more than 20 years of experience in the property industry and specialize in advising high-tech companies.



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DTU Science Park wants to be Denmark's leading sustainable science park

At DTU Science Park, we focus on making sustainable choices.

We are working on becoming Denmark's first business area to become DGNB gold certified in 2025. In the coming years, we have to measure and convert to sustainable solutions on over 170 indicators such as biodiversity, resource cycle (waste sorting), energy optimisation, and much more. To succeed with this, we will collaborate with the companies in DTU Science Park and, not least, inspire them to work with sustainability.



DTU Science Park a/s

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dtusciencepark.dk

