

INVEST



*/ Business*  
**Lolland-Falster**



## WELCOME TO OUR REGION

Lolland-Falster, the southernmost region in Denmark, is experiencing swift growth. Its strategic location serves as a vital link between Scandinavia and mainland Europe.

The region is poised to become more accessible to more than fifty million consumers within an 8-hour drive, opening up vast opportunities for investments in sectors such as green energy, heavy industry, transportation and logistics, food, retail, and tourism.

Both Lolland and Guldborgsund municipalities offer a diverse array of opportunities, catering to large-scale production and logistics operations as well as small and medium-sized enterprises.

We warmly welcome new investors and businesses to our region, providing political support, along with opportunities for collaboration and networking.

Welcome to Lolland-Falster!



SIMON HANSEN  
Mayor,  
Municipality of Guldborgsund



HOLGER SCHOU RASMUSSEN  
Mayor,  
Municipality of Lolland

LOLLAND-FALSTER

## A CRUCIAL GATEWAY

Lolland-Falster is located halfway between Copenhagen and Hamburg, and is at the epicenter of the new transport corridor.

This location offers exceptional growth opportunities for businesses situated along this route, particularly in the transport, manufacturing, energy, agriculture, and tourism sectors.

The opening of the Femern tunnel in 2029 will enhance and optimize trade and accessibility between Scandinavia and continental Europe.



WHY LOLLAND-FALSTER

# REASONS TO INVEST

Investors are recognizing Lolland-Falster as a central hub due to its strategic location, upgraded infrastructure, favorable business policies, and emerging opportunities in sectors such as renewable energy, tourism, and technology.

The region's commitment to sustainability and innovation, coupled with a skilled workforce and attractive incentives for businesses, make it a prime destination for forward-thinking investors.

## STRATEGIC LOCATION

Lolland-Falster's geographic placement is a game-changer for investors, as it sits at the crossroad between Malmö, Copenhagen, Hamburg and Berlin.

With the opening of the Femern tunnel in 2029, businesses will achieve efficient logistics and enhanced business connectivity.

The region is also well within reach of educational institutions in Greater Copenhagen, Region Zealand and Schleswig-Holstein.

## ENVIRONMENTAL STRATEGY

The local governments have developed strategies that prioritize renewable energy, energy efficiency, and the reduction of greenhouse gas emissions.

These plans include specific targets and milestones for transitioning to clean energy sources.

Lolland-Falster's commitment to long-term energy planning and its alignment with national and international sustainability goals have helped solidify its reputation as a leading region in Denmark's sustainable energy landscape.

Plans to launch three Power-to-X facilities in the region were unveiled in 2023. The Danish government also greenlit the establishment of a biogas pipeline across the region that will supply organic based fuel to enterprises.

## MODERN INFRASTRUCTURE

In conjunction with the Femern tunnel's construction, the Ministry of Transportation is upgrading the infrastructure across Region Zealand.

The railway system will accommodate high-speed trains running from the far north of Scandinavia to mainland Europe, and will run on renewables.

The municipalities of Lolland and Guldborgsund are also implementing significant upgrades to their port and harbor infrastructures to accommodate rising commercial operations.



Lolland-Falster hosts three logistics centers, catering to transport, storage, and production that rely on convenient access to main highways.

- Business Park Falster (Exit 43) along the E47/E55 motorway
- Nordic Business Hub (Exit 48) along the E47 motorway and Route 9
- Business Park Lolland (Exit 49) along the E47 motorway, closest to Rødbyhavn (Femern)

## ACTIVE BUSINESS COMMUNITY

Businesses in Lolland-Falster participate in a variety of associations. Membership in such organizations provides access to a network of industry peers, opening doors to collaborative opportunities and knowledge-sharing.

Additionally, associations frequently offer educational seminars, workshops, and resources tailored to current market trends and challenges.

Members also benefit from collective advocacy, as many associations lobby for policies favorable to their industry.

Furthermore, the credibility of being part of a recognized organization can significantly aid in business growth and reputation-building, as well as

strengthen ties with local communities.

## THE RIGHT PEOPLE FOR YOUR BUSINESS

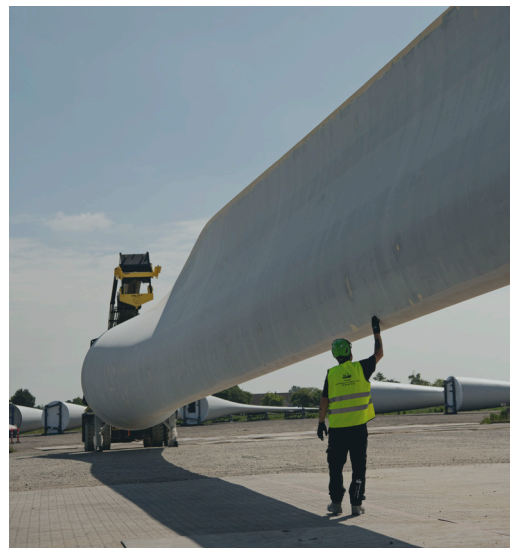
Lolland-Falster is home to a skilled and dedicated workforce, many of whom have actively chosen to build a life in the region.

This means that businesses can anticipate a reliable and knowledgeable workforce with expertise that contribute to business growth.

The two municipalities in the region are proactive in supporting the workforce, providing additional on-demand, tailored training and courses.

## *5 Reasons to Invest*

- *Strategic location*
- *Environmental strategy*
- *Modern infrastructure*
- *Active business community*
- *The right people for your business*



## INVEST IN LOLLAND-FALSTER KEY SECTORS

The Femern tunnel is a catalyst for investors and businesses in Lolland-Falster, significantly altering the economic landscape of the region. It's more than just a tunnel; it's a transformational force driving economic prosperity.

Lolland-Falster is positioned at the nexus of Copenhagen and Hamburg, promising unparalleled strategic advantage for businesses within **TRANSPORT & LOGISTICS**. Two main business parks are situated along the motorway E47, where service companies and warehouses are being established.

The **CONSTRUCTION** sector is booming, propelled by the Femern tunnel - a staggering €8 billion endeavor. The impact of the tunnel is understated, as it also fuels more projects and investments in other sectors, as well.

With large construction and industrial production sectors, there is a natural interest in **ENERGY & CLEANTECH** and green solutions. Having hosted the world's first offshore wind farm and topping Denmark's list for wind turbine installations in 2017, the region generates an impressive surplus of green energy.

A significant part of private employment is occupied within **MANUFACTURING**. Today, many businesses in Lolland-Falster are embracing the principles of Industry 4.0. There is a general interest in digitalization

and many are converting to a more automated production, including the implementation of robotics.

**FOOD & AGRIBUSINESS** in Lolland-Falster has a unique stronghold in global activities and potential. Renowned for its fertile farmland and key competencies within crop production, the region also excels in food processing.

**TOURISM & HOSPITALITY** is a growing sector in the region. In terms of number of overnight stays, Lolland-Falster is the biggest tourist destination in Eastern Denmark, outside the Capital Region.

These numbers are not surprising, considering the 600 kilometers of beautiful coastline, nature, tourist attractions, and diverse accommodation offerings, including one of Denmark's best hotels.

**RESIDENTIAL DEVELOPMENT** is an emerging sector in Lolland-Falster. The increasing awareness and growing interest in the region and its offerings to families and individuals have led to the mapping of new development projects in larger towns and summerhouse areas.



*Lolland-Falster stands out among Danish regions with its exceptional sustainability profile, boasting a blend of renewable energy sources.*

INVEST IN LOLLAND-FALSTER

## DENMARK'S GREEN GROWTH CENTER

Lolland-Falster has made remarkable progress in sustainable and renewable energy, positioning itself as a leader in this field. Several factors contribute to Lolland-Falster being considered the best in Denmark in terms of renewable energy.

The region benefits from its natural resources, particularly its favorable wind conditions. The region's geographical location, with its proximity to the Baltic Sea and open landscapes, makes it an ideal site to harness wind energy.

The region is home to the world's first and largest (2007) offshore wind farm, which has played a crucial role in the country's renewable energy transition.

This was followed by onshore wind turbines being established in much of the region's flat geological landscape.

### INNOVATION

Lolland-Falster embraces innovative approaches and technologies to the development of renewable energy sources. In addition to wind power, the region invests in solar energy projects, including solar farms and rooftop installations, to further diversify its energy mix.

More recently, bioenergy solutions are being implemented to make use of waste

products from agricultural production, as well as various means to store carbon to turn into power sources.

Power-to-X plants are planned to be established to help balance the intermittent nature of renewable energy sources (like solar and wind) by converting excess energy into forms that can be stored and utilized when needed.

### COLLABORATIVE EFFORTS

Lolland-Falster's success in sustainable energy can be attributed to its collaborative approach and strong partnerships. Local authorities, energy companies, and the community work together to drive the transition towards cleaner energy sources.

The region's commitment to sustainability is reflected in its strategic development plans, which prioritize renewables, efficiency, and the reduction of greenhouse gas emissions.

### SOCIAL & ECONOMIC IMPACT

Sustainability projects have created job opportunities, attracting workers to the region. These initiatives drive innovation and attract investment, positioning Lolland-Falster as a hub for green technologies.



*The Femern Tunnel is an  
18 km long immersed train and  
motorway connection between  
Denmark and Germany.*

INVEST IN LOLLAND-FALSTER

## FEMERN TUNNEL

Construction on the Femern tunnel officially began in January 2020 on the Danish side, followed by construction on the German side in 2022.

### WHY BUILD A TUNNEL

Currently, crossing the Femern strait takes 45 minutes by ferry. The tunnel will cut this transport time to 10 minutes by car and 7 minutes by rail. Transport between Copenhagen and Hamburg will be effectively reduced from 4.5 to 2.5 hours.

Public commute will be easier and more efficient by way of electric trains that run up to 200 km per hour, running primarily on renewables. There will be a more direct route between Scandinavia and Central Europe, significantly freeing up road and rail capacity that is currently running through the mainland of Jutland into Germany.

Workers and students will find it more encouraging to seek opportunities on both sides, and the tourism catchment area will increase significantly within a 2-3 hour radius, reaching a consumer base of 18 million people.

### SOCIO-ECONOMIC IMPACT

The region has experienced major growth in recent years due to the tunnel, creating thousands of jobs directly at the construction site and with sub-contractors.

This is significant for the regions of Lolland-Falster and the northern part of

Schleswig-Holstein, which has historically been struggling due to lack of accessibility.

These areas will now be situated at the center of the Nordic and pan-European corridor, and therefore an attractive space especially for transport and logistics companies, as well as commercial real estate.

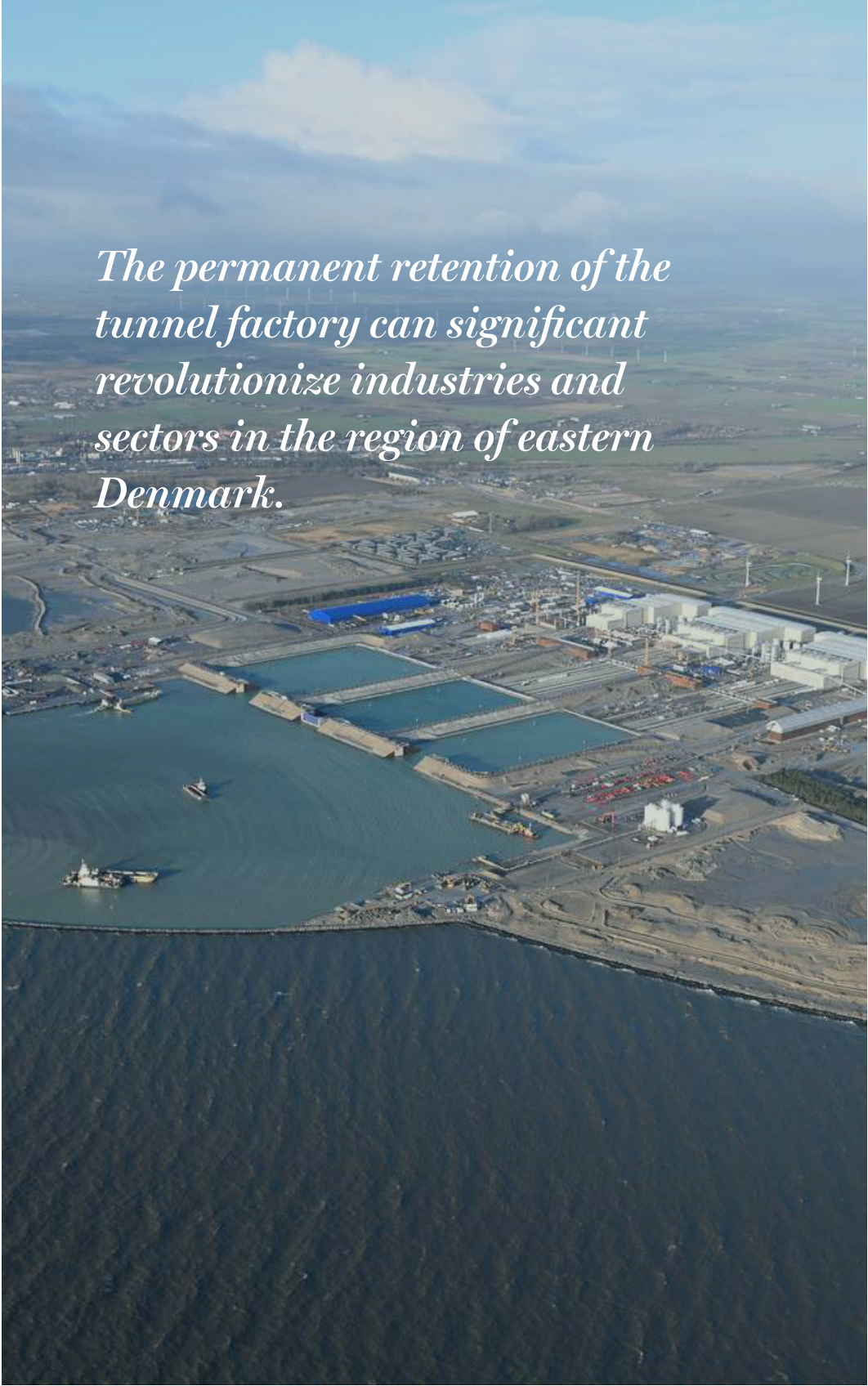
### NEW INVESTMENTS

The tunnel project has spurred public investments such as infrastructure upgrades in rail, roadways, ports and harbors, as well as facilities and services.

The region has also attracted the attention of both Danish and international developers and investors. Local companies are also gearing up for increased commercial activities.

Being at the heart of the Scandinavian and European corridor, investors have shown vested interest in projects within transport and logistics, warehouse and manufacturing, as well as tourism.

This is directly correlated to the potential that the tunnel brings the region as a strategic spot in international trade and commerce.



*The permanent retention of the tunnel factory can significantly revolutionize industries and sectors in the region of eastern Denmark.*

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## IMPACT OF THE TUNNEL FACTORY

The Femern tunnel project, beyond being a monumental infrastructure feat, also serves as a springboard for innovative and eco-friendly growth in the region.

In late 2023, the Danish Parliament ratified the retention of the Rødbyhavn production facility, which includes 42.000 m<sup>2</sup> factory space, 3 large dry docks measuring 100x160 meters, and a port with depth that exceeds 10 meters.

The retention paves the way for continued large-scale infrastructure work in the area and opens doors to new, environmentally focused industries.

This means that jobs and talent will remain in the area, and there is a significant potential in attracting a diverse talent pool, as new projects develop after the opening of the tunnel itself.

There are core areas that will see an immense growth due to the retention of the tunnel factory.

### OFFSHORE WIND INDUSTRY

Leveraging its geographical advantage, the Fehmarn region could transform into a key center for offshore wind farm development, bringing energy solutions, job creation, and investment in renewable energy.

### GREEN TECHNOLOGIES

The facility has the potential to produce sustainable materials and energy-efficient components, reinforcing the region's role in sustainable production and supporting global CO<sub>2</sub> reduction and circular economy efforts.


### GREEN TRANSITION CLUSTERS

The project offers a chance to create industry clusters focused on renewable energy and eco-friendly technology, boosting innovation and attracting national and international investment.

### SPECIALIZED JOB CREATION

The facility's transition to industrial activities will create demand for skilled professionals in various fields, benefiting the local community with employment opportunities and retaining talent in the region.

Overall, the Femern tunnel project is not just an infrastructure link but a strategic opportunity for the region to become a leader in sustainable industry and green transition. The retained production facility lays a foundation for future growth, innovation, and responsible development.



*Lolland-Falster has everything to thrive and succeed in business and in personal life.*

INVEST IN LOLLAND-FALSTER

## A PLACE TO LIVE AND THRIVE

Lolland-Falster is experiencing a diversified demographic growth, with white and blue-collar workers and their families choosing to settle down in the region.

### INTERNATIONAL SCHOOL

The ever-expanding International School in Maribo opened its doors in 2021 to support the growing international community in the region. It houses students from pre-school to 9<sup>th</sup> grade, as well as an after-school program.

The school boasts many nationalities and 19 different spoken languages, where 40% of students are new to Denmark. Newcomers are given priority admission at the school.

### INTERNATIONAL ASSOCIATIONS

Lolland has an active international association run by expats and immigrant professionals who regularly meet in the town of Maribo.

The association serves a vital purpose in fostering global connections and promoting collaboration on a local scale, and helps build bridges between cultures, fostering understanding and exchange, which in turn promotes tolerance, diversity, and global awareness in a small region like Lolland-Falster.

It enables individuals and businesses in the region to tap into a diverse pool of perspectives, expertise, and resources that may not be readily available locally, which stimulates growth and competitiveness.

### SCENIC NATURE, COASTAL VIEWS, RURAL IDYLL AND COMMUNITY

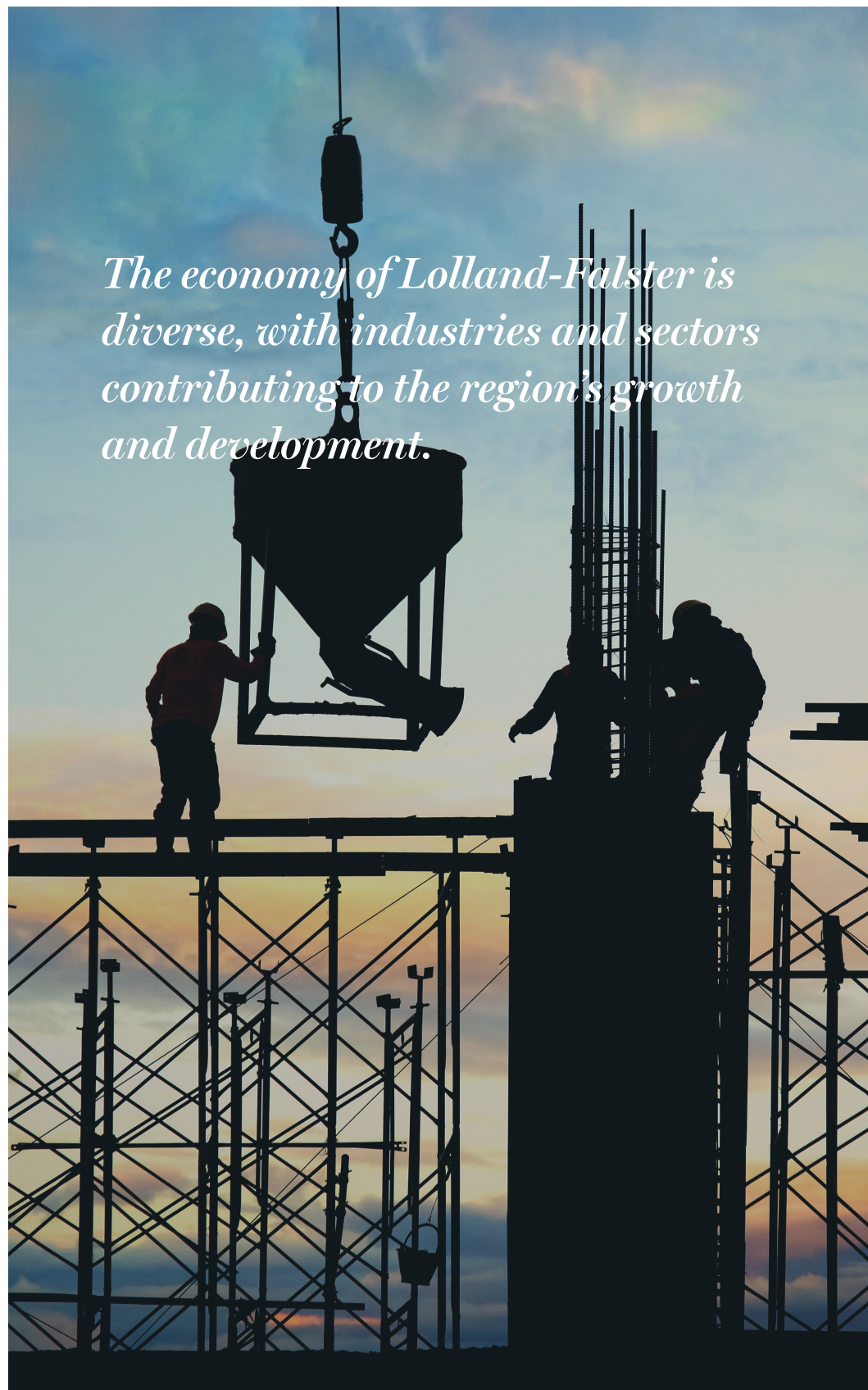
Lolland-Falster is engulfed in nature, fresh air, and plenty of space and light. Living in Lolland-Falster is life led in freedom, privacy and tranquility. Here you will meet active and committed citizens who are passionate about creating a good foundation for life and community.

All around Lolland-Falster, citizens can engage in local associations within sports, culture, theater, culture or nature.

### CULTURAL AND LEISURE ACTIVITIES

Lolland-Falster offers a wealth of cultural and recreational opportunities, with numerous vibrant local community organizations dedicated to the arts, outdoor pursuits, and sports.

The natural environment in Lolland-Falster provides an ideal backdrop for a wide range of sports and outdoor activities, including camping, sailing, water-based sports, gymnastics, and various competitive sports.



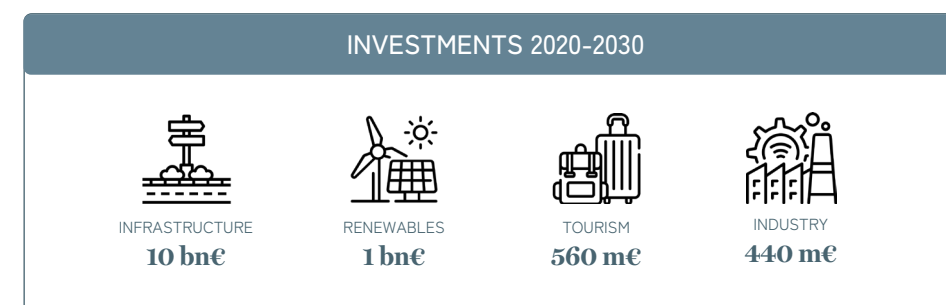
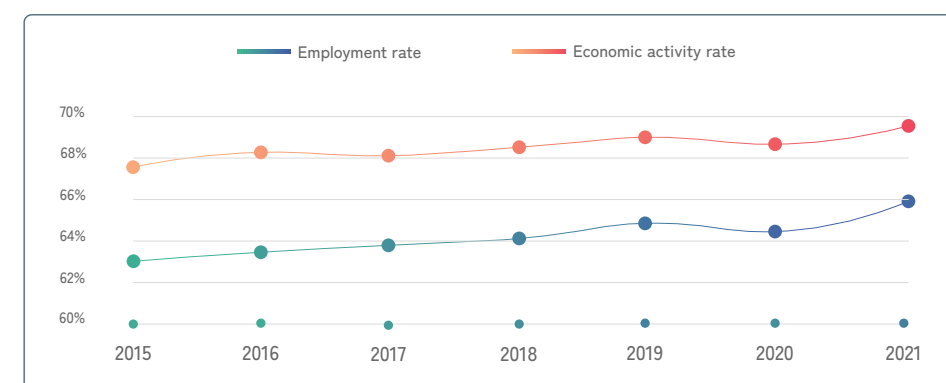
*The economy of Lolland-Falster is diverse, with industries and sectors contributing to the region's growth and development.*

## INVEST IN LOLLAND-FALSTER A REGION WITH POTENTIAL

In recent years, there has been a notable upswing in economic activity, marked by a surge in local employment and the influx of foreign workers and their families. This shift is contributing to a more diverse workforce in the region, encompassing a broader range of demographics and skillsets.

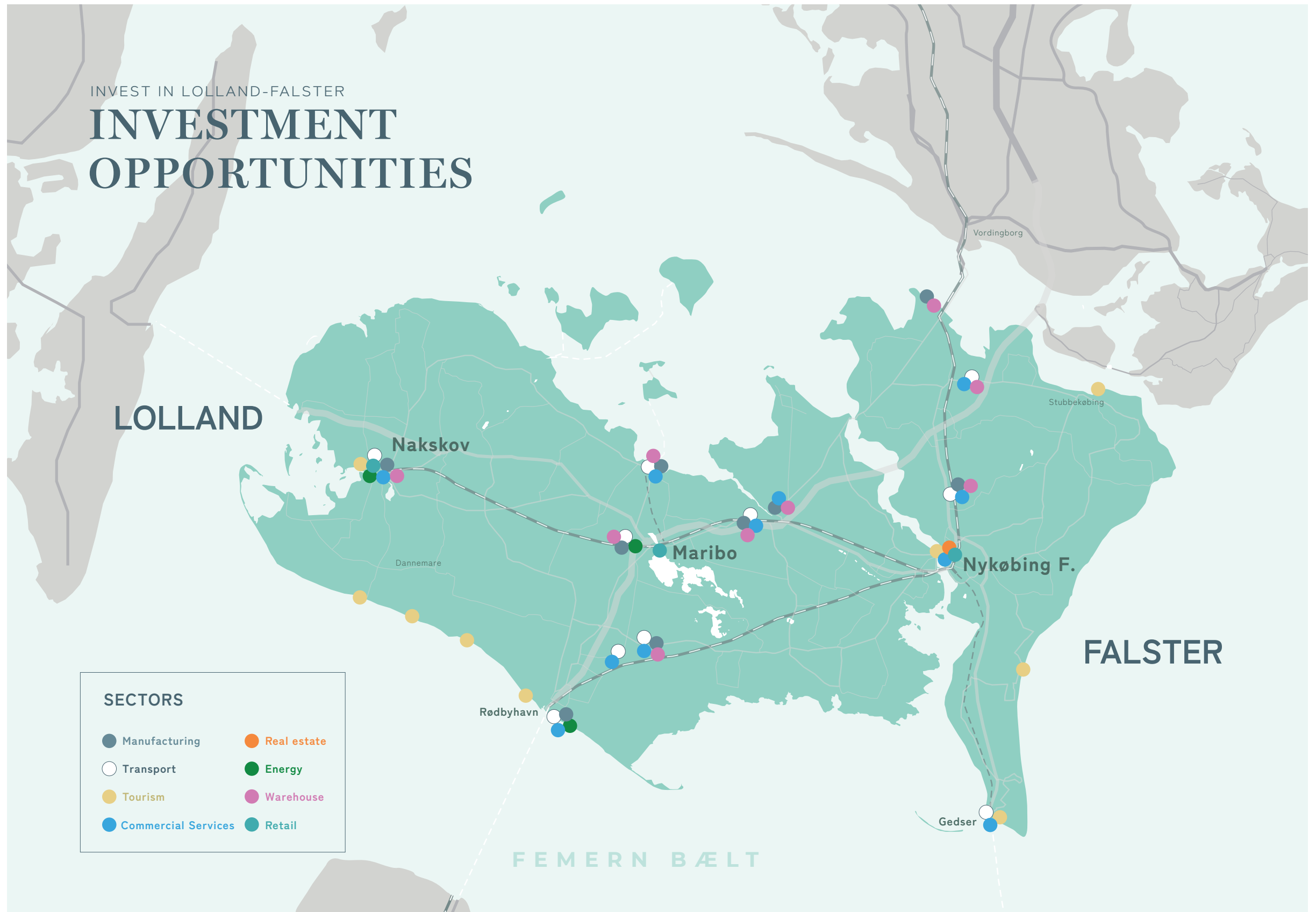
Local governments are actively pursuing initiatives to sustain and further these trends, with a focus on retaining and attracting talent, businesses, and investments. These efforts are geared towards bolstering an increasingly varied economic landscape, while also enhancing and optimizing public services for both residents and businesses in the area.

The figures below illustrates development of economic activity and ongoing investments.



INVEST IN LOLLAND-FALSTER

# INVESTMENT OPPORTUNITIES





INVEST IN LOLLAND-FALSTER

## HOW WE HELP

Business lolland-falster is your one-point-of-contact when considering investments and establishment in Lolland-Falster.

We represent the islands' two municipalities and host the strongest and biggest local business network of more than 450 member companies.

Business Lolland-Falster is the region's business promotion agency – we provide a swift, professional and straightforward service in order to create the best possible operating conditions for companies operating, developing and seeking to invest and do business in the region.

We facilitate meetings with relevant local authorities and organizations for an informed and fact-based decision about concrete plans for investment or establishment.

### WHAT WE DO

- Provide sparring on legal, financial and corporate structure matters
- Assist in registering your business with relevant authorities
- Introduce you to lawyers, accountants, banks and private consultants
- Facilitate contact to potential partners, exciting startups, industry networks, public authorities, research institutions, trade associations and chambers of commerce
- Recommend business facilities and arrange site visits and meetings with real estate agents and owners
- Provide continuous business development services



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