

Scandinavia's largest integrated solar roof



PROJECT:
Stationsparken



COMPANY:
CapMan



LOCATION
Glostrup, Denmark

Challenge

Stationsparken, a 31,706 m² office property in Glostrup, Denmark, faced a critical need for roof replacement as its technical lifetime had expired. Fully leased to public sector tenants, the building needed a solution that maintained operational continuity and financial performance.

CapMan Real Estate saw this as an opportunity to future-proof the asset by integrating on-site renewable energy generation. However, the challenge was twofold: achieving full energy self-sufficiency without compromising the building's aesthetics and ensuring the investment delivered a strong commercial case.

The team needed to balance sustainability ambitions with technical feasibility, regulatory compliance and cost efficiency, while demonstrating that large-scale solar integration in an existing office building could be both visually appealing and economically viable.

Solution / Approach

CapMan Real Estate partnered with Solartag, WERK Arkitekter, CR EI & Teknik and Hovedstadens Bygningsentreprise to deliver Scandinavia's largest integrated solar roof. Unlike conventional panels mounted on top, the new roof integrates 10,500 photovoltaic tiles into its structure, preserving architectural integrity.

All components were manufactured in Europe, supporting local supply chains and mitigating possible human rights risks. The project was executed in six stages with strong collaboration between private and public stakeholders, including the Municipality of Glostrup. Construction management was handled in-house by CapMan Real Estate, ensuring full control over quality, timelines, and sustainability standards.

Early engagement with contractors and technical experts minimised risks and secured compliance. This approach combines aesthetics, renewable energy production and cost efficiency, setting a benchmark for future-proofed retrofits in Nordic real estate.



Result

The roof replacement now provides several benefits thanks to the installation of photovoltaic panels.

Expected outcomes include:

- > 10,534 active and approx. 3,000 inactive solar tiles across 7,500 m²;
- > 589,000 kWh/year renewable electricity generation which covers over 60% of building's electricity demand;
- > Reduction of 60 tonnes CO₂ annually;
- > Climate emissions from producing the panels is 500 tonnes CO₂, resulting in an eight-year CO₂ payback time;
- > Net OPEX savings of €0.2 M annually;
- > Total investment of €1.5 M with a yield-on-cost of 13.3%, resulting in an eight-year payback time;
- > Net energy consumption (incl. heating) reduced by 37%, from 78.9 to 49.4 kWh/m²;
- > Excess energy sold back to the grid;
- > Expected EU EPC upgrade from B to A;
- > Expected DGNB Buildings In Use certification upgrade from Silver to Gold; and
- > CRREM GHG misalignment year improved to 2038.

Outcome

Stationsparken's transformation demonstrates how sustainability and profitability can go hand in hand. Completed in 2025, the project delivered Scandinavia's largest integrated solar roof, proving that renewable energy solutions can be both visually appealing and commercially attractive.

The installation enables majority electricity self-sufficiency, producing 589,000 kWh annually and reducing 60 tonnes CO₂ emissions per year. This amounts in total to 2,400 tonnes CO₂ and 235,960,000 kWh over its 40-year lifespan. In addition, a green roof was installed on the waste collection sheds to enhance biodiversity as part of the roof renovation.

The investment strengthens asset value and ensures predictable returns. The building's EPC rating is expected to improve from B to A, and operating expenses are expected to decrease significantly, with annual savings of around €0.2 M. These results demonstrate that sustainability initiatives can deliver measurable business benefits alongside environmental impact.

Beyond environmental and financial benefits, the project also strengthened community engagement. At the halfway milestone event in June 2025, CapMan hosted an open celebration for partners, municipal representatives, and local stakeholders.



The event featured a food truck, solar panel displays, and drone footage of the installation, creating an inclusive atmosphere. This social element honoured the skilled workers behind the project and fostered a sense of pride among participants – demonstrating that sustainability initiatives can also build stronger relationships and positive experiences.

By sourcing components locally and prioritising quality, CapMan ensured durability and reliability. This case exemplifies how sustainability driven investments can deliver measurable environmental impact, operational savings, and long-term resilience – setting a precedent for future-proofed retrofits across the Nordic region.

“Stationsparken proves that sustainability and strong returns can coexist. By integrating solar technology into the building’s design, we’ve secured long-term energy independence and reduced emissions, without compromising aesthetics or financial performance.”

Anna Rannisto, Sustainability Director at CapMan Real Estate



Company

CapMan Real Estate was established in 2005 and employs approximately 90 people with offices in Helsinki, Stockholm, Copenhagen, Oslo and London. CapMan Real Estate is a Nordic property investor that invest, improve, and develop flexible real estate in major Nordic cities, with a clear focus on developing their environmental and social aspects, recognising our responsibility to create a positive impact on communities.