

# Our commercial development markets



#### **Nordics**

Copenhagen Gothenburg Helsinki Malmö Oslo Stockholm



#### **Central and Eastern Europe**

Budapest

**Bucharest** 

Cracow

Katowice

Łódź

Poznań

Prague

Tricity

Warsaw

Wrocław

## Portfolio assets

Prime/Core

**USA** 

**Heming** 

Multi-Family, Washington, D.C., USA

The Eight

Office, Seattle, USA

1550 on the Green

Office, Houston, USA

**Nordics** 

Sweco + Nest45

Office and Hotel, Copenhagen, Denmark

CEE

Studio

Office, Warsaw, Poland

Core+

**USA** 

Penn 2112

Office, Washington, D.C., USA

**Nordics** 

<u>Parallel</u>

Office, Oslo, Norway

CEE

<u>P180</u>

Office, Warsaw, Poland

Centrum Południe

Office, Wrocław, Poland

Port7

Office, Prague, Czechia

**Equilibrium** 

Office, Bucharest, Romania

**Opportunistic** 

**Nordics** 

<u>M117</u>

Office, Helsinki, Finland

CEE

Brama Miasta

Office, Łódź, Poland

<u>Wave</u>

Office, Gdańsk, Poland





## HEMING

Heming offers residents a perfect balance between city and serenity. A modern urban neighborhood, that seamlessly blends the indoors with the outdoors.

Located in the growing Scott's Run neighborhood in Arlington, VA, Heming offers 410 residential units and unmatched amenities. Welcome home.

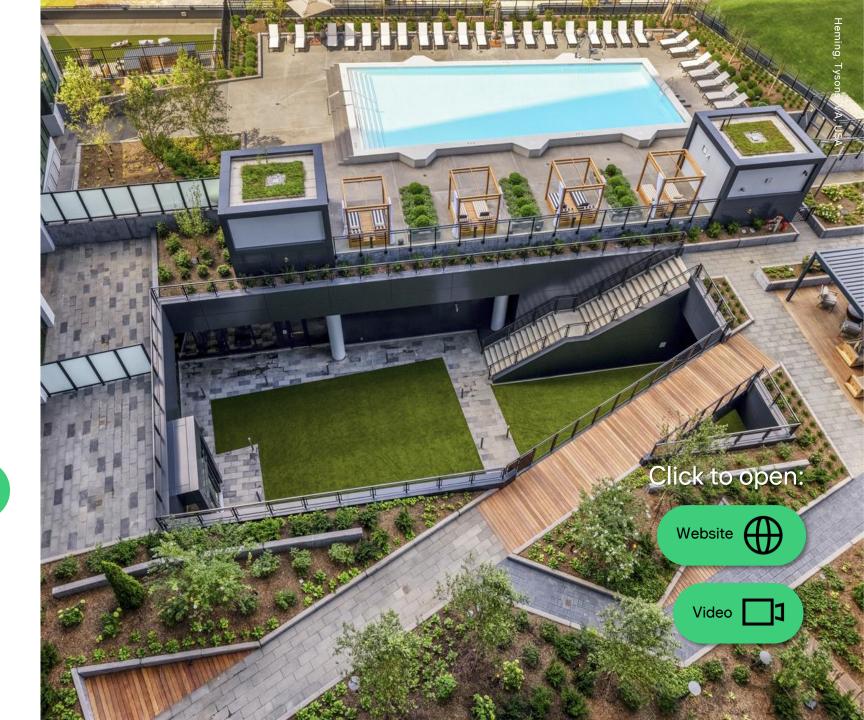
#### **ESG Highlight:**

Biophilic Design & Community Garden





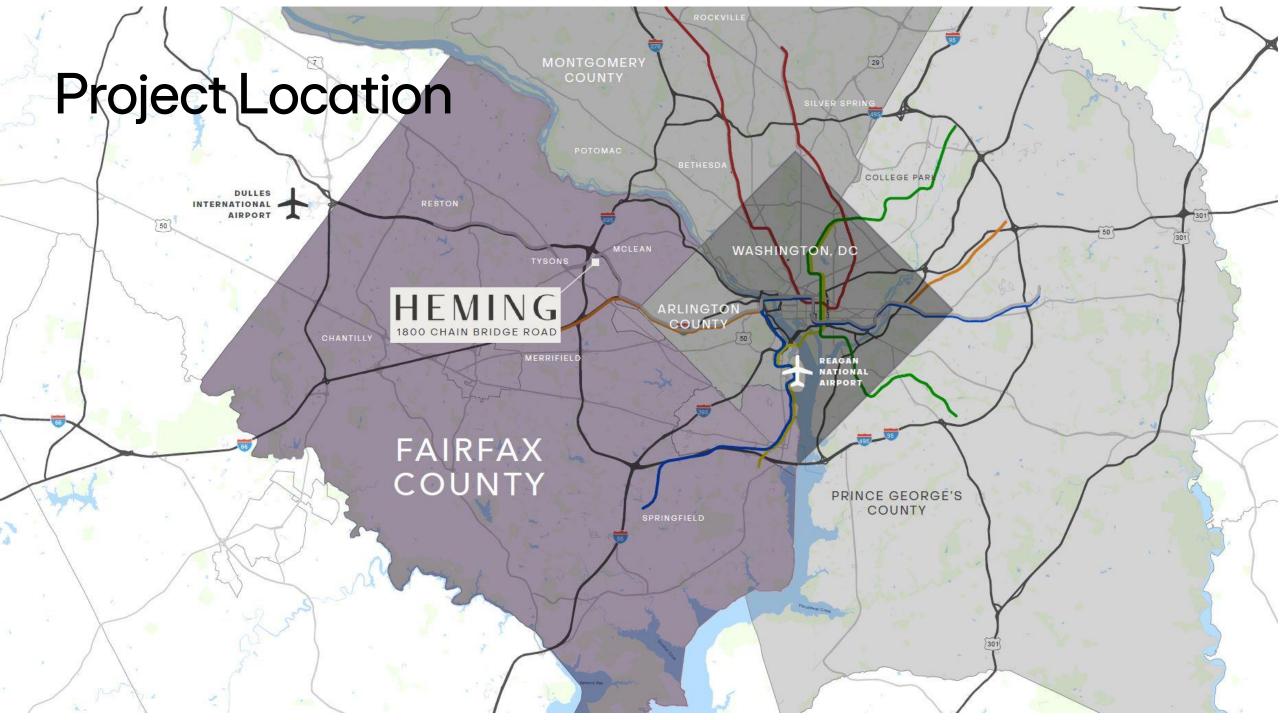




## HEMING

Area (GLA)	483,000 SF; 38,000 SF Retail
Units	410 units
Delivery	September 2023
Architect	Arcadis (formerly CRTKL)
Current Occupancy	48% Occupied (53% Leased)
Expected Stabilization	October 2024
NOI (projected, fully leased)	\$12.3M
Retail Tenants	Modan, BodyFit Training, Ombience, Sunday Morning Bakehouse









The Eight is an office tower designed for an inspired Bellevue and tenants to attract and retain top talent. The Eight creates a welcoming, indoor/outdoor public space with 11,000 square feet of retail including a 1,900 square foot mass timber pavilion to engage the neighborhood.

Situated along NE 8<sup>th</sup> Avenue, the activated plaza will feature landscape that captures a variety of native Washington plants to provide a unique experience and buffer pedestrians from the busy street.

#### **ESG Highlight:**

Biophilic Design and Mass Timber

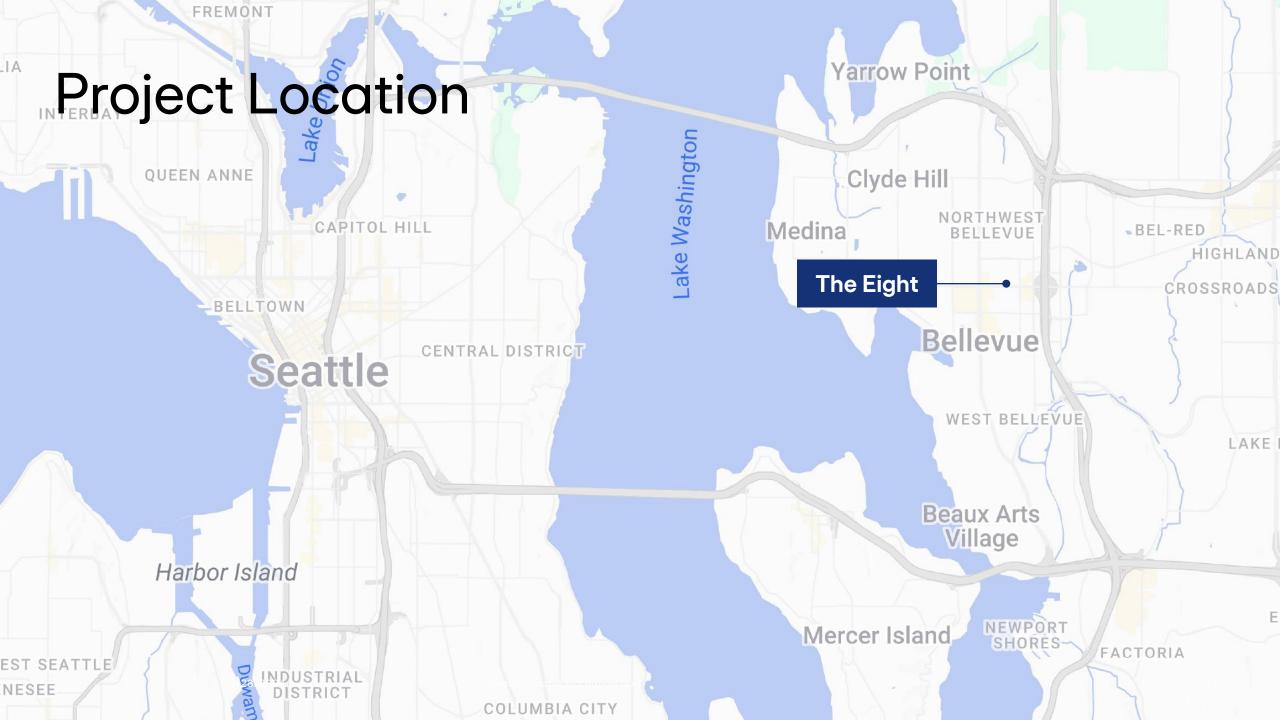






Area (GLA)	541,000 SF; 11,000 SF Retail
Delivery	March 2024
Architect	Pickard Chilton and Adamson Associates
Current Occupancy	70% Leased
Expected Stabilization	2025
NOI (projected, fully leased)	\$32.3M
Lead Tenant	Leased, confidential









1550 on The Green is located directly adjacent to one of Houston's most celebrated and iconic parks in downtown Houston, Discovery Green. Part of the three-block master plan, all owned by Skanska.

With a unique side core design, three roof terraces, and pursuing LEED® Platinum certification, 1550 on The Green will set a new standard for Houston architecture and office life.

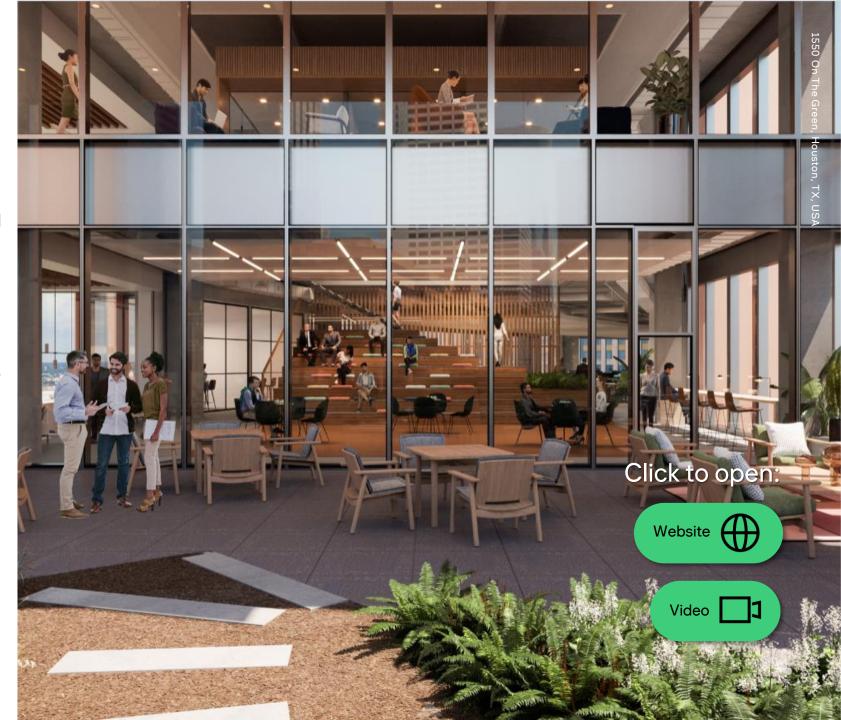
#### **ESG Highlight:**

Biophilic Design and Wellness Focus



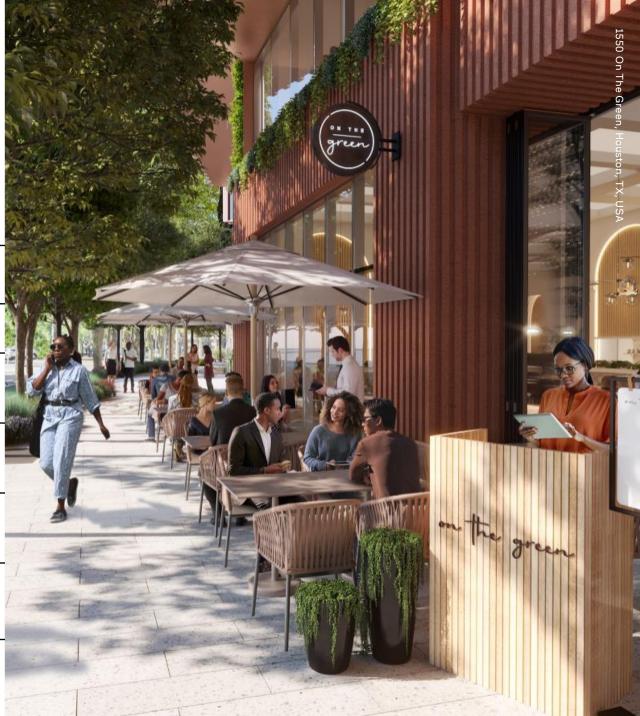


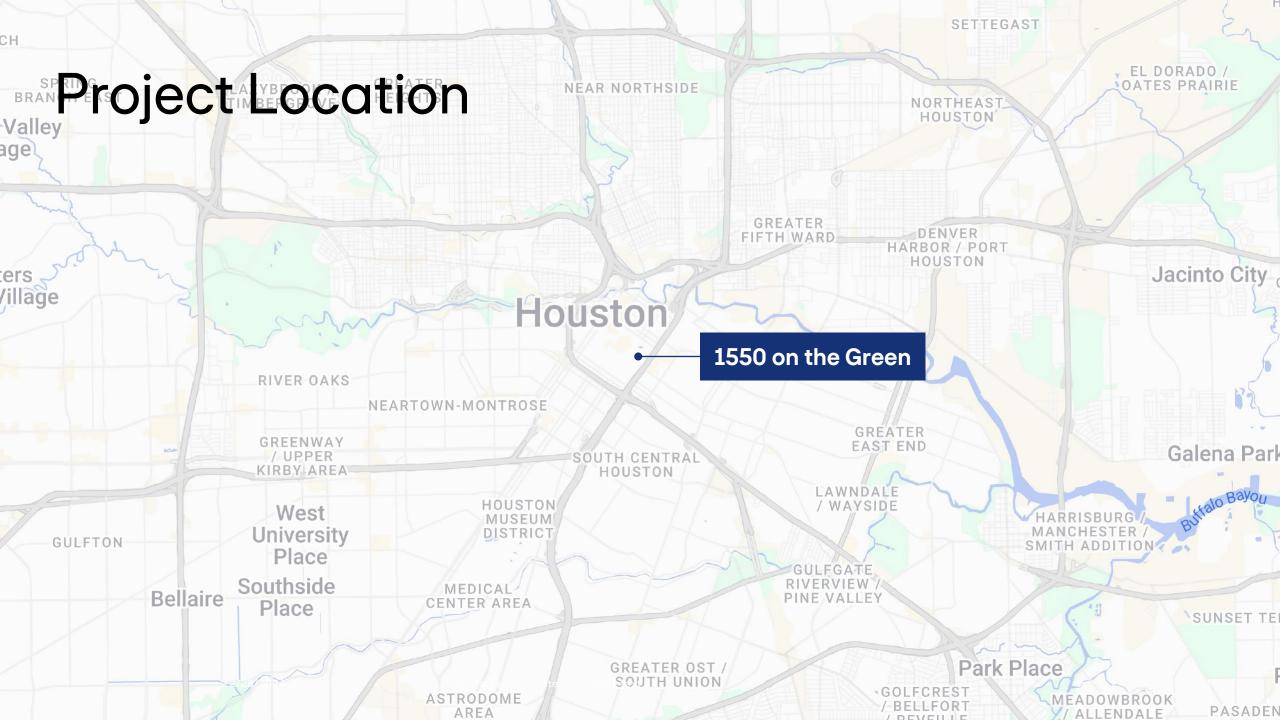






Area (GLA)	380,000 SF; 7,200 SF Retail
Delivery	February 2024
Architect	Bjarke Ingels Group (BIG)
Current Occupancy	33% leased
Expected Stabilization	March 2026
NOI (projected, fully leased)	\$19.3M
Lead Tenant	Norton Rose Fulbright





# NEST 45 IBIS STYLES WETRO

## Sweco and Nest 45

Two multi-tenant properties and a hotel in Copenhagen







Sweco - office

Nest 45 - office

Nest 45 - hotel

#### Sweco

The building is constructed as a multi-use property with 7 premises, all of which are let to Sweco as the headquarters for the Danish part of one of the largest engineering and architecture companies in the Nordic region.

Sweco Denmark's DGNB Gold-certified headquarters in Ørestad was completed in July 2018. The 11,500 sqm of office space provides activity-based workplaces for the approximately 800 employees and has its own underground car park.

#### **ESG** highlight:

DGNB Gold certified; solar cells on the roof to ensure low energy consumption



## Sweco

Area	11 524 SQM
Delivery	2018
Occupancy	100%
Tenants	Sweco
Sustainability measures	DGNB Gold, district cooling, solar panels, green electricity
Other	142 underground and ground-level parking spaces



## Nest 45 - office

Nest 45 is Ørestad's newest multi-use property with shared facilities such as atrium, roof terrace, meeting rooms and canteen. There are also changing rooms and showers in the basement.

As a modern multi-use property, Nest 45 is characterised by a combination of office and hotel, which creates activity in the building around the clock. It is possible to divide the building into nine office leases.

#### **ESG** highlight:

DGNB Gold, district cooling, solar panels, green electricity



## Nest 45 - office

Area	8 500 SQM
Delivery	2023
Occupancy	100%
Tenants	Telia, Sweco
Sustainability measures	DGNB Gold, district cooling, solar panels, green electricity
Other	Parking with 277 underground and ground-level parking spaces. Shared bicycle parking with changing facilities. Attractive atrium with reception and canteen. Shared roof terrace



## Nest 45 – Ibis Styles

The Accor hotel group opened the first "Ibis Styles" hotel in Denmark in February 2023. The 3-star hotel includes a bar, restaurant and airconditioned rooms with free Wi-Fi and en-suite bathrooms.

The 186-room hotel is centrally located right next to the Metro. From the hotel there is quick access to Ørestad's experiences, all the many attractions in Copenhagen and easy access to the airport, motorway and the bridge to Sweden.

#### **ESG** highlight:

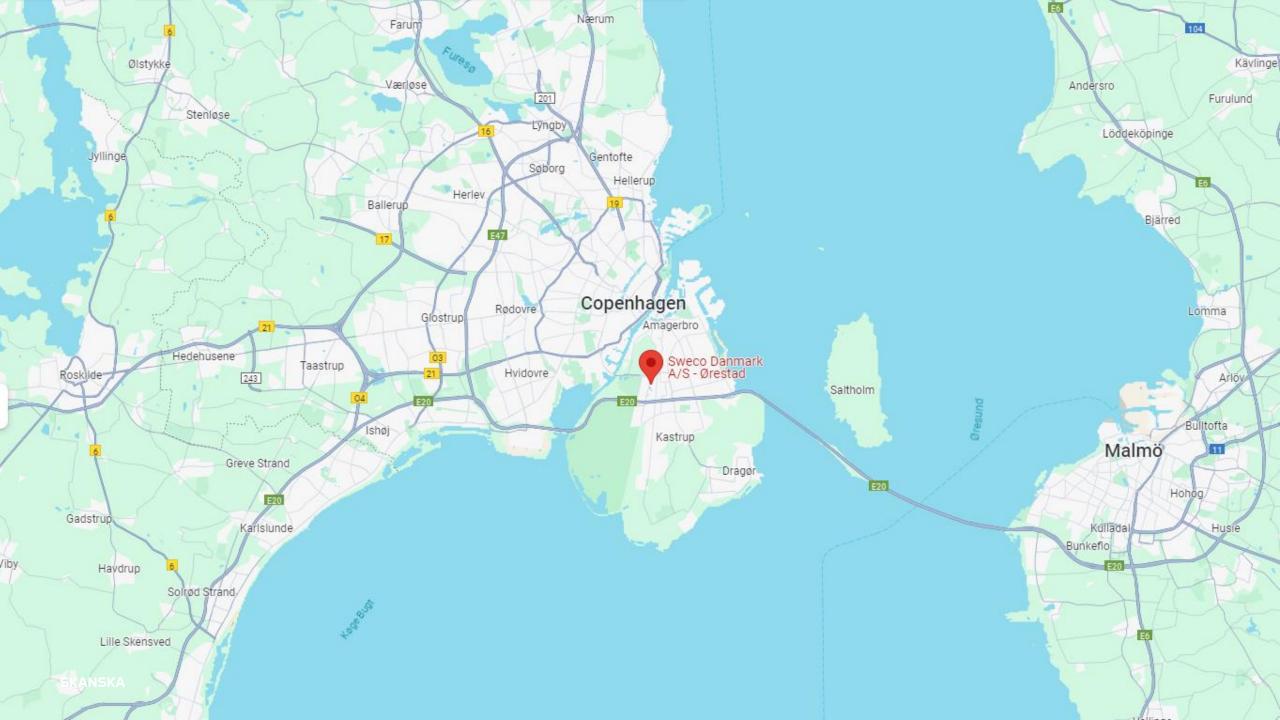
DGNB Gold, district cooling, solar panels, green electricity



## Nest 45 – Ibis Styles

Area	6 141 SQM / 186 rooms
Delivery	2022
Occupancy	100%
Tenants	lbis Styles
Sustainability measures	DGNB Gold, district cooling, solar panels, green electricity
Other	Parking with 40 parking spaces in the basement with the option of night parking Close to the station with a 100 metre walk to the Metro Restaurant and bar.







## **STUDIO**

Project merging motivation, humancentric design, and cutting-edge infrastructure. Experience an inspiring work environment and the serene green plaza, fostering creativity and success.

Elevate your business at "Studio", where sustainability meets productivity for today's dynamic workforce.

#### **ESG** highlight:

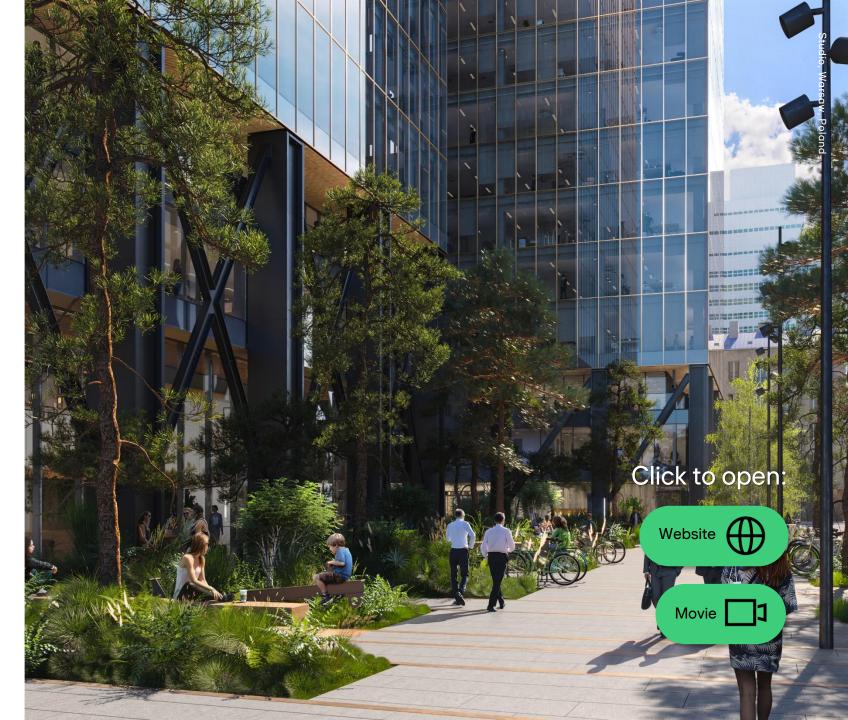
Greywater and rainwater usage system











## **STUDIO**

Area (GLA) Phase 1 (bld. B)	18 415 SQM
<b>Delivery</b> Phase 1 (bld. B)	10.2023
Architect	Arrow Architects, Grupa 5 Architekci
Current Occupancy	96% (100% Office)
Expected Occupancy (2024)	Q1 – 100%
NOI (fully leased)	4,91 MEUR
Tenants	Societe Generale SA Polish Division, SG Equipment Leasing, UNUM, Business Link, C.H. Robinson
<b>Wault*</b> Per 01/2024	7,4 yrs

<sup>\*5</sup>y assumed for vacant space in WAULT calculation







## **2112 PENN**

2112 Penn is situated on the prestigious Pennsylvania Avenue, just blocks from the White House, surrounded by iconic national monuments. Designed ahead of the curve with glass fins that create a unique undulating landmark. The trophy project is designed with high-end, sophisticated tenants in mind. Tenants experience panoramic views of Washington from the expansive roof terrace.

#### **ESG Highlight:**

Wellness Amenities & Rooftop Garden





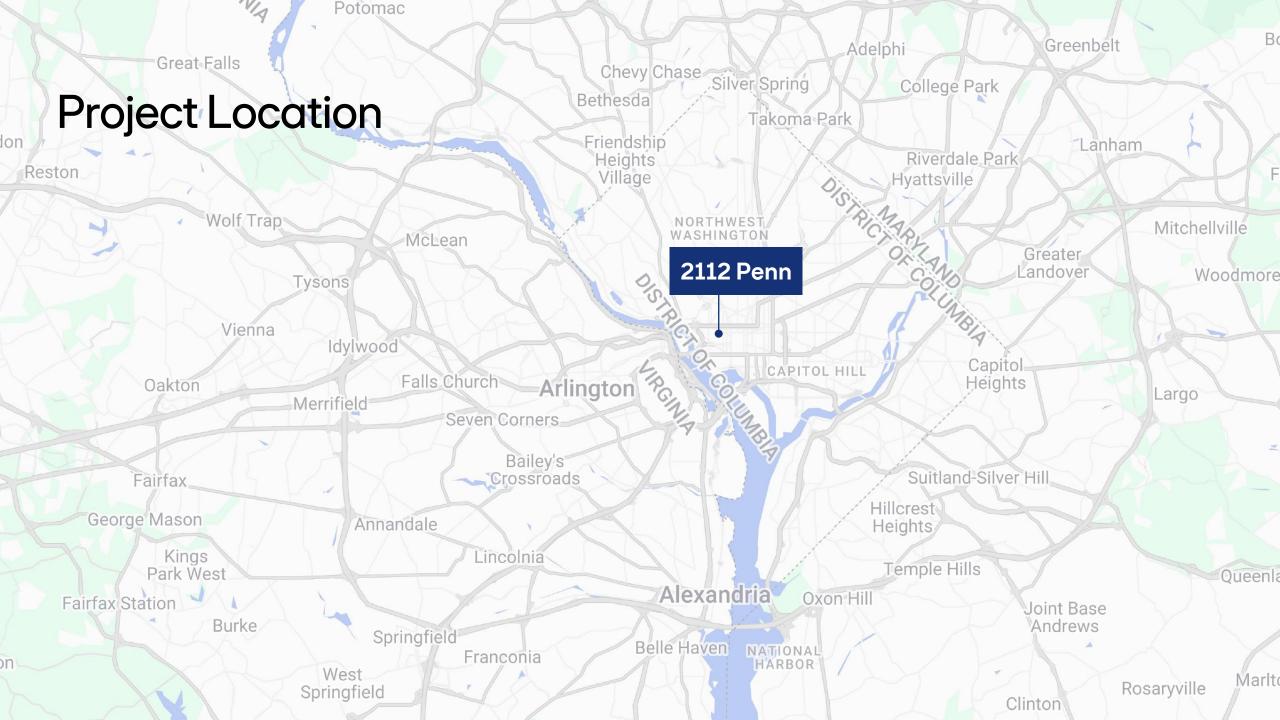




## **2112 PENN**

Area (GLA)	230,000 SF; 10,000 SF Retail
Delivery	2018
Architect	Gensler
Current Occupancy	90% leased
Expected Stabilization	Stabilized
NOI (projected, fully leased)	\$7.5M
Lead Tenant	Cleary Gottlieb, Lewis Brisbois, et al







## parallell

Parallell is an office building that focuses on the Employee's well-being. With wellthought-out solutions and great lighting conditions, it offers better and fresher working environment.

Located on Løren in a dynamic and urban neighbourhood, here you will find everything from flourishing shops and restaurants to fitness centers and hotels.

#### **ESG** highlight:

BREEAM-NOR Excellent, pre certified WELL Core Gold and Skanska's patented deep green cooling system



# parallell

Area (GLA)	19 025 SQM
Delivery	2020
Architect	Arcasa
Current Occupancy	47%
Tenants	Multi tenant incl. Bravida, Norsk Gjenvinning, Pre Diagnostics, Optio, Hemispherian, Fair Group, ClexBio



# Public transportation

#### Walking distance

5 min / 350 m









8 min / 650 m







Løren T

#### Travel time public transport

15 min / 30 min





Oslo S - Økern T

#### Travel time bicycle

~ 20 min



Oslo S - Parallell





## P180

Step into Puławska 180 Str., where innovation thrives in the city's vibrant business hub. A convergence for cuttingedge concepts, P180 offers limitless opportunities. Exceptional connectivity near Metro Wilanowska station. Embrace boundless innovation at P180.

#### **ESG** highlight:

Only 180 steps to Metro; 47% lower energy consumption\*; low-emissions concrete used









\*according to LEED certification and compared to baseline building





# P180

Area (GLA)	31 870 SQM
Delivery	Q3 2022
Architect	PRC Architekti
Current Occupancy	89,7% (79,2% LA + 10,5% LOI)
Expected Occupancy (2024)	Q1 – 89%, Q2 – 100%
NOI (fully leased)	7,2 MEUR
Tenants	Netcompany PL, Barentz, Eviden PL & Atos, Lingaro, Stepstone, BAT, Maersk, Centrum Projektów Europejskich, Tax Arena
<b>Wault*</b> Per 01/2024	5,8 yrs

<sup>\*5</sup>y assumed for vacant space in WAULT calculation **SKANSKA** 









Step into a world of light, air, and boundless possibilities. Our visionary project in a vibrant, green district awaits — a haven near city heartbeats. Discover multifunctional spaces, steps from iconic landmarks. Your dream destination, where life unfolds seamlessly.

#### **ESG** highlight:

Declaration of origin of renewable energy for 100% building consumption













<b>Area (GLA)</b> Phase 2	21 890 SQM
Delivery	Q1 2023
Architect	APA Wojciechowski
Current Occupancy	97%
Expected occupancy (2024)	Q1 – 100%
NOI (fully leased)	4,42 MEUR
Tenants	BNY Mellon, LuxMed
<b>Wault*</b> Per 01/2024	9,8 yrs

<sup>\*5</sup>y assumed for vacant space in WAULT calculation







# /popti/

Discover blissful serenity at Port7, where the language of numbers unveils a perfect oasis. Seven towers connected with riverside terraces. 3 magnificent administrative buildings stand tall: Alexandria, Dover, Edinburgh. 35,850 sqm of office space await, surrounded by the beauty of the Troja bridge and the enchanting riverside atmosphere.

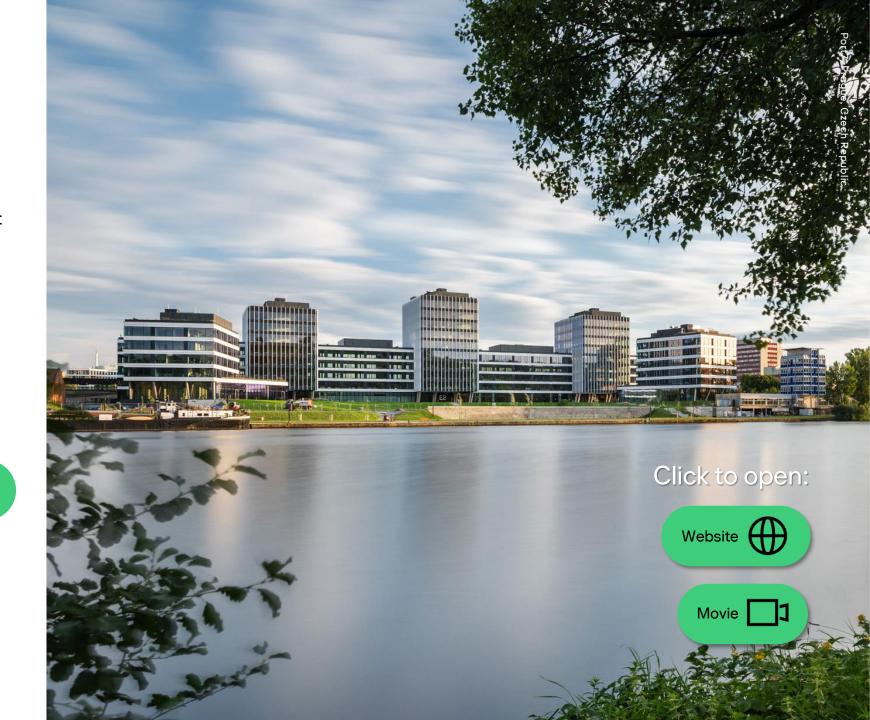
#### **ESG** highlight:

Energy efficiency and water savings up to 40% (LEED measurements)







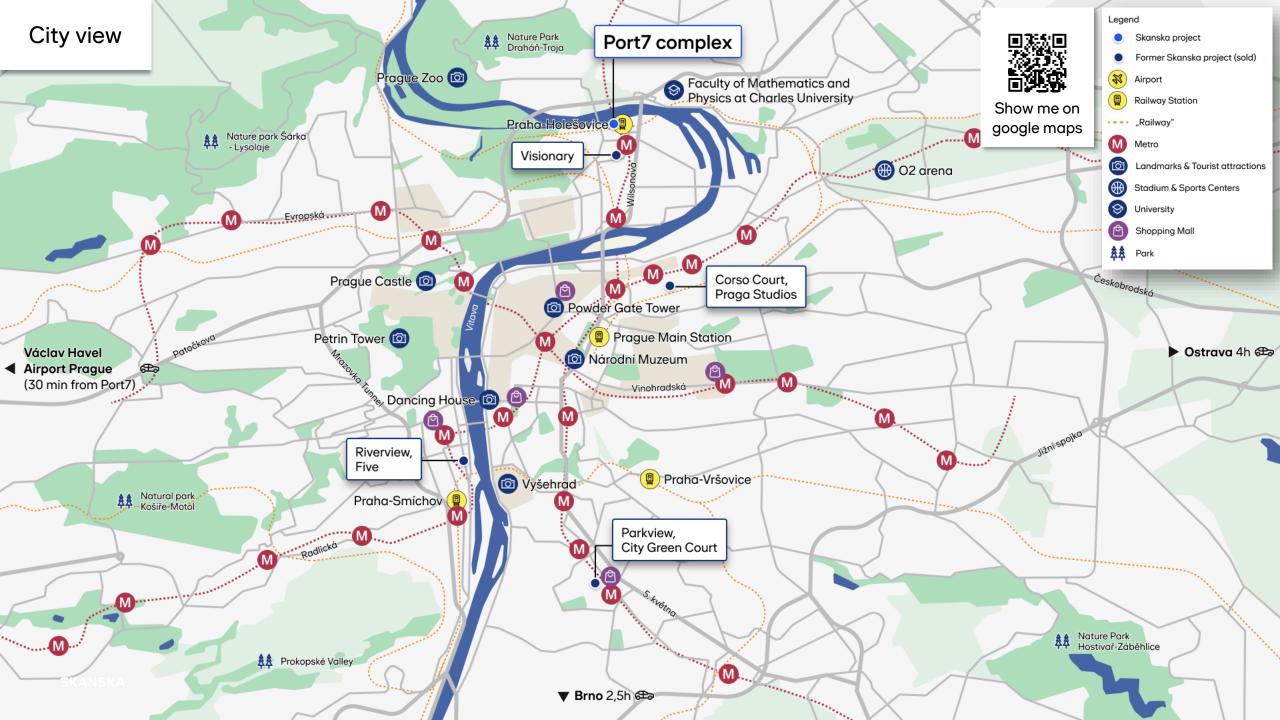


# /pokti/

<b>Area (GLA)</b> A,D,E	30 800 SQM
Delivery	Q2 2023
Architect	DAM.archtekti
Current Occupancy	51% (total), Office - 100% (A) / 56% (D) / 59% (E)
Expected Occupancy (2024)	Q1 63%
NOI (forecasted)	7,2 MEUR
Tenants	Full Bld. A: Vigo Investments; Bld. D: Manta Tools, Wilkov; Bld. E: OCP, Scott & Weber, Mazars, Shoptet
<b>Wault</b> 01/2024	6,20 yrs (Total); 6,95 yrs (A+D); 5,97 yrs (E)

<sup>\* 5</sup>y assumed for vacant space in WAULT calculation









Where work finds its balance. A realm of innovation, community, and comfort, fostering success through harmony. Unveil your potential in a vibrant urban haven, where walls dissolve into connections, and green spaces fuel inspiration. Elevate your work-life adventure with us.

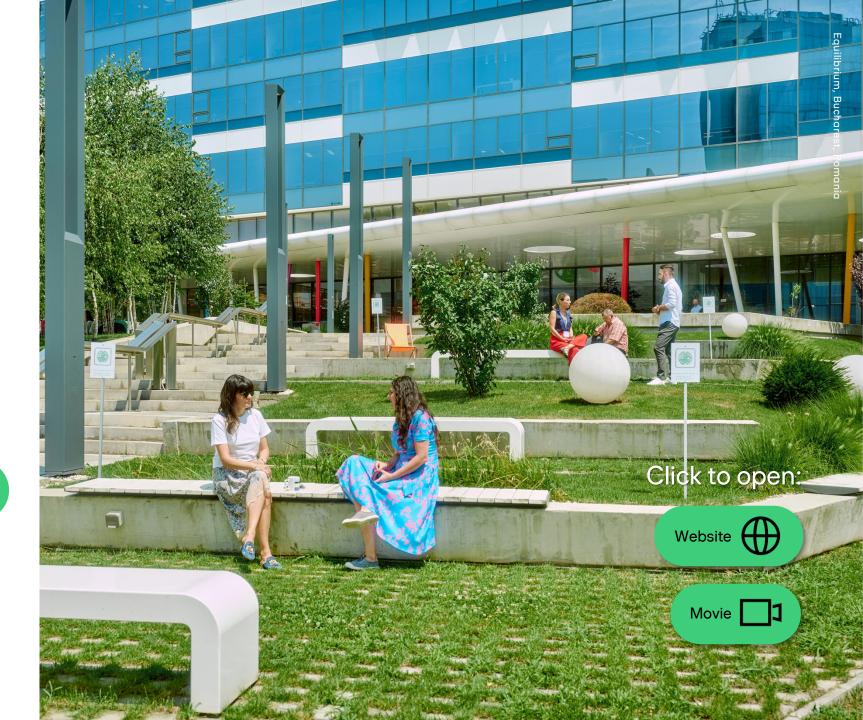
#### **ESG** highlight:

**Net Zero Carbon Pre-certification** 











Area (GLA)	Total: 41 030 SQM 1 - 21 015 SQM, 2 - 20 015 SQM
Delivery	EQL 1: Q4 2019, EQL 2: Q4 2022
Architect	Architect Service
Current Occupancy	Total: 54,60% EQL 1: 100% (office), EQL 2: 7,50%
Expected occupancy (2024)	EQ2: Q2 2024 29%, Q2 54%, Q3 69%
NOI (fully leased)	Total: 8,35 MEUR EQL 1: 4,37 MEUR, EQL 2: 3,98 MEUR
Tenants	EQL 1: Filip, Signal Iduna, DBH, SMS Metallurgy, Newton, WDP, Secom, Contexpert EQ2: Eximprod(office), Auchan(retail)
Wault* 01/2024 * 5y assumed for vacant space in WALLIT ca	4,31 (EQ1); 5,00 (EQ2)

<sup>\* 5</sup>y assumed for vacant space in WAULT calculation









M117 is a modern space in a renovated office property in Ruskeasuo, next to Mannerheimintie and Central Park. In the renovation, the criteria of the WELL certificate have been followed to support users' well-being. The cozy, functional and flexible public spaces and the services make tenants' life smoother.

#### **ESG** highlight:

Renovated in a human-centered way office building, in accordance with the criteria of the WELL certificate









Leasable area (GLA)

7,395 SQM

**Delivery** 

2012, interiors renovated in 2020

**Current Occupancy** 

64%

#### Kiinteistö Oy Helsingin Neptun

Business ID 2268169-5

Address Mannerheimintie 117, 00280 Helsinki

Property ID 91-16-74-7

Plot ownership Freehold

Plot area 1,653 sqm

Use Office building

Zoning KT (Block for office buildings)

Year of construction 2012, interiors renovated in 2020

Leasable area 7,395 sqm

Occupancy\* 64%, 4,736 sqm

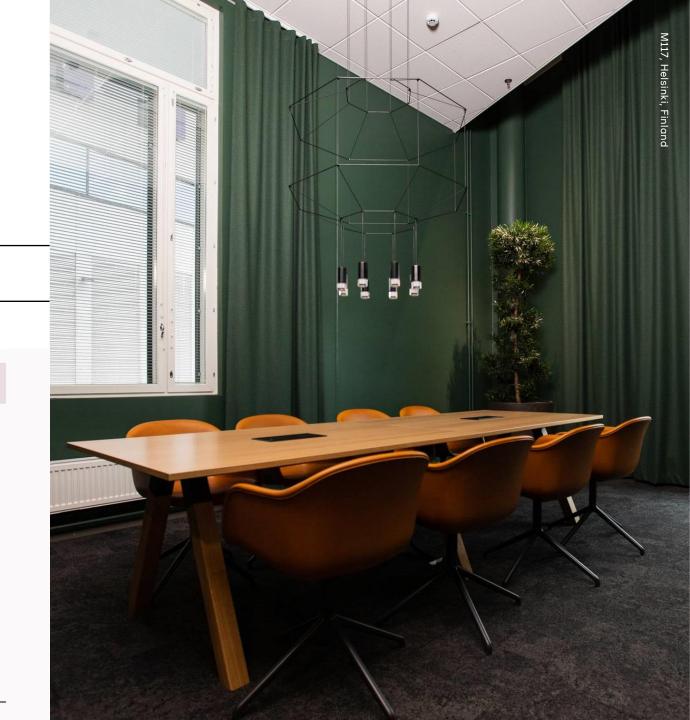
Current Net operating income Ca. 1.0 M€ (Current rents – vacant space service charges)

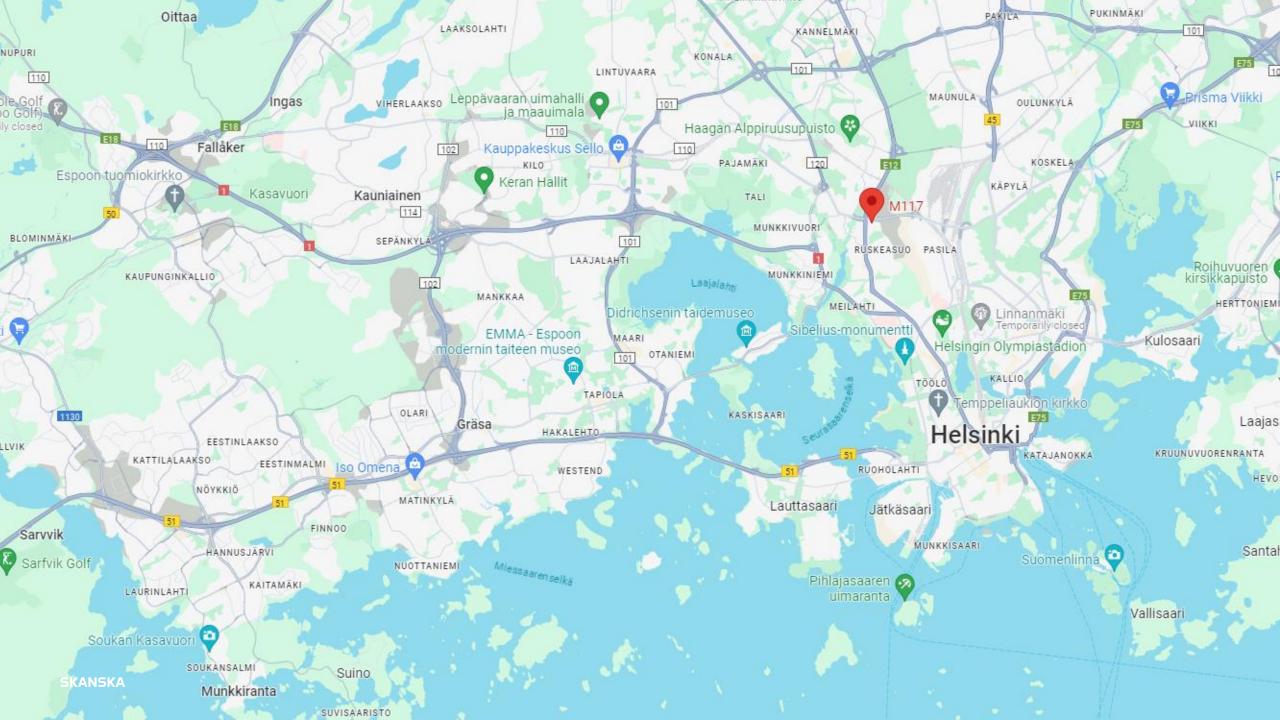
Potential net operating income Ca. 1.9 M€ (with 100% occupancy)





LEED Platinum and WELL Core Gold – certified property









Introducing Brama Miasta, where dreams transcend reality. A mesmerizing office investment in Łódź, where Corten's facade beckons travelers. Embracing the New Centre's essence, it redefines space for all. Join us in this enchanting landscape, as we build a vibrant future connected by train and underground transport.

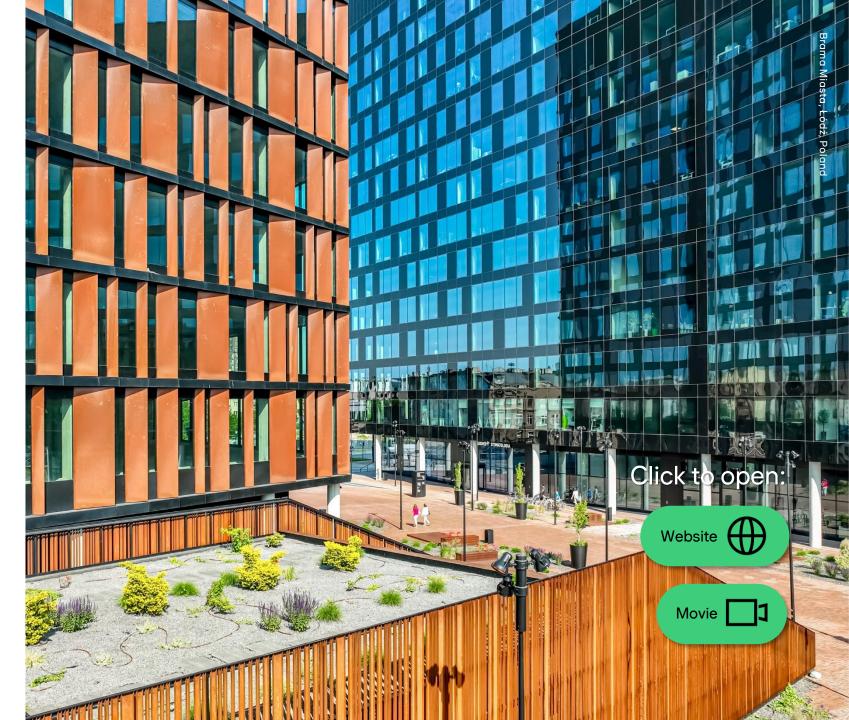
#### **ESG** highlight:

Up to 98% of construction waste were recycled and diverted from landfill







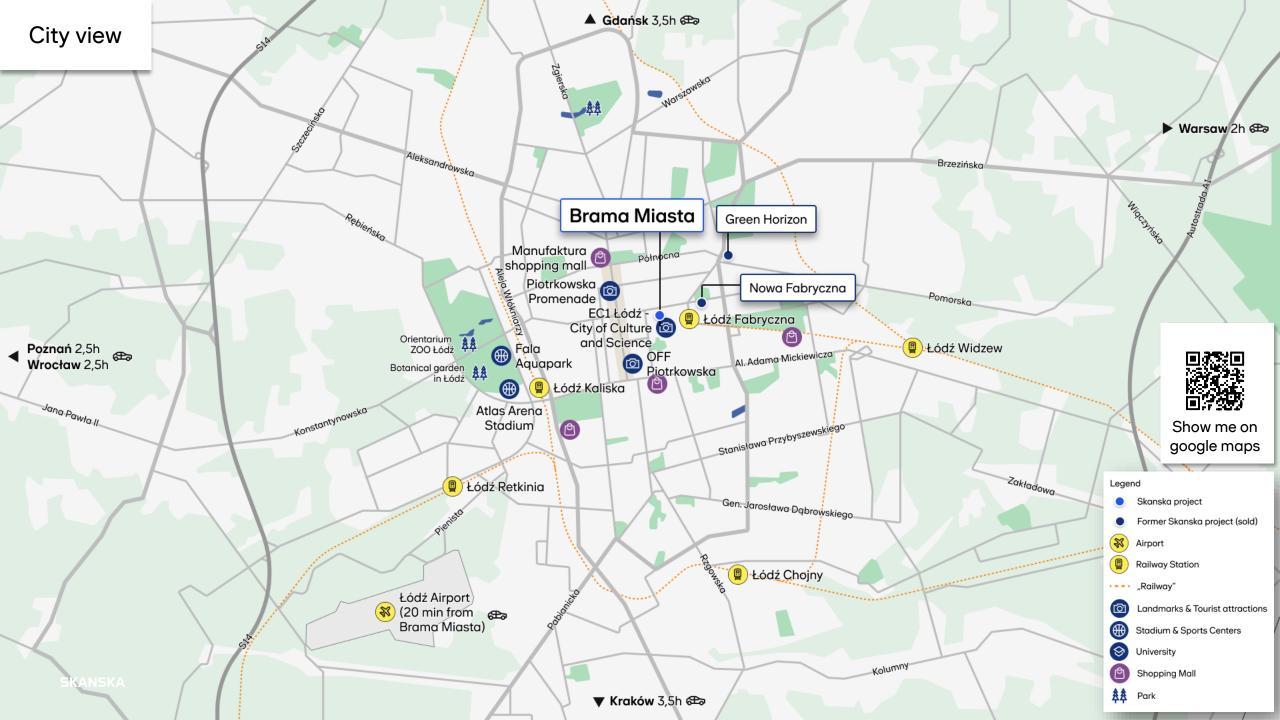




Area (GLA)	44 085 SQM (A - 14 540, B - 29 545)
Delivery	A – Q2 2020, B – Q2 2019
Architect	Medusa Group
Current Occupancy	Total: 39% A – Ongoing, B – 58%
Expected occupancy (2024)	B: Q2 – 68%, Q3 – 71%, Q4 – 75% A: After finishing phase 1
NOI (fully leased)	Total: 7,88 MEUR A - 2,52 MEUR, B - 5,36 MEUR
Tenants	B: Wella, Marel, GFT PL, PKO BP, Deloitte, Baker McKenzie, Elford, BFF, Tom Tom, Lux Med, Onwelo
<b>Wault*</b> Per 01/2024	A – 5,0, B – 4,9

<sup>\*5</sup>y assumed for vacant space in WAULT calculation







#### wavev

Nestled in Tri-City's heart, our visionary project features twin office marvels, seamlessly linked to Gdańsk, Sopot, Gdynia. Embrace green oases, pedal through dedicated lanes, enjoy smart connectivity. Your future begins here.

#### **ESG** highlight:

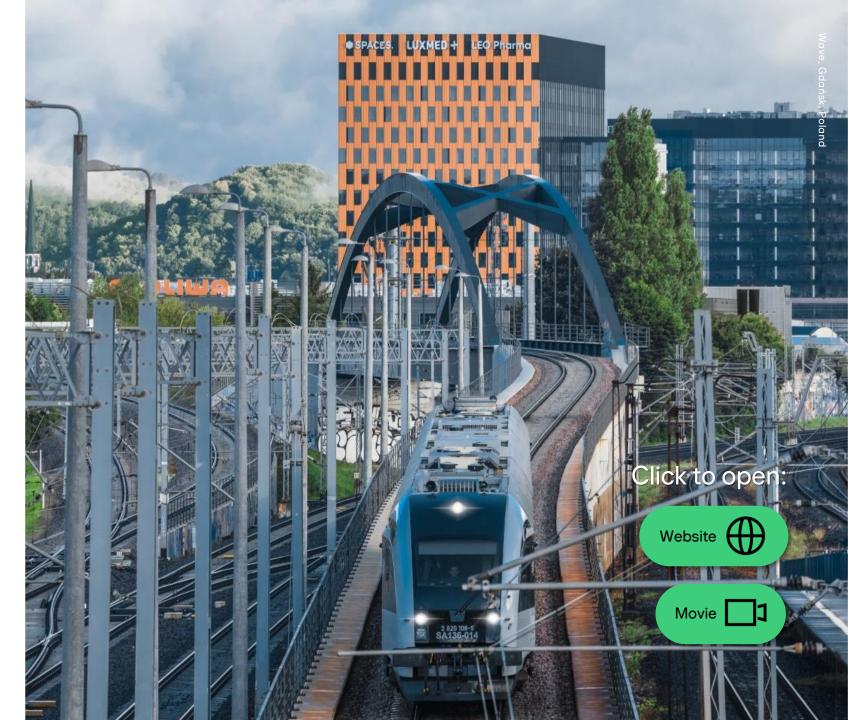
Low CO2 emission concrete, external amphitheatre











### **Wave**

<b>Area (GLA)</b> Phase 1	24 855 SQM
Delivery	Q2 2020
Architect	Medusa Architects
Current Occupancy	73%
Expected occupancy (2024)	Q2 – 83%, Q3 – 86%, Q4 – 100%
NOI (fully leased)	4,8 MEUR
Tenants	Accenture, LuxMed, Leo Pharma, Spaces, Armatis, Plichta, Żabka, Wipro, ISS
<b>Wault*</b> Per 01/2024	5,1 yrs

<sup>\*5</sup>y assumed for vacant space in WAULT calculation





## Thank you

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