

Skanska's Commercial Development Portfolio

in USA, Nordics, CEE

2024

Our commercial development markets

Nordics

Copenhagen
Gothenburg
Helsinki
Malmö
Oslo
Stockholm

United States

Washington D.C.
Boston
Houston
Seattle
Los Angeles

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

Office, Oslo, Norway

Nordics

Parallel

Office, Oslo, Norway

CEE

P180

Office, Warsaw, Poland

Centrum Południe

Office, Wrocław, Poland

Port7

Office, Prague, Czechia

Equilibrium

Office, Bucharest, Romania

Opportunistic

Nordics

M117

Office, Helsinki, Finland

CEE

Brama Miasta

Office, Łódź, Poland

Wave

Office, Gdańsk, Poland



SKANSKA

Prime/Core →
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HEMING

CONNECT NATURALLY

Tysons, VA



HEMING

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

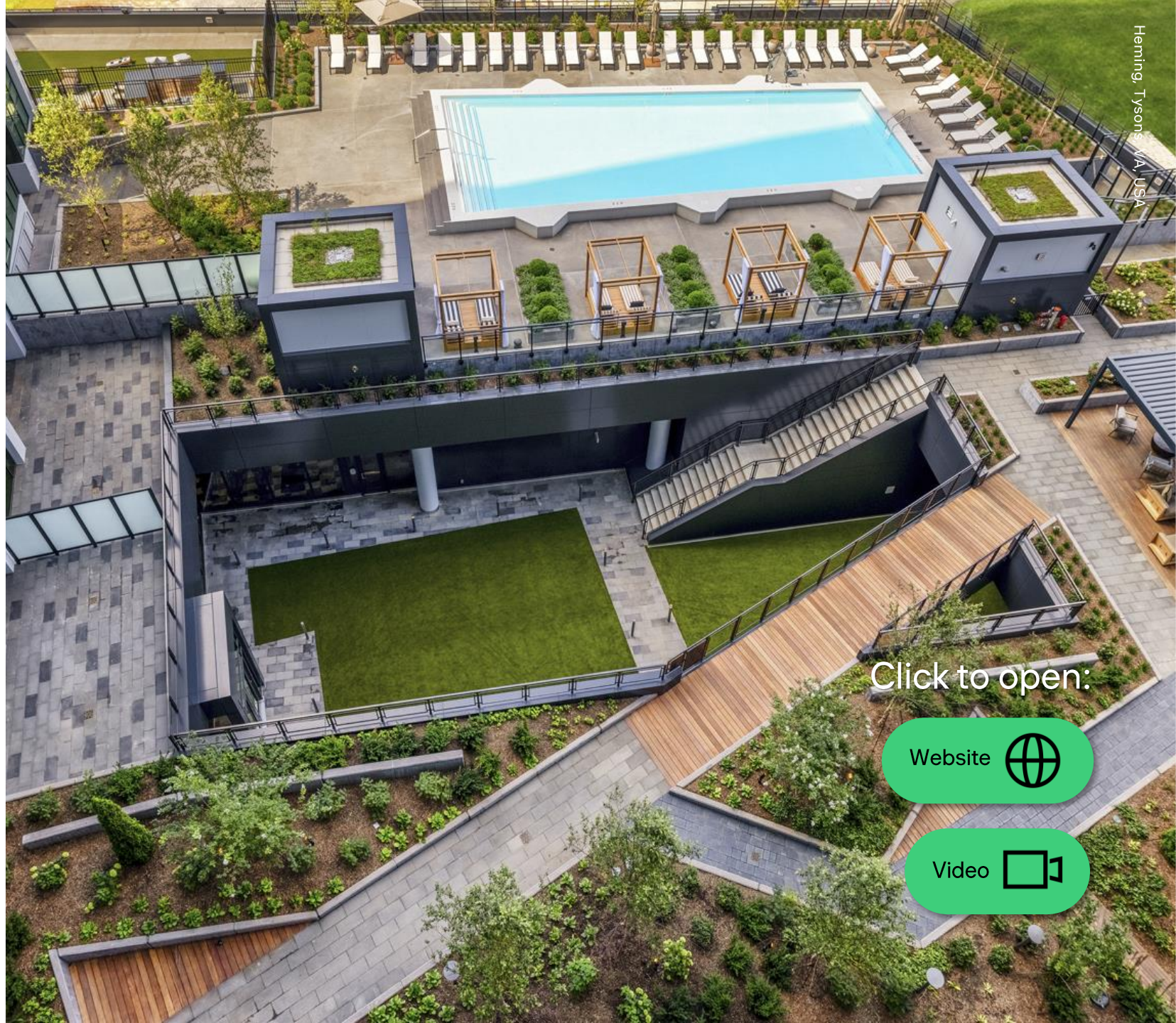
Located in the growing Scott's Run neighborhood in Arlington, VA, Heming offers 410 residential units and unmatched amenities. Welcome home.

ESG Highlight:

Biophilic Design & Community Garden



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Website



Video



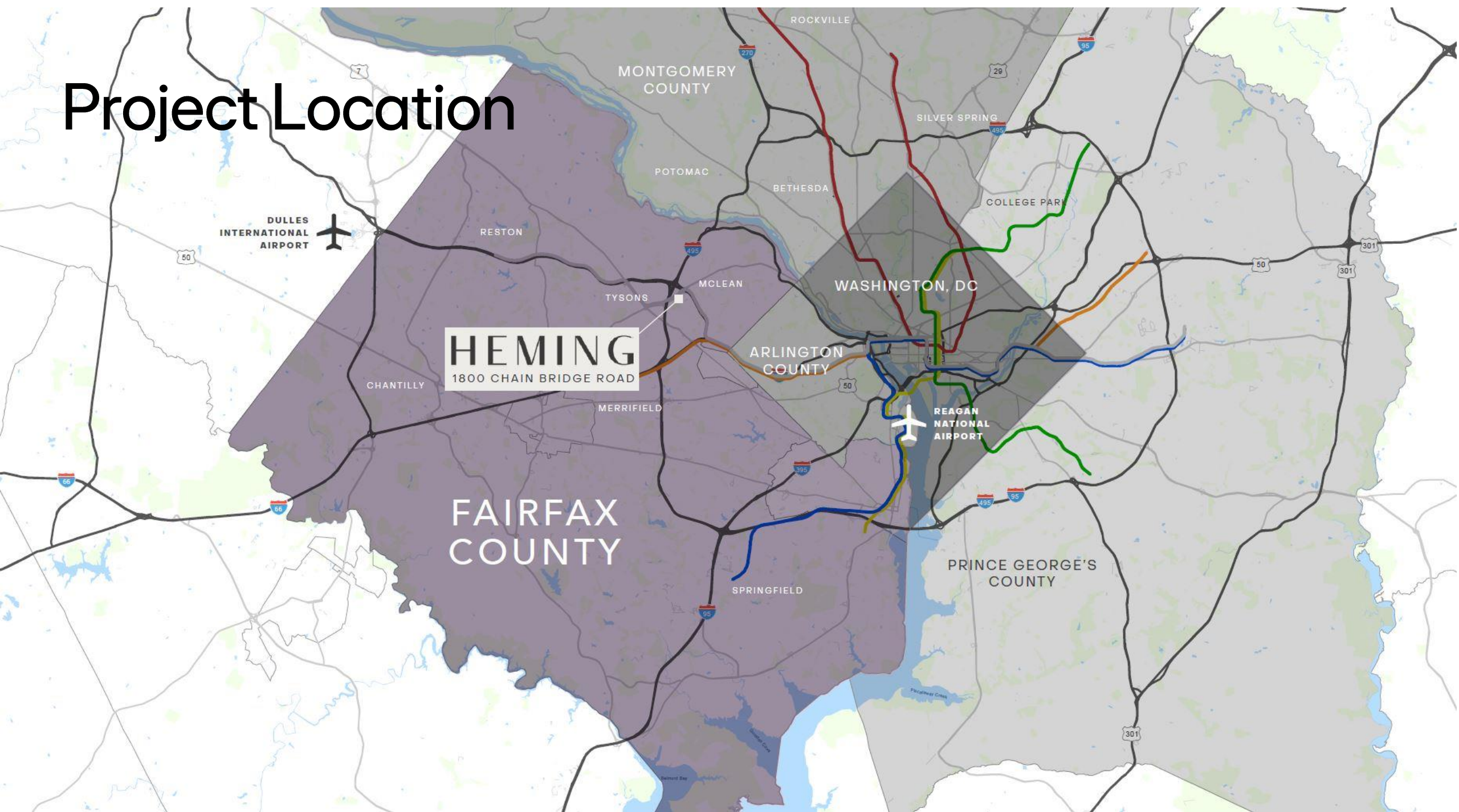
HEMING

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



Heming, Tysons, VA, USA

Project Location



THE



EIGHT



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 8th 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



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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)	\$35.5M
Lead Tenant	Undisclosed



The 8 Eight, Seattle, WA, USA

Project Location

Meydenbauer
Bay Park
5 minutes

Bellevue Collection
Retail Center
10 minutes

Bellevue
Downtown Park
15 minutes

108th Avenue
Bikeway

THE  EIGHT

SR-520
5 minutes

McCormick
Park
5 minutes

Ashwood
Playfield
2 minutes

Bellevue
Transit Center
5 minutes

Light Rail
Station 2023
8 minutes

I-405
2 minutes

SKANSKA

1550

ON THE GREEN

Houston, TX

1550 On The Green, Houston, TX, USA

1550

ON THE GREEN

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



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1550 On The Green, Houston, TX, USA

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Website



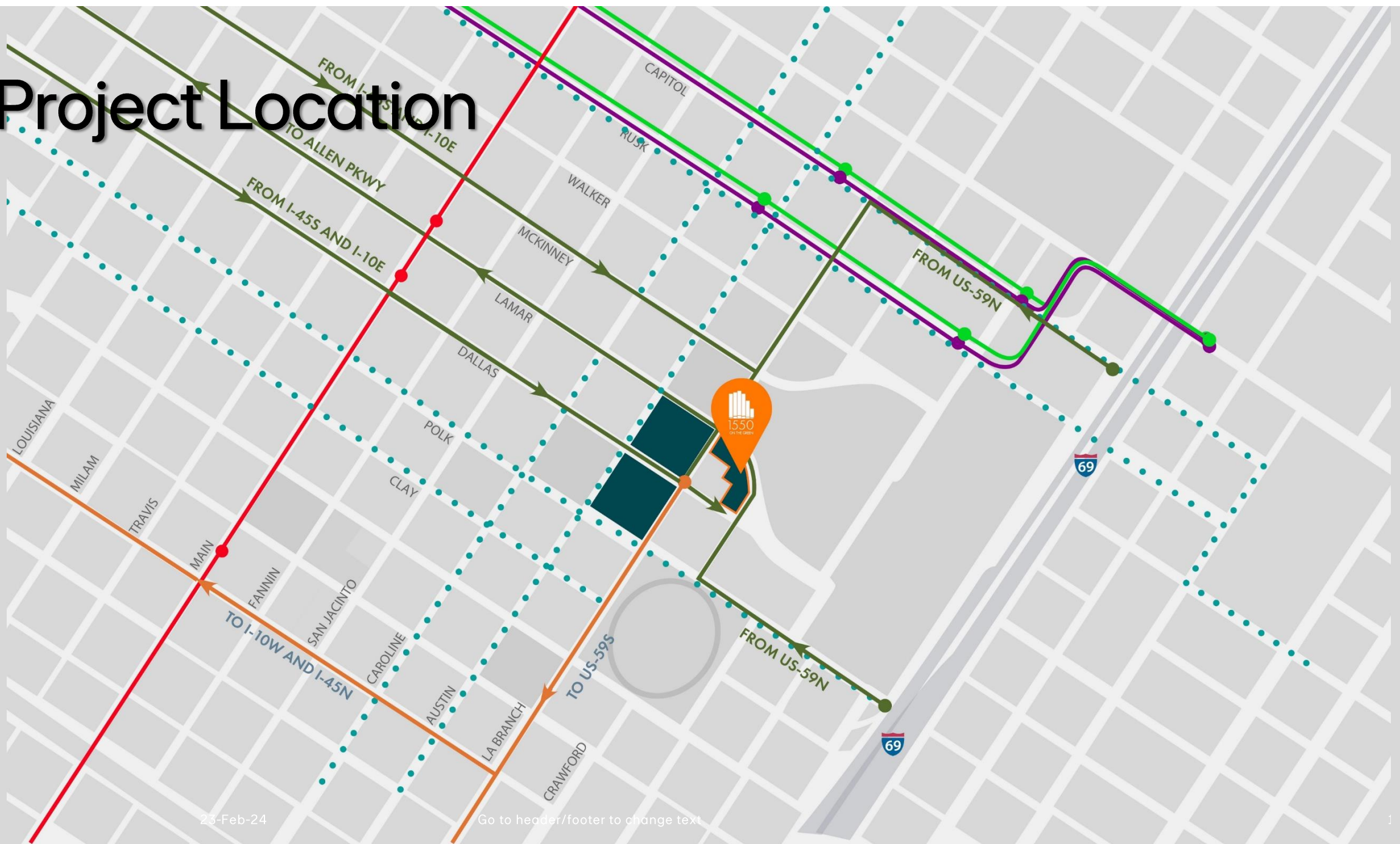
Video



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



Project Location





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



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Website



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



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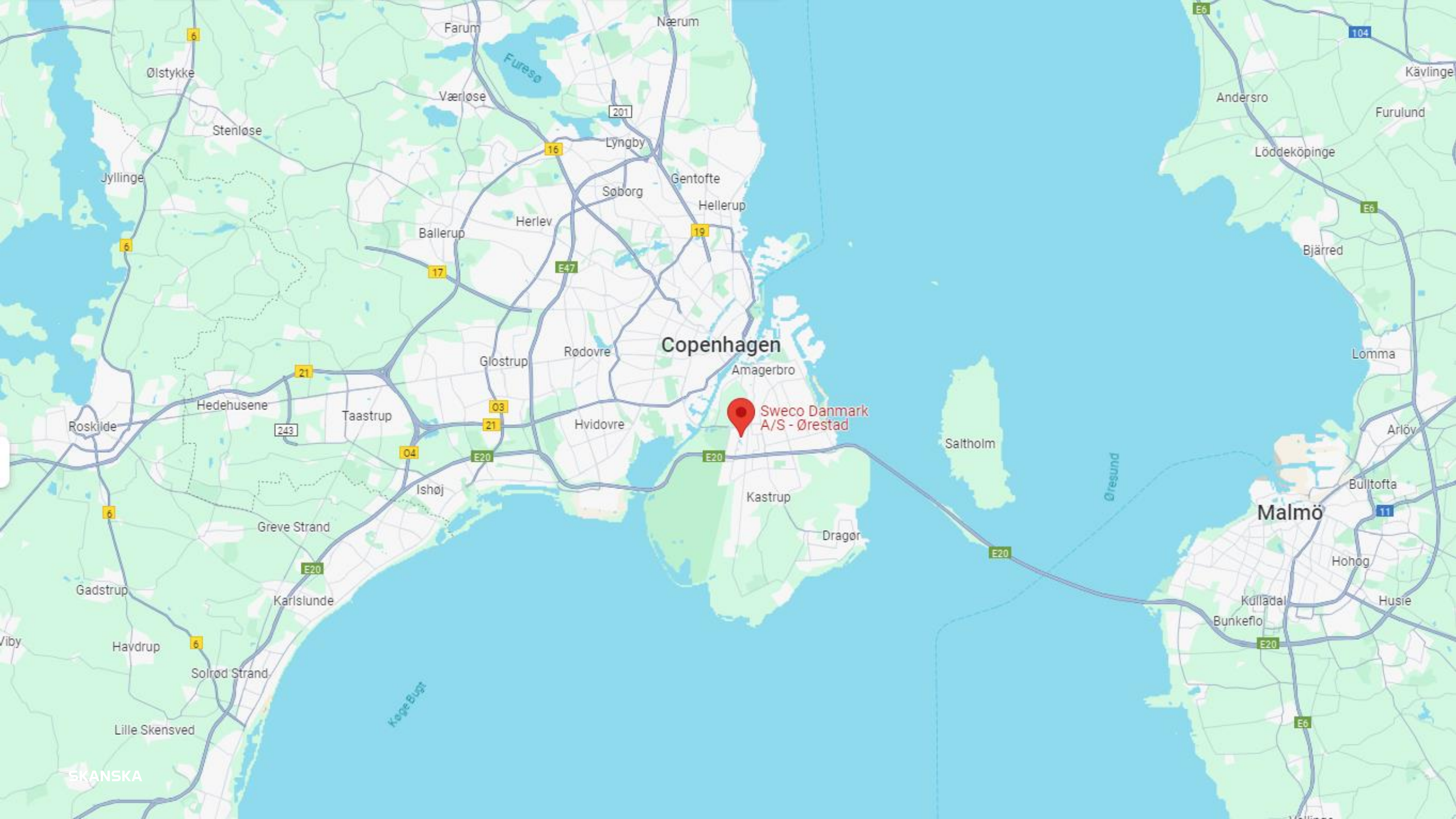
Website



Nest 45 – Ibis Styles

Area	6 141 SQM / 186 rooms
Delivery	2022
Occupancy	100%
Tenants	Ibis 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.





Copenhagen

Sweco Danmark
A/S - Ørestad

Malmö

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STUDIO

Where Work and Inspiration Unite
in Perfect Harmony

Warsaw, Poland

STUDIO

Project merging motivation, human-centric 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



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Website 

Movie 

STUDIO

Area (GLA) Phase 1 (bld. B)	18 415 SQM
Delivery 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
Wault* Per 01/2024	7,4 yrs

*5y assumed for vacant space in WAULT calculation

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City view



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2112 PENNSYLVANIA AVE

Washington, D.C.

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



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2112 Penn, Washington, D.C., USA

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Website



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



2112 Penn, Washington, D.C., USA

Project Location





parallel

Positive Energy All Day

Oslo, Norway

parallel

Parallell is an office building that focuses on the Employee's well-being. With well-thought-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



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Website

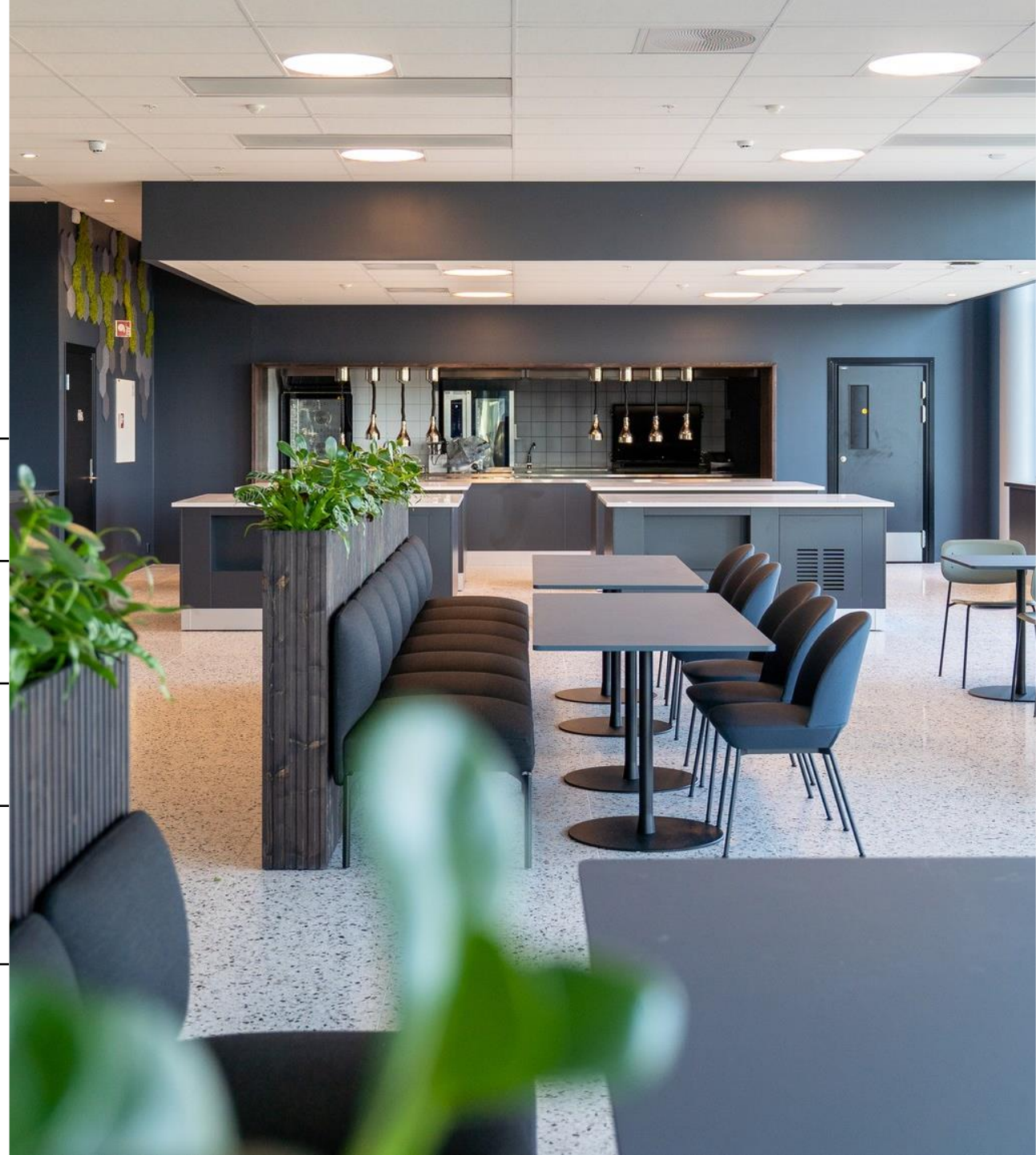


Movie



parallel

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



Økern T

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





180

Where Business Takes a 180-Degree Leap
into the Future!

Warsaw, Poland





Step into Puławska 180 Str., where innovation thrives in the city's vibrant business hub. A convergence for cutting-edge 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

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P180, Warsaw, Poland

Click to open:

360° view



Website



Movie



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
Wault* Per 01/2024	5,8 yrs

*5y assumed for vacant space in WAULT calculation



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SKANSKA

Core+

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CENTRUM POŁUDNIE

Where Innovation Meets Nature

Wroclaw, Poland



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



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Centrum Południe, Wrocław, Poland

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360° view



Website



Movie



Area (GLA) 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
Wault* Per 01/2024	9,8 yrs

*5y assumed for vacant space in WAULT calculation



City view



Legend

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- „Railway”
- 📷 Landmarks & Tourist attractions
- 🏟 Stadium & Sports Centers
- 🎓 University
- 🛍 Shopping Mall
- 🌲 Park



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google maps



/PÓRT/

Seven ways to live

Prague, Czech Republic



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)



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Port7 Prague, Czech Republic

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Website



Movie



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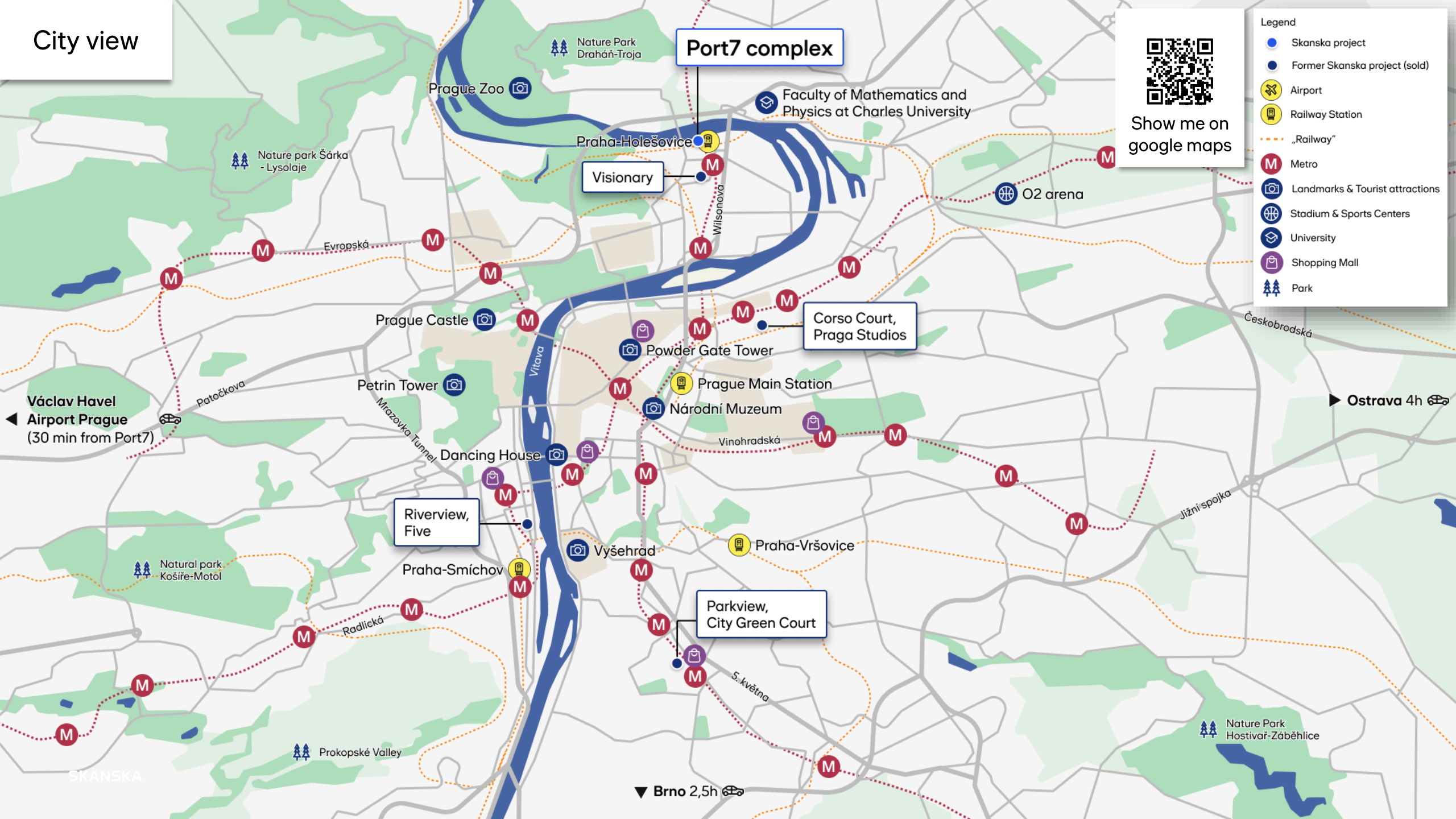
Area (GLA) A,D,E	30 800 SQM
Delivery	Q2 2023
Architect	DAM.archtekti
Current Occupancy	51% (total), Office - 100% (A) / 56% (D) / 59% (E)
Expected Occupancy (2024)	Q1 63%
NOI (forecasted)	7,2 MEUR
Tenants	Full Bld. A: Vigo Investments; Bld. D: Manta Tools, Wilkov; Bld. E: OCP, Scott & Weber, Mazars,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

* 5y assumed for vacant space in WAULT calculation

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City view



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Core+

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EQUILIBRIUM

BUILT TO INSPIRE

Where Green Living Meets Urban Luxury

Bucharest, Romania



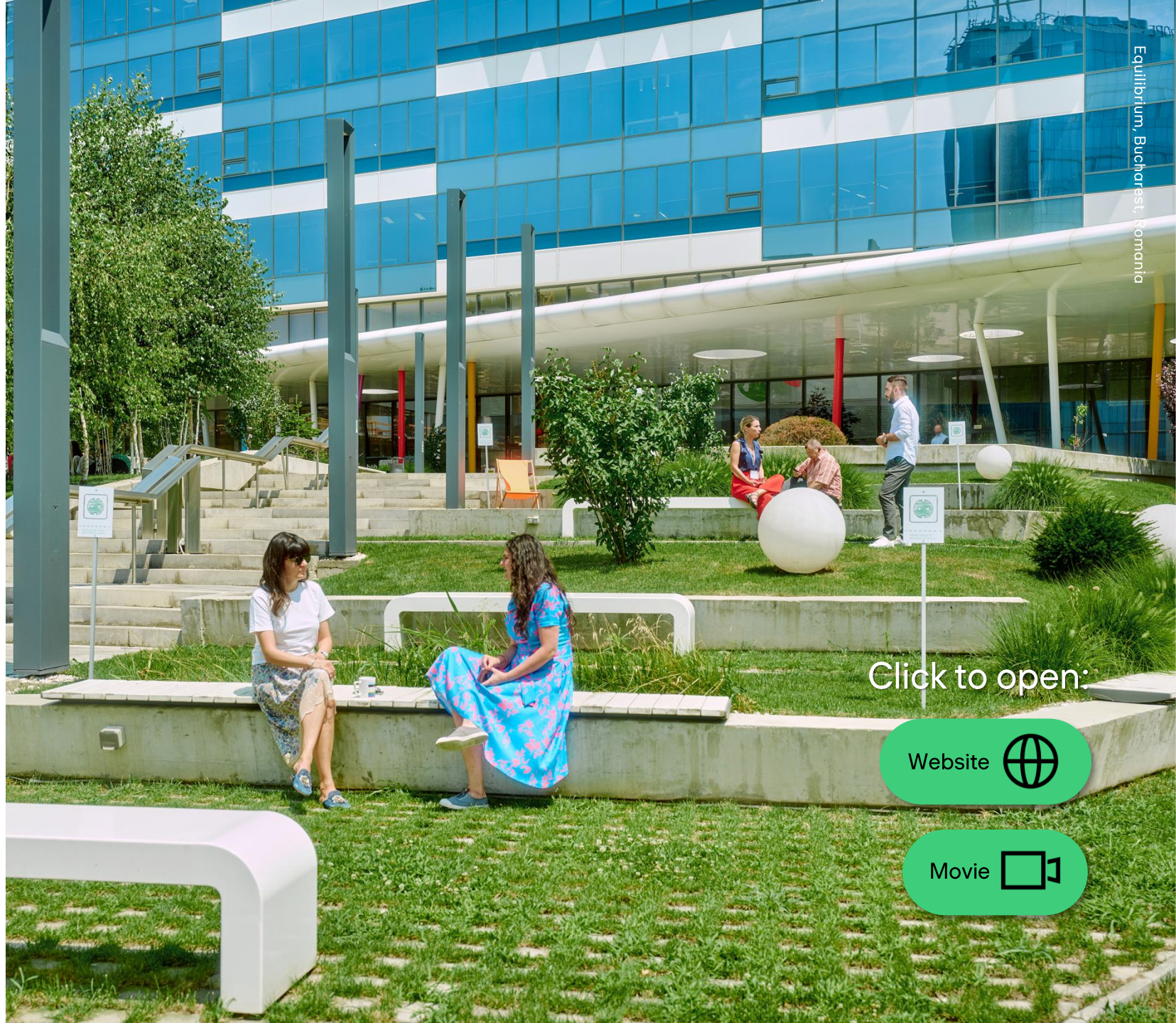
Where work finds its balance. A realm of innovation, community, and comfort, fostering success through harmony. Unveil your potential in a vibrant urban haven, where walls dissolve into connections, and green spaces fuel inspiration. Elevate your work-life adventure with us.

ESG highlight:

Net Zero Carbon Pre-certification



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Equilibrium, Bucharest, Romania

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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	4,31 (EQ1); 5,00 (EQ2)

* 5y assumed for vacant space in WAULT calculation



City view



Legend

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google maps





*Kaupunki
alkaa tästä*

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



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M117, Helsinki, Finland

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Movie





*Kaupunki
alkaa tästä*

Leasable area (GLA)	7,395 SQM
Delivery	2012, interiors renovated in 2020
Current Occupancy	64%

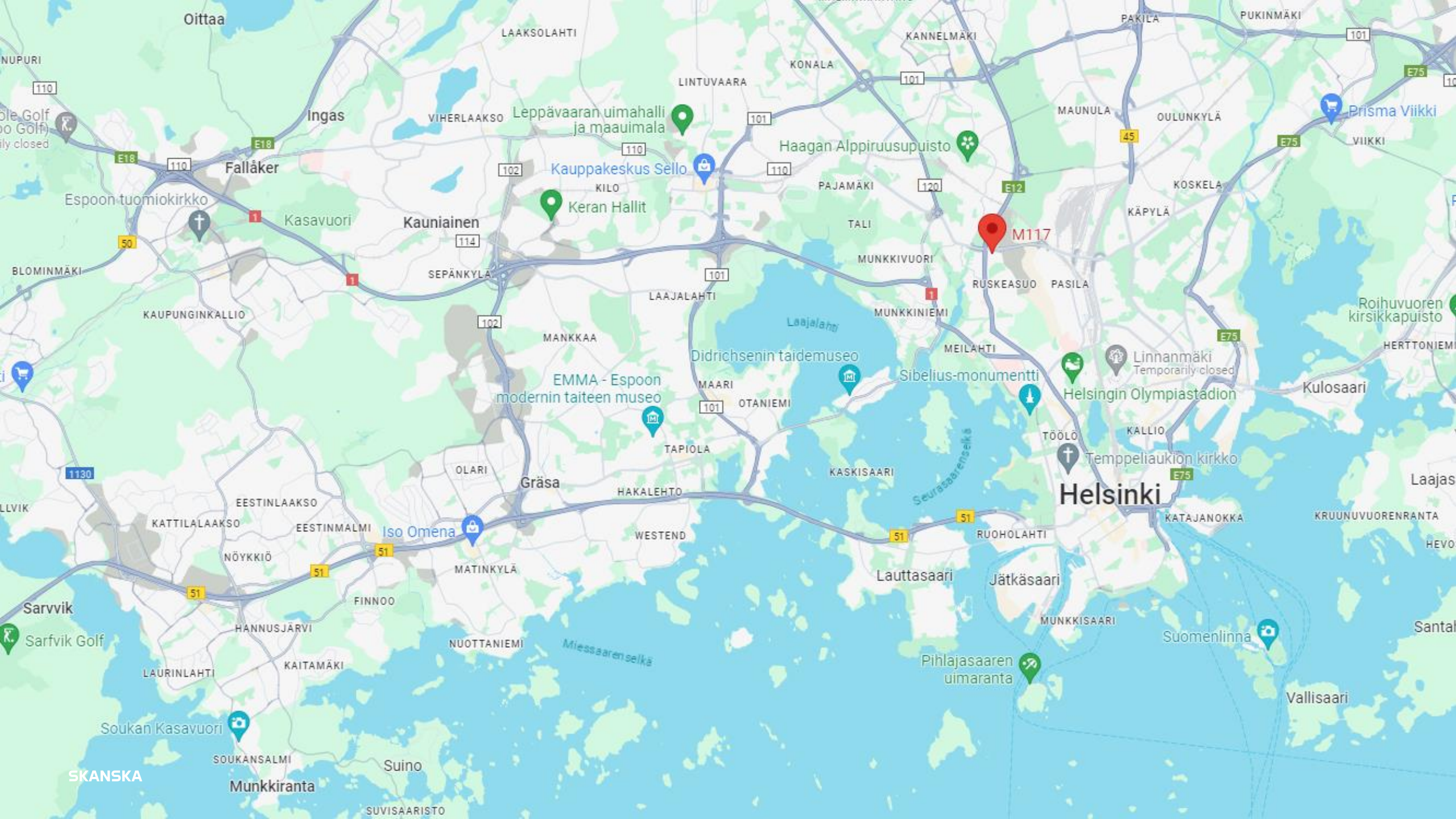
Kiinteistö Oy Helsingin Neptun

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**





BR/MA MIASTA

Open to people



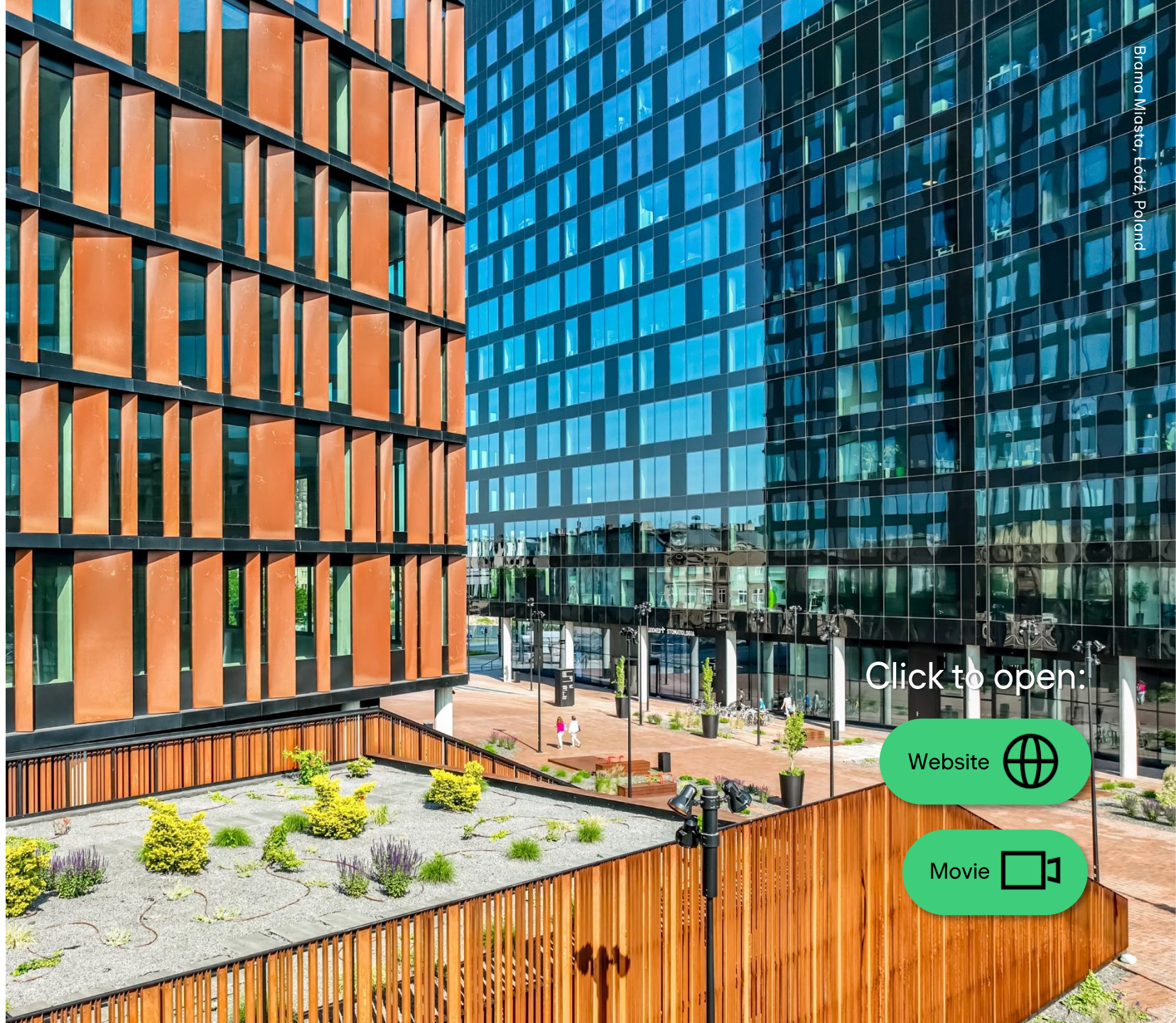
Introducing Brama Miasta, where dreams transcend reality. A mesmerizing office investment in Łódź, where Corten's facade beckons travelers. Embracing the New Centre's essence, it redefines space for all. Join us in this enchanting landscape, as we build a vibrant future connected by train and underground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

ESG highlight:

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



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Brama Miasta, Łódź, Poland

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Website



Movie

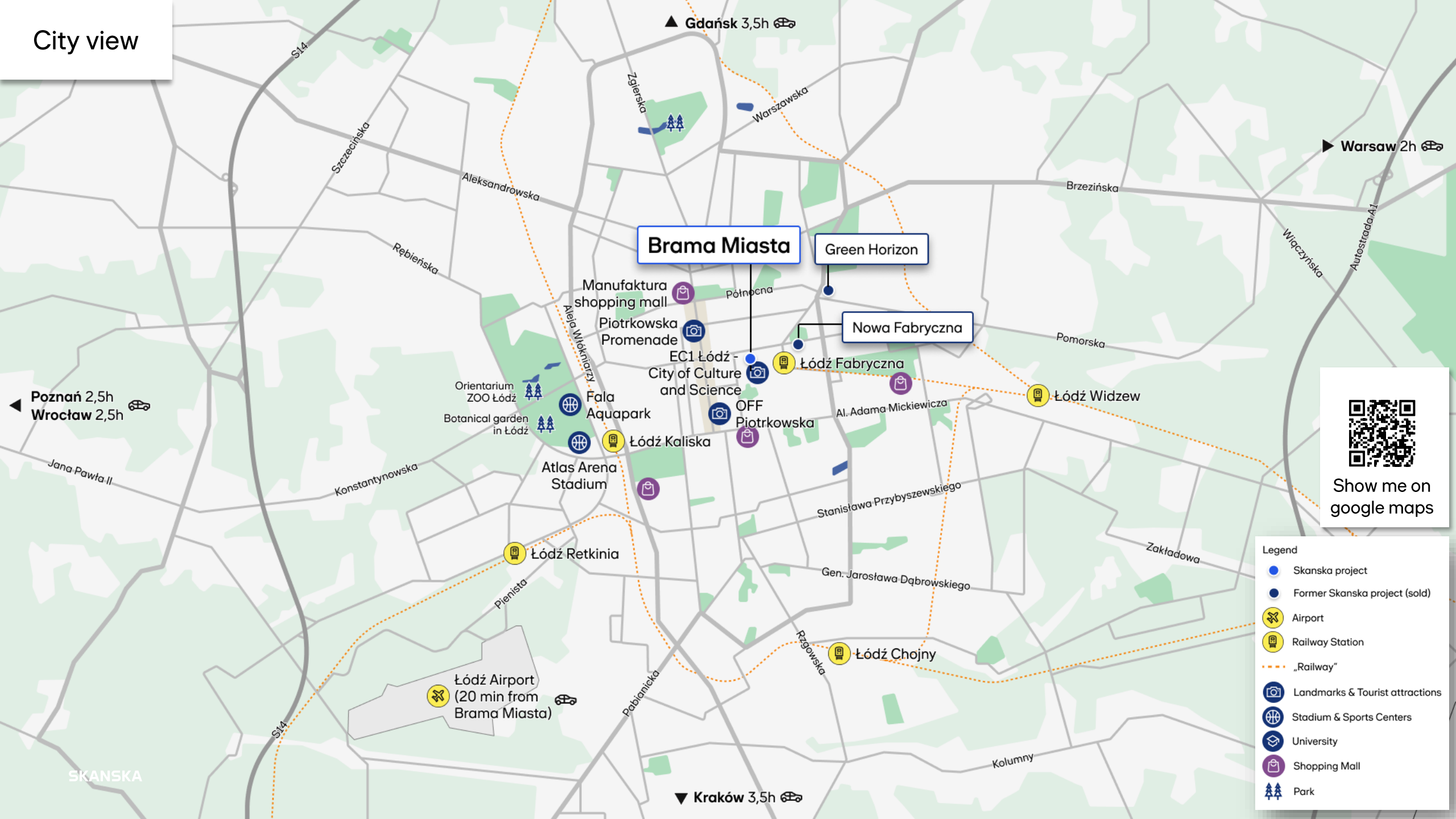


Area (GLA)	44 085 SQM (A – 14 540, B – 29 545)
Delivery	A – Q2 2020, B – Q2 2019
Architect	Medusa Group
Current Occupancy	Total: 39% A – Ongoing, B – 58%
Expected occupancy (2024)	B: Q2 – 68%, Q3 – 71%, Q4 – 75% A: After finishing phase 1
NOI (fully leased)	Total: 7,88 MEUR A - 2,52 MEUR, B - 5,36 MEUR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

*5y assumed for vacant space in WAULT calculation



City view



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Opportunistic →
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BE ON THE WAVE

wave

A New Era in Tri-City Workspaces

Gdansk, Poland



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



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Wave, Gdańsk, Poland

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Website



Movie



Area (GLA) 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
Wault* Per 01/2024	5,1 yrs

*5y assumed for vacant space in WAULT calculation



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Thank you

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