

SKANSKA

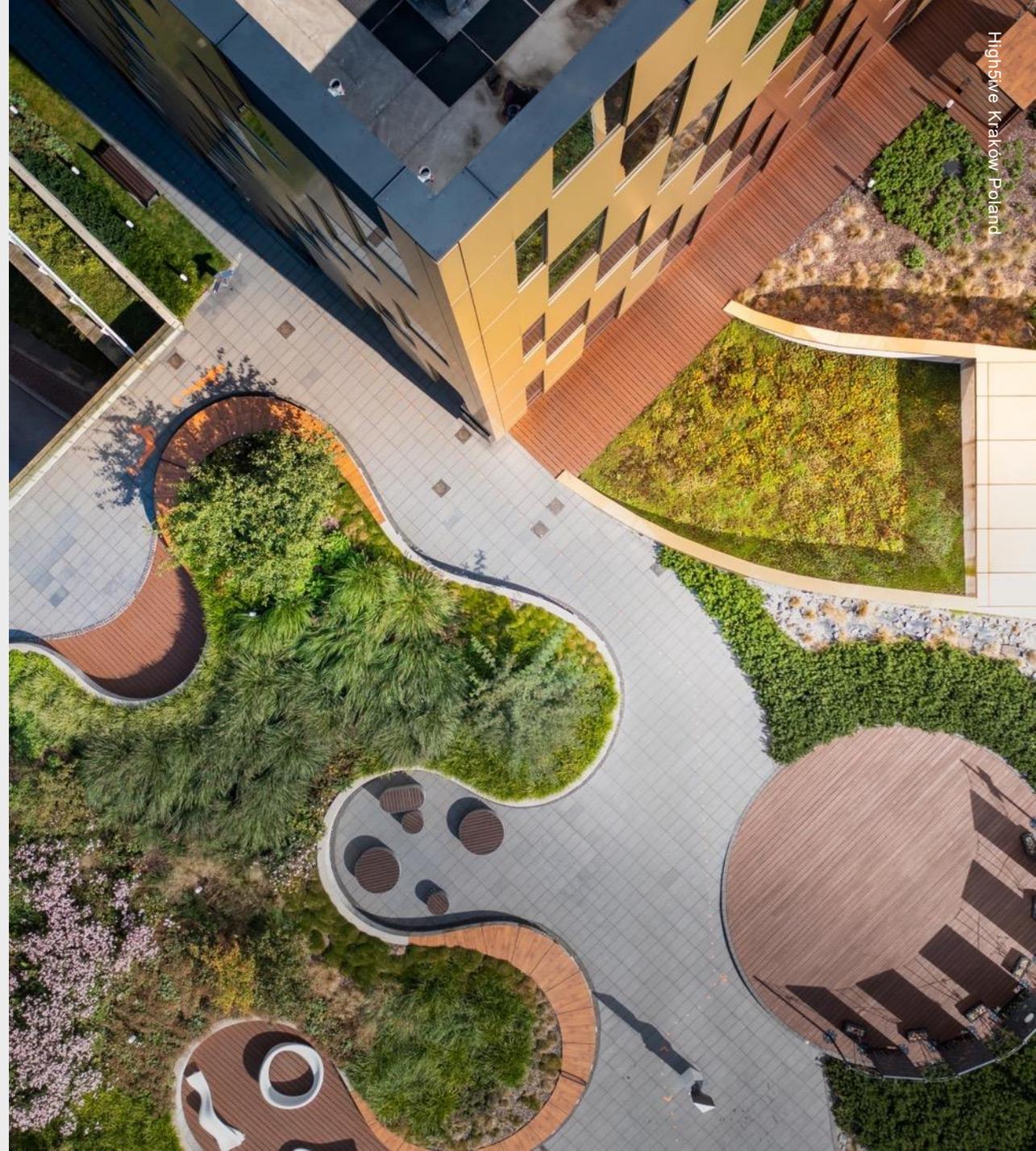
# Skanska

## Global – Local – Pasila

Tuomas Heiska  
Project Manager, Skanska CDF Oy



We use knowledge  
and foresight to  
shape the  
way people live,  
work  
and connect



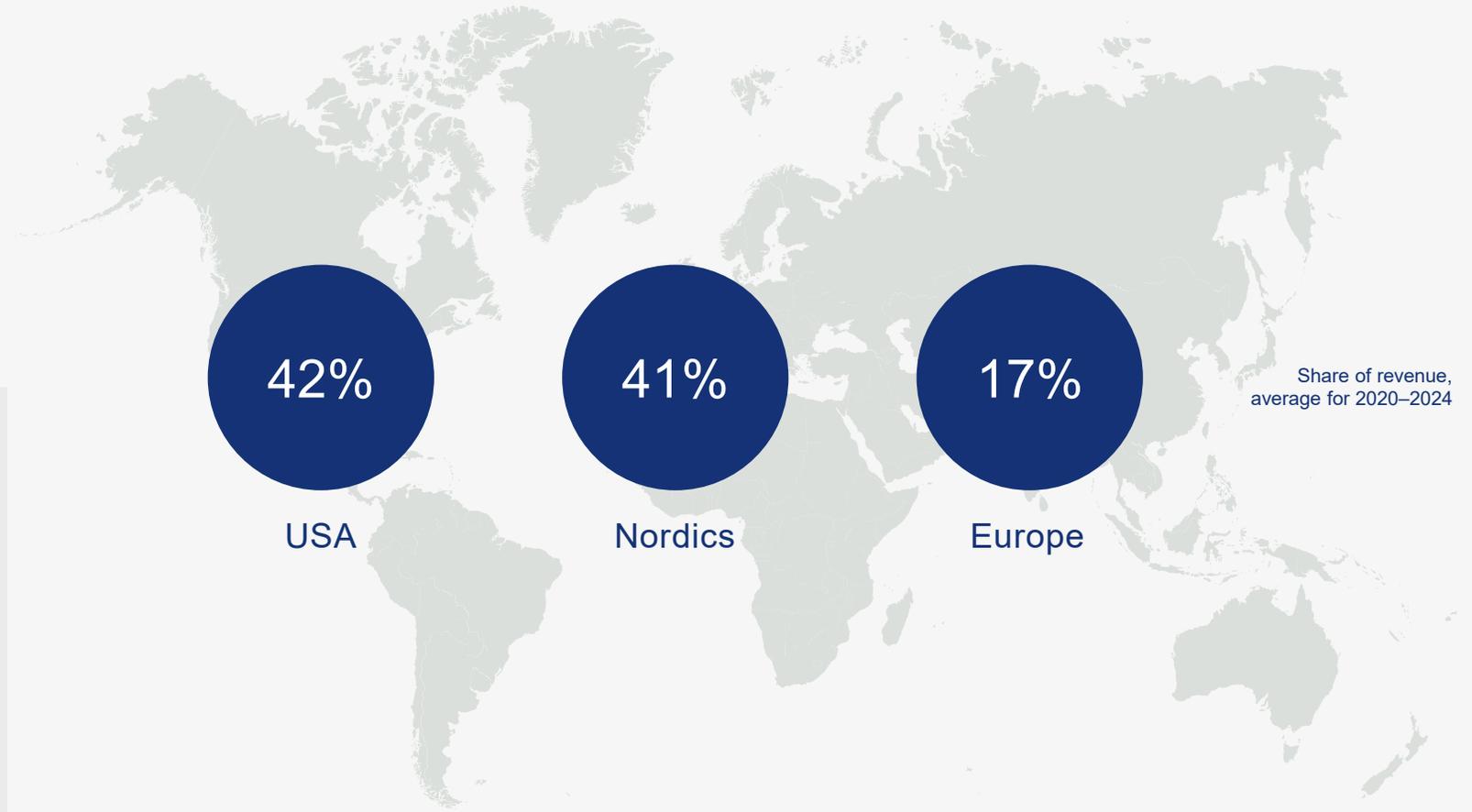
# Skanska in brief

139 years in the business

One of the world's leading project development and construction groups



SKANSKA



Number of employees

26,300

2024 revenue of EUR

15,0 bn

# Purpose and values are our foundation

**Care for life**  
Protecting people  
and planet

**Act ethically  
and transparently**  
Being a role model

**Be better together**  
Teaming up

**Commit to  
customers**  
Having a customer  
-first mindset

We build for a better society



# Toward a carbon-free future

CO<sub>2</sub>  
→ 0



SCIENCE  
BASED  
TARGETS

Skanska has set a Group target of achieving **net-zero carbon emissions by 2045**, with a 50 percent reduction by 2030.



# Our business streams

Construction

Residential  
Development

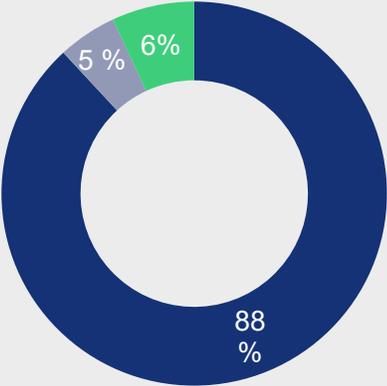
Commercial Property  
Development

Investment  
Properties

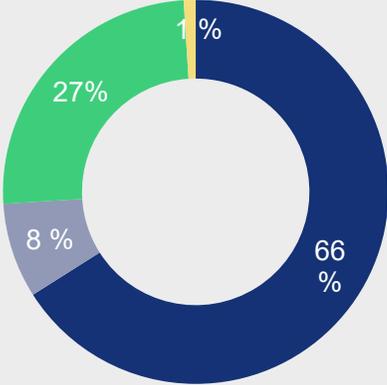


Well diversified

Revenue



EBIT



% of total 2020-2024 average

- Construction
- Residential Development
- Commercial Property Development
- Investment Properties

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# Commercial Development



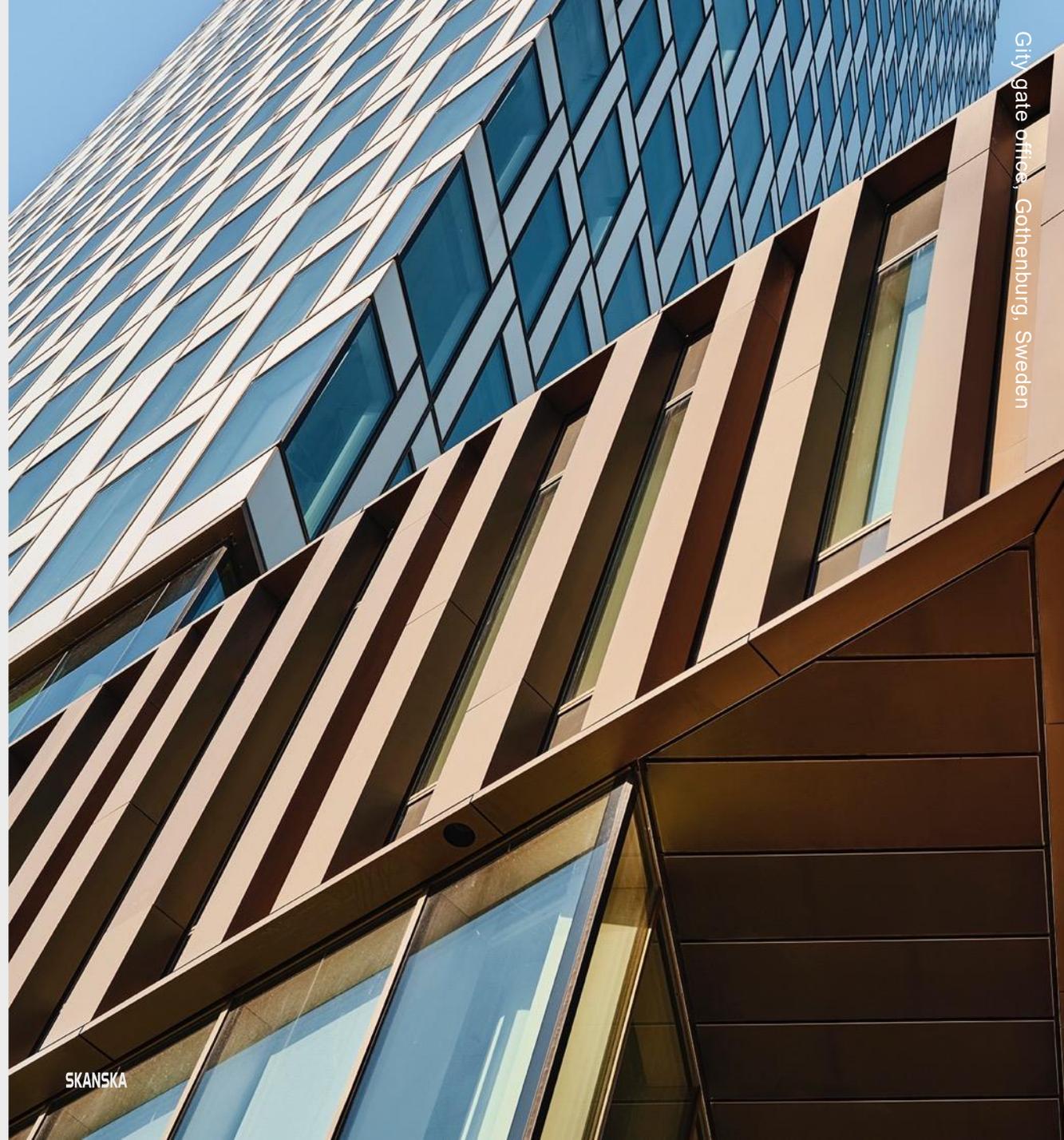
# What we do

We plan, build, lease and sell high-quality workplaces, headquarters, retail centers, commercial spaces and logistics facilities for enterprises in parts of Europe and the USA. We also help construct multi-family apartment buildings in some markets.



# We strive for delivering outstanding results

- Self-financed
- Sustainable
- Well-functioning and innovative solutions
- Local development experts
- World class construction teams
- Paying attention to the needs of people, tenants, clients and employees



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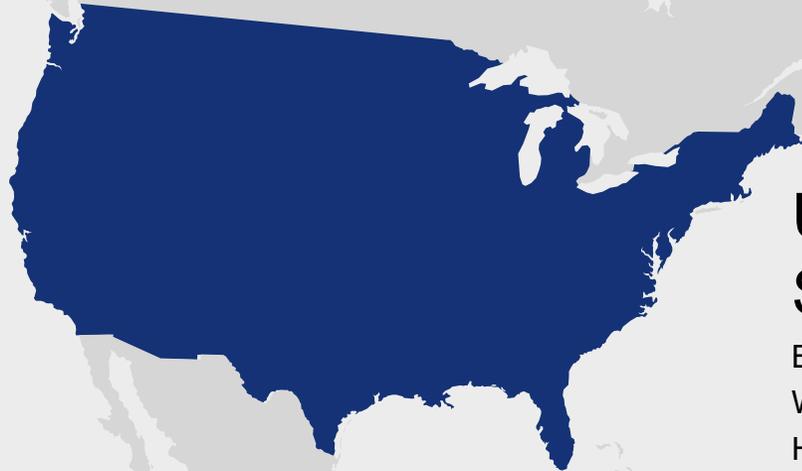
Global reach,  
Scandinavian roots,  
local stories

## Nordics

Stockholm  
Malmö  
Copenhagen  
Gothenburg  
Oslo  
Helsinki

## Central Europe

Warsaw  
Wroclaw  
Prague  
Poznan  
Katowice  
Cracow  
Lodz  
Tricity  
Budapest  
Bucharest



## United States

Boston  
Washington D. C.  
Houston  
Seattle

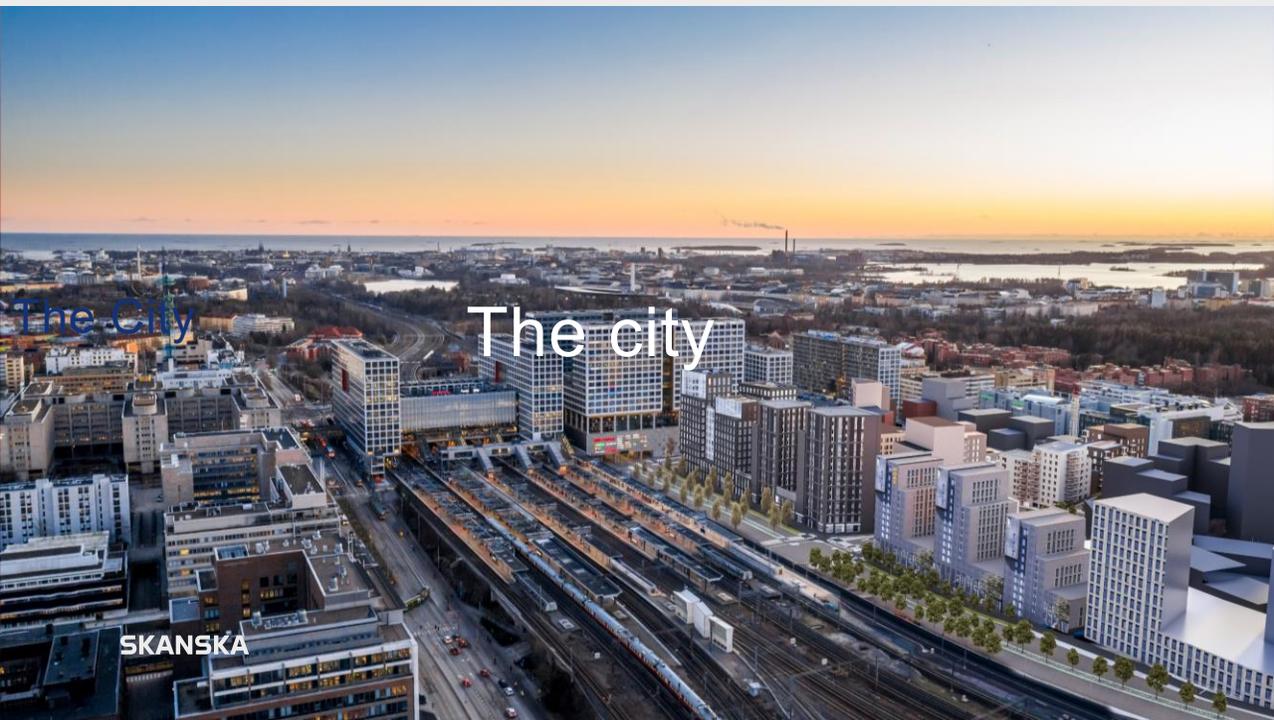
■ Commercial Development

■ Construction

# Our customers



Tenants

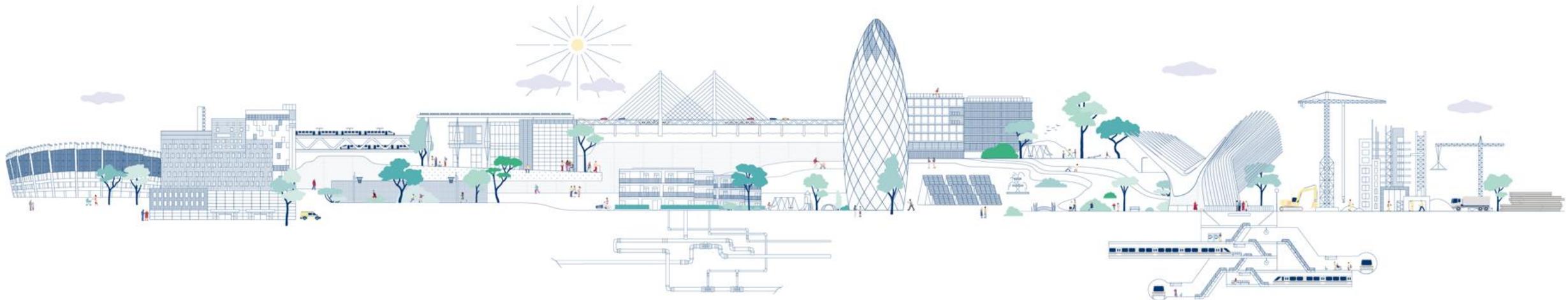
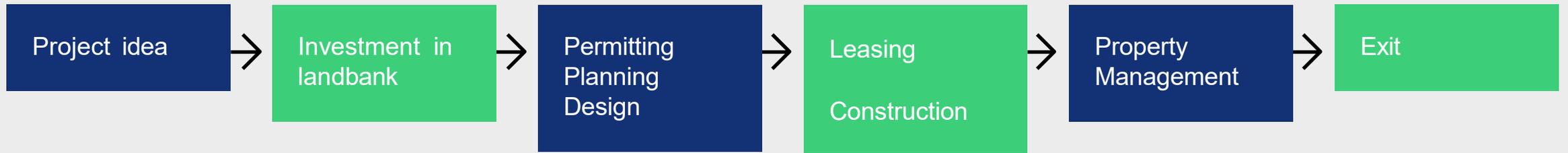


The city



Investors

# Creating value in Commercial Property Development



To date, we've developed over 4,7 million square meters of space across the globe, using our knowledge and foresight to deliver sustainable, inclusive design solutions we can be proud of.

Commercial Development in Skanska



An aerial photograph of a city at sunset. On the left, a tall, modern skyscraper with a grid of windows is visible. The sun is low on the horizon, casting a golden glow over the city and a large body of water in the middle ground. In the foreground, there are elevated roads and a curved building. The sky is a mix of orange and blue.

# Commercial Development Nordic



Offices  
Nordics



Logistic  
facilities  
Sweden



Multifamily  
residential  
Denmark & Sweden



Hotels  
Denmark

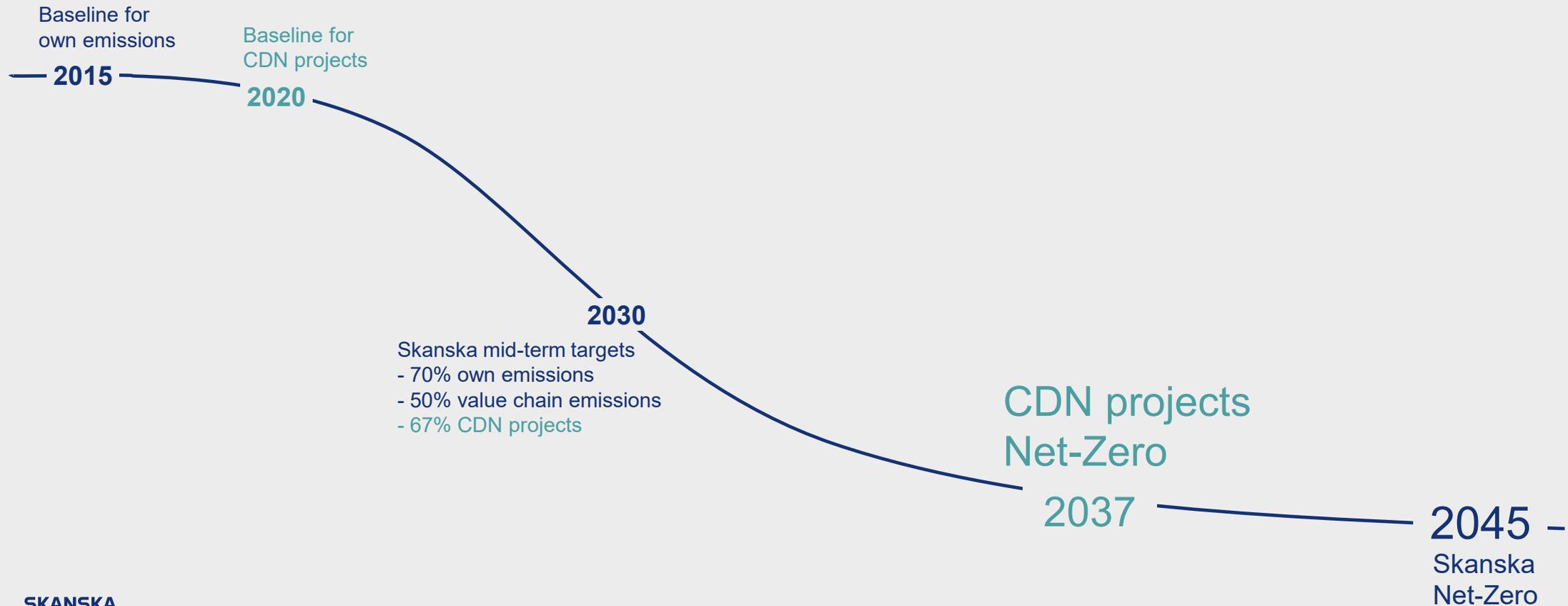
A high-angle photograph of a rooftop garden. The garden is densely packed with various green plants and flowers. In the foreground, there is a curved wooden deck with a black metal railing. The railing has a curved top and is supported by black posts. The deck is made of light-colored wood planks. The garden is bordered by a wooden wall on the right side. The overall scene is bright and green, suggesting a well-maintained urban garden.

“Contributing to the Skanska target of Net Zero carbon emissions by 2045, our own projects are reaching for Net Zero already by 2037.”

Jan Odelstam  
Business Unit President. Skanska Commercial Development Nordic

# Our journey towards Net Zero

For a project to reach **Net Zero** means cutting carbon emissions to as close to zero as possible, with any remaining emissions (maximum 10%) to be neutralized.



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# Commercial Development Finland

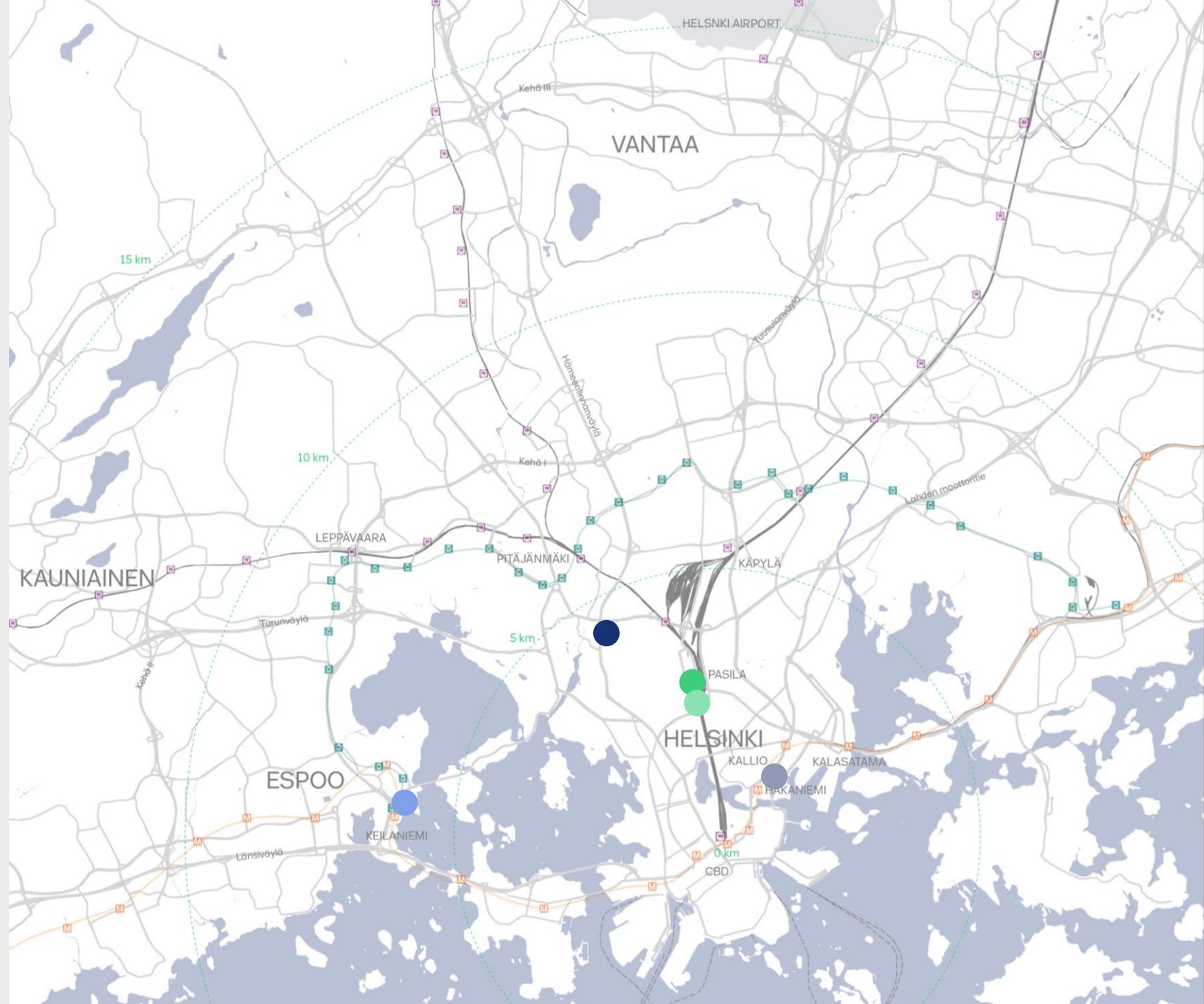
# Commercial Development Finland

- Established in 2007
- Presence in the Helsinki Metropolitan Area
- Focus on office buildings
- Completed 6 buildings with over 63,000 sqm
- Aspiration: one of the leading office developer in Helsinki Metropolitan Area
- Develop at least 10.000 sqm new office space annually



# Current projects

- M117, Ruskeasuo
- Firdo, Pasila
- Aspnäs, Kallio/Hakaniemi
- Fööri, Keilaniemi
- Ääri, Pasila



# Current projects



## M117

Ruskeasuo  
7 300 sqm  
LEED Platinum  
WELL Gold  
Completed 2012  
Redesigned 2020



## Firdo

Pasila  
Helsinki  
15 000 sqm  
LEED  
WELL  
Under construction  
Completion Q2/2027



## Fööri

Keilaniemi  
Espoo  
24 000 sqm  
LEED  
WELL  
Valid zoning  
Start 2026 (est.)



## Ääri

Pasila  
Helsinki  
36 000 sqm  
LEED  
WELL  
Valid zoning  
Start 2027-28 (est.)



## Aspnäs

Kallio  
Helsinki  
16 500 sqm  
LEED  
WELL  
Valid zoning  
Start 2028 (est.)

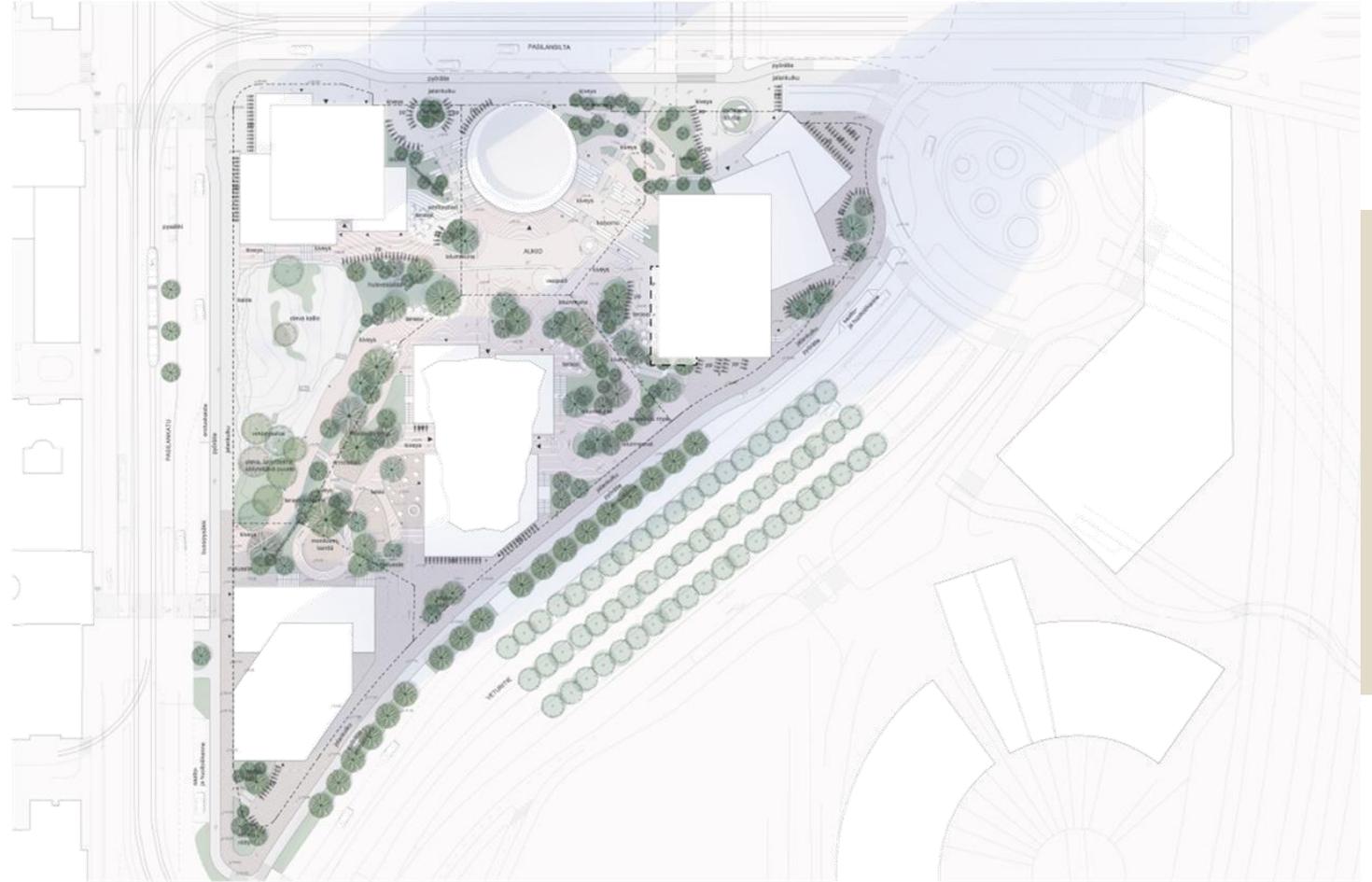
# Etelä-Pasila

Pasila is transforming into a vibrant hub where new workplaces, homes, and services come together in a dynamic urban setting



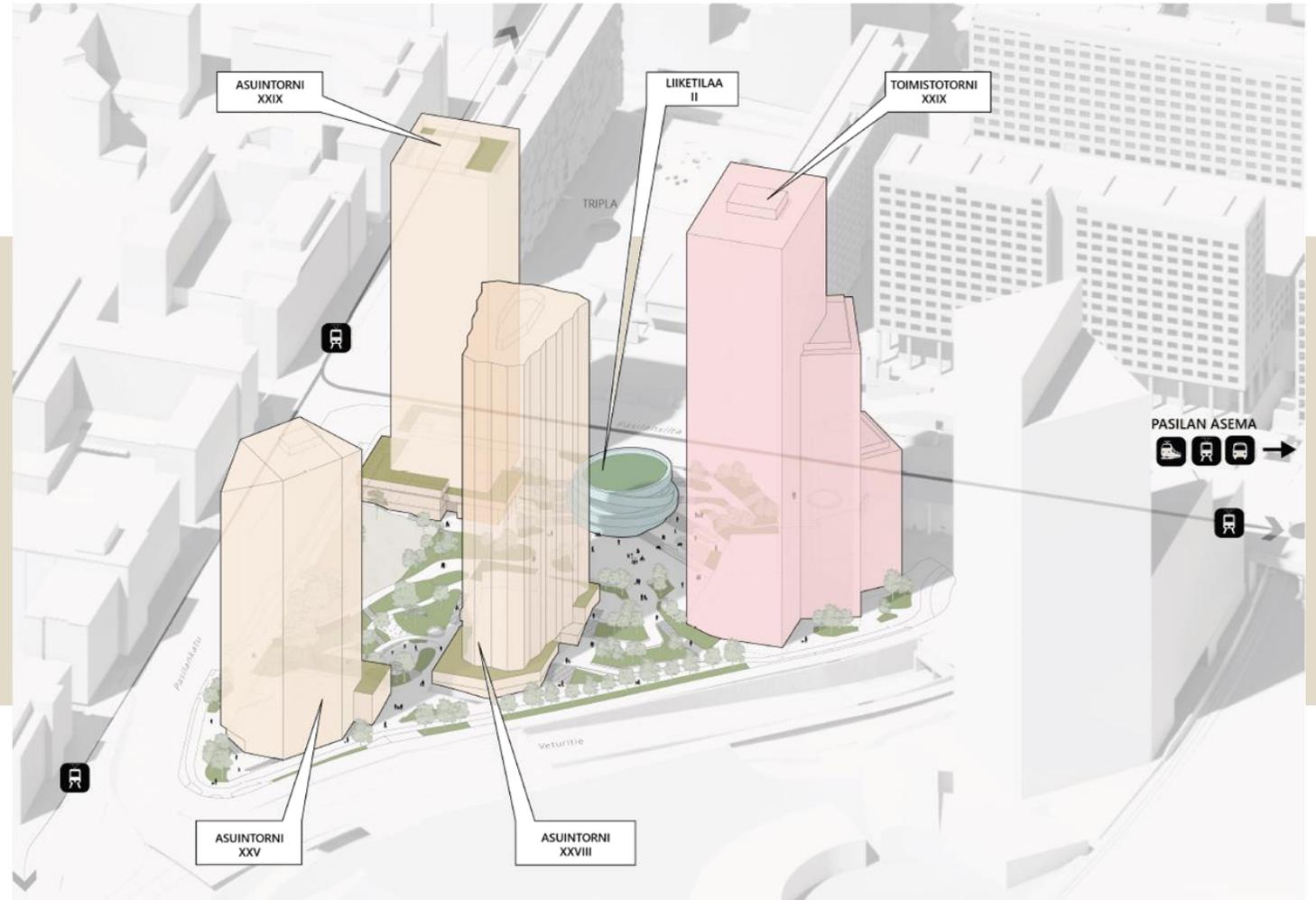
# Etelä- Pasila

## MASTERPLAN



# Etelä- Pasila

## MASTERPLAN Tower functions



# Etelä- Pasila



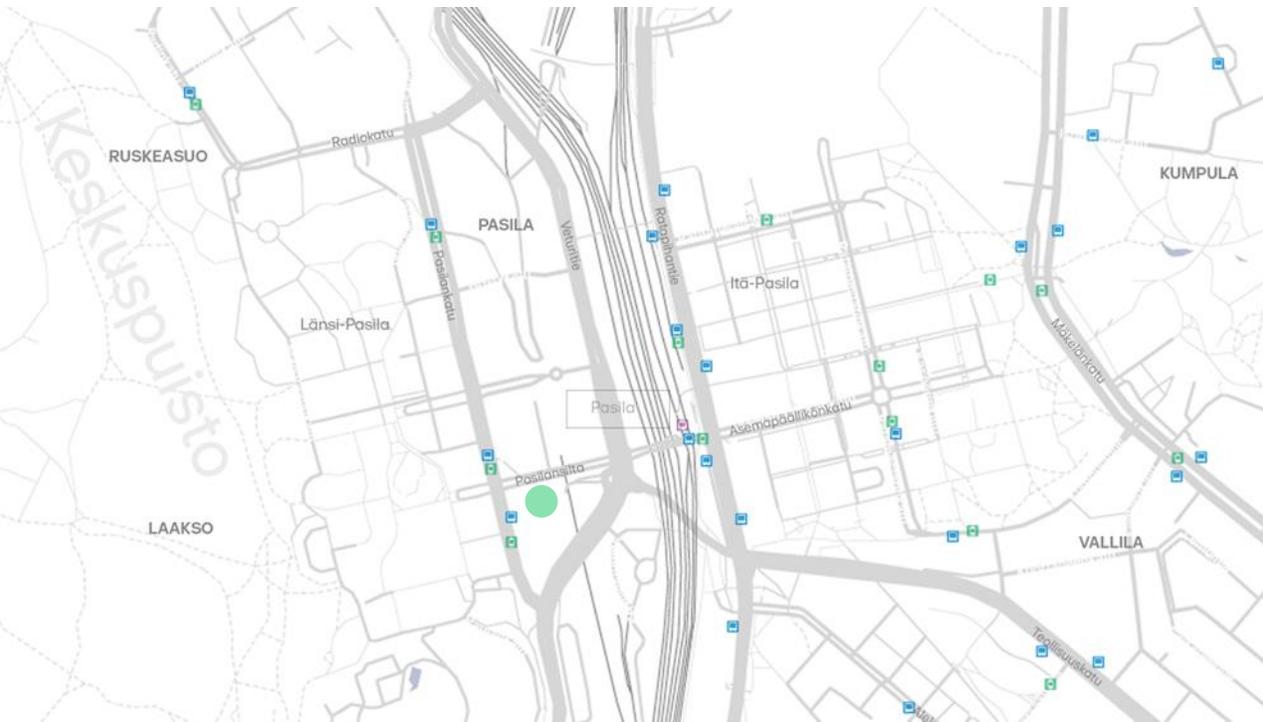
Etelä-  
Pasila



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# Ääri, Helsinki

Unique landmark located in the heart of Helsinki.  
The most accessible location in Finland with direct  
entry to the services of the adjacent Mall of Tripla.





Tornikuja, 00520 Helsinki  
**Office and Commercial**

**Valid zoning**

**Size:** 36 000 sqm

**Floors:** 29+ and 1 underground

**Estimated construction:** 2027/28 – 2031/32

**Architect:** ALA Architects

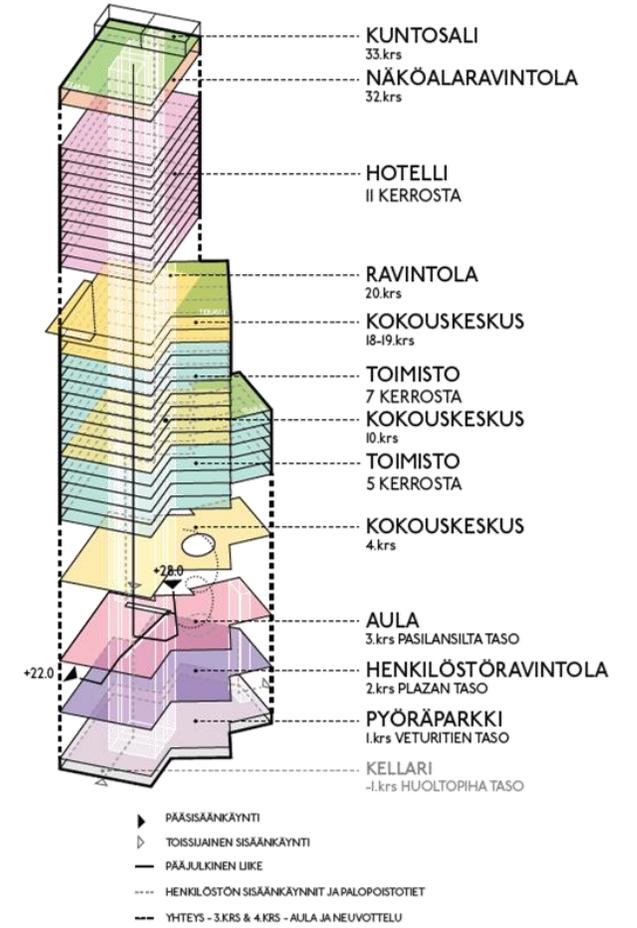
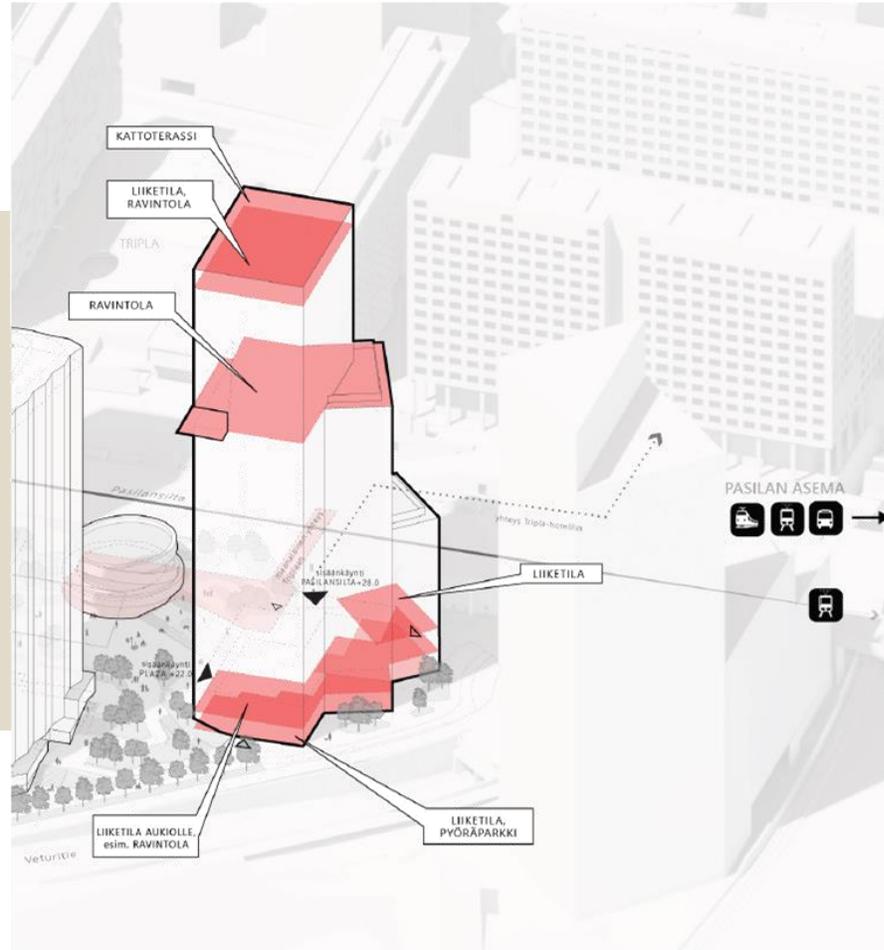
We aim for **LEED** Platinum and **WELL** Gold

**SKANSKA**

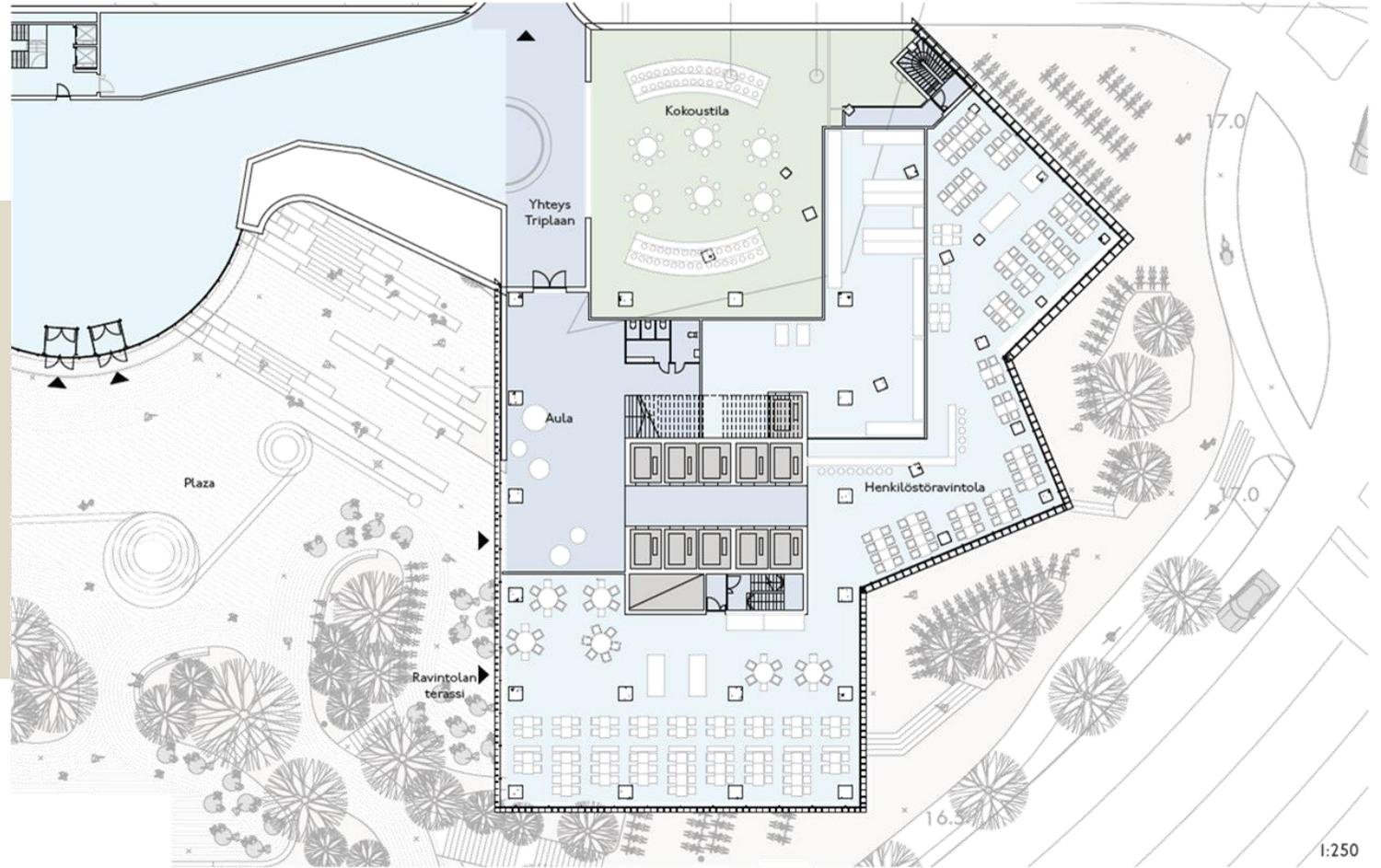


# ÄÄRI TOWER

Services and functions

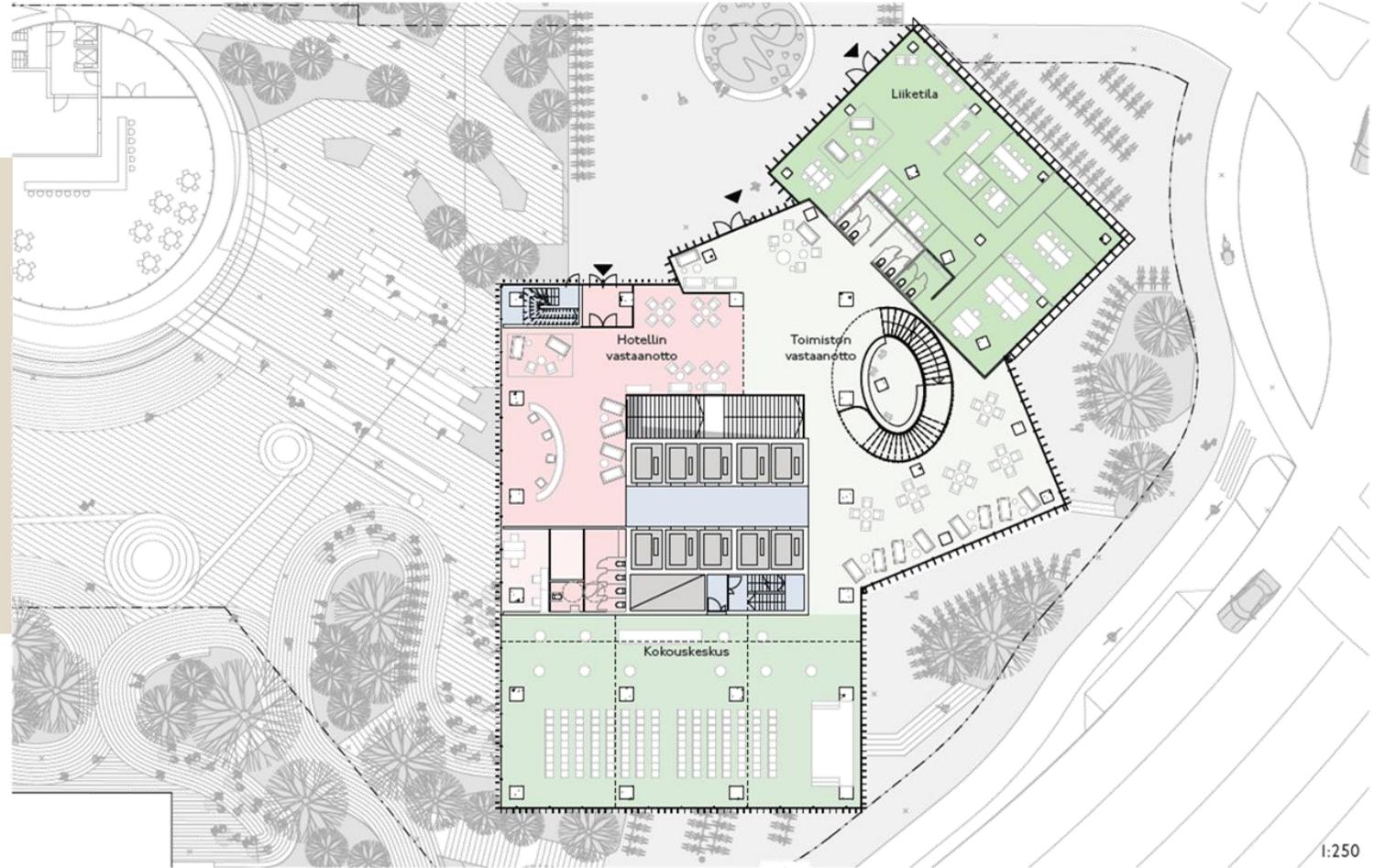


PLAZA  
2nd floor  
Connection to Tripla



# PASILAN SILTA

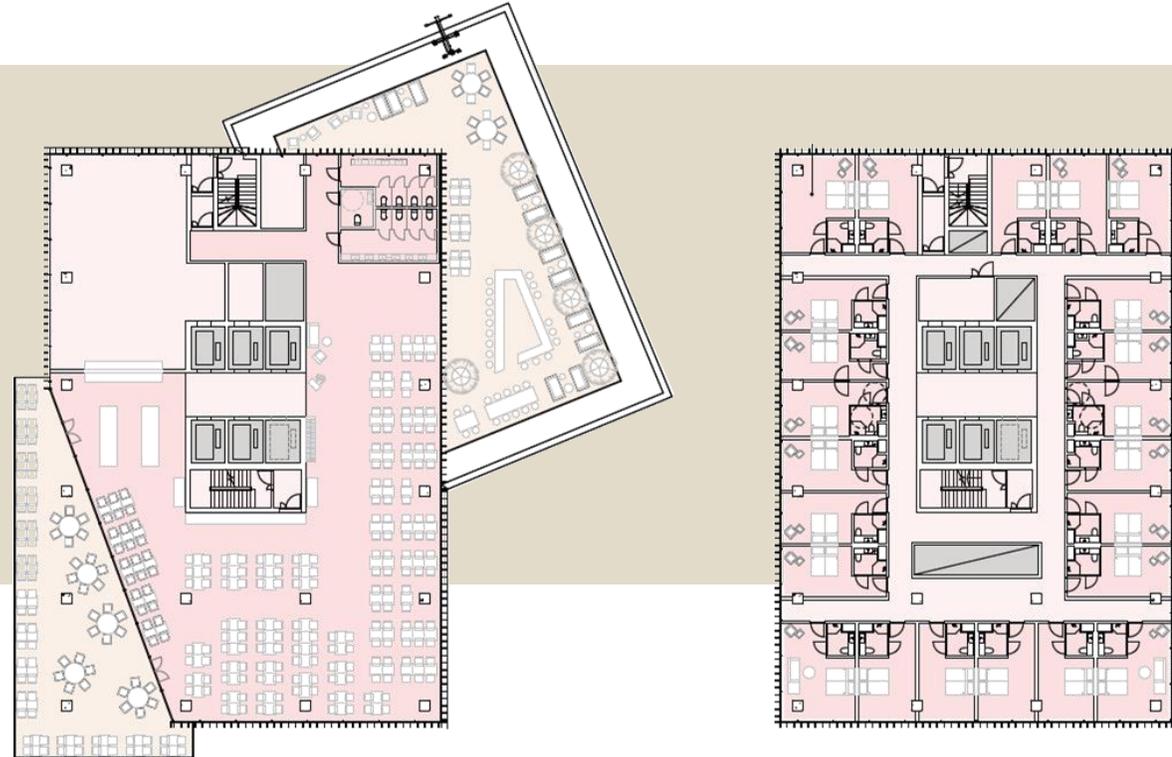
3rd floor  
Main entrance



Flexible office  
layout  
1.250-1.450 sqm



# Restaurant and hotel layout



Restaurant



Sky bar concept



Thank you