



Pohjola Rakennus Oy Suomi

WE CREATE NEW COMFORT ZONES

About Us

- Pohjola Rakennus Oy Suomi was founded in 1989 and is a steadily growing Finnish family-owned development and construction company
- We were among the first to take project-led contract work as our business model. Currently we are best known for our regional planning and property development.
- Our main focus is on residential construction
- We operate in six cities in Finland:
 - Helsinki
 - Tampere
 - Turku
 - Jyväskylä
 - Kuopio
 - Oulu
- Currently we employ approx. 200 people

Mission, Vision and Strategy

Mission

Developer of the best neighbourhoods

Values

Customer satisfaction

Profitability

Professional personnel

Joy of work

Vision

To build the best new home for our customer

Strategy 2020 – 2022

Living

- Reasonably-priced and high quality apartments
- Focus in growing cities and areas
- Our current landbank enables us to grow an estimated pace of 130 000 floor m² per year

Customer

- Our aim is to develop customer experience further
- Our target is a happy customer in his/her dream home
- We will develop customer service in our shops and web pages

Cost Control

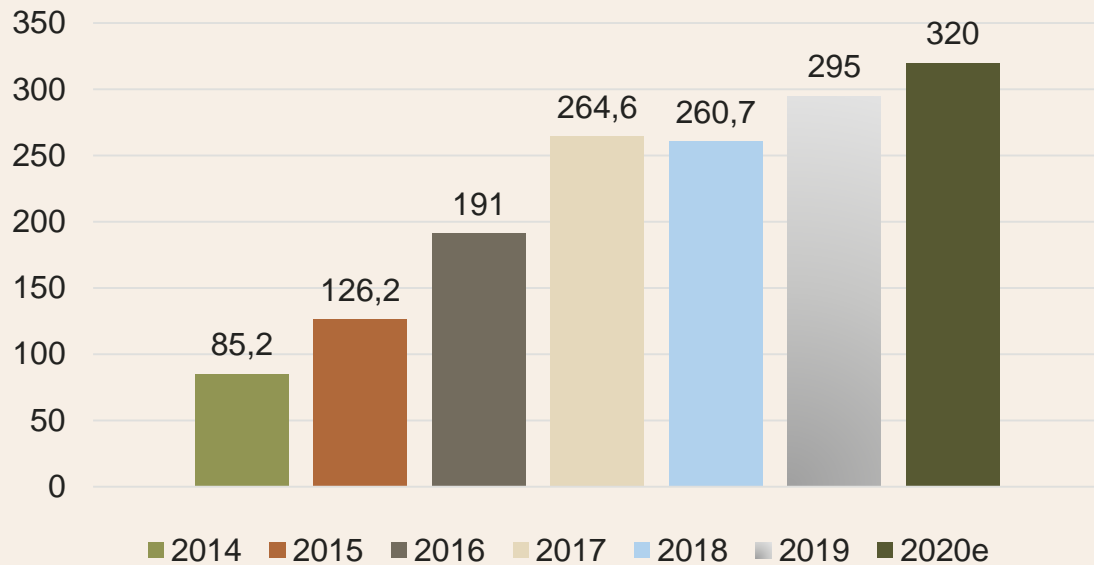
- Comprehensive project planning
- Carefully selected partners
- Focused and strict project management
- Focused purchasing

Pohjola in Figures

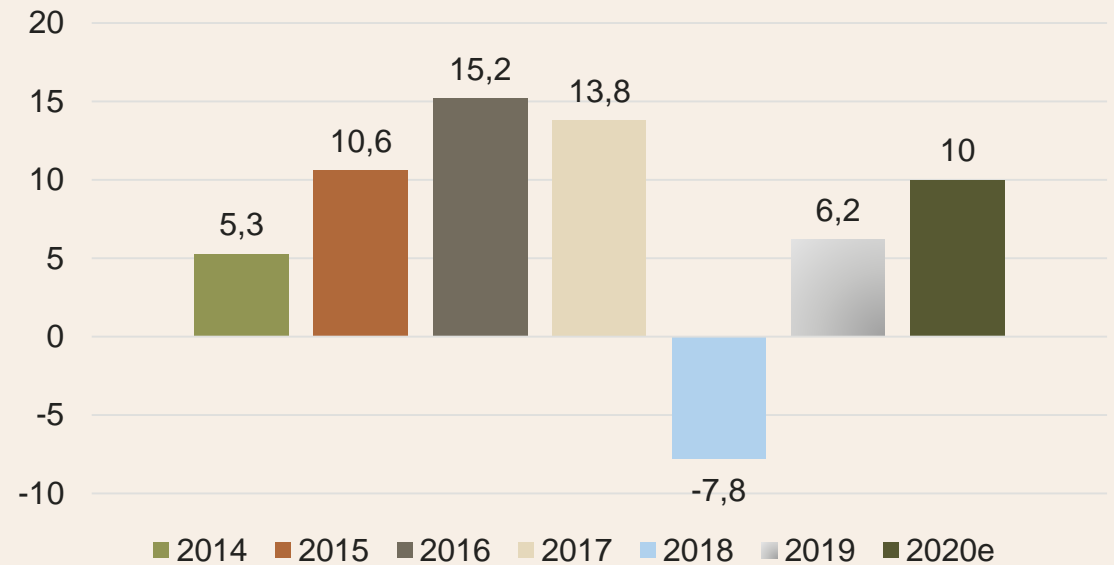


Key Figures 31.12.2019

Turnover, M€

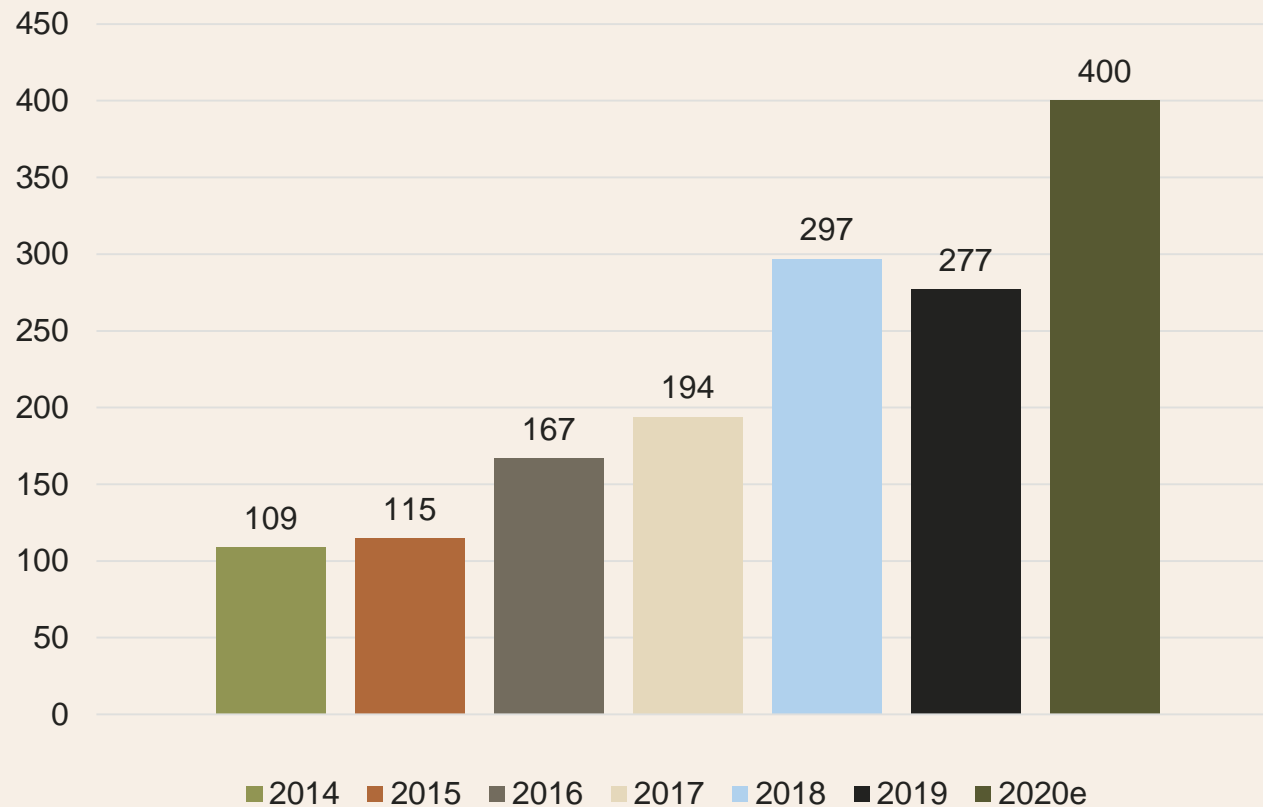


Operating Profit, M€



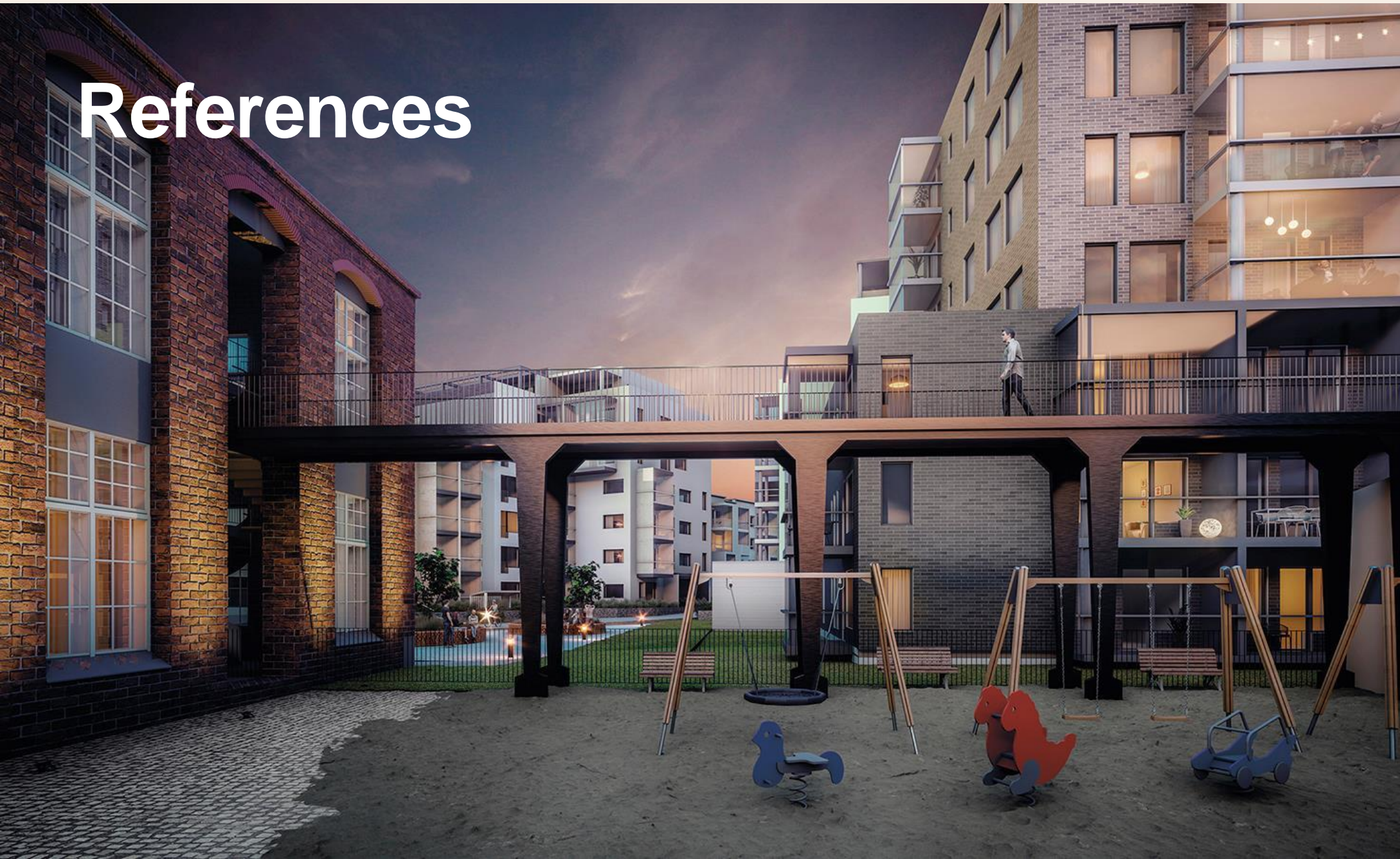
Key Figures 31.12.2019

Ordering Backlog, M€



- Our order backlog is on a high level
- Our pipeline for zoned land is approx. 300 M€ by market value
- The landbank enables us to continue to grow at an estimated pace of 130 000 floor m² annually

References



Slottsgården

Porvoo

- Ten building block in Porvoo, Slottsgården
- Slottsgården turned out to be very popular neighbourhood. Apartments were sold at once.
- Eight buildings are ready, construction work for last two will start at spring 2020
- Three buildings built together with FIM
- Sizes are from 32 m² studios to 75 m² two bed-room apartments.



PMK Tower

Tammela, Tampere

- 12-storey building with fantastic views to city centre and lake Näsijärvi
- Building is attached to old cotton factory building
- Consists of studios, one, two and three bedroom apartments
- Construction completed November 2018



Kaleva Park Tampere

- Kaleva is Tampere's most preferred area in new residential development
- Six buildings, ranging from 7 to 12 floors
- Close to schools and universities, next-door to groceries' store and along the new tram line
- Zoning expected to be ready in summer 2019
- Construction estimated to begin in the autumn of 2019



Santalahti Tampere

- Old industrial site ranging over 1 km, consisting of 4 separate areas named after the old landmark factories/commercial buildings
- Located close to the city centre, Särkänniemi Amusement Park and lake Näsijärvi
- Two areas built in co-operation with YH-Kodit Oy and one area will be built by Pohjola Rakennus on its own
- Pohjola Rakennus will construct over 1 500 apartments ranging from 20 ministudios and loft apartments to 4-bedroom penthouses
- New tram-line will go through the area
- Currently six ongoing sites, whole project ready in 2023-2025



Kakolanmäki

Turku

- Three 8-storey buildings in modern and highly praised old Kakola prison hill
- Built in co-operation with YH Kodit Oy
- Approx. 300 apartments to be constructed
- First building is currently under construction
- The whole project is completed by 2024



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