



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 are one of Finland's largest construction companies and are known for our strong regional planning expertise and project development. Our main focus is on the construction of apartment buildings, with more than 30 years of experience.
- We design and build more than 2000 new homes each year in good locations and with functional floor plans and quality materials.
- We operate in six cities in Finland:
 - Helsinki
 - Tampere
 - Turku
 - Jyväskylä
 - Kuopio
 - Oulu
- Currently we employ approx. 250 people.

Mission, Vision and Strategy

Mission

Developer of the best neighbourhoods

Values

ability to be reformed

100% honesty and
transparency

Value for the customer

agility

Vision

To build the best new home for our customer

Strategy 2021 – 2023

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

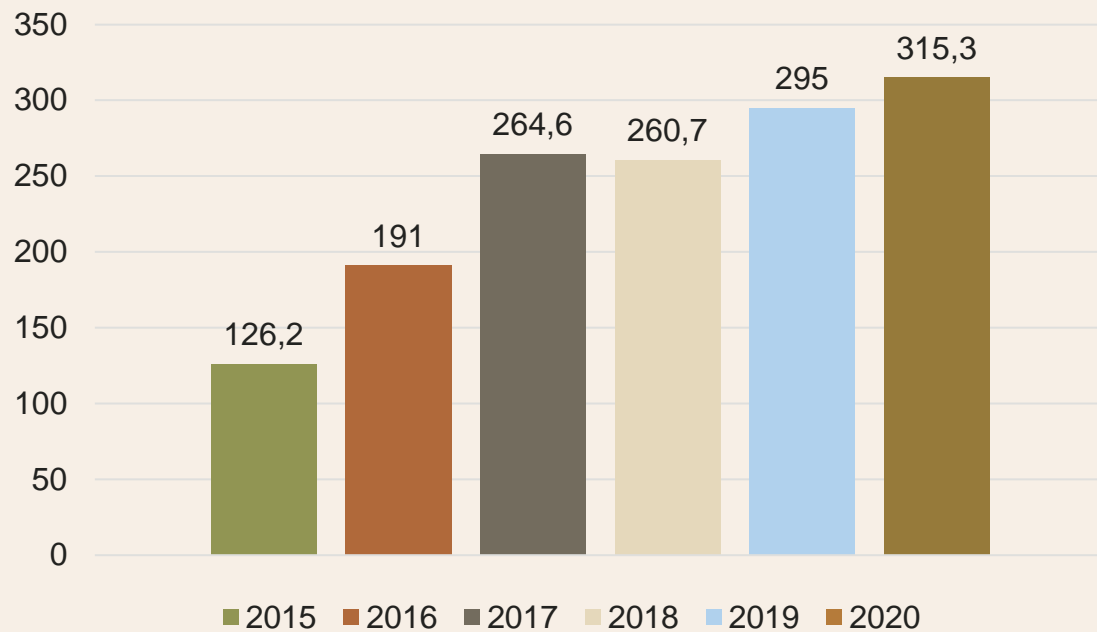
- Comprehensive project planning
- Carefully selected partners
- Focused and strict project management
- Focused purchasing

Pohjola in Figures

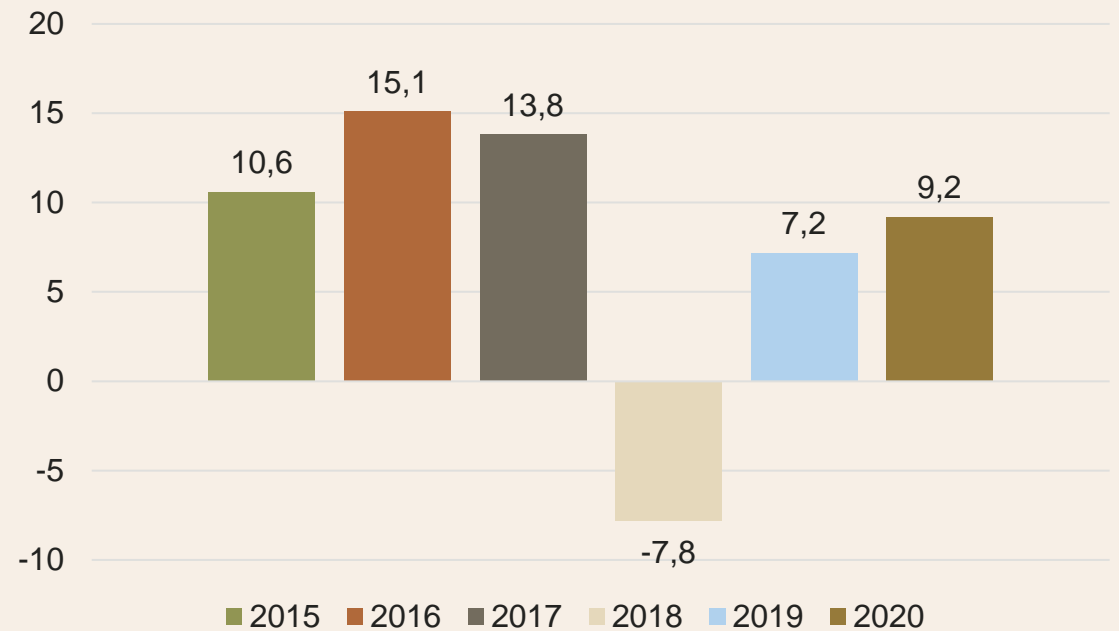


Key Figures 31.12.2020

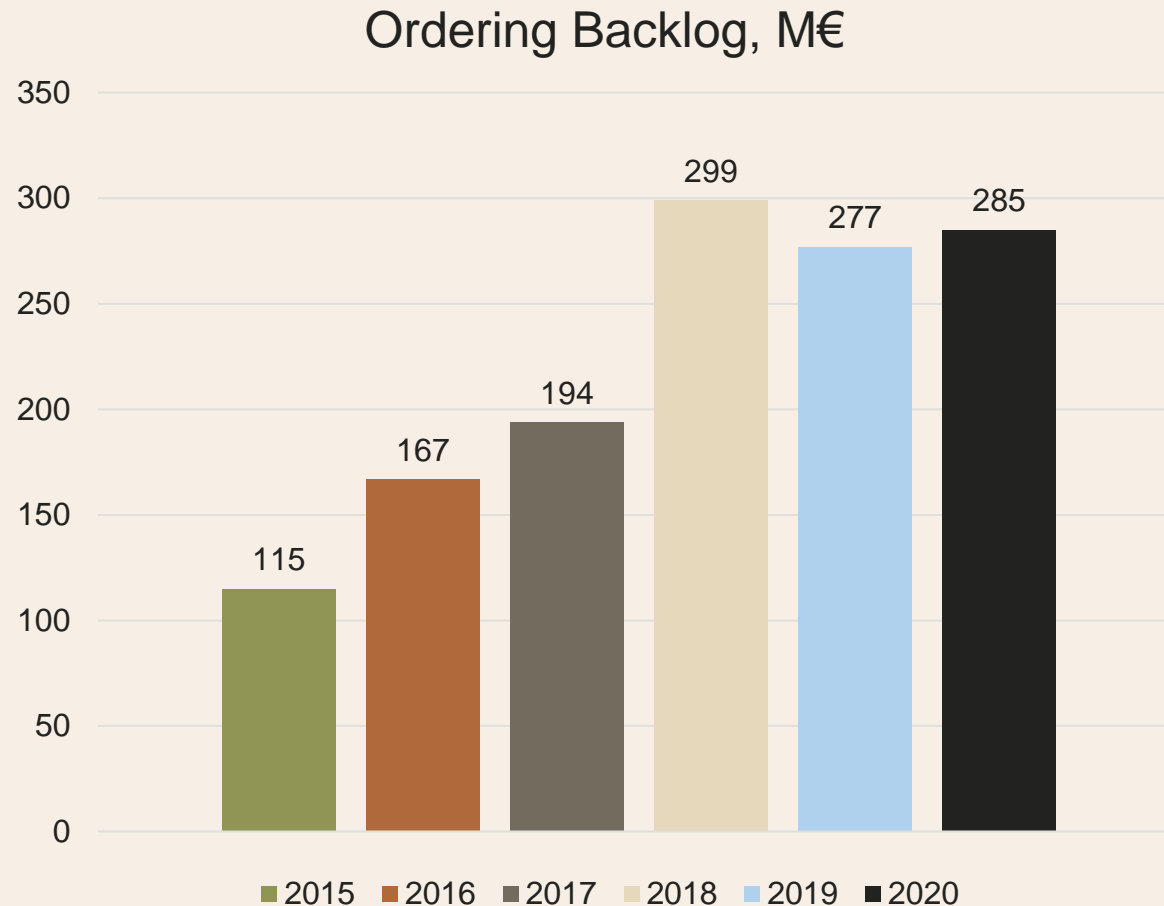
Turnover, M€



Operating Profit, M€

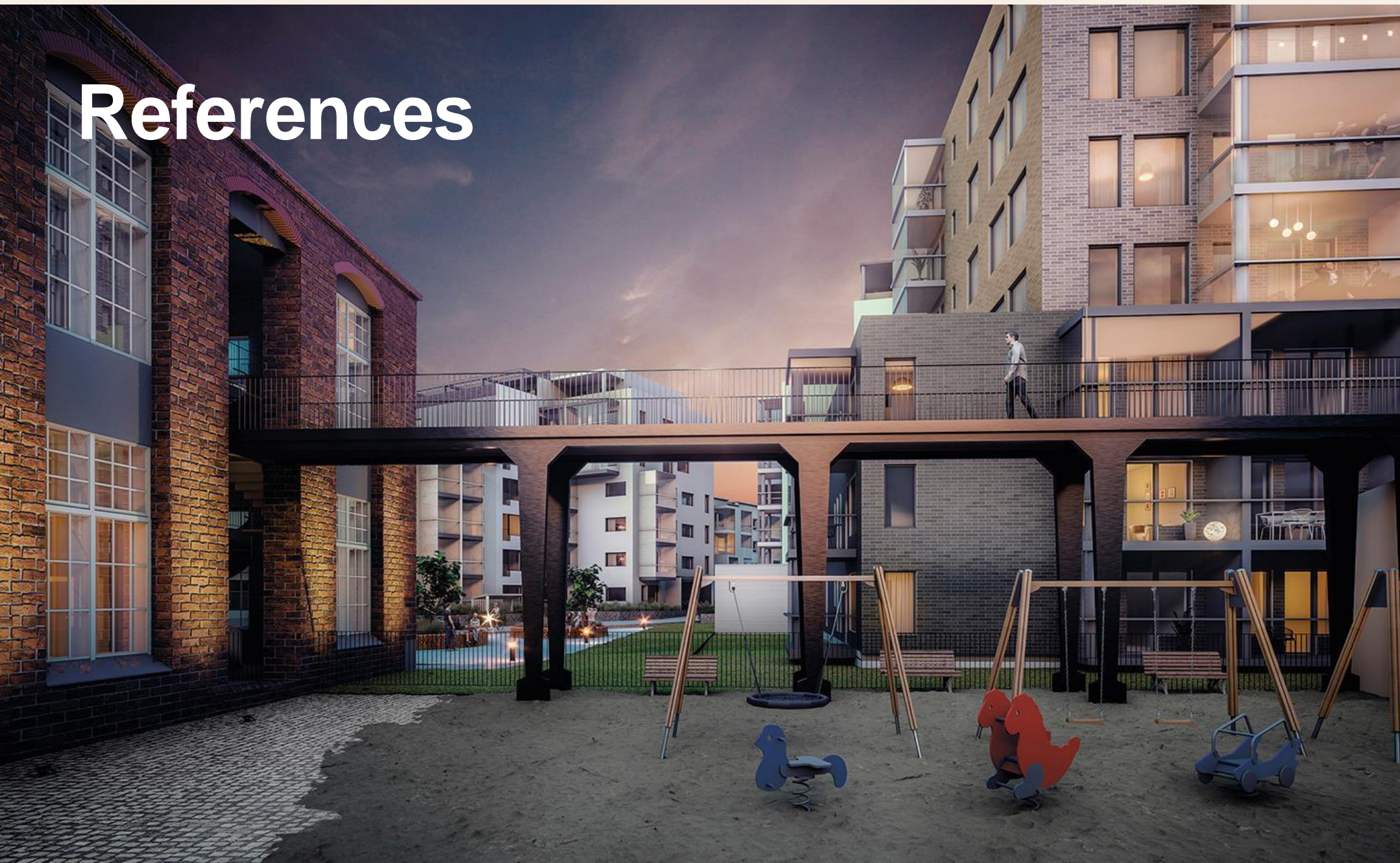


Key Figures 31.12.2020



- 80% of our production is self-developed apartment building construction.
- Our order backlog is at a very good level.
- We have 660,000 km² of plots with a secured land use planning or under zoning.
- Our plot reserve enables the construction of approximately 130,000 m² of floor area per year.

References



Monumentti

Vallila, Helsinki

- Vallilan Monumentti is a 14-storey apartment building built on the edge of the Vallila area. It is the first of five new buildings to be built in the area.
- A total of five residential apartment buildings will be built in Vallilan Salaisuus. A 12-storey Hitas owner-occupied house Siluetti and 7-storey houses Fikka and Piilo will be built next to Vallilan Monumentti. The fifth building, Jemma, will be constructed in cooperation with FIM. In addition to the residential buildings, an underground parking facility (155 parking spaces) will be built.
- Vallilan Monumentti comprises 70 apartments, from 27 m² studios to 95 m² apartments.
- Construction work began in January 2021 and the building is expected to be completed by the end of 2022.
- Vallilan Salaisuus will include a total of about 230 new apartments by 2023.



Mahtinokka

Matinkylä, Espoo

- 16-storey apartment building in Matinkylä, Espoo. Mahtinokka is located about 300 meters from the metro station and Iso Omena shopping center.
- Mahtinokka is one of three new buildings to be built in the Mahtikortteli. Mahtinokka comprises 125 apartments, 30m² studios to 116 m² apartments.
- Construction work began in August 2019.
- Mahtikortteli is expected to be completed in December 2021.



Hannusranta Espoo

- The planning area is located in Espoo on the shores of Lake Hannusjärvi. By metro, the journey to the centre of Helsinki takes about 20 minutes.
- Kaitaa metro station is located about 200 meters from the planning area.
- A draft plan is currently being prepared and was publicly available until 20.10.2020.
- The land ownership of the project consists of the land of both the City of Espoo and private individuals.
- According to preliminary estimates, construction will begin in the area during 2023.



Helsingin Julius Lauttasaari, Helsinki

- Management contracting project in Lauttasaari, next to the metro station entrance at Gyldenintie 2.
- Apartment area: 3,400 m²
- Floor area: 4,400 m²
- Parking spaces: 32 in the parking garage
- The property is located on an optional rental plot
- Target schedule: Plan confirmed 7/2020, the start of construction work 8/2021 and the completion of the site 10/2022.



Särkiniementie Helsinki

- Management contracting project in Lauttasaari, at Särkiniementie 3.
- Apartment area : 5400 m²
- Floor area : 6500 m²
- Parking spaces: 73
- The property is located on an optional rental plot
- Target schedule: the start of construction work by the end of 2021 and the building is expected to be completed in the spring 2023.



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 was completed in summer 2019
- Puisto-Kalevan Kärki and Puisto-Kalevan Kastanja are expected to be completed in the spring 2022.



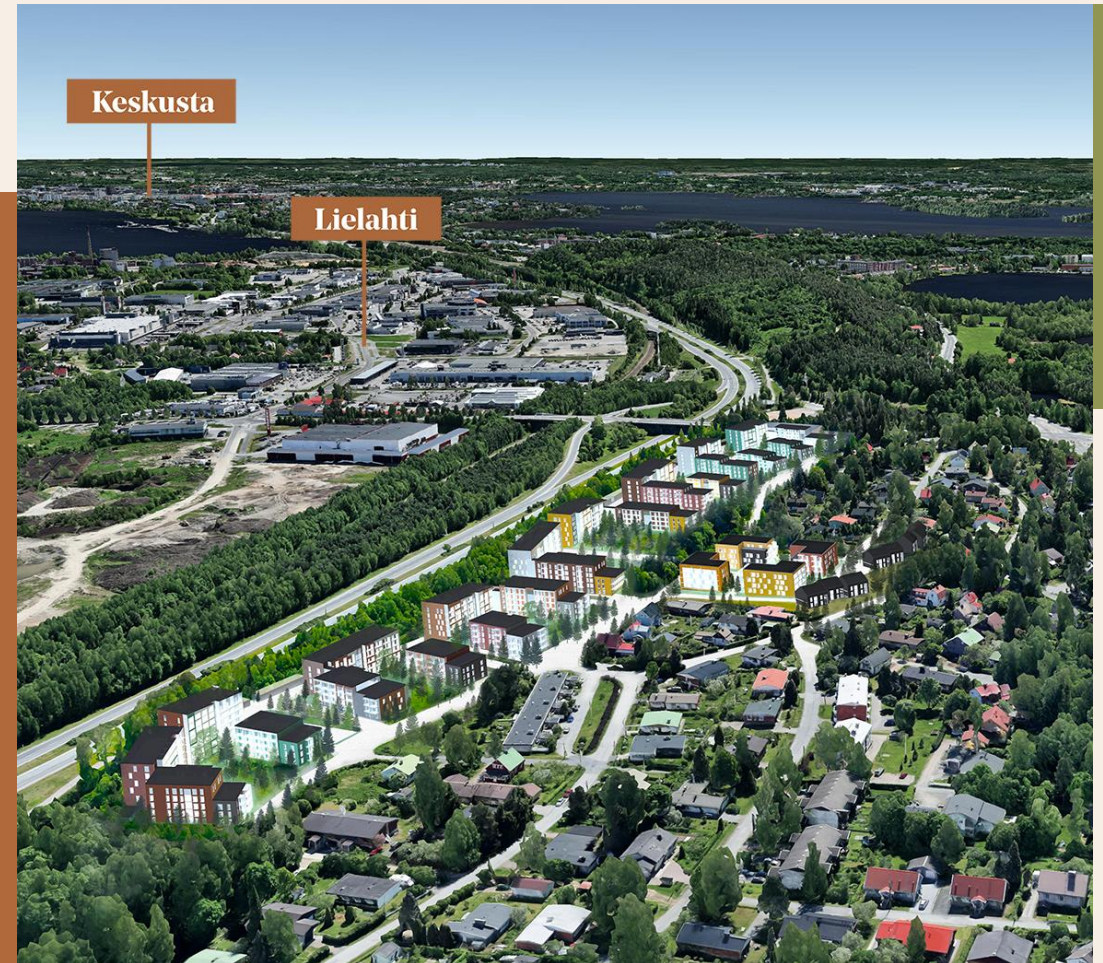
Santalahti Tampere

- 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 1300 apartments ranging from 20 ministudios and loft apartments to 4-bedroom penthouses. Apartments should be ready by 2025.
- New tram-line will go through the area from 2023.
- Currently six ongoing sites, whole project ready in 2023-2025.



Uusi Lamminpää Tampere

- Pohjola Rakennus's 7 new blocks at Suonsivunkatu.
- Neighbourhood is very peaceful and includes lots of one-family houses.
- Apartment area 33680,0 m², Floor area 42100,0 m²
- Target schedule: Plan confirmed 1/2021, the start of construction work 6/2021 and the completion of the project 2027.



Tammela Stadium, Tampere

- Tammela Stadium is located in the city center of Tampere, surrounded by urban residential blocks.
- Management contracting project at Salhojankatu 1 and 2.
- Apartment area 6593 m² ja Floor area 8510 m².
- Parking spaces 57 in the parking garage
- The property is located on a rental plot
- Target schedule: Plan confirmed, the start of construction work fall/2021 ja the completion of the project 12/2023



Linnakortteli

Turku

- 8 + 2 residential apartment complex
- A 300 car parking facility under the yard deck.
- Building permits for the first two houses are pending, the next two building permits will be submitted in June 2021.
- Construction is estimated to begin on 10/2021.



Jyväskylä

Kalevankatu 8-10

- Management contracting project at Kalevankatu 8-10.
- Building is located in the city center of Jyväskylä
- Apartment area : 4600 m²
- Liiketila: 270 m²
- Floor area: 6390 k-m²
- Parking spaces 30
- The property is located on an optional rental plot
- Target schedule: Plan confirmed 2020, the start of construction work fall 2021 – spring 2022, the completion of the site 2023.



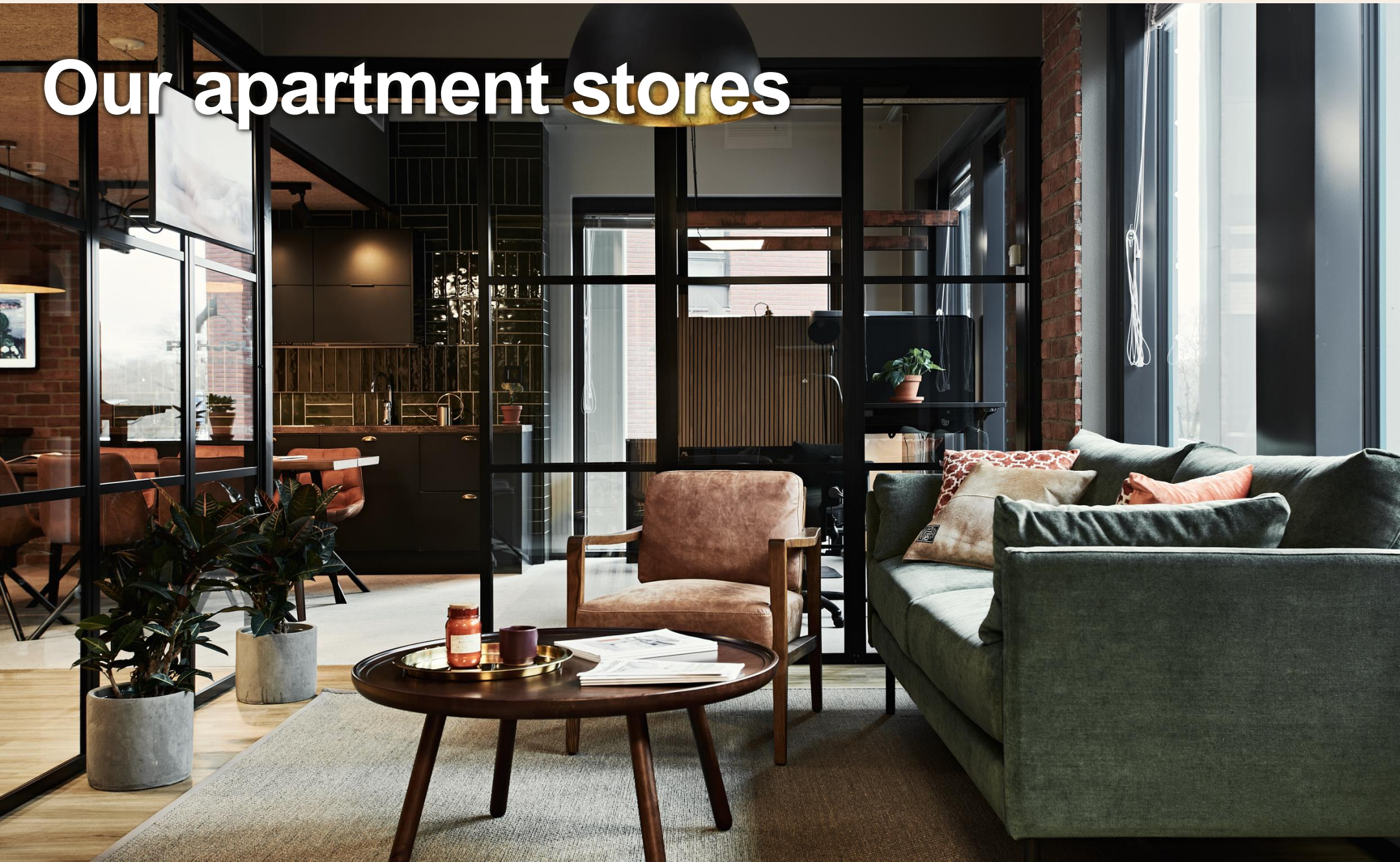
Oulu keskusta

Uusikatu 46

- Asunto Oy Oulun Albert is located in the city center of Oulu.
- Apartment area 4428,5 m², Floor area 5700 m²
- Parking spaces 18 in the parking garage, a 17 car parking facility under the yard deck.
- The property is located on an optional rental plot
- Target schedule: Plan confirmed 7/2020, the start of construction work 6/2021, the completion of the site 6/2023.



Our apartment stores



The most comfortable apartment stores in Finland

- The homely apartment store of Pohjola Rakennus offers a relaxed atmosphere where it is easy to tune in to the atmosphere of a future home.
- It is easy and comfortable to close the deal on your new home and choose the materials for the future home in the apartment store.
- A stylish and cosy apartment store tunes you to the right mood when it comes to decorating your own home.
- At present, Pohjola Rakennus has its own apartment stores in Tampere and Oulu.
- The store in Helsinki will open in early 2021.



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