

## HOTEL PROJECTS in Process in the HELSINKI CITY Area

31.5.2021

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| LOCATION<br>Address, site                                  | APPLICANT /<br>OPERATOR                                | CONSEPT +<br>CAPASITY<br>(rooms)    | STATUS<br>EXPECTED OPENING /<br>CONSTRUCTION                                       | TYPE<br>INCREASE of<br>CAPASITY                                     | MORE<br>INFORMATION   |
|--|--|-------------------------------------|--|---|---|
| <b>City Centre (CBD)</b>                                   |  |                                     |  |   |   |
| <b>Annankatu 18</b>  | <b>Varma / Scandic</b>                                 | Conference<br>350                   | Hotel is planned to open in summer <b>2022</b> .                                   | Conversion from office to hotel<br><b>Increase: 350 rooms</b>       |   |
| <b>Bulevardi 31 –<br/>Abrahminkatu 1-5</b><br>(Vanha Poli) | <b>Kojamo</b>  |                                     | Renovation is connected to other projects in the neighborhood; schedule undecided. |   |   |
| <b>Maestro</b><br>Fredrikinkatu 51-53                      | <b>Primehotels</b>                                     | Midscale<br>240                     | Hotel is planned to open in November <b>2021</b> .                                 | Conversion from office to hotel<br><b>Increase: 240 rooms</b>       |   |
| <b>Grand Hansa</b><br>Kaivokatu 12                         | <b>YLVA</b> (former HYY),<br><b>Hyatt, Primehotels</b> | Luxury<br>224 rooms<br>(former 118) | Construction begins in June 2021, hotel completed in summer <b>2023</b> .          | Renovation + conversion<br><b>Increase: 106</b><br>(Alt. 224 rooms) |   |
| <b>Radisson Blue Royal</b><br>Runeberginkatu 2             | <b>Radisson Blue Royal</b>                             | + 150                               | Revised city plan needed for extension is in process (KYLK 2022).                  | Extension<br><b>Increase: 150 rooms</b>                             | Project will be coordinated with the new Health and Wellbeing Centre next to the hotel. |
| <b>Vuorikatu 24</b><br>(Säätalo)                           | <b>Jatke Oy &amp; SOK</b>                              | 200                                 | Construction started in 2021, hotel completed in <b>2023</b>                       | <b>Increase: 200</b>  | Office building is replaced by a hotel.   |

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| <b>Katajanokka</b>                       |   |   |  |  |  |
| <b>Ankkurikatu 5</b>                     | <b>Mrec Investment Management Oy</b>      | 61<br>Aparthotel (50 % of the building)                       | Building permission admitted in summer 2020; construction will be completed by end of 2021.                            | New<br><b>Increase: 61 rooms</b>                               |  |
| <b>Katajanokanlaituri</b>                | <b>Varma</b>                              | 10 000 m <sup>2</sup> for hotel<br>(+ a new HQ of Stora Enso) | The winner of the architectural competition "Spring" will be wooden building; revised city plan in June 2021.          | New  |  |
| <b>Kanavakatu 3</b>                      | <b>NREP</b>                               |   |  |  |  |
| <b>Kanavakatu 14</b>                     | <b>YIT</b>                                | 262   | Building permit in process, construction completed approximately 2023/2024.  | New<br>Increase: 262   | Negotiations with operators and investor going.      |
| <b>Vyökatu 1<br/>Hotelli Katajanokka</b> | <b>Prime Hotels / Marriott</b>            | <b>+ 50</b> , modern lifestyle                                | Revised city plan approved, building permission not yet left.  | Extension<br><b>Increase: 50 rooms</b>                         |  |
| <b>Kruununhaka</b>                       |   |   |  |  |  |
| <b>Mariankatu 23</b>                     | <b>Samla Capital</b>                      | Upscale (?)<br>210  | Building permission admitted, construction started, estimated opening in 2023.   | Conversion from offices to hotel<br><b>Increase: 210 rooms</b> | Former developer ICON Real Estate Fund / Ruby Hotels |
| <b>Hakaniemi – Sörnäinen</b>             |   |   |  |  |  |
| <b>Hakaniemenranta</b>                   | <b>Ab Invest As<br/>Nordic Choice (?)</b> | 400   | Reservation for planning until 31.12.2024 (EJA 10.6.2019); revised city plan approved; pre-construction earliest 2023. | New  |  |

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| <b>Siltasaaren Portti</b><br>Siltasaarenkatu 13 &<br>Toinen Linja 7 | <b>YLVA</b><br><b>City Box</b>  | 200  | Construction begins in<br>autumn 2021, estimated<br>opening <b>2023</b> .   | New<br><b>Increase: 200 rooms</b> |   |
| <b>Haapaniemenkatu 4</b>  | <b>Senate Properties,</b><br><b>Skanska</b>   |  | Hotel (5 800 m <sup>2</sup> ) is part of the<br>winner concept of the<br>competition held 2019.<br><br>Estimated completion in 2024.              | New                               | Revised city plan is<br>in process  |
| <b>Töölö</b>  |   |  |   |                                   |   |
| <b>Garden Helsinki,</b><br>Nordenskjöldinkatu 13                    | <b>Projekti GH Oy</b><br>(Helsinki IFK & co) <b>and</b><br><b>YIT</b>                   | ~250 (15 000<br>m <sup>2</sup> for hotel in a<br>multipurpose<br>project)              | City plan approved,<br>construction earliest in 2023.   | New                               |   |
| <b>Taivallahti SPA</b>  | <b>Arcon</b><br><b>Vermögensverwaltung</b><br><b>GmbH + Co. KG /</b><br><b>Soulmade</b> | 200<br><br>Spa (3 800 m <sup>2</sup> )<br>and upscale<br>hotel (8 000 m <sup>2</sup> ) | Reservation for planning until<br>31.12.2022 (EJA 17.5.2021);<br>construction planned to start in<br>2022, completion 2023.                       | New<br><b>Increase: 200 rooms</b> | The construction of<br>the park next to the<br>hotel has to be ready<br>before hotel opening. |
| <b>Jätkäsaari</b>   |   |  |   |                                   |   |
| <b>Atlantinkatu,</b><br><b>Ahdinallas</b><br><br>(20826 ja 20827)   | <b>Royal Areena Oy / eQ</b><br><b>etc.</b>  | Spa hotel,<br>upscale and<br>economy<br><br>350 – 400                                  | Part of Royal Arena project,<br>reservation for planning until<br>2023. The detailed plan is in<br>process, approval<br>approximately in Q4/2021. | New<br><b>Increase: 400 rooms</b> |   |
| <b>Atlantinkatu 2</b><br><br>(Service Quarters)                     | <b>YIT / Partners</b>   | 200 rooms<br><br>Aparthotel  | The revised city plan is valid.<br>Building permit not in<br>process yet. Construction at<br>earliest in Q4/2021.                                 | New                               |   |
| <b>Jätkäsaarenlaituri 3</b><br>(Wood City)                          | <b>SRV Rakennus Oy,</b><br><b>Stora Enso Oyj</b><br><br><b>Meiniger Hotels</b>          | Budget<br><br>194  | Reservation for planning till<br>6/2021; new reservation<br>application till 6/2023 is<br>under review.   | New<br><b>Increase: 194 rooms</b> |   |

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| <b>Länsisatamankatu (20026/8)</b>                                 | <b>Vastint Hospitality B.V. / Marriott</b> | 124, Marriott Residence Inn –concept                          | Reservation for planning till 31.12.2021 (EJA 9.12.2019).<br>Building permit expected till end of 2021, construction begins 2022. | New<br>124   |  |
| <b>Välimerenkatu 19 / Messipojankuja 5, part of site 20026/10</b> | <b>Vastint Real Estate</b>                 | 190, Marriot Moxy, boutique (young adults)                    | Building permit is valid.<br>Construction is planned to begin in June 2021.   | New<br><b>Increase: 190 rooms</b>  |  |
| <b>Välimerenkatu 18 (20816/2)</b>                                 | <b>Art Hotel Helsinki / Prime Hotels</b>   | Boutique<br><b>150</b>  | Hotel will be completed in August <b>2021</b> .   | New<br><b>Increase: 150 rooms</b>  |  |
| <b>Hotel Music Tower</b><br>Välimerenkatu 22 (20815/2)            | <b>Aberdeen &amp; Ailon</b>                | Originally 83, will be increased                              | Hotel will be completed in spring <b>2022</b> .   | New<br><b>Increase: 83 rooms</b>   |  |
| <b>Salmisaari, Lapinlahti</b>                                     |  |   |   |  |  |
| <b>Salmisaaren ranta</b>  | Flotel Oy                                  | Floating hotel concept in water area of 45 000 m <sup>2</sup> | Reservation for planning untill 31.12.2021 (EJA 23.3.2020), revised city plan needed.   | New  |  |
| <b>Pasila</b>   |  |   |   |  |  |
| <b>Maistraatinportti 1</b><br>OtavaMedia House                    | YIT  | Aparthotel  | Completion scheduled 2022   | Conversion from office to hotel and restaurant   |  |
| <b>Tower Area (Trigoni)</b>                                       | YIT  | 300   | Revised city plan in process, schedule undecided.   | New  |  |
| <b>Messukeskus</b><br>(Messuaukio 1)                              | <b>Holiday Inn</b>                         | 450<br>(22 000 k-m <sup>2</sup> )                             | Extension   | Revised city plan including the extension of the hotel and the congress wing of Expo and Convention Centre in process (autumn 2021), construction of extension starting possibly 2025. |  |

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| <b>Vallila</b>  |   |   |   |                      |   |
| <b>Aleksis Kiven katu 49,</b><br>"Peak" of Konepaja Area<br>(22400/1) | <b>YIT, NREP</b><br><b>Noli Studios</b> | 380<br>Aparthotel                                   | Reservation for planning until<br>30.6.2021   | New                  | Revised city plan<br>appealed to<br>Administrative Court. |
| <b>Kalasatama</b>   |   |   |   |                      |   |
| <b>Horizon, Kalasatama<br/>Towers</b> (10620/6)                       | <b>SRV</b>                              | 120<br>(10 000 m <sup>2</sup> )<br>Aparthotel       | Construction will start at<br>earliest in 2022.   | New                  | Half of the building<br>will be offices.                  |
| <b>HILA Helsinki</b><br>Leonkatu 2 (10593/3)                          | <b>SRV</b>                              | 220-250<br>(10 000 m <sup>2</sup> )                 | Schedule undecided.   | New                  |   |
| <b>Suvilahti Event Hub</b>  | <b>Suvilahti Event Hub<br/>Oy</b>       | 330 (16 000<br>m <sup>2</sup> )<br>4* and 2* hotels | Reservation for planning until<br>31.12.2022. Construction<br>approximately in 2022-2025. | New                  |   |
| <b>Herttoniemi</b>  |   |   |   |                      |   |
| <b>Noli Studios</b><br>Työnjohtajankatu                               | <b>NREP</b>                             | 265<br>Aparthotel                                   | Under construction,<br>completed in spring 2023.  | New<br>Increase: 265 |   |
| <b>Roihupelto</b>   |   |   |   |                      |   |
| <b>Roihupellon<br/>Urheilupuisto</b>                                  | <b>WasaGroup Oy</b>                     | Budget hotel<br>next to sport<br>facilities.        | Reservation for planning until<br>31.12.2021 (EJA 24.6.2019).                             |                      |   |
| <b>Malmi</b>  |   |   |   |                      |   |
| <b>Noli Studios</b><br>Malmi centre                                   | <b>NREP</b>                             | 238<br>Aparthotel                                   | Under construction,<br>completed in spring 2023.  | New<br>Increase: 238 |   |

| Koivusaari                                 |      |                           |     |  |  |
|--|------|---------------------------|-----|--|--|
| Koivusaari Metro Station District (centre) | IKEA | Revised city plan in 2021 | New |  |  |

## COMPLETED HOTEL PROJECTS

### 2021

- Hotel Vaakuna, SOK / Sokotel, **Increase: 72 rooms**
- Scandic Grand Central Helsinki (Central Railway Station) / Exilion, Scandic Hotels (Vilhonkatu 13), **491 rooms**

### 2020

- The Folks Hotel Konepaja / OP Group (?) (Aleksis Kivenkatu 23), **147 rooms** lifestyle
- VALO Hotel & Work Helsinki / SSA Group (Mannerheimintie 109), **442 rooms** which can be purchased and rented further
- U14 / Marriott International (Unioninkatu 14) **120 rooms**
- Original Sokos Hotel Tripla (Ratapihantie 6), **430 rooms**
- Crowne Plaza Helsinki - Hesperia (Mannerheimintie 50), renovated, 349 rooms
- Scandic Pasila (Maistraatinportti 3), **178 rooms** (oliko uusi?)

### 2019

- Noli Studios Sörnäinen / NREP (Hämeentie 33), **197 rooms** can also be rented for a long term
- Noli Studios Katajanokka / NREP (Kanavakatu 1), **263 rooms** can also be rented for a long term
- Holiday Inn Messukeskus (Messuaukio 1), **245 rooms** renovated
- Marski by Scandic (Mannerheimintie 10), 220 rooms renovated and **80 new** rooms built

### 2018

- Lapland Hotels Bulevardi, (Bulevardi 28), **182 rooms**
- Hotel St. George (Yrjönkatu 13), **150 luxury rooms**

## PROCESSES

### Reservation for planning



### City plan approval

