Helsinki is undergoing remarkable changes. Waterfront areas of 250 hectares will be transformed into development projects, creating 4.5 million m² for new residential areas and almost 2.5 million m² for business areas by 2040. This means new homes for 100,000 people and jobs for tens of thousands.

Pasila - Life and leisure in Helsinki business and media hub. Pasila is located in the main intersection of public transportation. It is the key area of new office construction in Helsinki.

West Harbour is a new urban housing district by the open sea, only a mere 10-minute tram ride from city centre. The shoreline is to be developed to provide public recreational areas with seawall promenades, cafés and marinas.

Kalasatama - Residential and business district on the waterfront. Now that the harbour operations have left Kalasatama, the area is being developed to a centre of business and housing. The beautiful maritime milieu is the perfect place to work and enjoy life.

Kruunuvuorenranta - City life and wilderness. The eastern shore of Kruunuvuorenselkä provides a magnificent location for the new housing district of Kruunuvuorenranta.

In the old monumental and business centre, a project is developing the competitive strength and vitality of unique cultural and historical environment. The closed administrational area will be opened for city life, design shops, exhibitions, restaurants and cafeterias.

An open international architectural competition is running to build The New Helsinki Central Library to celebrate Finland Independence 100 years in 2017. The winner will be decided summer 2013.

In the South Harbour there is also a project to connect the harbor area to the very heart of the city centre opening the shores to public use.
Besides being the second largest city in the country, Espoo’s ecosystem accounts for 50% of the research and development value for all of Finland. Furthermore, Espoo companies are responsible for around 50% of the turnover in the Helsinki Stock Exchange. As part of the Helsinki Metropolitan Area, it is a gateway between Europe, Russia and Asia. Therefore global headquarters of major Finnish companies and more than 430 international companies are located in Espoo.

The people of Espoo are the driving force behind the positive activity that we see in the economy, with Espoo inhabitants amongst the youngest of all Finnish cities. Between 2010 and 2030 the population will grow by 25%, forecast due to the high percentage of double-earner families with high income. The education level of Espoo residents is among the highest in Europe and constitutes the foundation for future innovations. As an international city, Espoo is proud to be a place where people from all over the world come together.

5 billion € of total investment for city development projects within 10 years

By 2015 West Metro, the largest infrastructure project in Finland, will connect the capital region even better. The area of Tapiola, Keilaniemi and Otaniemi constitutes an innovation triangle, in which science, culture and economics create new synergies. The profile of the area will be strengthened by the tallest residential and office buildings in Finland, tunneled main roads, a renewed culture and shopping district as well as a new university village for students, researchers and entrepreneurs.

Espoo is a city like a central park, where high-tech business and nature are well in balance. The citizens of Espoo appreciate a very high quality of life in our city. We warmly welcome you, your company, your organization or your community here to experience a comfortable yet high quality of modern living with an eye to a dynamic future.
CITY OF LAHTI
A growing city in the Helsinki Metropolitan Area

The City of Lahti is home to over 100,000 people, roughly half the province’s total population. The Lahti Region is ideally located for southern Finland’s population and business centres, reachable within 2 hours by half of Finland’s residents. This central location near the growing markets of southern Finland and Russia provides a lucrative business environment.

Investment examples

Crocodile Campus
There will be significant investment to develop the city and its infrastructure in the near future. “Green Crocodile,” the winner of a recent urban development competition, is just one example of these plans, involving building 105,000 floor square metres of business and office space, with 22,000 floor square metres reserved for services. Development in the area could eventually total around 332,000 floor square metres.

Lahti Science Park
Lahti Science Park is an important centre for environmental research, education and business. Currently comprising a 24,000 m² office complex, around 50 organisations, 600 employees and 200 students, negotiations for constructing the next new office building are underway. The Master Plan includes plans for a 120,000 square metres office complex.

Kujala Logistics Centre
There are plans to develop the Kujala area as a major logistics hub offering a comprehensive package of services and business premises. Kujala features good road and rail links to Vuosaari Harbour and St. Petersburg and Moscow, respectively, and is also an optimal location for deliveries across Finland. Total area: 35 ha.

Lahti fast facts

• Strong corporate networks and special expertise: cleantech and design
• Competitive pricing
• Skilled workforce
• “University hub” formed by four key institutions
• Great road and rail connections to Helsinki: travel time as little as 48 minutes
• Fast train connection to St. Petersburg: 2.5 hours
• Range of versatile business premises and corporate sites
Underground parking: Favourable geological circumstances in Tampere's central area make constructing underground functions fairly easy and economical.

Lakalaine-Lahdesjarvi: This area is located three miles south of the city centre at the junction of the main motorway from Helsinki and the inner ring motorway.

Pirkkala CLX: Pirkkala CLX is a high-quality business park situated next to Finland's second largest airport.

Sori deck: An ambitious project, just by the Main Railway Station, in the very heart of the city. The intent will be to cover the brownfield location and open rail yard area with a concrete deck.

Ranta-Tampella: The northern ring road between the city centre and the shore of Lake Näsijärvi, with daily traffic flow of over 50,000 vehicles, will be replaced by an underground 2.2 km tunnel between 2013 and 2016.

Tulli: An old warehouse area will create a great brownfield location for any new use.
How would a 50,000 sq m building project with an awesome profit expectancy in one of the Northern Europe’s oldest science parks sound like? What about a whole district with 800,000 sq m of possibilities besides universities, high-tech companies and excellent logistics?

Introducing: The Campus and the Sundial projects in Turku Science Park, Finland. Projects that combine education, offices, housing, leisure and sport. Projects that redefine the meaning of Turku Science Park and tie business to innovations closer than ever before.

Turku Science Park – the Best Spot of Turku
Turku Science Park is the fastest developing area of Turku, on a walking distance from the city center, next to the railway station and highway to Helsinki. Turku Science Park unites universities and their 45,000 students with business life, accelerating innovations turning into business. Thanks to the great location, excellent ecosystem and the good connections, Turku Science Park is the place to be in Turku and in whole Southern Finland, especially for companies in ICT and bio businesses.

Campus and Sundial
At the moment there are 250,000 sq m of office premises in Turku Science Park. High tech companies and the three universities working in the park occupy a solid majority of them. Because of the constant demand for more space, there are plans not only to execute a new EUR 120-150 million Campus in order to fulfill the needs of Turku University of Applied Sciences but also to turn an old industrial district into “Sundial”, a 800,000 sq m neighborhood for business, education and residence.

Introducing:
The Campus and the Sundial projects in Turku Science Park, Finland. Projects that combine education, offices, housing, leisure and sport. Projects that redefine the meaning of Turku Science Park and tie business to innovations closer than ever before.

CITY OF TURKU
Campus and Sundial at the heart of Turku Science Park

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Location on Finnish side of the EU and Russian border, next to St. Petersburg
European route E18 built as highway by 2017, connecting the economic areas of St. Petersburg with ones in Southern Finland and further with the capital cities of Scandinavia.
City of Kotka hosts the biggest port in Finland, linked directly with E18
A huge customer potential in the proximity of metropolitan areas.
Russian tourism increasing rapidly in Southeastern Finland -> from 4 M to 10 M travelers by 2020
Rubicon - a unique soft landing concept for Russian businesses aiming at European markets and European businesses aiming at Russian markets. Sixteen percent of new companies in Kotka are Russian-owned
A safe, stable and efficient operating and investing environment
Recent investors: Google datacenter, RAY Casino, Andritz, Eupec, Sirius Sports Center, WinWinD

Base your investment on solid grounds in Kotka!
Porin Puuvilla
The Puuvilla quarter, which has become the largest business and educational complex in the Satakunta region, is expanding to become a diverse retail, cultural and entertainment centre. The vision is to develop Puuvilla into a new living and work space for the Satakunta region, offering high quality facilities not only for retail operations but also for educational, cultural and government activities.

Kirjurinluoto Event Arena
Kirjurinluoto Event Arena is being built on the riverbank in the central of the city. The Event Arena will have the capacity of 2,500 spectators and will consist of 7,000 m². Kirjurinluoto Event Arena will be ready for use in the summer of 2014.

Prizztech Ltd.
Prizztech Ltd is a regional development agency, developing the city of Pori in close collaboration with various actors in the region of Satakunta. We create a personal relationship with each client so that we can offer the regional services that you need to develop your business or project. We are the link between our clients and all the right partners in the region.

Doing Business in Pori
Our highly developed innovation network has a long history of close collaboration between the actors of business life, public sector and the educational network of universities and many other actors in the area.

In the innovation business of the future, knowledge and expertise in joining forces between different sectors will play an even bigger role. The City of Pori is a forerunner in this way of working and thinking.
Stora Enso is the global rethinker of the paper, biomaterials, wood products and packaging industry. We always rethink the old and expand to the new to offer our customers innovative solutions based on renewable materials. Stora Enso employs some 30,000 people worldwide, and our sales in 2011 amounted to EUR 11.0 billion. Stora Enso shares are listed on Helsinki and Stockholm. In addition, the shares are traded in the USA as ADRs in the International OTCQX over-the-counter market.

Stora Enso Building and Living business area provides wood-based innovations and solutions for everyday living and housing needs. Its product range covers all areas of urban construction, from supporting structures to interior design and environmental construction. The further-processed products include massive wood elements and housing modules, wood components and pellets. A variety of sawn timber goods complete the selection. Building and Living serves public and private sector customers, such as construction companies, merchandisers and retailers. Building and Living has more than twenty production units in Europe and operates globally, with its main markets in Europe, the Middle East and North Africa, and Oceania. The products are made of renewable, high-quality European pine or spruce with 100% traceability. With carbon captured in the wood products, they offer a truly sustainable means of reducing climate change.
HARTELA

Hartela is a privately-owned Finnish construction group, established in 1942. Steady growth has made it one of the major construction businesses and real estate developers in the country, boasting a turnover of 400 MEUR and a staff of 1,100. The group companies operate in Finland and Russia. In addition to the Helsinki Metropolitan area, Hartela’s core areas in Finland are the Turku, Lahti and Tampere regions, and Oulu region in the North of Finland. Foreign offices are located in St Petersburg and Moscow.

Hartela develops its own projects and products, and their share of residential, office space and business construction is substantial. One of the most important projects is the Keilaranta Tower which rises 111 metres high in a dominant location right next to the sea in Espoo’s T3-area. The T3-area is THE HUB of Espoo, consisting of high class international Aalto University education, innovation and R & D, Tapiola’s culture offering and a vibrant business coast of Keilaniemi, where also the city metro will operate in 2015.

Hartela also participates as a main player in the development of the Finnoo residential and commercial area in Espoo. Finnoo One is the first area to be zoned and built in sync with the building of the new metro line and stations. The heart of Finnoo One will be the core blocks consisting of commercial services, offices, public spaces, a nature centre and housing for ca 5000 people, comprising ca 250 000 m².

A unique example of Hartela’s refurbishment work is the Art Factory development in Porvoo. The old factory premises were renovated into a most modern entertainment and exhibition centre on the shore of the Porvo river. The Art Factory area will further be extended with commercial, hotel and residential parts and the final outcome will be an entirely new town center.

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Creating an environment for the future is a major responsibility and an inspiring challenge. That is why we are focusing on such concepts as mixed use centres and environmental friendly buildings. All commercial premises are carried out according to international BREEAM environmental assessment method. By doing so, we also help communities and cities to develop in an ecological and sustainable way.

NCC is one of the leading construction and property development companies in the Nordic region. NCC develops and builds residential and commercial properties, industrial facilities and public buildings, roads, civil engineering structures and other types of infrastructure. In the property development sector, we focus on customers seeking inspirational and sustainable environments in properties that will provide a stable and secure return over time. Always striving to exceed customer expectations, we are involved every step of the way from the initial project idea to the final property sale and even beyond that.

NCC Future Environments for Working, Living and Communication

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route E18 Stockholm – Helsinki - St.Petersburg will provide essential growth of car traffic and opens great investment opportunities in Kotka. A characteristic feature of the project is its unique location: right above the roadbed of the highway E18 leading from Russia to the promising markets of Europe. Execution of the project will allow to implement urban development plans, environmental improvement and economic development of the region.

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“North Crown” (founded in 1992) is a group of companies, successfully developing construction and investment projects in the real estate of European and Russian markets.

The mission of the company is transformation of living area, working area and leisure area by well-timed and proper execution of commitments towards the clients.

Finish company “North Crown” Oy has been elaborating a project of construction the shopping center “Kanjoni” in South-Eastern Finland. Reconstruction of the European
Surrounding Population a Good Base for Commercial Success

Pori region’s purchasing power of 2.3 billion euros within a 30-minute drive from Puuvilla creates a good base for its commercial success. A significant portion of the purchasing power of the surrounding municipalities is already directed towards Pori, which is the largest city in the province. Highways, railways, light traffic routes and the nearby airport guarantee that the area is logistically easy to access by foot, bicycle, public transportation, or car with plenty of parking space available. Through the shopping centre project, Puuvilla is planned to turn into an active hub for the whole region. Alternative geothermal energy supply is key for the site’s environmental efficiency that will apply to a gold-level LEED certificate and significantly reduce its carbon footprint and energy costs.

Puuvilla – a former 100-year-old cotton factory milieu – will be renovated and extended with a shopping centre to breathe new life into the old industrial property for the generations to come. In its heyday, the cotton factory in the heart of west-coast city Pori employed 3,000 people. Many in the region have relatives who worked there, and now more than twice that many work, do business, and study there daily. This location is already a vivid complex of 100 companies, public facilities and culture, such as the university, health centre, local newspaper, and theatres. Once completed, Puuvilla will be an attractive hybrid block of specialty shops, leisure-time activity, public services, education, culture, and administration, providing for all of the 230,000 inhabitants of the nearby municipalities.

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Senate Properties is a government owned enterprise responsible for managing and letting the property assets of the Finnish state. The property stock includes office, research, cultural and other buildings. Senate Properties mainly lets premises to government bodies.

Senate Properties lets, maintains and develops its property stock on market terms. We aim to be a reliable partner in all property solutions and services. All our property and service solutions are based on environmental, economical and social sustainability. These components of corporate sustainability are equally considered in all decision making.

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Mansuk Rasti
Mansuk Rasti is an impressive new office complex that will be built using the latest energy-efficient technology. These inspiring facilities are being built to serve companies that value the open space and flexibility of new premises. The location at the corner of a busy intersection is optimal for travelling to downtown Helsinki, the Pasila train station, the Helsinki-Vantaa airport, and other parts of the Helsinki metropolitan area.

Mansuk Rasti consists of four buildings at the corner of Mannerheimintie and Hakamäentie. This impressive office complex will eventually provide a total of 33,000 square meters of modern office space. In February 2012 Skanska Oy moved its headquarters to the first completed building in Mansuk Rasti and the second building was completed in the summer of 2012.

Mansuk Rasti has been designed by the architects office Larkas & Laine; the whole project will be implemented according to LEED® and EU Green Building requirements. The first building has already received the LEED platinum certification.

Skanska Commercial Development Finland is part of Skanska Commercial Development Nordic, which initiates and develops property projects for offices, logistics centres, and retail warehouses.
SRV is a leading Finnish real estate developer specializing in development, construction and commercialization of retail and office premises, hotels, logistics and production facilities, as well as residential property.

SRV aspires to improve quality of life through sustainable solutions for the built environment. For over 25 years SRV has created high quality, functional and profitable business premises. We are constantly looking for innovations in complementary urban development and creation of new implementation models.

Today SRV is taking a step ahead in high-rise construction in Finland. The seaside Kalasatama Centre in Helsinki will be an extraordinary high-rise hybrid of commercial, residential, social and recreational facilities around existing metro station on the Eastern side of Helsinki downtown. Another high-rise project – Kallaniemiss Towers housing in Espoo - will rise around future metro station in the heart of high-tech business world.

Wood City, instead, is a first of its kind wooden quarter including office, hotel, retail and residential premises - a gateway to a new residential district Jätkäsaari in Helsinki.

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At the heart of the Baltic Sea Region and strategically located in the crossroads of East and West, Helsinki offers business Europe’s most highly educated workforce supported by advanced infrastructure in a green and stable environment.

Helsinki is the commercial, political and cultural capital of Finland. City of Helsinki offers consultation regarding the economic and business conditions of the city to investors and companies, that are looking for a new location. We also provide support for developers and investors looking for real estate projects.

Welcome to one of the fastest growing areas in the European Union.

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