

YIT Analyst event December 4, 2019

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Examples of YIT's urban development projects



TRIPLA
2014-2020



RAIDE-JOKERI
2019-2022



KEILANIEMENRANTA
2018-2023



MARIA 01
2021-2023



ESPOO PPP
2020-2023 ---> 2042



HELSINKI GARDEN
2021-2024



VALLILA 697
2020-2025



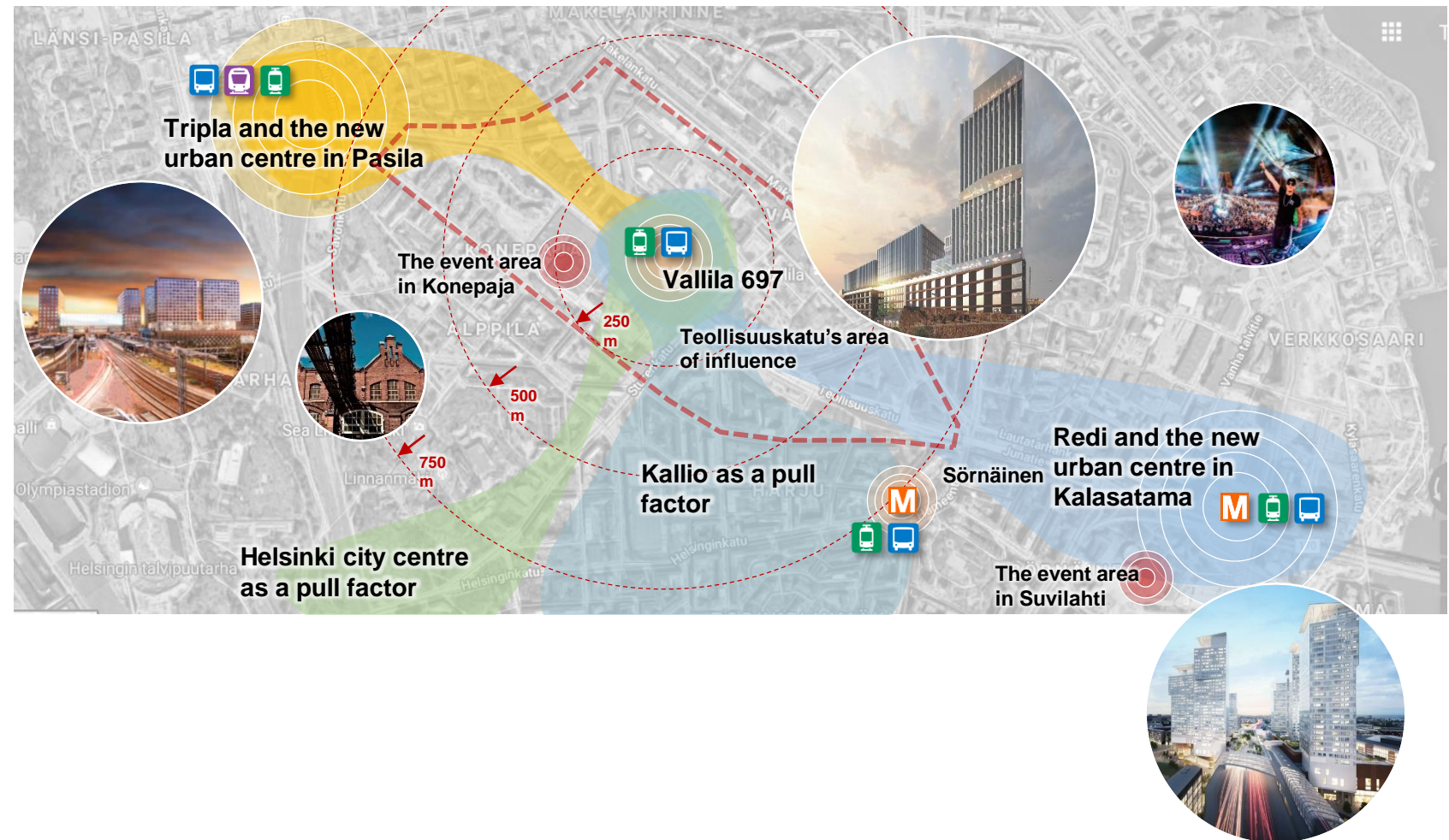
TRIGONI
2021-2028

Vallila 697



The Teollisuuskatu area, Helsinki: location and overview

- Connects the new urban centres of Pasila and Kalasatama
- Good traffic connections
- The pull factor of Kallio
-> diverse and attractive urban district
- Vallila 697 accelerates the development of the area
- Fixed part of the area's diversity and multifunctionality



New pleasant urban spaces and public areas

Vallila 697 is the connective element of the Teollisuuskatu area



 **Konepaja event area**

Freetime and events

Ramp

Square

New urban areas and spaces to meet

*Modern retail premises, active squares
cosy, dense walking environment*

Functions synergistic with the Konepaja area



*Residential courtyards
A route through the block
Squares and urban spaces*



Residential
Office/Services
Residential courtyards
Elimäenkatu
Residential
Sture's Square
Office/Services
Square
Sturenkatu



Vallila 697 – Base plan



- The amount of current building right maintained
- Does not require amendment of the city plan
- Current premises renovated and modernized
 - Total building right of the block: approx. 56,660 sqm
 - Of which office space 49,640 sqm, basements 7,020 sqm
 - Total leasable office/educational/health care premises approximately 46,850 sqm
- Plan:
 - Teollisuuskatu 13-15: Teollisuuskatu 13 office building and part of Teollisuuskatu 15 building combined to form a bigger, independent unit with leasable floor area approx. 12,150 sqm
 - Telekatu-Elimäenkatu office building: part of Teollisuuskatu 15 office building and the entire Elimäenkatu 8 office building connected to form a bigger unit with leasable floor area approx. 12,100 sqm
 - Sturenportti office building: leasable office space approx. 24,500 sqm

Vallila 697 – Conceptual plan

- A hybrid block combining business premises, services and housing
- Development requires an amendment in the current city plan
- Development and construction of the block will start in phases in 1Q20

Estimated to be ready in
Q4/2025 – Q1/2027

Total permitted building
area
87,200 sqm

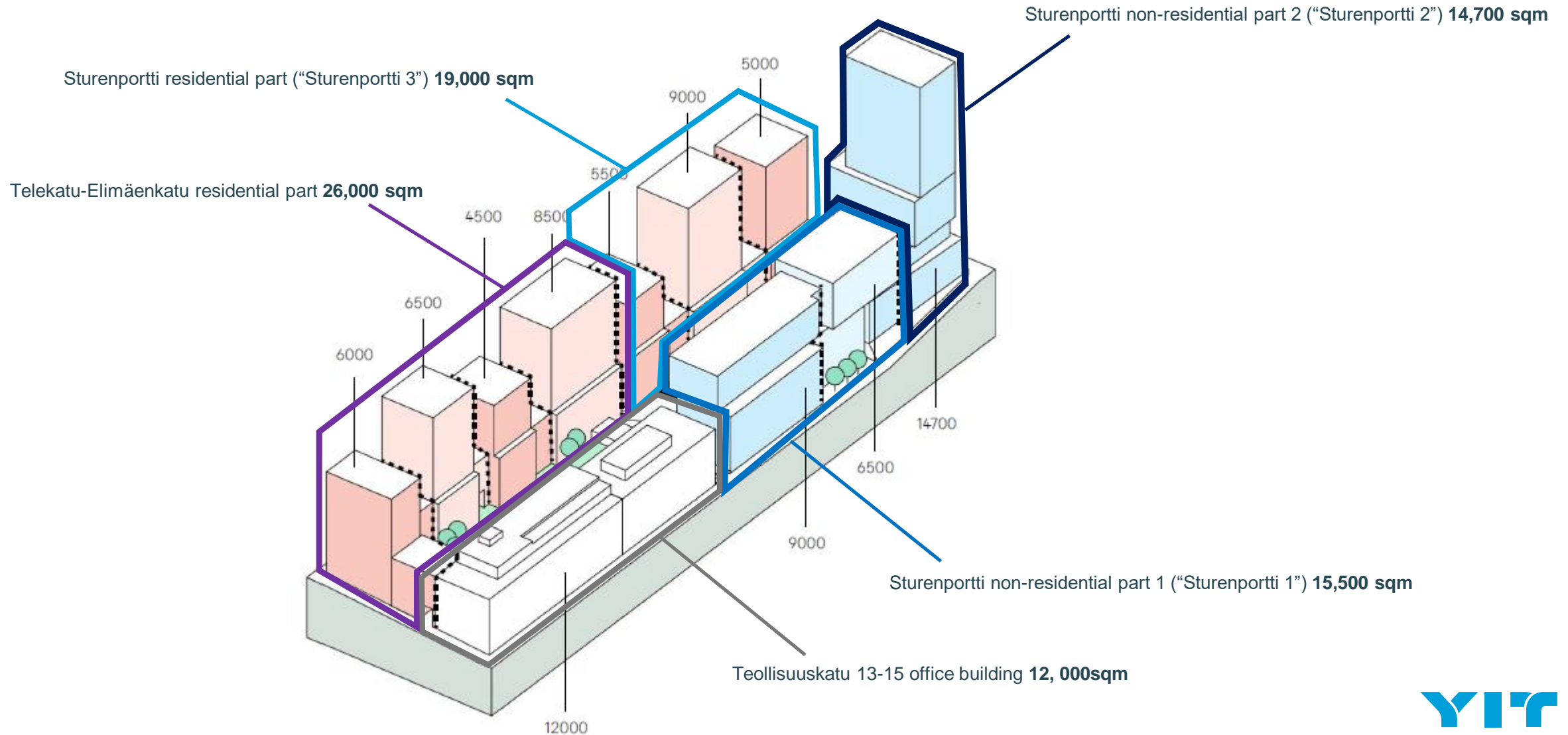
Business premises
42,200 sqm

Housing
45,000 sqm

Preliminary plans are subject to change.



Vallila 697 – Conceptual plan



Teollisuuskatu street view



View from the courtyard





Keilaniemi

Keilaniemi square



**Together
we can
do it.**