



BUILDING FOR THE FUTURE

Environmental initiatives at NCC Property Development



CREATING THE ENVIRONMENT FOR THE FUTURE IS A MAJOR RESPONSIBILITY

And an inspiring challenge

That's why we're focusing on such concepts as GreenBuilding and reducing carbon-dioxide emissions. By so doing, we also help our customers to take responsibility for the environment.

THE ENVIRONMENT AND SOCIETY – A LONG-TERM RESPONSIBILITY
An energy-efficient building has positive effects on the environment for many generations to come. For NCC, the goal is to be the leading construction and property development company with respect to responsible enterprise. Environmental responsibility is part of management responsibility and applies at all levels.

GREENBUILDING



NCC Property Development is one of the first GreenBuilding Partners in the Nordic region. This entails construction of commercial properties that consume at least 25 percent less energy than the level required by the various countries' construction regulations. In early 2009, we also became a GreenBuilding Corporate Partner, as the first property developer in Europe. GreenBuilding was launched by the European Commission in 2005 for the labeling of energy-efficient consumption in buildings.

ADVANTAGES FOR TENANTS

Tenants in GreenBuildings will benefit from the low energy costs and the increasing attention to the issue from customers, investors and present and future employees. Investing in a GreenBuilding represents a sustainable investment combined with a lower risk.

“At Preem, we are working diligently to create a sustainable future by producing and selling environmentally compatible fuel. We are a modern company in an old industry, which is why it is a natural step to relocate to newly built premises offering modern technology and a first-class working environment.”

MICHAEL G:SON LÖW
President and CEO, Preem Petroleum AB
Tenant in Västerport, Stockholm, Sweden



Coop Forum, Kungsbacka, Sweden



Västerport, Stockholm, Sweden

HERE ARE SOME NOTABLE EXAMPLES OF GREENBUILDINGS DEVELOPED BY NCC



Kaggen, Malmö, Sweden



Vallensbæk Company House, Copenhagen, Denmark



Home Center Hyvinkää, Finland



Lysaker Torg, Oslo/Lysaker, Norway

TYPICALLY, ENERGY CONSUMPTION IN OFFICE BUILDINGS IS REDUCED THROUGH

- A focus on the shape and orientation of the buildings
- Optimization of location and size of glass panels
- Enhanced and improved insulation and minimization of thermal bridges
- Use of low-energy components in installations
- Intelligent energy-control systems
- Heat-recovery systems
- Solar panels on facades or roof surfaces
- Wind power operated mills on roofs
- Reduction of ventilation loss through facades and roof

ENVIRONMENTAL CONSIDERATIONS AND SUSTAINABILITY

In addition to a natural focus on energy consumption, other environmental considerations play an increasing role when developing and constructing buildings nowadays.

Not only energy consumption in the finished building should be considered. The total environmental exposure during a building's lifetime should also be examined. Use of energy and materials during the building process, the conditions under which these materials are produced, transport distances and costs related to maintenance, replacement and disposal of materials are all factors that we constantly evaluate.

THE NCC GROUP FOCUSES ON FOUR OVERALL ENVIRONMENTAL OBJECTIVES

Buildings and the infrastructure affect the environment – both during the construction phase and the operational phase. NCC takes responsibility for minimizing this exposure, and thus we focus on both the environment and energy consumption at all levels of our organization.

1. To create healthy environments
2. To constantly reduce the climate impact
3. To minimize the use of harmful substances
4. To encourage recycling of materials and responsible and eco-friendly treatment and disposal of hazardous waste



NCC PROPERTY DEVELOPMENT'S ENVIRONMENTAL STRATEGY FOCUSES ON THE FOLLOWING ...

- All future projects must ensure a good indoor climate as regards noise, light, temperature, quality of air and air humidity.
- In all future projects, we must use and combine materials in order to minimize adverse effects on the environment and health during construction and maintenance.
- All office projects shall meet the GreenBuilding criteria.
- Solutions are to be developed for partially supplying our projects with solar and wind-power energy.
- Electricity will be eco-labeled.
- Environmental education is to be provided to our tenants.
- Climate declarations are to be prepared for our projects.

breeam

We use BREEAM – a system for evaluating a building's environmental impact.

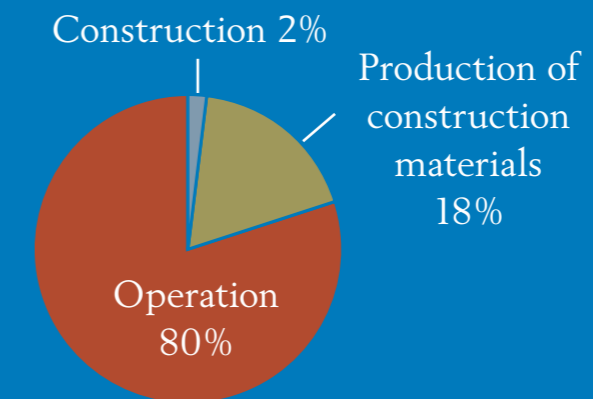
- The most established system in Europe
- Facilitates comparison between buildings
- Internally trained NCC assessors

WHICH ISSUES CAN YOU ADDRESS AS A TENANT?

ISSUE	We do this already	
	YES	NO
Don't leave your sit-and-stand tables on standby		
Use low-energy screens		
Use LED lamps for your desk		
Use network printers with a follow-me function		
Use motion-detector-controlled lighting in secondary rooms (meeting rooms, printer rooms, toilets, etc.)		
Remember to turn off printers and other electronic equipment instead of leaving them on standby after working hours		
Use thermostats with a night and weekend drop function		
Change from ordinary bulbs to energy-saving light bulbs		
Unplug your mobile phone charger or flick the power switch off, when not in use		

In the Nordic countries, 40% of total energy consumption emanates from buildings. Thus, the impact is vast when we improve the energy consumption of the building stock.

A BUILDING'S CO₂ EMISSION



FUTURE SOLUTIONS BY NCC



FUTURE OFFICE by NCC®

The office as a strategic tool.



FUTURE RETAIL by NCC®

Future Retail is a matter of knowledge of tomorrow's customer.



FUTURE LOGISTICS by NCC®

Customized solutions for enhanced efficiency.

It's a fact that people work more productively when they are in surroundings in which they can flourish. The starting point for our work is therefore always the company and the people who will be working and thriving in the settings we create. The challenge is to develop environments that foster creativity, job satisfaction and efficiency.



LEADING THE WAY INTO TOMORROW

NCC Property Development develops and sells commercial properties in defined growth markets in the Nordic countries and the Baltic region. Our knowledge of the Nordic countries' various market characteristics provides security to our customers; as does the specialist expertise we have developed and continuously refine in office, retail and logistics properties – with a focus on sustainable long-term solutions. We are sufficiently small to be flexible and act quickly. At the same time, we are large enough to pursue major, complex and long-term projects.

BRIEF FACTS ABOUT NCC PROPERTY DEVELOPMENT

- One of the leading developers in the Nordic region.
- A large number of ongoing projects in the Nordic region. In addition, there are several planned projects.
- 110 employees in Sweden, Denmark, Norway, Finland and Latvia.

- A small company with a personal touch, but with the strength of a big group.
- A community developer with experience gained from decades of close cooperation with both the public and the private sector.
- Became a GreenBuilding partner as early as 2006 and the first developer in Europe to become a GreenBuilding corporate partner. GreenBuilding is the European Commission's program for energy-efficient buildings.

THIS IS NCC

NCC creates future environments for working, living and communication based on responsible construction operations that result in sustainable interaction between people and the environment. NCC is one of the leading Nordic construction and property development companies, with sales exceeding SEK 57 billion and 20,000 employees in 2008.

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EXPECT A BIT MORE