NCC Property Development

- A Nordic property developer
- Active in capitals and major cities
- Approx. 100 employees
- 18 ongoing projects
- Strong focus on prioritized segment – Offices in attractive locations
Investment business

Concept development

Land acquisition

Analysis

Design and architecture

Leasing

Sales

Project implementation

Investment business where we leverage on our development knowledge
Main part of the property portfolio in Sweden

Leasable space, sqm, Sep 30

- Sweden: 56%
- Denmark: 24%
- Norway: 13%
- Finland: 7%
NCC Property Development
Jan-Sep 2018

Net sales
SEK 797 M (2,525)

EBIT
SEK -326 M (650)

• Decisions taken to exit some projects and land instead of keeping them for development
• Resulting revaluation affects the Q3 results
Going forward…

We are focusing on:

• Capital areas and larger growing cities
• Increase our investments in Sweden
• Offices in strong locations
• Building a project pipeline for the future
• Local presence and own key resources
Bromma – H5, Stockholm

- Approx. 50,000 sqm offices, retail and hotel
- Approx. 20,000 sqm leased to Maxi ICA supermarket and a Biz Apartment hotel
- Investment of SEK 2.5 billion
- Completion 2021
Kineum, Gothenburg

- Offices and a hotel project in Gårda of approx. 42,000 sqm
- Letting ratio approx. 65%
- Hotel (ESS Group) signed for approx. 15,000 sqm
- Estimated property value SEK 2.3 billion
- Completion 2022
Masthuggskajen, Gothenburg

- Office project of approx. 32,000 sqm
- Three phases with first possible project start in 2019
- Central location with sea view
Market drivers for a good development business

- Growing cities
- Low interest rates
- Access to capital
- Positive market outlook in the Nordics
Summary

- Growing cities will provide good business opportunities
- New built offices is an attractive investment
- Business potential for NCC in short and long term perspective
- Office projects in strong locations
- Increase investments in Sweden
- Build a project pipeline for the future