

# NCC Property Development

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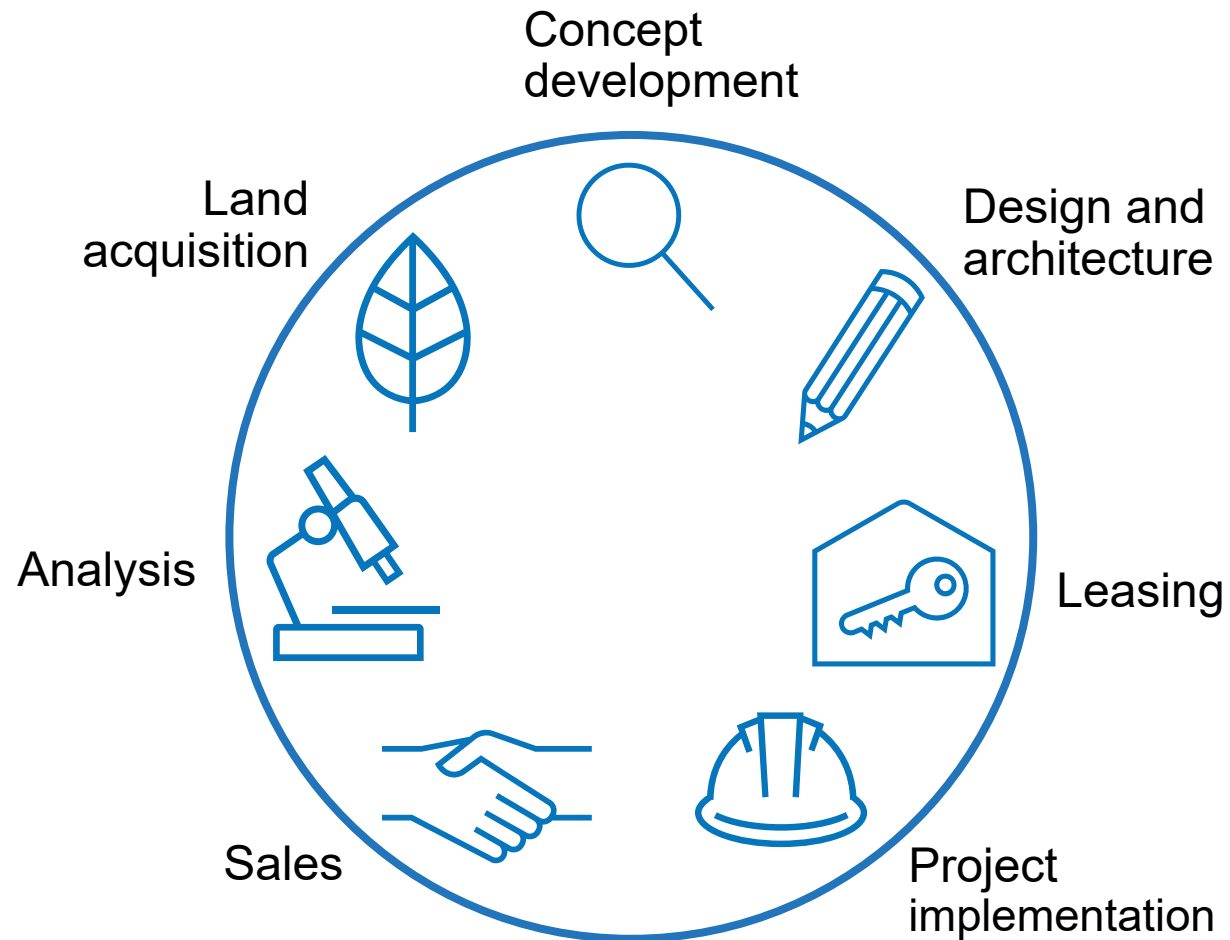


# NCC Property Development

- 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



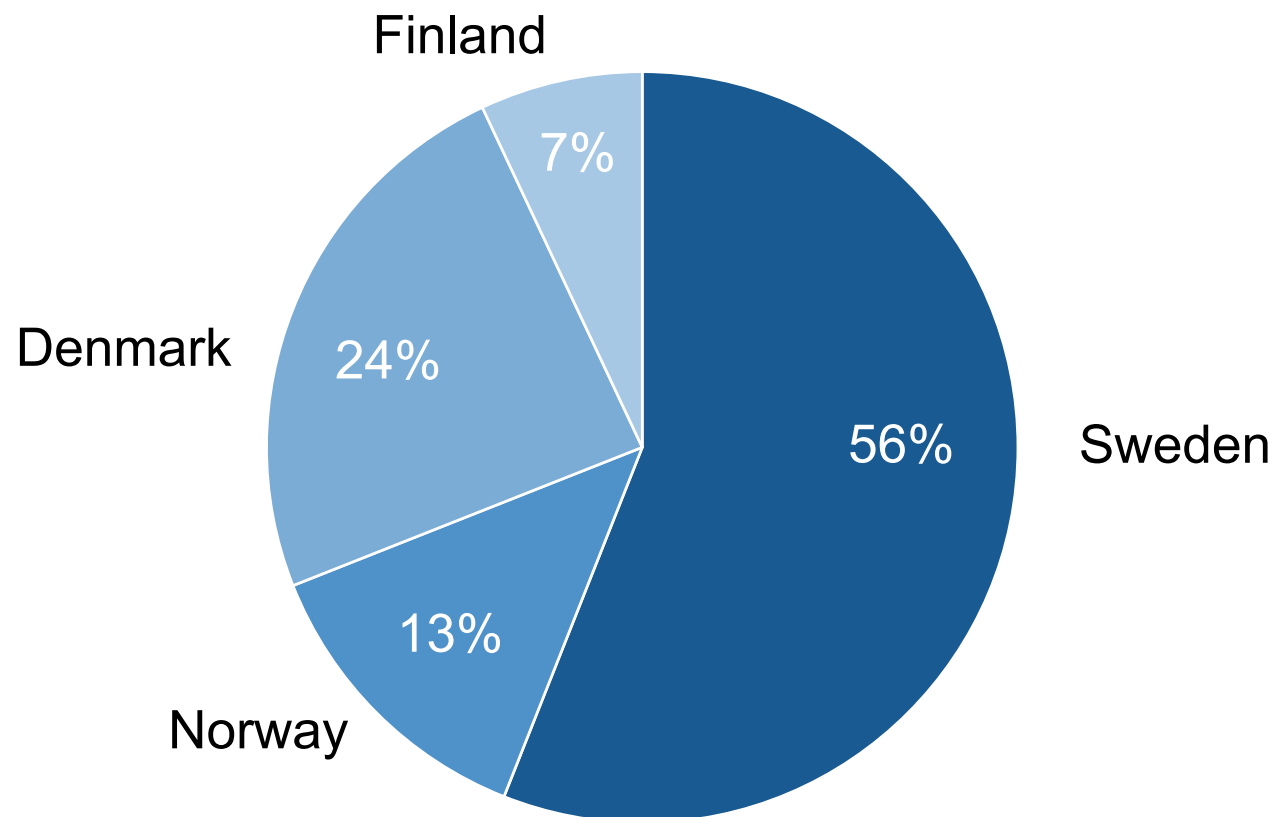
# Investment business



Investment business  
where we leverage  
on our development  
knowlege

# Main part of the property portfolio in Sweden

Leasable space, sqm, Sep 30



# 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



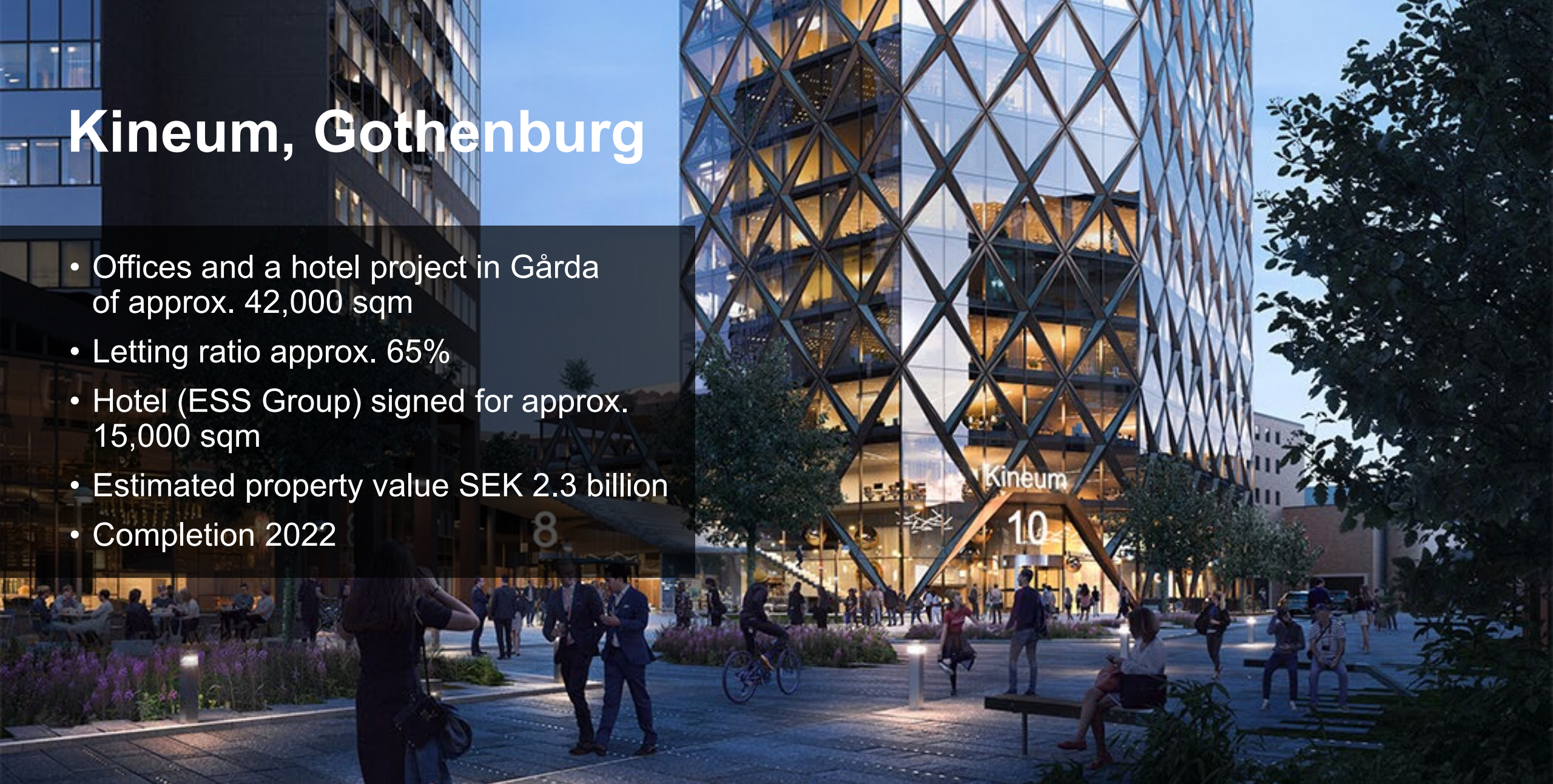
# Bromma – H5, Stockholm

- 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