

RETAIL OPPORTUNITY

Kivihaka • Vaasa, Finland

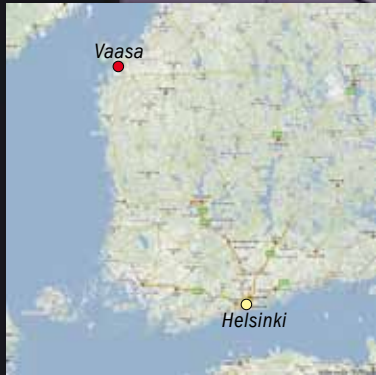




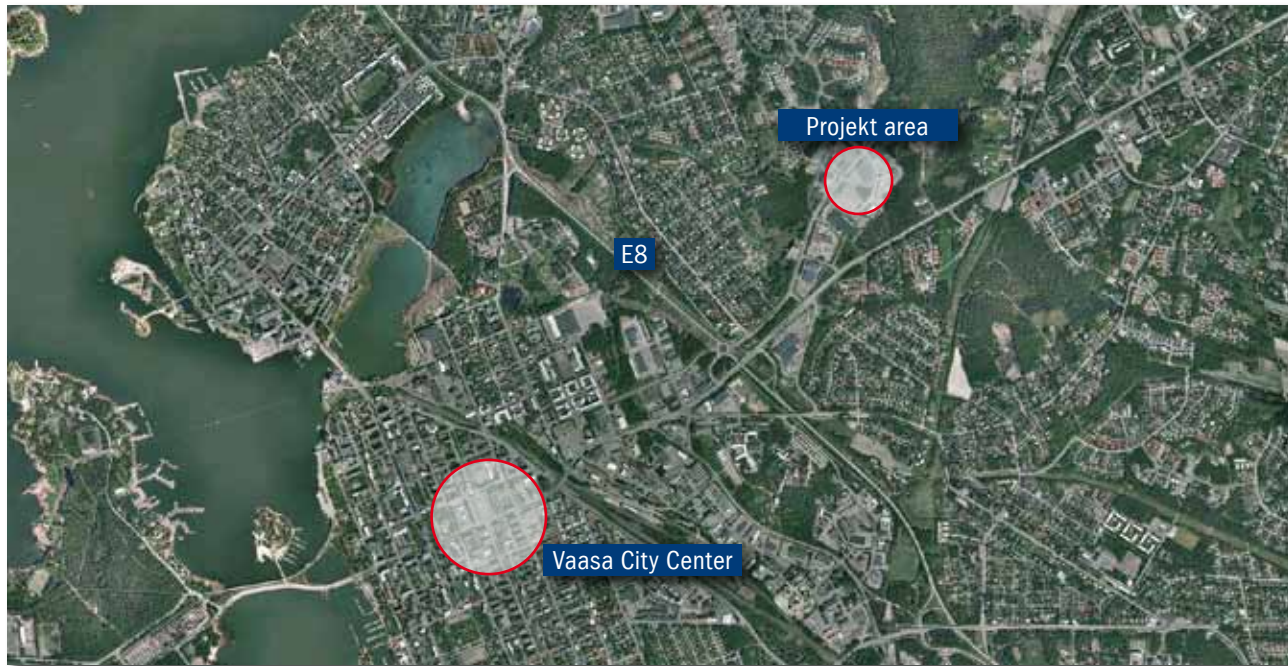
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ACCESSIBILITY FROM MAJOR ROADWAYS

- Extension of existing retail area
- Well exposed and defined entrances
- GW-Galleria is open!



Aerial photo



THE SURROUNDING AREA



BUSINESSES IN THE SURROUNDING AREA

- ⓧ Project site
- Ⓐ GW-Galleria
- Ⓑ Stage 2
- Ⓒ Stage 3
- Ⓓ Service Station
- Ⓔ Existing retail area



WE CUSTOMISE ARCHITECTURE AND MATERIAL FOR OPTIMAL FUNCTION

- Facade materials are combined to make a modern and friendly atmosphere, and meet the requirements of the local regulations at the site.
- Well defined and large entrances in modern design.



EASY ACCESS AND GOOD VISIBILITY



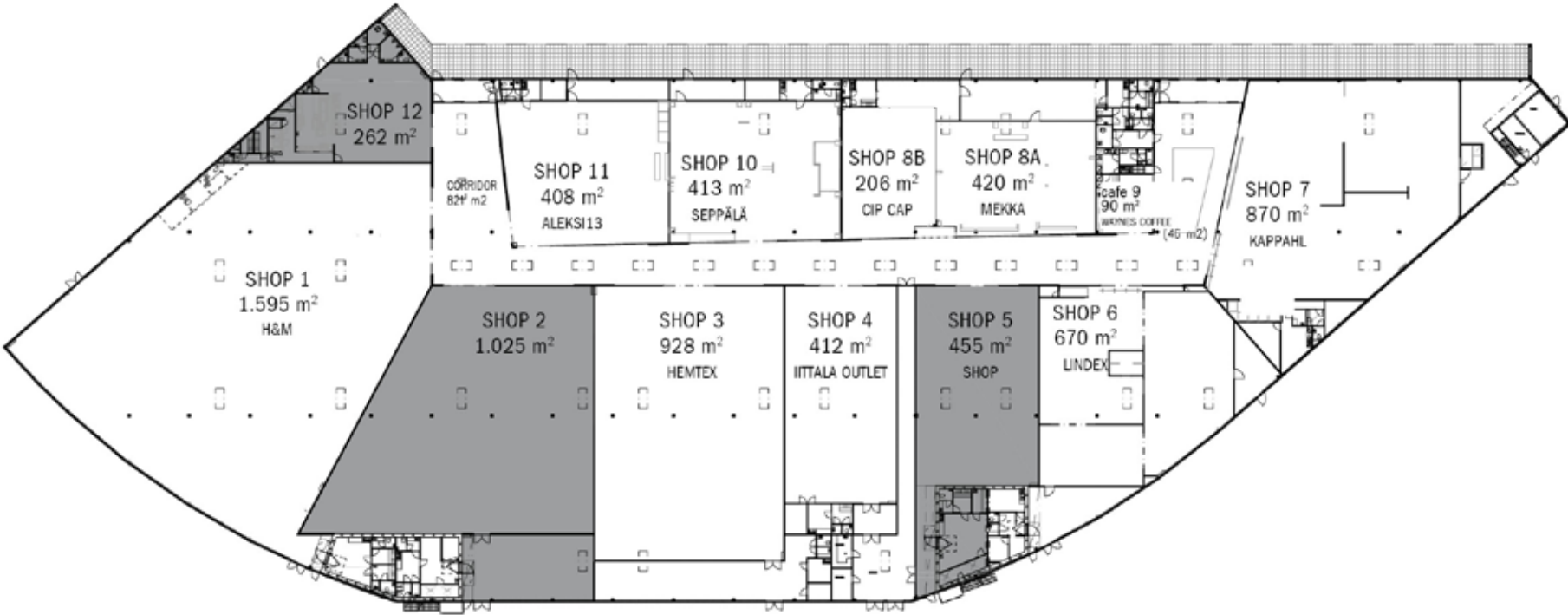
GW-GALLERIA IN VAASA, BUILDING A



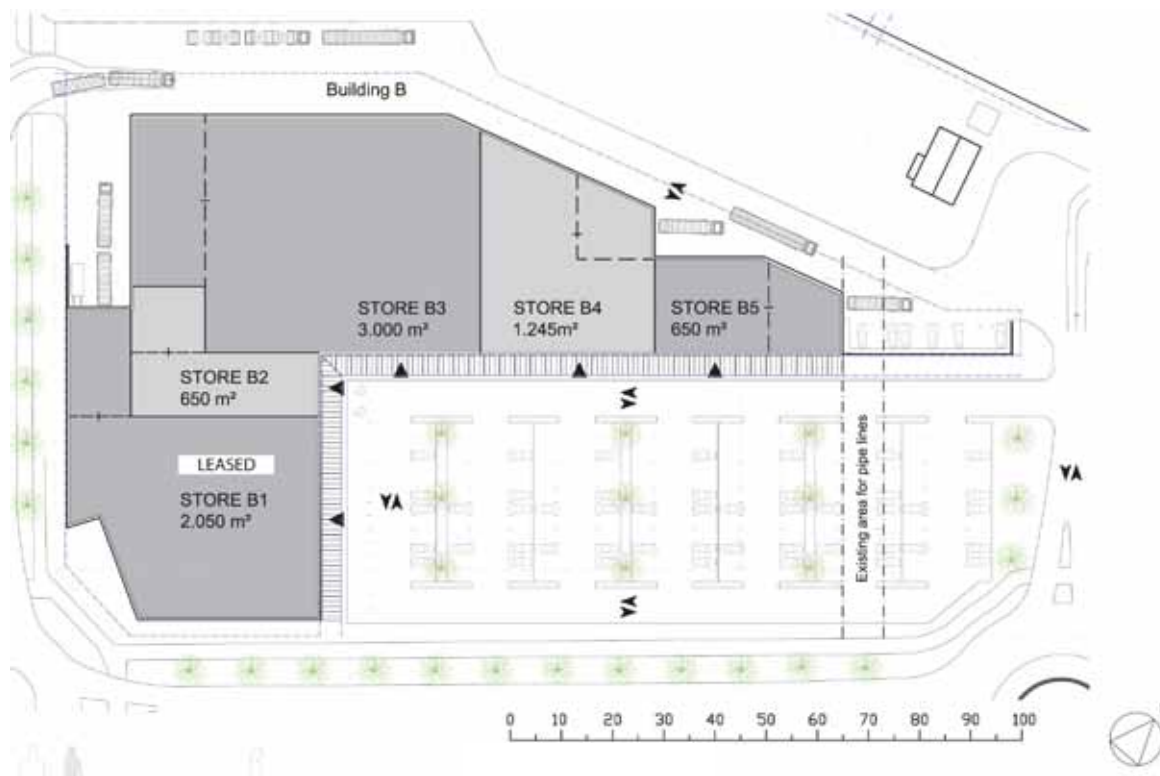
REFERENCE PHOTOGRAPHY



REFERENCE PHOTOGRAPHY



AREAS BUILDING B



SITE ESTIMATION:

Ground:	18.990 m ²
Store B1:	2.050 m ²
Store B2:	650 m ²
Store B3:	3.000 m ²
Store B4:	1.145 m ²
Store B5:	650 m ²
Sum, brutto:	7.495 m²

Plot ratio: ~ 39 %

PARKING:

Please notice: This is an estimation, which has to be checked when the areal division is better defined.

P-places needed (1P/50 m²)
according to valid city plan: 169 places

P-places total on plot: 173 places

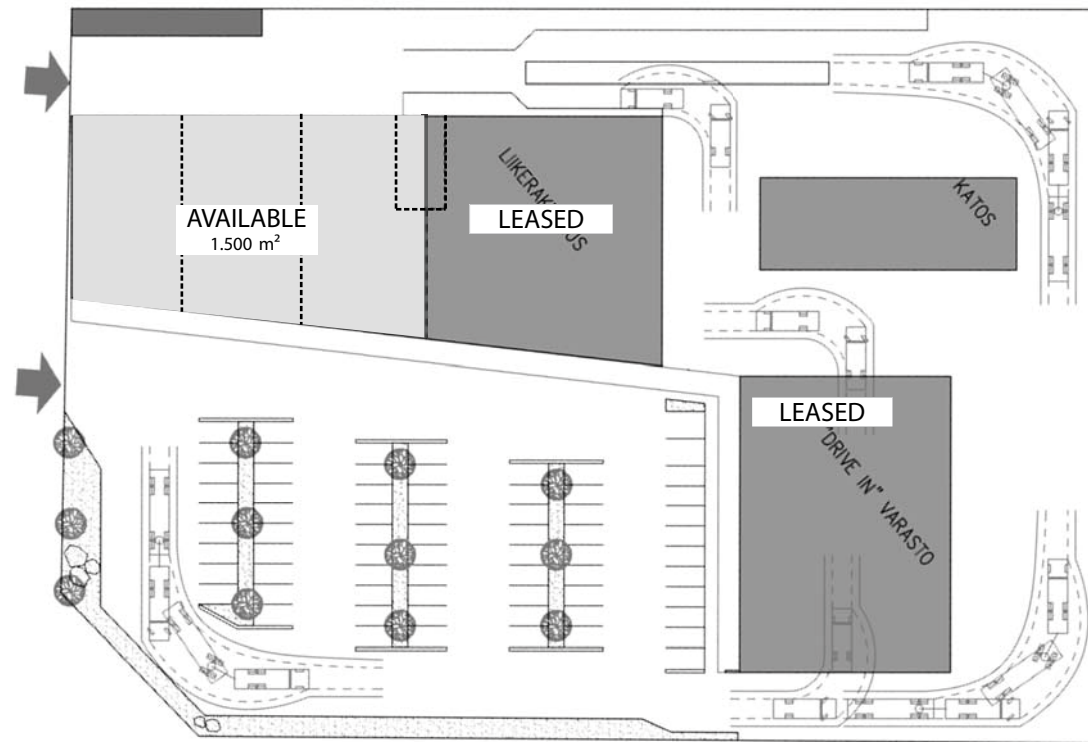
TREES: 12

Expected needed: 12
(1 tree/14 parking bays)

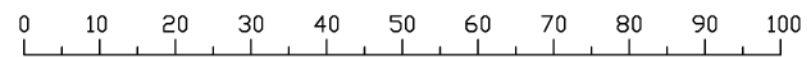
PLEASE NOTICE:

2% of the gross area is to be used as an air-raid shelter according to the finnish law.

This is a proposal, and the site area is not measured by a surveyor. Instead the measurements are taken from the countrys areal prospect or the internet. Levels and contours will be added later.



Area available space: 1500 m²



CUSTOMER AND DELIVERY ACCESS



- Separate entrance for customer and delivery of goods
- Large parking area, easy accessible

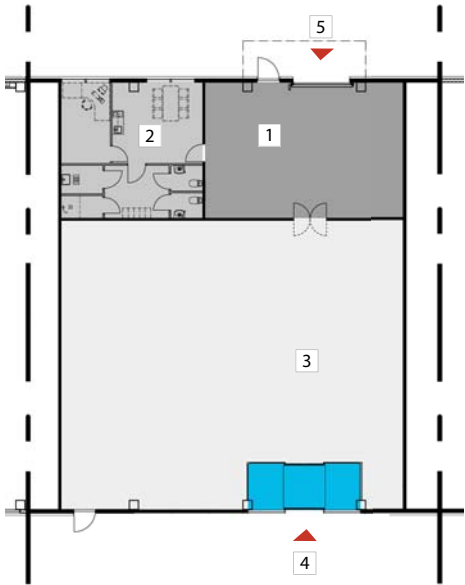
- ▣ Main customer entrance
- ▣ Delivery of goods

- Flexible plan
- Interior plan can be adapted according to the tenant's needs



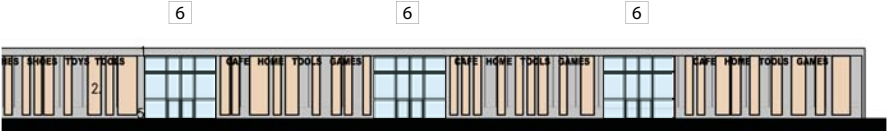
PRINCIPLE FOR PLANS

- 1 Warehouse
- 2 Staff
- 3 Shop
- 4 Entrance
- 5 Goods delivery



PRINCIPLE FOR FACADE

- 6 Entrance



PRINCIPLE FOR SECTION

- 4 Entrance
- 5 Goods delivery





ABOUT SJAELSO

A developer of attractive properties for the commercial, retail and residential sectors, Sjaelso is one of the largest property development companies in the Nordic countries. Constantly adapting to changing requirements in the market, Sjaelso's projects are renowned for their quality, functionality and architecture.

Sjaelso's competencies range from project development and financial/legal management to construction management. Moreover, as a highly project-focused organisation, Sjaelso has a proven record of attracting some of the most highly skilled individuals in the industry. From the beginning of a new project, Sjaelso sets a dynamic team created for the type and complexity of the project in question.

In the event that we need to add additional expertise to a project, we cooperate with well-established partners. Consequently, we never compromise on our customer's requirements when it comes to quality. We are present from the original concept to completion.

Headquartered in Denmark and offices in all the Nordic countries as well as in Poland. Our projects comprises offices for public institutions, organisations, major commercial companies, urban development projects as well as shops and entire retail centres.

Sjælsø Gruppen A/S is listed on the stock exchange, NASDAQ OMX Copenhagen.

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WITH FOCUS ON QUALITY, FUNCTION AND ARCHITECTURE SJAELSO DEVELOPED INNOVATIVE RETAIL SITES IN FINLAND - APPROX. 60,000 SQM BUILDINGS SINCE YEAR 2004.

APPROX. 3,200 SQM IN ROVANIEMI



KINGSGATE, APPROX. 16,900 SQM IN PORVOO



APPROX. 2,500 SQM IN ESPOO



GW GALLERIA, APPROX. 11,800 SQM IN KIVIHAKA



WITH FOCUS ON QUALITY, FUNCTION AND ARCHITECTURE SJAELSO DEVELOPED INNOVATIVE BUILDINGS FOR RETAIL, COMMERCIAL AND RESIDENTIALS IN THE NORDIC COUNTRIES

RESIDENTIALS, APPROX. 4,600 PCS SINCE 2004



RETAIL, APPROX. 760.000 SQM SINCE 2000 IN DENMARK, SWEDEN, NORWAY AND FINLAND



COMMERCIAL, APPROX 1.500.000 SQM SINCE 1977

