

RETAIL CENTRE

Niipperi • Espoo, Finland





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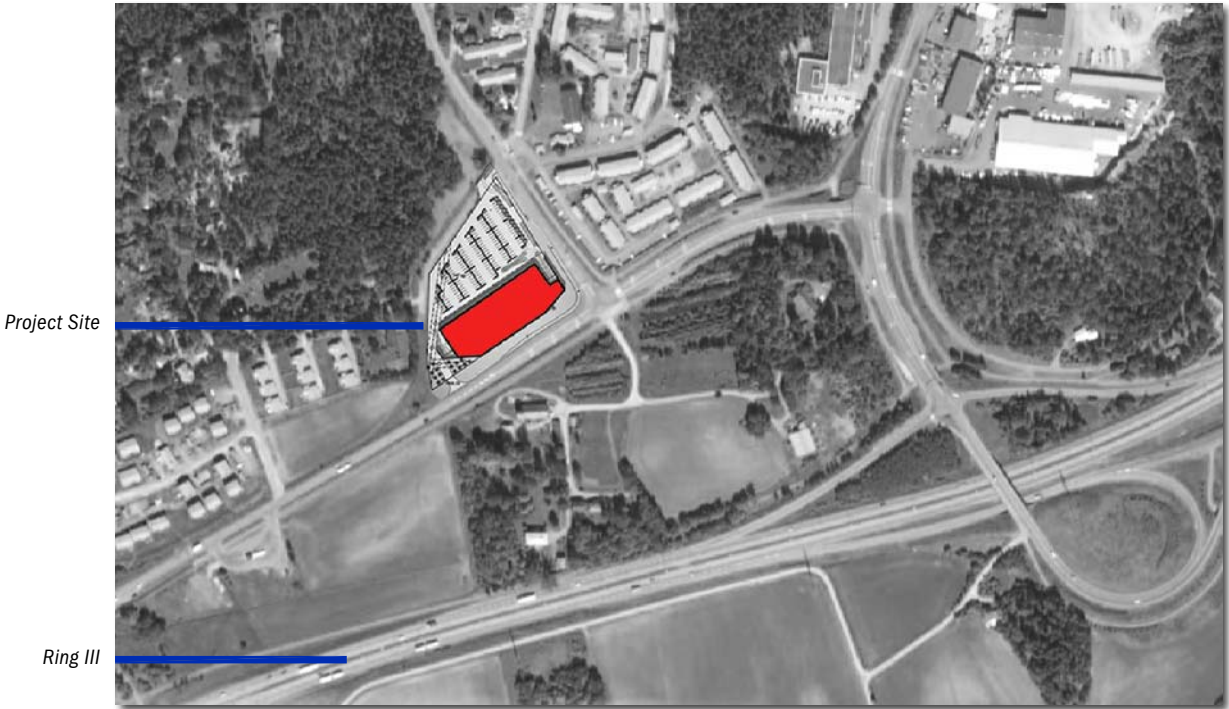
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ACCESSIBILITY FROM MAJOR ROADWAYS

- Just next to a growing residential area
- Visibility to Ring III



Aerial photo

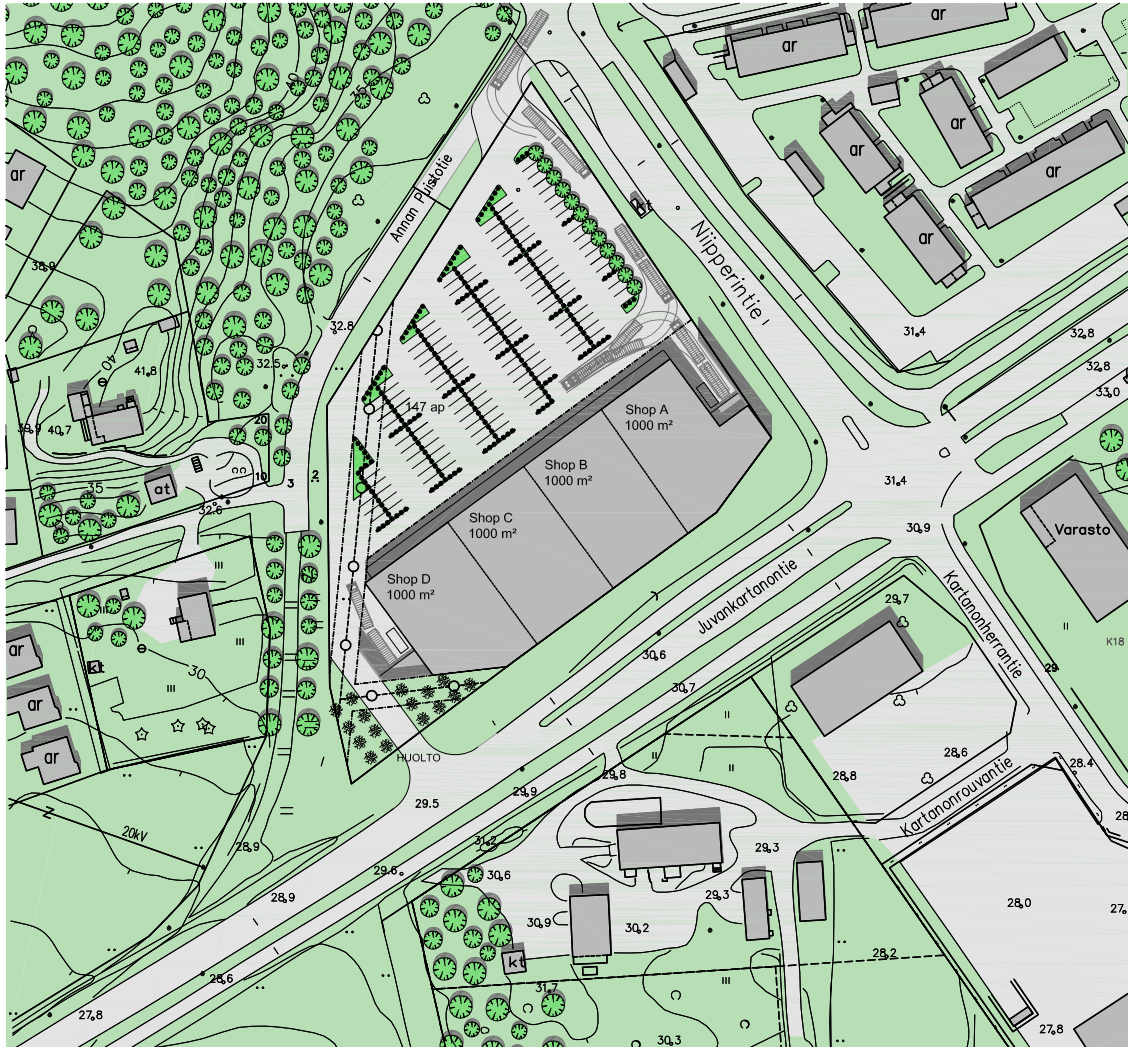


WE CUSTOMISE ARCHITECTURE AND MATERIAL FOR OPTIMAL FUNCTION

- 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.



AREAS



EASY ACCESS AND GOOD VISIBILITY

SITE ESTIMATION

Ground 11,721 m²
Total building area 4,000 m²

PARKING AREA

P-bays total 147 bays

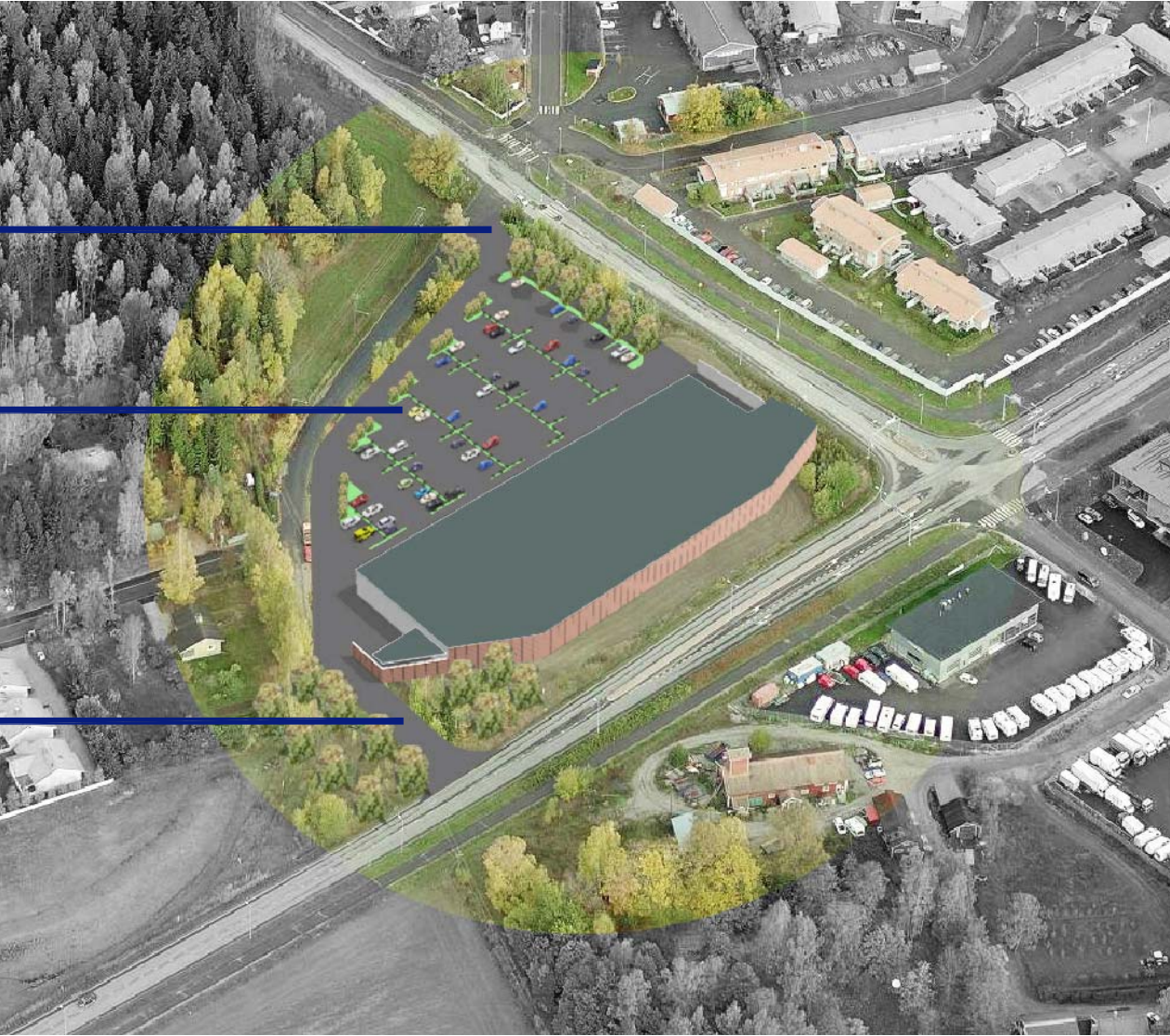


EASY CUSTOMER AND DELIVERY ACCESS IN THE AREA

Customer entrance

Customer parking

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

