

Press release

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NCC to build three apartment buildings in Espoo

NCC has agreed to build two apartment buildings in Karakallio, Espoo with Espoo Asunnot and a third one with Asuntosäätiö. Espoo Asunnot has been developing the area to make complementary construction possible. All three apartment buildings will be built following the Nordic Swan Ecolabel criteria. The project, carried out by NCC and Optiplan together with Espoo Asunnot and Asuntosäätiö, will also be part of the pilot by the Ministry of the Environment's BIM-based life cycle assessment. The total value of the project is approximately 21 MEUR.

"With the project, we want to show that even in reasonably priced construction the carbon footprint can be reduced with good planning. NCC has a strong track record of building following the Nordic Swan Ecolabel criteria, which guides to make sustainable choices. In addition, the Karakallio site follows the guidance for low-carbon construction by the Ministry of the Environment and investigates the impact of building technology, such as geothermal heating and solar panels, on the carbon footprint", says **Tuomas Tonteri**, Head of the Unit at NCC.

There will be a total of 143 ARA-funded rental and right-of-occupancy apartments in the 7-storey houses in Karakallio. Construction work is estimated to start at the end of the year and finish towards the end of 2022.

"Espoo Asunnot has a number of initiatives currently underway and Karakalliontie 1 is one of them. We have been actively involved in planning the future of the area, and now those plans will be realised when the complementary construction on the plot begins. Karakalliontie 1 is also the first Nordic Swan Ecolabel site for Espoo Asunnot and is therefore special. "The project has a strong focus on sustainability, which is one of the main priorities for our organisation, says **Pirjo Räihä**, Director of Construction at Espoo Asunnot."

"We are building a right-of-occupancy property in Karakallio, which will provide ecological, high-quality and affordable housing. With our co-operation partners, we also concentrate on the life cycle of the building when planning the modern properties. Once the Karakallio project is finished, it will be an excellent example of a sustainable urban area", says the Asuntosäätiö's Head of Construction, **Turkka Keravuori**.

The Nordic Swan Ecolabel criteria sets requirements for sustainability and origin of building materials, the safety of the chemicals used, moisture management and energy efficiency. At least 70% off the construction waste must be recycled.

"The Nordic Swan Ecolable aims for class A energy rating and high indoor air quality, and it is one of the quality levels we aim to invest in in our urban development projects," says **Anne Björn**, Project Development Manager at NCC, who is a member of the Urban Development Team responsible for the project.

"It is important for us that this project promotes affordable low-carbon construction and the development of the Ministry of the Environment's carbon footprint assessment," says **Riikka Holopainen**, the CEO of Ympäristömerkintä Suomi Ltd.

A carbon footprint goal has been set for the project

The carbon footprint of < 1250 kgCO₂/BGSM/building has been set for the buildings in Karakalliontie. This figure is based on the results of a residential property project carried out by NCC at Kaskelantie, after which the Nordic Swan Ecolabel building carbon footprint was evaluated.

Several carbon footprint calculations will be made based on the Karakallio project, and the results will be used to develop project planning and to reduce the carbon footprint in the future. The information and experience gained from the project will be used to further develop the Ministry of the Environment's evaluation method and the harmonization of low-carbon construction methods in the Nordic region.

Further information:

Tuomas Tonteri, Head of Unit, NCC, tel. +358 50 326 5008, tuomas.tonteri@ncc.fi
[Satu Holm-Jumppanen](mailto:satu.holm-jumppanen@ncc.fi), media relations, NCC, tel. +358 50 305 4718, satu.holm-jumppanen@ncc.fi

Karakalliontie 1 in numbers

- Espoon Asunnot
 - Buildings K and J, 7 floors, 2 x 2500 m2 floor area
 - 91 rental apartments
- Asuntosäätiö
 - Building L, 7 floors, 2500 m2 floor area
 - 52 right-of-occupancy apartments
- Total number of unsigned parking spaces 121 (80 in the car park, 41 in the yard)
- Carbon footprint target < 1250kg CO2/BGSM/building
 - NCC is responsible for project development and execution. Optiplan is responsible overall planning. The project is registered in NCC Building Nordics' order records after the building permit has been granted.

Nordic Swan Ecolable building

- The Nordic Swan Ecolabel criteria is based on the building's entire life cycle
- The building is energy-efficient and a comfortable home for the residents
- Good indoor air quality
 - Building materials used in the house are safe, promote health and have low emissions

NCC: Our vision is to renew our industry and provide superior sustainable solutions. NCC is one of the leading companies in the Nordics within construction, infrastructure and property development, with sales of almost EUR 5.5 billion and 16,500 employees in 2019. The NCC share is on NASDAQ OMX Stockholm.

Espoon Asunnot is Espoo's largest rental apartment provider with a turnover of 139.6 million euros last year, and the company is owned by the city of Espoo. More than 30,000 people in Espoo live in our apartments. Every year we build 400 new, affordable homes.

Asuntosäätiö works to overcome housing shortages and raise the standard of living. As the fourth largest property owner, our vision is to provide the best housing for the different phases of life, following our motto 'Good Home for Everyone'. Asuntosäätiö does not seek an direct profit or financial gain. We build and own different property solutions. Our services include: right-of-occupancy properties, and rental and freehold properties. At the heart of everything we do is sustainability and the good of the public.

