

NCC COMPANIES
FINLAND

2007

IN BRIEF



NCC 

CONTENTS

Major events	2
President's review	3
NCC Group	4
NCC in Finland	5
Information on the Financial statements	6
Income statement, balance sheet and key indicators	8
NCC – responsible partnerships	10
Organisation	12
Portfolio	14
Contact information	16

COVER PICTURE:
Environmental issues concern builders as well.
PHOTO: VOITTO NIEMELÄ AND NCC'S IMAGE BANK

MAJOR EVENTS 2007

- Tornio's På Gränsen project launched.
- The Grani shopping centre in Kauniainen was expanded and housing construction in the centre started up well.
- A construction company was acquired in Lithuania to strengthen the operations of NCC Pletra UAB.
- Three commercial properties were sold to the Danish EU Invest.
- Union Bank of Switzerland acquired the Tulli Business Park in Tampere.
- On-site morning exercise sessions received the Personnel Achievement Award of the Year.
- NCC was successful in an industry-wide occupational safety competition.
- Occupational safety video Heräämisiä (Awakenings) was awarded at the Hamburg and Hollywood film festivals.

KEY INDICATORS, NCC CONSTRUCTION GROUP

	2005	2006	2007	Change
Net Sales (EUR million)	628.1	697.0	803.3	15%
Operating profit (EUR million)	34.5	42.1	46.9	11%
Profit before extraordinary items (EUR million)	33.5	40.3	44.2	10%
Return on equity (ROE)	33.7	32.6	31.2	
Return on investments (ROI)	28.7	32.8	32.6	
Equity ratio %	32.6	36.8	32.0	
Unrecognised order backlog (EUR million)	427.0	500.0	680.0	36%
Number of employees 31 Dec.	2,450	2,492	2,691	8%

NCC companies do not compile consolidated financial statements in Finland. NCC Construction Group's complete financial statement information can be found at www.ncc.fi.

We are involved in the responsible construction of the Baltic region and Russia.
PHOTO: NCC COMMUNICATION

Our customers are the basis for all our operations.
PHOTO: PASI HYTTE



PRESIDENT'S REVIEW



PHOTO: OLLI HÄKÄNIEMI

NCC Group's operations focus on the Baltic Sea region. We also want to take active part in the protection of the Baltic Sea.

PHOTO: NCC'S IMAGE BANK

NCC – EXPECT A BIT MORE

The combined net sales of the Finnish NCC companies, NCC Construction Ltd, and NCC Property Development Oy was EUR 904 million in 2007. Operating profit increased from EUR 52.7 million to EUR 69.7 million. Operations developed favourably in Finland and the Baltic region, even though apartment sales decreased towards the end of the year in Estonia. Plots have been acquired in St. Petersburg and the preparations for launching privately financed housing production have been further developed. The share of neighbouring area operations – the Baltic region and St. Petersburg – in NCC's overall volume will increase considerably in the next few years.

NCC's share in the new construction of blocks of flats and terraced houses in Finland is approximately 15 percent. Nearly 2,700 new dwellings were completed in 2007, of which 1,182 were completed in Finland, and 366 in the Baltic countries as developer contracted housing. The selling time for housing has increased, but there is still residential demand in Finland's growth centres as well as St. Petersburg and the Baltic region. During 2007, NCC launched many Business Park projects, such as Airport Plaza, Opus and Falcon extensions in the Helsinki region and the construction of Tulli in Tampere. During the year the company carried out real estate transactions worth approximately EUR 100 million

and acquired the first plots intended for commercial construction in the Baltic region.

The climatic change creates challenges for the construction sector. By 2011, NCC aims at decreasing the energy consumption of its buildings by 30 percent. Our cooperation partner in this development work is Optiplan. Environmental loads and lifecycle beneficial solutions can be calculated using the EcoConcept developed by NCC, which is likely to become more widely used as environmental requirements increase.

We want to be a responsible partner, always ensuring that we focus on the essentials, generate true added value for our customers and maintain a life cycle approach in our operations. Our production and sales personnel participate in an extensive training programme to ensure that we are even more customer-driven in our actions.

I would like to thank our customers and personnel for their valued co-operation.

Timo U. Korhonen
President
NCC Construction Ltd

NCC GROUP

NCC is a leading construction and property development Group in the Nordic countries. It's net sales in 2007 was EUR 6.3 billion, operating profit EUR 302 million and number of employees was 22,000. NCC Group's domestic market area is the Nordic countries, but it also operates in Germany, the Baltic countries and St. Petersburg. NCC offers its customers services that extend throughout the value chain.

NCC Construction develops and builds residential and commercial premises, logistics centres, as well as retail, manufacturing and public facilities. As a contract housing developer, NCC is the market leader in several Nordic markets. In Germany it focuses mainly on building small houses.

NCC Property Development operates in the growth centers of the Nordic countries developing and refining plots and properties into high quality working environments. It offers investors profitable investment targets and provides users with efficient business premises.

NCC Roads' products and services are connected to road building, maintenance and management. It occupies the leading market position in the Nordic countries, and also has operations in St. Petersburg.

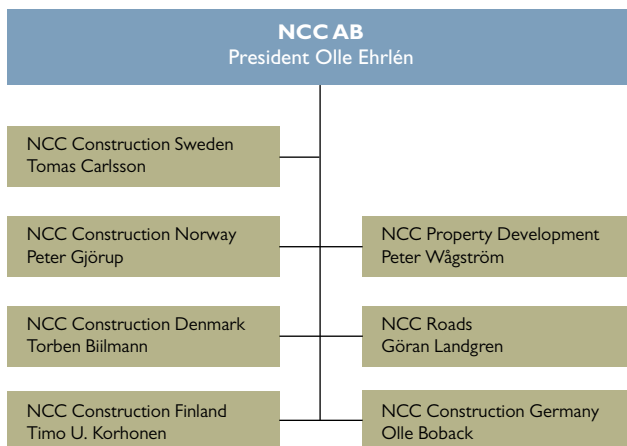
NCC – EXPECT A BIT MORE

NCC's vision is to be the leading company in the development and constructor of the housing, offices and infrastructure or the future. Growth is supported by increasing efficiency in sourcing, rationalising the construction process and ensuring the right resources. Sourcing has been developed for instance by centralising purchases and increasing international purchases. NCC's operations are steered by its values and ethical guidelines.

NCC AB's President is Olle Ehrlén.

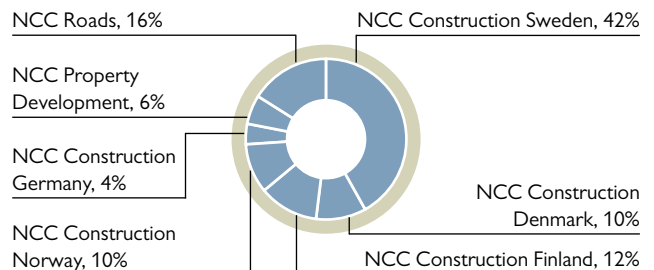
For further information on the NCC Group, see www.ncc.se.

NCC'S ORGANISATION 2008



NCC GROUP

Sales by business area (%)



NCC's former headquarters were transformed into a social and healthcare centre. The site was selected the Site of the Year in 2006.
PHOTO: NCC COMMUNICATION



NCC's occupational safety video won several film industry awards.
PHOTO: DECO MEDIA





The town of Hämeenlinna awarded architect Juha Luoma, the designer of a functionalis-styled house built by NCC, with an award for good construction.
PHOTO: MIKKO AUERNIITY

NCC Construction Ltd's market area includes Finland, the Baltic countries and Russia. NCC Construction's affiliates in Finland are NCC Property Development Oy and NCC Roads Oy.

NCC Construction Finland is a nationwide builder operating in residential construction. NCC Construction's subsidiaries comprise local companies operating in Estonia, Latvia, Lithuania and St. Petersburg as well as the full-service design office Optiplan Oy. It provides architectural, structural and HEPAC design and its business areas include housing, business premises and renovation.

NCC Property Development Oy constructs business premises mainly in the Helsinki region, Tampere and Oulu, as well as commercial/retail premises elsewhere in Finland. In the Baltic countries, property development projects have been launched for instance in Riga. NCC Property Development produces high quality office and commercial premises and it is known, for instance, for its NCC Future Office and Stress Free concepts.

NCC Roads Oy's units include asphalt and mineral aggregate and it has service points across Finland. Services also include products that improve traffic safety, as well as road and street maintenance in the summer and winter. In January

The main library in Turku was selected the Concrete Structure of 2007. The designer was architect's office JKMM.
PHOTO: VOITTO NIEMELA



2008, NCC Roads Oy acquired the operations of Valtatie Oy, which it owned in half from the French Colas Group. In February, the operations of the two companies were integrated following approval of the competition authorities.

A LEADER IN ITS FIELD

NCC's goal is to be a leading company in residential construction in terms of customer relationship management among both corporate and private customers. Active communication, customer-oriented solutions and keeping its promises are the core of NCC's operations, the aim of which is to produce true added value for its customers. NCC develops the cost-efficiency of its operations and is constantly renewing its operating models. The high-quality employer image helps it ensure the best human resources.

For further information on NCC's operations in Finland, see www.ncc.fi.

NCC companies' operating net sales and personnel

	Net sales (EUR million)	Employees 31 Dec.
NCC Construction Ltd	803	2,691
NCC Property Development Oy	101	36
NCC Roads Oy	73	147

On-site morning exercise sessions received the Personnel Achievement Award of the Year.
PHOTO: NCC'S IMAGE BANK



INFORMATION ON THE FINANCIAL STATEMENTS FOR 2007

NCC CONSTRUCTION GROUP 1 JANUARY – 31 DECEMBER 2007

NET SALES AND EARNINGS

NCC Construction Group's net sales calculated based on percentage of completion was EUR 803.3 million in 2007 (EUR 697.0 million in 2006) with an increase of EUR 106.3 million on the previous year. The share of developer contracted housing production (own risk) was EUR 283.8 million (260.3), i.e. 35.3 percent (37.3).

The share of international operations in Group net sales was EUR 89.9 million (46.8), i.e. 11.2 percent (6.7).

The Group's profit before extraordinary items and taxes was EUR 44.2 million (40.3), an increase of EUR 3.9 million on last year. The Group's operating profit was EUR 46.9 million (42.1), which represents 5.8 percent (6.0) of the net sales.

Return on investment in 2007 was 32.6 percent (32.8). Return on equity in 2007 was 31.2 percent (32.6).

BALANCE SHEET POSITION AND INVESTMENTS

The balance sheet total for NCC Construction Group was EUR 423.2 million (337.1) at the end of the fiscal period and shareholders' equity amounted to EUR 116.8 million (108.7). The equity ratio decreased and amounted to 32.0 percent (36.8). The company's liquidity has been good throughout the financial year. Net investments on fixed assets was EUR 4.4 million (1.3). The capital tied up in plots increased by EUR 21.1 million and amounted to EUR 147.0 million (125.9) at year end.

ORDER BACKLOG

NCC Construction Group's unrecognised order backlog at year end was EUR 680 million (500). EUR 980 million (764) in new projects, of which 43 percent were housing projects, were entered into the order backlog. A total of 2,656 dwellings (2,517) were completed in 2007, of which 1,548 (1,703) were developer contracted (own risk). In the Baltic region, 307 dwellings (413) were developer contracted construction projects. Of the dwellings produced by NCC Construction Group, 1,029 (1,176) were sold in Finland and 292 (288) in the Baltic region. The number of completed, unsold apartments in Finland was 220 (153) and in the Baltic region 45 (2).

PERSONNEL

At year-end the parent company, NCC Construction Ltd, employed 2,188 (2,169) people and the Group employees numbered 2,691 (2,492). NCC Construction had an average of 2,219 (2,160) employees during the period under review and the Group had 2,772 (2,501) employees. In addition, 448 trainees and summer employees had the opportunity to acquaint themselves with the construction industry and career prospects at NCC.

AUDITORS

The auditor of NCC Construction Ltd is KPMG Oy Ab, with Juha Jokinen (M.Sc.econ, APA), as the head auditor.

NOTE: NCC Construction Ltd's official financial statement information can be found at www.ncc.fi.

Preliminary view of an office building in Helsinki developed by NCC Property Development.



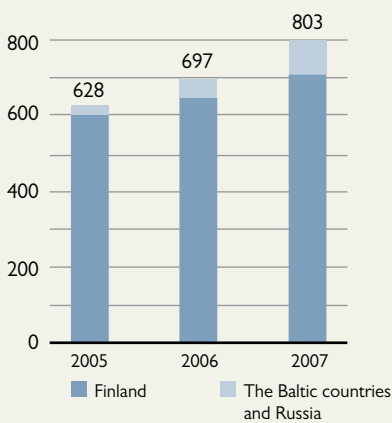
High-quality vacation homes are being built at the Ruka ski centre.



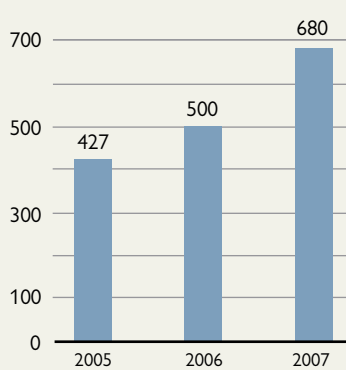


A new trading centre was opened in Hyvinkää, in Southern Finland.
PHOTO: MAX

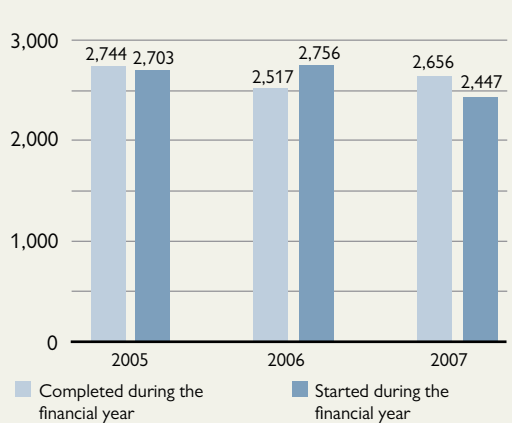
Net sales (EUR million)



Unrecognised order backlog (EUR million)



Housing output (dwelling units)



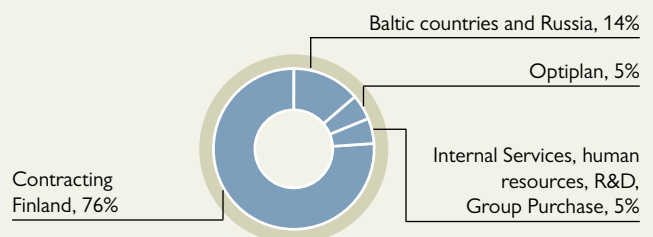
Net sales by business

	2007
NCC TähtiKoti Homes	36%
Housing partnering	8%
Contracting	26%
Property Development	8%
Commercial partnering	19%
Others	3%

Net sales of construction by region

	2006	2007
Housing, Helsinki Area	24%	22%
Contracting, Helsinki Area	22%	21%
Southwestern Finland	11%	11%
Central Finland	11%	11%
Eastern Finland	12%	10%
Northern Finland	4%	7%
Uusimaa, southern Häme	9%	7%
Baltic countries and St. Petersburg	7%	11%

Employee division



NCC CONSTRUCTION GROUP

	2006	2007
CONSOLIDATED INCOME STATEMENT (EUR million)		
Net sales	697.0	803.3
Operating profit	42.1	46.9
Financial income and expenses	-1.8	-2.7
Profit before appropriations and taxes (EBT)	40.3	44.2
Extraordinary items	-2.8	-2.1
Profit before taxes	37.5	42.1
Direct taxes	-8.6	-9.0
Group's earnings for the fiscal period	28.9	33.1
CONSOLIDATED BALANCE SHEET (EUR million)		
Assets		
Fixed assets	5.4	8.1
Current assets	331.7	415.1
Liabilities		
Shareholders' equity	108.7	117.0
Obligatory provisions	14.5	15.5
Interest-bearing liabilities	19.9	45.8
Non-interest-bearing liabilities	194.1	244.9
Balance sheet total	337.1	423.2
KEY INDICATORS		
EBIT-%	6.0	5.8
EBT-%	5.8	5.5
Return on equity, %	32.6	31.2
Return on capital employed, %	32.8	32.6
Equity ratio, %	36.8	32.0
Non-income-recognised orders (EUR million)	500.0	680.0
Personnel, average	2,501	2,772

Accounting principles:

Income recognition from construction projects is based on degree of completion. The doubling related to developer operations has been eliminated from the net sales and balance sheet. Income recognition of margins from developer operations is based on the overall degree of completion (degree of sales multiplied by degree of completion).

Formulas for the key indicators

Return on equity (ROE):

$$\frac{\text{Profit before extraordinary items, reserves and taxes less taxes for the financial year}}{\text{Shareholders' equity + minority interest}}$$

(average for year)

Return on capital employed (ROCE):

$$\frac{\text{Profit before extraordinary items, reserves and taxes + interest expense and other financing expenses}}{\text{Balance sheet total less non-interest-bearing liabilities (average for year)}}$$

Equity ratio:

$$\frac{\text{Shareholders' equity + minority interest}}{\text{Balance sheet total less advance payments}}$$




NCC building 3, Helsinki
PHOTO: PASI HYYTI

An old property was renovated into a cosy hotel in Helsinki.
PHOTO: PATRIK RASTENBERGER

UNDER DEVELOPMENT. UNDER CONSTRUCTION.

NCC CONSTRUCTION LTD

HOUSING PRODUCTION IN THE NEXT FEW YEARS:

In Finland, NCC has plots that correspond with construction of some 6,000 residential dwellings:

Sammontakojä, Tampere, 240 dwellings
Lauttasaari, Helsinki, 270 dwellings
Konala, Helsinki, 600 dwellings
Malmi, Helsinki, 200 dwellings
Tapanila, Helsinki, 100 dwellings
Westpark, Turku, 370 dwellings
Värttö, Oulu, 220 dwellings
Tuomarila, Espoo, 100 dwellings
Tammisto, Vantaa, 190 dwellings
Kerava, 240 dwellings
Kauniainen, 230 dwellings
Kuopio harbour, 130 dwellings

Neighbouring areas:

In St. Petersburg and the Baltic region, NCC has plots that correspond with construction of some 3,000 residential dwellings.

Fermskoye, St. Petersburg, 900 dwellings

NCC PROPERTY DEVELOPMENT OY

PROPERTIES UNDER CONSTRUCTION:

Falcon Business Park Hali and Tinnu, Espoo, floor area 13,600 m²
Polaris Business Park 1 and 2, Espoo, floor area 14,200 m²
Plaza Business Park Vivace and Largo, Vantaa, floor area 12,100 m²
Opus Business Park 1, Helsinki, floor area 7,700 m²
Tulli Business Park 1, 2 and 3, Tampere, floor area 17,000 m²
Expansion of the Grani shopping centre, Kauniainen, floor area 1,600 m²
Joensuu Retail Park, Joensuu, floor area 10,000 m²
Tiiriö BigBox, Tiiriö, floor area 5,500 m²
Lohjanharju Retail Park, Lohjanharju, floor area 30,000 m²

PROPERTIES UNDER DEVELOPMENT:

Office building on Mannerheimintie, NCC4, Helsinki, floor area 10,000 m²
Office building in Munkkivuori, Helsinki, floor area 13,000 m²
Atrium Business Park, Espoo, floor area 24,000 m²
Formica offices, Vantaa, floor area 10,500 m²
Office building Origo, Helsinki, floor area 13,000 m²
Office building in Keinusaari, Hämeenlinna, floor area 8,000 m²
Aviopori Business Park, Pori, floor area 15,000 m²
Turku-Raisio Retail Park, Turku, floor area 25,000 m²
Jyväskylä shopping centre, Jyväskylä, floor area 50,000 m²
City Centre Retail Park, Hämeenlinna, floor area 30,000 m²
Lielahdi Trading Centre, Tampere, floor area 16,500 m²
Kekava Logistics Park, Riga, Latvia, floor area 48,000 m²
Dreiliini Retail Park, Riga, Latvia, floor area 40,000 m²

SIGNIFICANT PROPERTY TRANSACTIONS:

UBS (D) Euroinvest Immobilien, Tulli Business Park 1, floor area 5,767 m², Tulli 2, floor area 4,900 m², Tampere, EUR 37.6 million
Aberdeen Property Investors, Falcon Business Park Tinnu, Espoo, floor area 6,800 m², EUR 24 million
IVG Immobilien GmbH, Polaris Business Park 1, 50%, Espoo, floor area 7,095 m², EUR 21.7 million

NCC Property Development Oy compiles separate financial statements and its figures are not included in NCC Construction Group's financial statements.



NCC – RESPONSIBLE PARTNERSHIPS

Tornio, Finland and Haparanda, Sweden co-operated to develop their town centres together. NCC is building commercial services and housing for the Finnish side.

Strategy forms the basis for NCC's development activity along with the needs arising from changes in the operating environment. The focus areas for development are customer relation management, products, services and production process as well as corporate image development.

A development programme for customer relation management was launched during the year. The main expectations of key customers were charted and based on these, common customer promises were compiled. Planning of customer meetings and training of sales and production personnel in this area began.

ADDED VALUE FOR CUSTOMERS

In housing concepts, the focus was on customer-oriented products and smooth internal processes. Resources were increased in repair services and in renovation projects, resident communication and better control of renovation work was developed. In office construction we offer our customers Future Office premises, Stress Free functionalities and third generation technology. In order to improve information management in construction, NCC participated in product modelling pilot projects and developed i.e. productised standard design solutions for housing construction in co-operation with Optiplan.

Societal responsibility

SOCIAL RESPONSIBILITY

NCC focused on occupational safety, personnel development, training and maintaining employee fitness and well-being. The on-site morning exercise sessions continued and new instructors were trained. Henry ry awarded the morning exercise programme the Personnel Achievement Award of the Year. The foreman shortage was alleviated by training experienced construction industry professionals as foremen. A voluntary pension insurance was taken out for approximately 600 white-collar workers. Early rehabilitation and rehab-activities continued. NCC offers its personnel comprehensive occupational healthcare and also has operations that support extensive leisure time sport activities.

NCC's social responsibility also encompasses issues it values as important. A key target group is young people, particularly students in the construction trade. The company continued to support the protection of the Baltic Sea by supporting the activities of the Baltic Sea Action Group, as a continuation of last year's WWF-Mermaid campaign. The first Children's Building school was arranged in Finland and 40 children participated.

FINANCIAL RESPONSIBILITY

NCC's operations are based on ethical guidelines and ensuring internal controls. NCC actively strives towards weeding out any illegal labour practices from its sites. Prior to signing subcontractor agreements, NCC's code of conduct dictates that research be done regarding the status of company ownership and whether they fulfil their societal obligations.



A new type of architectural design in Pasila, Helsinki.

ENVIRONMENTAL RESPONSIBILITY

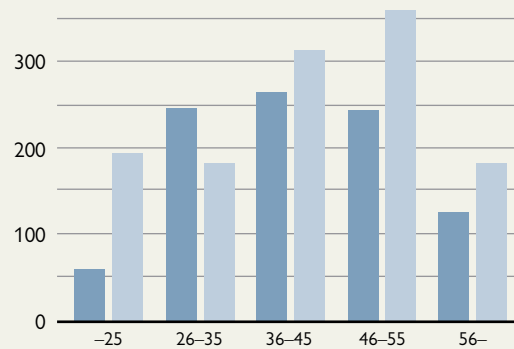
NCC acts responsibly as a builder of a good and sustainable environment. The EcoConcept service, which measures a property's environmental and life-cycle characteristics, was developed further, with a focus on renovation. Planning of a development programme for energy efficiency in NCC's own production began in 2007. The aim is to reduce energy consumption by 25-40 percent by 2010. Soils surveys were conducted in plots to be constructed and over EUR 2 million was spent on the rehabilitation of contaminated soil. The waste generated in all operations is sorted and proper further treatment of waste is ensured.

Tulli Business Park, Tampere.

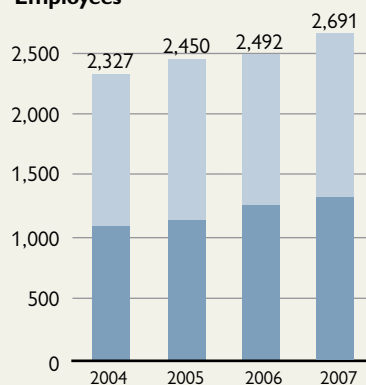


NCC CONSTRUCTION GROUP

Number of personnel, age distribution

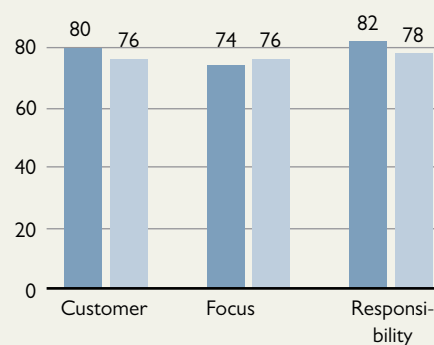


Employees

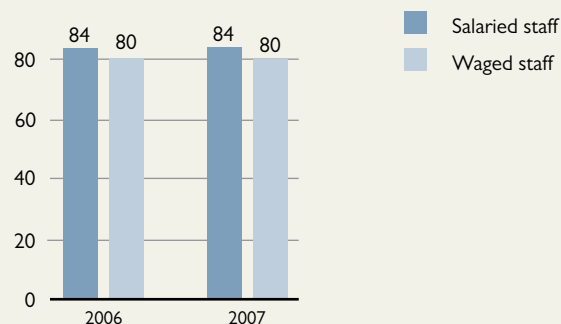


HUMAN CAPITAL INDEX 2007

NCC's values describe our actions (%)



I am proud of the work we do (%)

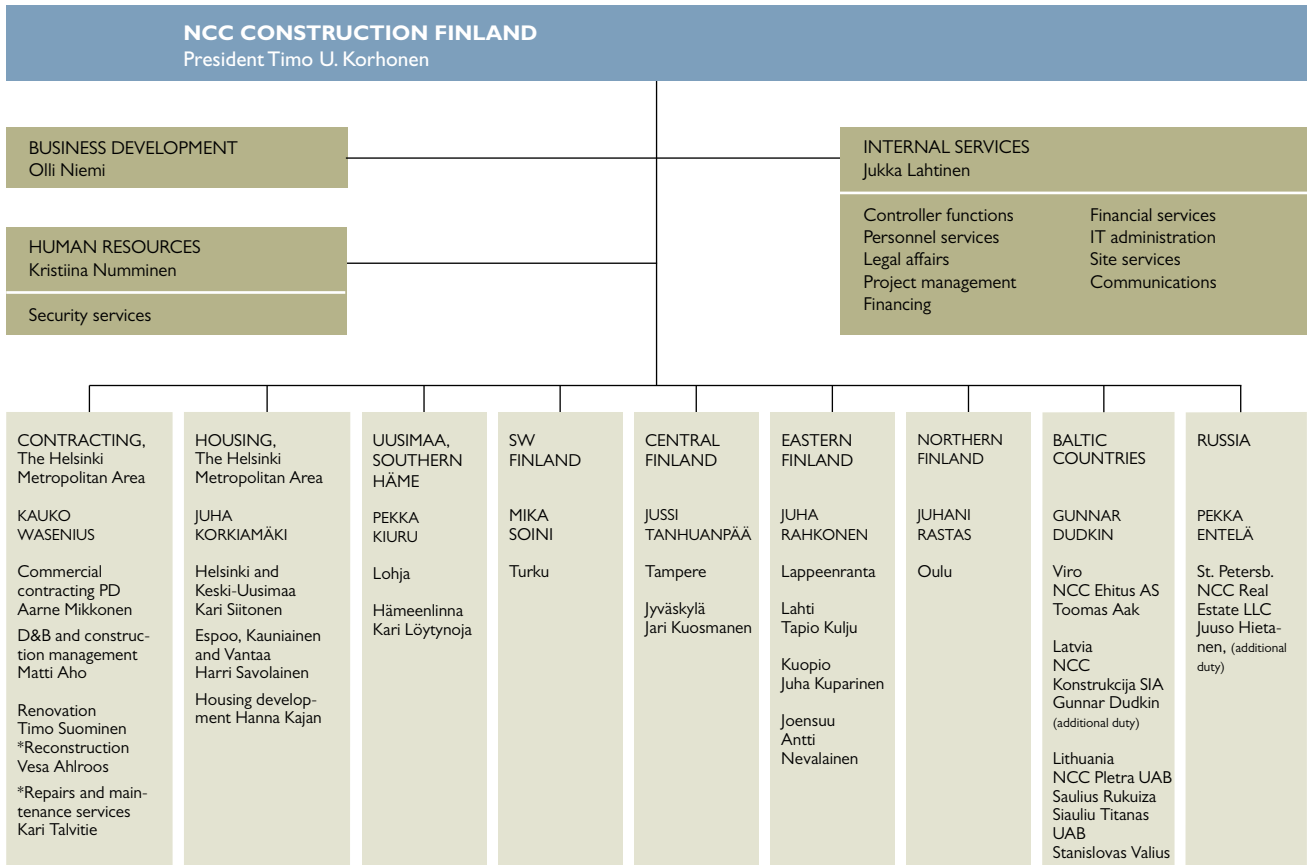


NCC Group carries out an annual personnel survey, measuring the working environment and personnel motivation of the companies. Development action plans are compiled based on the results. As NCC's objective is to be among the most sought-after employer in the industry, development work at the corporate level has continued to focus on leadership and managerial skills. NCC Construction's response rate is the same as last year, i.e. 82 percent. In 2007, the survey was also carried out in Russia, Estonia and Latvia.

ORGANISATION 2008

NCC COMPANIES' MANAGEMENT

Timo U. Korhonen, M.Sc. Eng. is President of NCC Construction Ltd, Jorma Ahokas, M.Sc. Eng. is President of NCC Property Development Oy and Olli Kokkonen, M.Sc. Econ. was President of NCC Roads Oy until 1 March 2008, after which it has been Heikki Rönkä, M.Sc. Eng.



TIMO U. KORHONEN

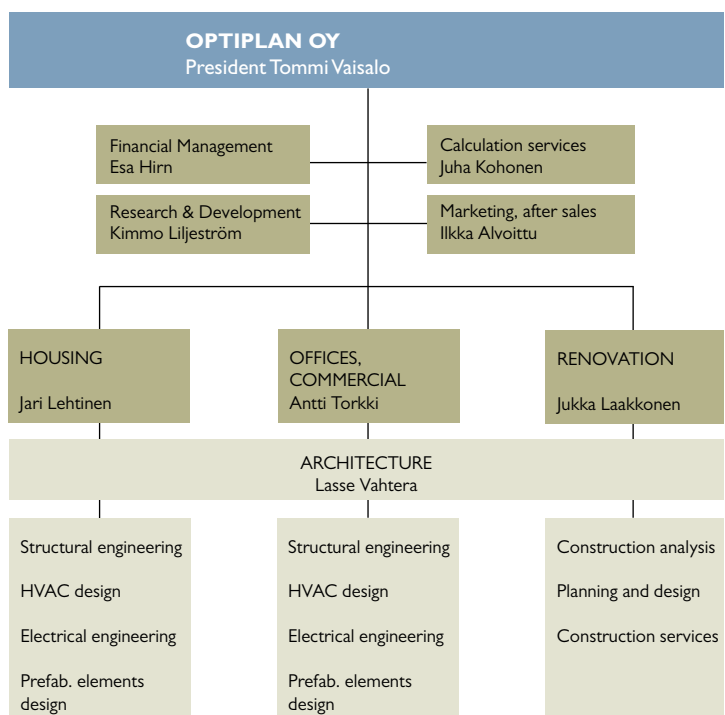


OLLE EHLÉN

NCC Construction Ltd

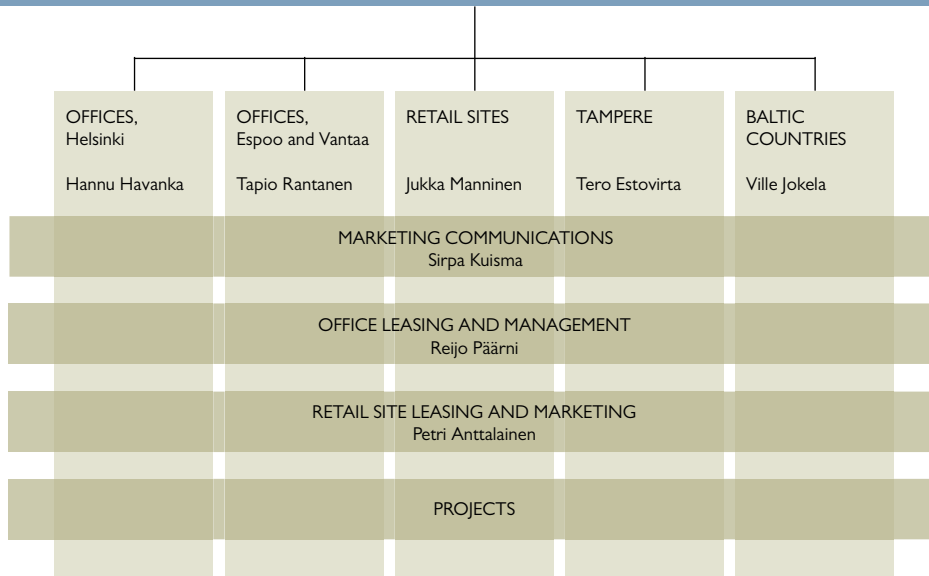
BOARD OF DIRECTORS

Olle Ehrlén, Chairman
(Alf Göransson, until 12 February 2007)
Ann-Sofie Danielsson
Ulf Wallin
Timo U. Korhonen
(Eva Charlotte Zethraeus Lindstedt,
until 16 March 2007)



NCC PROPERTY DEVELOPMENT OY

President Jorma Ahokas



JORMA AHOKAS



PETER WÅGSTRÖM

Property Development Oy

BOARD OF DIRECTORS

Peter Wågström, Chairman

Jorma Ahokas

Sven-Åke Karlsson

NCC ROADS OY

President Heikki Rönkä

MINERAL AGGREGATE, ASPHALT
MANUFACTURE
Pertti Peltomaa

ROAD SURFACING
Olli Ruotsalainen

ROAD MAINTENANCE AND
EXCAVATING
Aapo Hurttia



HEIKKI RÖNKÄ



GÖRAN LANDGREN

NCC Roads Oy

BOARD OF DIRECTORS

Göran Landgren, Chairman

(Jonas Högberg, until 4 May 2007)

Håkan Alfheim

Olli Kokkonen



Housing Company Suvantokulma, Joensuu



Housing Company Tourulan Tähestäjä, Jyväskylä
PHOTO: VOITTO NIEMELÄ



Housing Company Riverside Country, Oulu
PHOTO: PEKKA AGARTH



Housing Company Satamanlyhty, Lahti
PHOTO: VOITTO NIEMELÄ



Kaskipuisto house, Hämeenlinna
PHOTO: MIKKO AUERNIITY



Housing Company Linnavouti, Vantaa
PHOTO: NCC COMMUNICATIONS



Westpark residential area, Turku



Sammontakoja residential area, Tampere

PORTFOLIO

MAIN PROJECTS UNDER CONSTRUCTION

- På Gränsen, Tornio, 340,000 cu. m. of building volume
- Prisma Itäkeskus supermarket, Helsinki, 276,000 cu. m. of building volume
- Prisma supermarket, Hämeenlinna, 155,000 cu. m. of building volume
- Panorama Tower, Espoo, 90,000 cu. m. of building volume
- Sello shopping centre, parking spaces, bowling centre, restaurant and movie theatre, Espoo, 69,000 cu. m. of building volume
- Kaskenniitty service flats, Turku, 64,500 cu. m. of building volume
- Finnair Ground Equipment Center, Vantaa, 51,900 cu. m. of building volume
- Hotel Aleksanteri, Helsinki, 33,000 cu. m. of building volume
- Tecnopolis City and Williparkki, Lappeenranta, 30,000 cu. m. of building volume
- Helsinki University language centre, renovation of office- and teaching spaces, 27,500 cu. m. of building volume
- Viikki C-building, renovation of laboratory and teaching spaces, Helsinki, 18,800 cu. m. of building volume
- Europe's chemical office, Helsinki, 15,000 cu. m. of building volume
- Innopark, Hämeenlinna, 13,500 cu. m. of building volume
- Grani 2 shopping centre, Kauniainen, 9,000 cu. m. of building volume
- Housing Company Satakallio, rehabilitation of bathroom and plumbing, 520 dwellings

The Baltic countries and Russia

- Housing contracting project Tiskre-Hansu IV, Tallinn, Estonia, 10 000 m³
- EPF Neli and Fakto AS, office buildings, Tallinn, Estonia, 90 000 m³
- ILEC Evenor OÜ, office building, Tallinn, Estonia, 24 000 m³
- Sanistål, logistics building, Riga, Latvia, 90 000 m³
- SIA Elipse BLC, logistics centre, Riga, Latvia, 280 000 m³
- Construction machinery centre, Riga, Latvia, 32 000 m³
- Hakkapeliitta Village, four blocks of flats, 167 dwellings, St. Petersburg, Russia, 49 000 m³
- Housing development projects, Tallinn (Tammeõue VI, Vana-Kuuli II, Rabaküla I) and Riga (Bikernieku I, Ogres).

In Finland 2,376 dwellings, of which 1,311 were implemented at own risk, were under construction. In Tallinn, 251 dwellings, and in Riga, 195 dwellings, as own development, were under construction in 2007.



Airport Plaza Business Park, Vantaa



NCC building 3, Helsinki
PHOTO: NCC COMMUNICATION



Polaris Business Park, Espoo



Falcon Business Park, Espoo



Opus Business Park, Helsinki
PHOTO: ENRICO SERI



Keswell, Kemi
PHOTO: PEKKA AGARTH



A hospital adapted for residential use, Sipoo
PHOTO: SUOMEN ILMAKUVA OY



City centre project of Kauniainen

MAIN COMPLETED PROJECTS

- Turku Port, distributing yard, 239,000 cu. m. of building volume
- Prisma supermarket, Lohja, 169,300 cu. m. of building volume
- Galleria business quarter, Lappeenranta, 158,000 cu. m. of building volume
- Hyvinkää home centre and traffic station, Hyvinkää, 99,770 cu. m. of building volume
- Merkos 2nd phase, Riihimäki 96,400 cu. m. of building volume
- Sellopark, Espoo, 62,000 cu. m. of building volume
- Biltema, Lappeenranta, 49,500 cu. m. of building volume
- Falcon Hali Business Park, Espoo, 45,973 cu. m. of building volume
- Dataateema business building, Pirkkala, 37,000 cu. m. of building volume
- Finnish Museum of Natural History, Helsinki, 34,500 cu. m. of building volume
- Kirkkonummi Swedish school centre, Kirkkonummi, 31,000 cu. m. of building volume
- Nokia Kara PhOne Learning & Training Center, Espoo, 28,700 cu. m. of building volume
- Suomen Rakennuskone, Pirkkala, 23,000 cu. m. of building volume
- Proventia House, Oulunsalo, 20,000 cu. m. of building volume

- Salpalinna real estate, Joensuu, 18,000 cu. m. of building volume
- Sokos Hotel Albert, Helsinki, 16,700 cu. m. of building volume
- Savonlinna Senior Secondary School of Art and Music, Savonlinna, 11,000 cu. m. of building volume

The Baltic countries and Russia

- Housing contracting project Tiskre-Hansu III, Tallinn, Estonia, 12 000 m³
- Server building for Hansa Bank, Tallinn, Estonia, 16 000 m³
- Ergo and Messiehitus, office buildings, Tallinn, Estonia, 21 000 m³
- Office building and car store, Riga, Latvia, 34 000 m³
- Graanul Invest, industrial building, Launkalne, Latvia, 20 000 m³
- Vitrum, store building, Riga, Latvia, 100 000 m³
- Housing development projects, Tallinn (Tammeõue IV-V, Vana-Kuuli I), Riga (Stirnu II) and Vilnius (Kalvariju).

A total of 2,740 dwellings were completed in Finland, 308 in Tallinn, 121 in Riga and 21 in Vilnius.

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