



PRESS RELEASE from NCC

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NCC sells office property in Helsinki for SEK 104 million

NCC Property Development has sold the first phase of the Opus Business Park project in Helsinki to the Finnish Seamen's Pension Fund. The sales price is approximately SEK 104 million (EUR 11.6 million) and the sale will have a marginally favorable impact on the NCC Group's earnings for the second quarter of 2004.

Opus Business Park, a property-development project located in Herttonäs, Helsinki, will consist of three office buildings when it is fully completed. The first building, which is situated between the other two buildings, was completed last year and comprises reception, restaurant, sauna and other services. The property has 4,350 square meters of rentable floor space, most of which is already leased. Tenants include Marja Kurki, Seco Tools, Corus International and Fujisawa Scandinavia.

Construction of the second phase, which comprises more than 8,000 square meters of floor space, started a few weeks ago. More than half of the floor space is already leased.

"We have noted increased demand for office premises during the spring. About 40 leases for NCC Business Parks were signed last year and we're hoping for an even faster pace in future. NCC is building two new office buildings on Mannerheimvägen, which are fully leased," says Jorma Ahokas, President of NCC Property Development in Finland.

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NCC is one of the leading construction and property development companies in the Nordic region. NCC had in 2003 sales of SEK 45 billion, with 24,000 employees.

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