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NCC develops eco-smart office at Ullevi in Gothenburg

In January 2011, NCC will start construction work on the 16-story office building at Ullevi in central Gothenburg. The property will be certified under the BREEAM accreditation system and the level has been pre-classified as “Very good”. The energy consumption is calculated to be at least 35 percent lower than the norm recommended for new-built properties, which also makes it a GreenBuilding. NCC’s investment is approximately SEK 300 million.

The entire project will be permeated by climate-smart solutions, including the building materials and indoor climate system:

“We are investing in structured environmental work in the Ullevi project because we know that our future tenants and investors demand environmentally adapted offices,” says Manne Aronsson, Regional Manager at NCC Property Development.

“For example, we will have district heating and cooling, green roofs, lockable bike stands and changing rooms for cyclists, separate meters for water, electricity and heating, and CO₂ demand-controlled ventilation.”

Measuring electricity and heat separately is not very common today. The advantage of separate measurements is that tenants only pay for their own consumption. That encourages them to lower their energy consumption, thereby reducing their environmental impact.

“The property’s central location also contributes to a climate-smart workplace, with access to good public transport and bike paths. Central Station is only a stone’s throw away,” says Manne Aronsson.

The building will comprise about 14,000 square meters, which is mainly office space but also a restaurant and stores on the ground level. Interest in renting premises in the property has been strong, and we believe that the timing of the production start is perfect due to the shortage of new and modern office premises in Gothenburg. The property is scheduled for completion at the end of 2012.

For more information, please contact:

Joachim Hallengren, Business Area President, NCC Property Development, +46 (0)8 585 530 07

Manne Aronsson, Regional Manager, NCC Property Development, +46 31 771 53 46

Robert Hägg, Marketing Director, NCC Property Development, +46 8 585 523 72

NCC’s media line: +46 (0)8 585 519 00; E-mail press@ncc.se

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All of NCC’s press releases are available on www.ncc.se/en

NCC is one of the leading construction and property development companies in the Nordic region. In 2009, NCC had sales of SEK 52 billion, with 18,000 employees. NCC Property Development develops and sells commercial properties in defined growth markets in the Nordic and Baltic regions.

NCC AB

Postadress
170 80 SOLNA

Besöksadress
Vallgatan 3, SOLNA

Kontakt
Tel: 08-585 510 00
Fax: 08-85 77 75
www.ncc.se

Org.nr
(publ) Org.nr 556034-5174
Solna