

MAAKAARENKUJA 2, HELSINKI

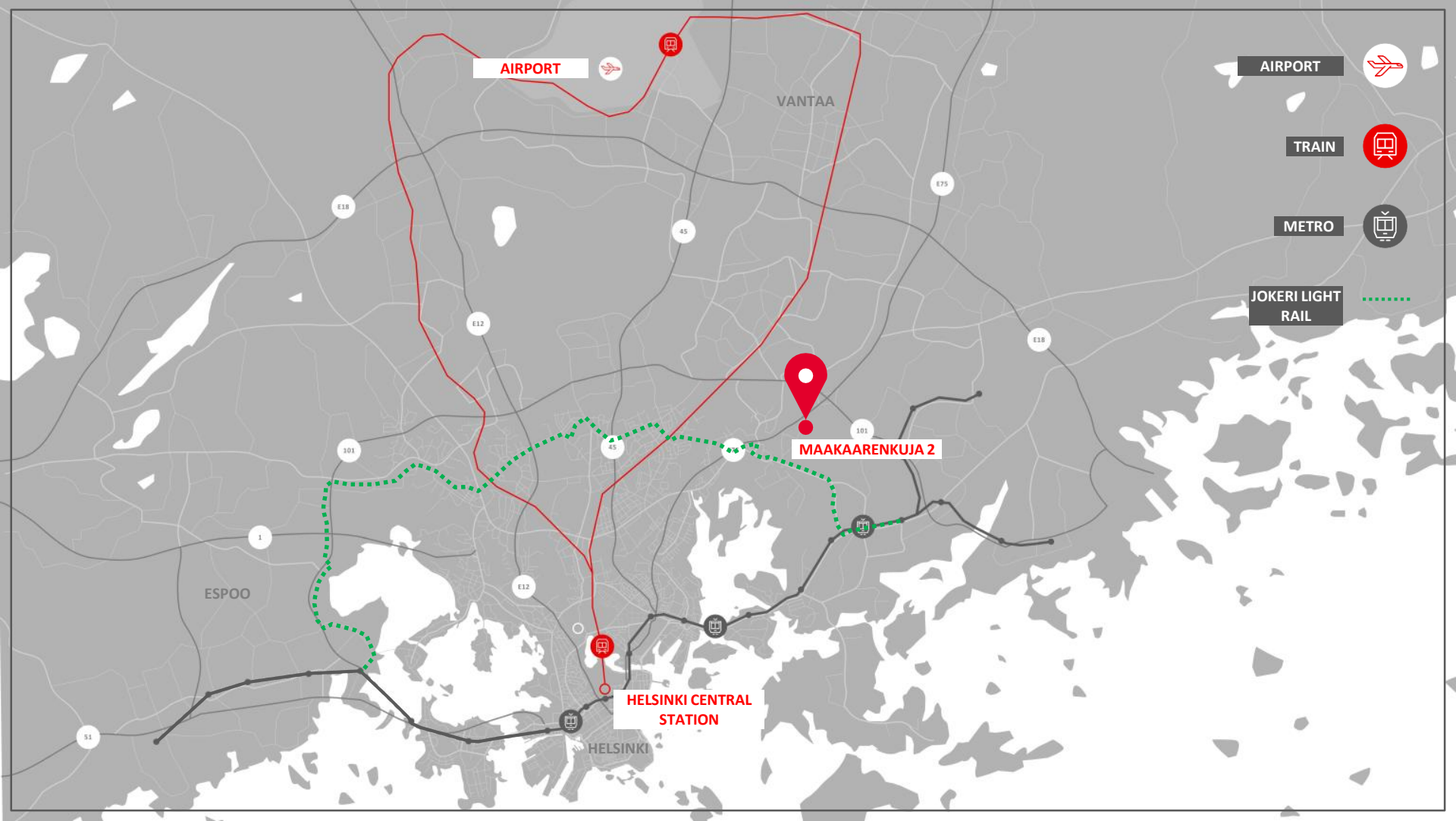


A DEVELOPMENT PLOT IN VIIKKI, HELSINKI

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AIRPORT

VANTAA

AIRPORT

TRAIN

METRO

JOKERI LIGHT RAIL

MAAKAARENKUJA 2

HELSINKI CENTRAL STATION

ESPOO

HELSINKI

1. INTRODUCTION

On the basis of offers, Senate Properties will sell an unbuilt plot located in Viikki, Helsinki, with property identifier 91-036-204-2.

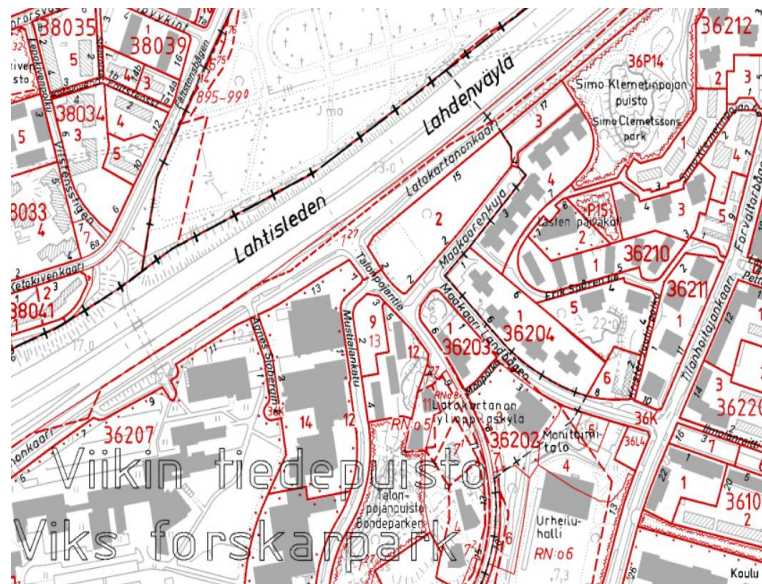
The land area of the plot is 9,437 m². A change of city plan is pending for the plot in order to change it into a block area of apartment buildings. A participation and assessment scheme has been on display for public inspection and its accompanying land use plan contains building rights of around 16,500 k-m².

The property is owned by the Finnish government and Senate Properties acts as the administrative representative of the owner. Senate Properties is an unincorporated state enterprise operating under the Ministry of Finance and it is responsible, in a centralised manner, for the divestment of built assets owned by the Finnish government.



2. GENERAL INFORMATION

| | |
|-----------------------|--|
| Property identifier | 91-036-204-2 |
| Address | Maakaarenkuja 2, 00790 Helsinki |
| District | Viiikki |
| Land area of the plot | 9,437 m ² |
| Change of city plan | The aim is a block area of apartment buildings, around 16,500 k-m2 |
| Owner | The Finnish government |



3. LOCATION

The plot is located in the City of Helsinki, in the Viikki district, about eight kilometres north-east from the Helsinki city centre.

The plot is located approximately 700 metres away from a stop along the Jokeri Light Rail line to be completed in 2024 and an upcoming stop along the Viima Light Rail line. A slip road to the Finnish national road 4 (highway 4) is close by so the site is easily accessible by car as well. There are also several bus lines nearby leading to Rautatientori, Herttoniemi, Malmi and Meilahti, among others. There is a shopping centre at around 800 metres from the site with good commercial services.

The site is also close to the Latokartano residential area with comprehensive day-to-day services. The University of Helsinki's Viikki campus is located next to the site. Besides faculties, the area is a centre of biological and environmental research facilities as well as businesses.



4. DESCRIPTION OF THE SITE

The plot is bordered by Talonpojantie on the east side, Maakaarenkuja on the south side and Latokartanonkaari on the north side. The plot is mainly forest apart from a sand-coated parking area located on the east side of the plot. The plot is rectangular in shape and the ground rises from southwest to northeast. The Finnish national road 4 runs next to Latokartanontie, which places constraints on the future mass planning and housing arrangements of the buildings. A preliminary noise report is attached to this sales material.

No soil surveys have been carried out on the site by Senate Properties. A soil map of the city including a legend is attached to the sales material.

Soil contamination

As far as the seller knows, the plot has not been engaged in operation that would have contaminated the soil or groundwater or resulted in hazardous waste. However, if any such soil is detected that requires purification or transportation to a landfill/waste treatment plant and

treatment there, the seller is responsible for any such additional mining, transport and waste treatment fees. For the sake of clarity, additional costs refer to all costs caused by the purification of the soil and/or groundwater which would not have incurred if the soil and/or groundwater had not been contaminated. The contaminated and/or polluted land, soil and/or groundwater shall be cleaned in accordance with instructions, a decision or authorisation issued by the environmental authority, in a manner accepted by the environmental authority and as inexpensively as possible in other cases as well.

The above-mentioned liability for additional costs shall expire no later than five (5) years after the transfer of ownership, unless the buyer of the plot has, by then, communicated their requirements in writing and on the basis of appropriate documents.

If the plot/construction site has been built before the above-mentioned period of time in accordance with the city plan, the liability will end for the built plot/construction site in question when the built site has been taken into use.

6. PRELIMINARY CONSTRAINTS RELATED TO PLANNING

The constraints related to land use presented in this sales brochure may change during the planning process and they do not bind the planner.

The breakdown of privately financed apartments: At least 50% of the net floor area in apartments must be carried out as apartments which contain at least three rooms in addition to a kitchen/kitchenette.

Business premises: There must be at least 300 k-m² of business premises with shop windows on the plot alongside Talonpojantie. At least one of the business premises must be equipped with a grease separator and a duct with air conditioning leading to above the top level of the roof.

Parking: There must be at least 1 parking space/100 k-m². Parking must in principle be implemented as a structural solution.

There must be at least 1 parking space for a bicycle/30 k-m².

Technical equipment: Ventilation unit rooms and other technical facilities must be integrated into the building and may not be placed on the roof in separate parts of the building. Air-conditioning rooms and other technical facilities must be placed inside the roof.

Traffic noise and air quality: The building mass should form a noise-protected seating and play area in a favourable direction. Massing options are limited by significant traffic noise, which is why the building mass must be uniform and it must form a noise reduction shade on the east side.

In terms of noise and air quality, it is very important to have a side corridor or a similar solution in the direction of the Finnish national road 4, so that apartments do not open directly to the road and that there are no balconies facing the road.

Climate change – mitigation and adaptation

Renewable energy: The principles of low energy construction must be applied in the area/plots and renewable energy must be utilised/produced. If renewable energy is produced on the plot, equipment intended for the production of renewable energy must be designed as part of building architecture.

Urban runoff: In the plot/parking area, avoid impervious materials and prefer to use structures that control urban runoff.

The control of urban runoff must be implemented as a joint solution for plots that are located in the same block.

Building height: In the reference plan, the maximum number of floors in buildings is eight.

Green factor

The green efficiency of the plots must meet the target figure of the green factor issued in Helsinki.

Instructions:

<https://www.hel.fi/static/rakvv/lomakkeet/viherkerroin-kayttoohje.pdf>

7. SALES PROCESS

The sales process of the site proceeds in stages.

At the first stage, indicative offers are requested. The offer must include the following information:

- A description of the buyer
- price per k-m2 for privately financed housing and intermediate housing and business/other
- A preliminary specification of planned k-m2 volumes per purpose (housing/business/other)
- Total price
- All terms
- Decision-making schedule and process
- Identification of the buyer's own and borrowed equity sources

After indicative offers, 2-5 potential buyers are invited to the second phase of the process: the submission of binding offers. Based on the binding offers, the seller invites one potential buyer to trade negotiations. On the basis of the trade negotiations, a preliminary contract is prepared for the real estate transaction, where the condition for the final completion of the real estate transaction is the entry into force of the change of city plan and decisions necessary for the disposition of state property. The final price of the transaction affects the approval process of Senate Properties.

Decision-making:

The Board of Directors of Senate Properties: < 10 MEUR

Government: 10-30 MEUR

Parliament: >30 MEUR

The buyer will be responsible for the 4% transfer tax for the sales of the property. Senate Properties reserves the right to rectify the information presented in the investment memo, another written document or information that is provided verbally.

Senate Properties reserves the right to reject all offers and request for further information related to the offers that have been submitted.

Written offers are requested to be submitted by 15 May 2020 by 16.00 at the following address:

Primarily **senaatti@senaatti.fi**

Email title "Helsinki – Maakaarenkuja 2, KM0476"

Senate Properties/Registry
P.O. Box 237 (Lintulahdenkatu 5 A)
00531 Helsinki

envelope should be marked "Helsinki – Maakaarenkuja 2, KM0476"

When sending by post, the letter should arrive by the due date.

8. BUYER'S SUITABILITY REQUIREMENTS

The buyer and another buyer presented by the buyer must meet the minimum requirements related to suitability presented below.

- 1) In the last seven years, the buyer and the other buyer presented by the buyer must have completed at least one demanding and extensive housing project in which they have acted as an investor, builder, property developer or main contractor. The projects must be completed. The reference project is presented using form 1 in connection with the offer.
- 2) Conditions related to financing and funding must be in order.
- 3) Taxes and other social payments and obligations must be executed.

9 . O T H E R M A T T E R S

The seller reserves the right to rectify the information contained in the investment memo, other written material or information that is presented verbally.

The seller shall not be liable for the validity of the information provided in this investment memo or any other written material or information that is provided verbally to the buyer or their advisors. The seller reserves the right to discretionarily and without any obligation towards potential buyers to change the process terms at any time, reject any or all offers, and terminate negotiations or discussions without any specific reason.

Each interested party is responsible for all its own costs for its own activities and for the remuneration of its advisors in relation to the potential transaction, even if the seller decides to terminate the transaction process and not to undertake a possible transaction.

Authorisation of the property acquisition

If the buyer is an entity that needs a permission from the Ministry of Defence for the acquisition of the property based on the Act on Transfers of Real Estate Requiring Special Permission (470/2019), it shall be determined beforehand whether the buyer needs the permission to complete the transaction or not. The seller will obtain the preliminary data concerning the need for the permission. If the buyer must have the permission for the property acquisition based on the preliminary data, the buyer will apply for the permission. The buyer must obtain the permission during the validity of the offer or within a period of time specified by the seller. The buyer shall, in connection with the offer, submit the necessary information as defined in the applicable act (1297/2019) for determining the need for the permission. The above-mentioned authorisation is a condition for closing the real estate transaction.

10. TARGET SCHEDULE



11. DD MATERIAL

DD material is available in an electronic repository for which identifiers can be obtained on request from Päivi Pulkkinen, paivi.pulkkinen@senaatti.fi

CITY PLAN

- 26 June 1996 City plan map
- Reference plan material
- Soil
- Cable map
- 9 June 2017 Preliminary traffic noise report

- 6.2.2020 Certificate of registered ownership
- 6.2.2020 Abstract of the register of mortgages
- 6.2.2020 Cadastral certificate
- 6.2.2020 Property on a map
- 6.2.2020 Aerial view of the property

Senaatti



MORE INFORMATION

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Senate Properties is a business institution under the Ministry of Finance, which operates as a government partner in all matters related to the working environment and business premises.

SENATE PROPERTIES IN FIGURES

Buildings: 9,300
Square metres: 6.1 million
Property assets: 4.4 billion €