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### **Skanska to launch green office project Tennet in Gothenburg, invests SEK 300 M**

Skanska is starting the second phase of the Tennet project on Gullbergsstrand in Gothenburg. The office property will have a strong environmental profile and will be connected to the existing first phase that was completed in 2001. Skanska's investment amounts to approximately SEK 300 M, which will be included in the first quarter bookings.

The project comprises construction of 12,500 square meters of office premises that is expected to be completed in the end of 2012. Together with the existing office property the total volume of the buildings will be about 17,000 square meters of leasable space. Adding to that there will be 90 parking spaces under ground.

The new phase of Tennet will be environmentally classified at the highest level, Platinum, according to the international certification system LEED (Leadership in Energy and Environmental Design). The project will also meet the requirements for EU GreenBuilding registration. This means that the building's energy need will be at least 25 percent lower than the standard requirements for new buildings. Solutions that will be used to make the building environmentally sustainable include sedum plants on the roof that will absorb rainwater, improve air quality and also reduce the impact on the global warming, and an advanced and energy-efficient ventilation system.

"Adding to the green qualities in the new phase, also the existing building will be renovated. Technique has developed dramatically which means that the building has to be thoroughly refurbished to be the forefront environmentally. In the past years new technical solutions have made green renovations much easier and cheaper to implement," says Micko Pettersson, President of Skanska Property Gothenburg.

The office project is located in the heart of Gullbergsstrand, which is an attractive location in the Gothenburg region with the Central Station, Lilla Bommen and Nordstan within walking distance. Access to public transportation is also good.

Leasing discussions are already ongoing with several potential tenants. Among other advantages, these companies see an opportunity to move to new premises with a high environmental profile.

“Demand for new and modern offices in the Gothenburg area, especially in Södra Älvstranden, is strong. Together with the distinct environmental profile this creates a great interest for Tennet,” says Micko Pettersson.

Also when it comes to building material the project’s environmental profile will be strong. Environmentally labeled products will be used to great extent, for example regarding paint, ceiling and carpets. Electrical installations will be without halogen lightings, which reduces the use of PVC. Tenants will also be offered free energy consultation and bicycles to be used by their employees.

Skanska Commercial Property Development Nordic initiates and develops property projects in offices, logistics centers and retail warehouses and commercial buildings. Office operations focus on the three large metropolitan regions in Sweden, the Copenhagen region in Denmark, the Oslo region in Norway and Helsinki in Finland. The development of logistics centers and volume retail properties is conducted in strategic locations in Sweden, Denmark and Finland.

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Skanska is one of the world’s leading project development and construction groups with expertise in construction, development of commercial and residential projects and public-private partnerships. Based on the Group’s global environmental know-how, Skanska aims to become customers’ first choice in terms of Green projects. The Group currently has 49,000 employees in selected home markets in Europe, the US and Latin America. Skanska’s sales for 2009 totaled SEK 137 billion.