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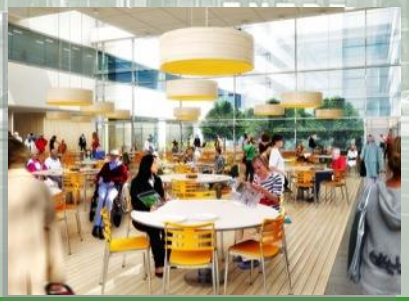
NKS Project introduction

2015-06-24



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NKS – a part of the new Hagastaden

5000 apartments

36 000 workplaces

50 bSEK investment

Facts

- Skanska’s largest project ever, Capex 14,5 Mrd
- The World’s largest PPP hospital
- Sweden’s first PPP building
- Environmental certification: LEED Gold and ECB Gold (Swedish System)

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Time perspective – scope of the agreement

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Technical Bldg, May 2014
P-garage, Dec 2012
Radiotherapy, March 2018
R&D lab, June 2017
Hospital Part 2, Oct 2017
Hospital Part 1, June 2016
Underground Garage, July 2016

New Karolinska Solna in brief

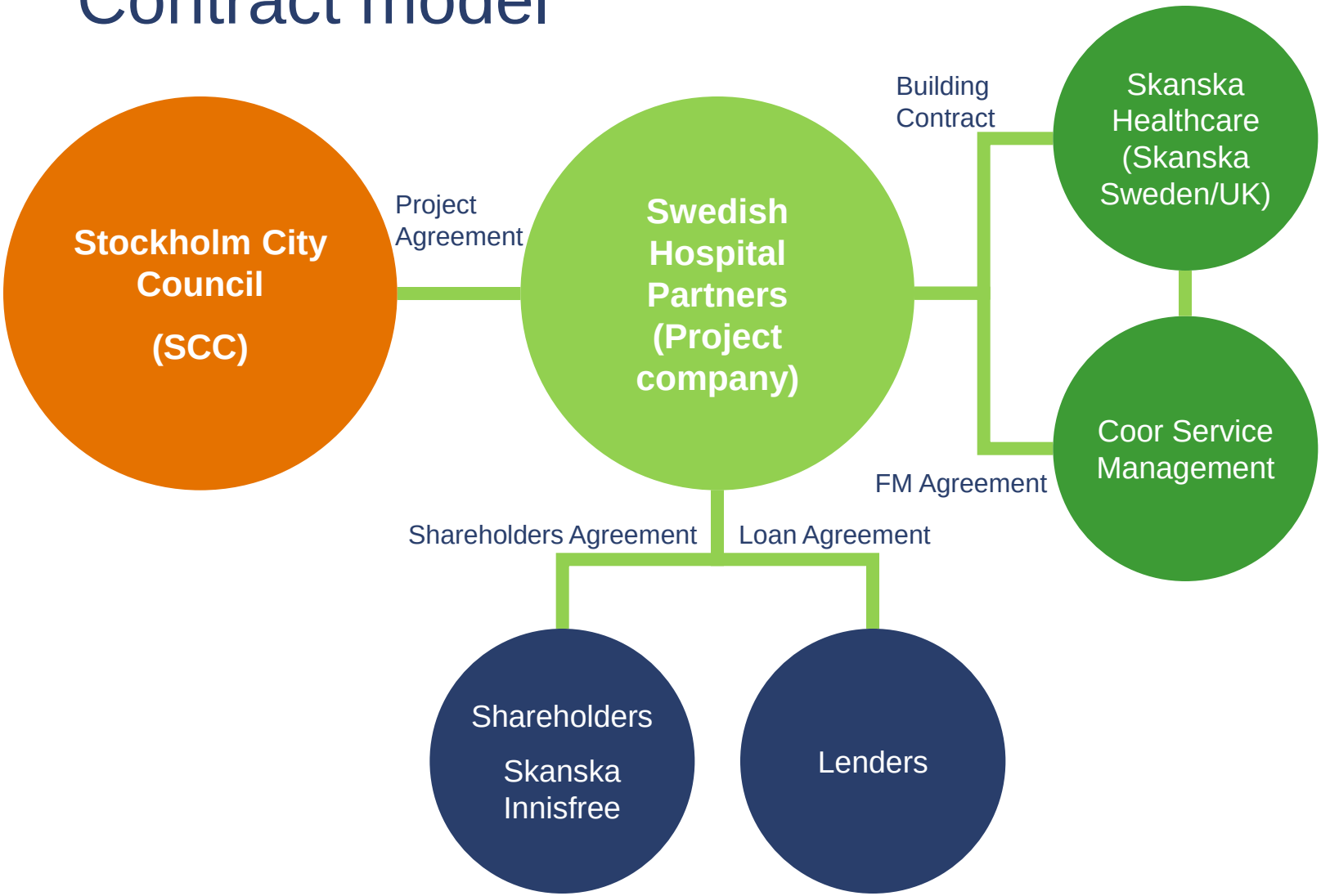
- Area: 330 000 square meters gross total area
- No. of rooms: total approx. 10 700 (all kind of room types)
- Single rooms for all in-patients
- Ca 730 in-patient beds
- Ca 100 day-care beds
- 36 operating theatres
- 8 radiation bunkers
- Clinical research laboratories
- Teaching facilities

Vision

"The New Karolinska Solna university hospital shall be a world leading university hospital"

- To provide healthcare, research and education to a great extent and at utmost quality
- Be the central hub of a regional (and national) medical care system (life sciences)
- Concentrate on highly specialised healthcare

Contract model



Why has SCC chosen PFI/OPS/PPP?

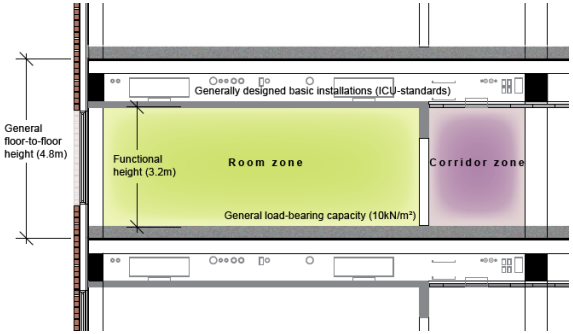
1. Predictable cost
2. Predictable timeline
3. Strong incentive for quality – life cycle perspective
4. SCC can focus on Clinical services

A world class hospital

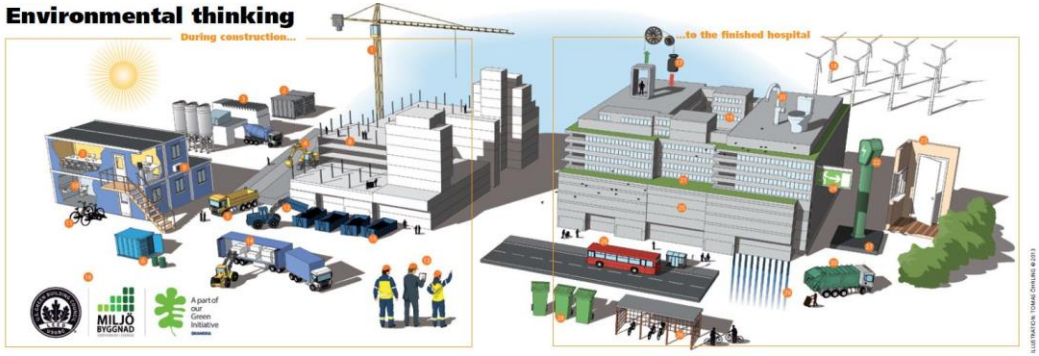
- Patient first

- Flexible and general solutions

- Sustainable perspective at all levels



THE GENERAL BUILDING IS DESIGNED WITH A GENERAL FLOOR-TO-FLOOR HEIGHT, A GENERAL LOAD-BEARING CAPACITY ON THE FLOOR



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At Financial Close 2010

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3 years later

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Project position September 2014

Background – Health & Safety

- Skanska has a clear target to reach Zero Accidents
- Complexity of NKS project requires extraordinary Safety measures
- Many high risk activities e.g. lifting operations, working at heights, moving vehicles etc.
- UK involvement in NKS project gives access to valuable knowledge and competence
- NKS project experiences extensive internal and external attention – both an opportunity and threat for the project

So, how are we doing?

- Good engagement with H&S
- Better understanding and compliance with Safety standards
- Clean and tidy site maintained
- We see good knowledge transfer to other sites within and outside Skanska
- External interest for Health & Safety at NKS
- We reached 1 million man-hours without accidents 2014
- Less serious incidents are experienced at this stage of the project

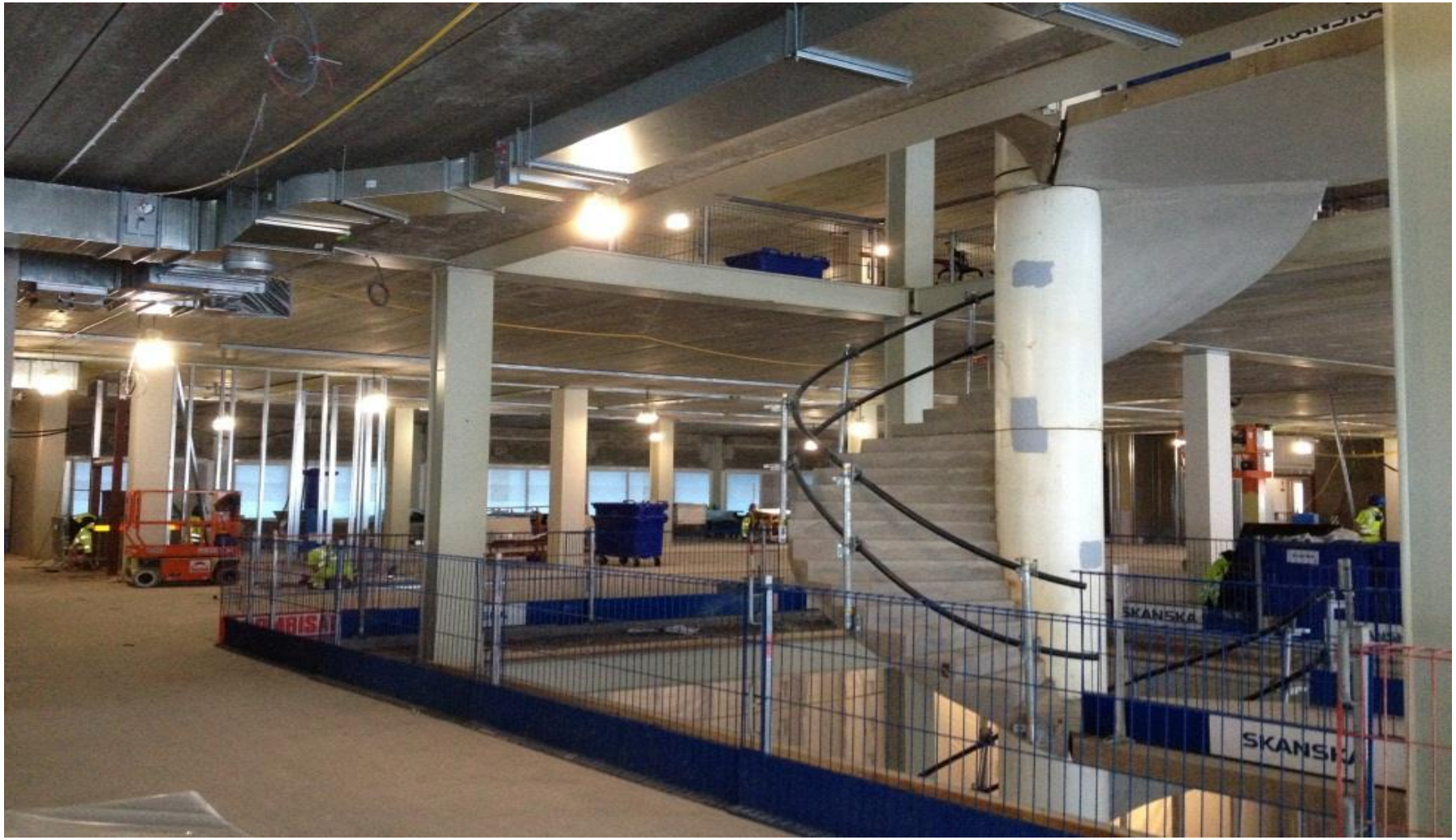
Ward room

Light shaft and corridor

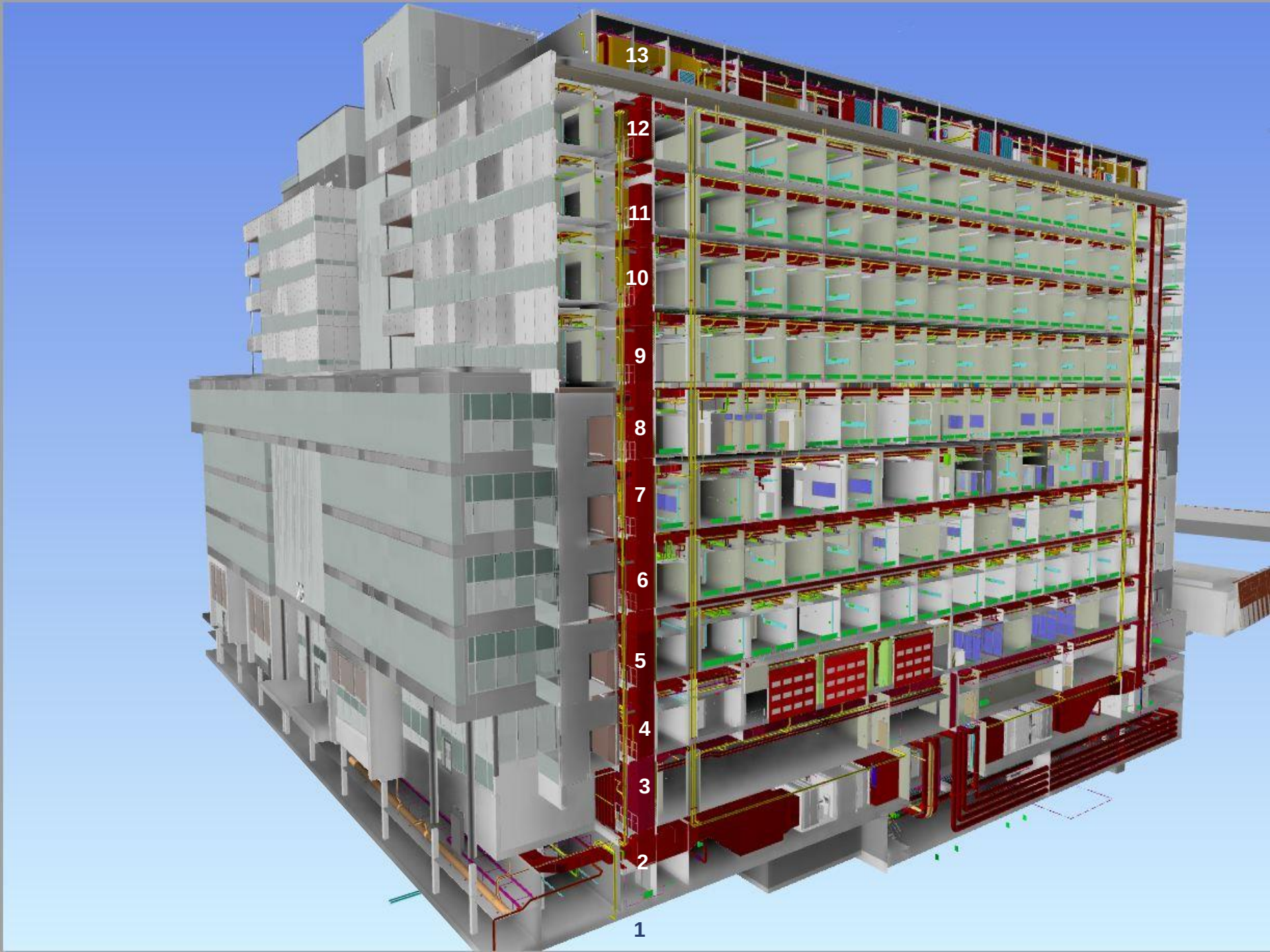
Heating system

Entrance hall

R&D lab



Radiotherapy building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