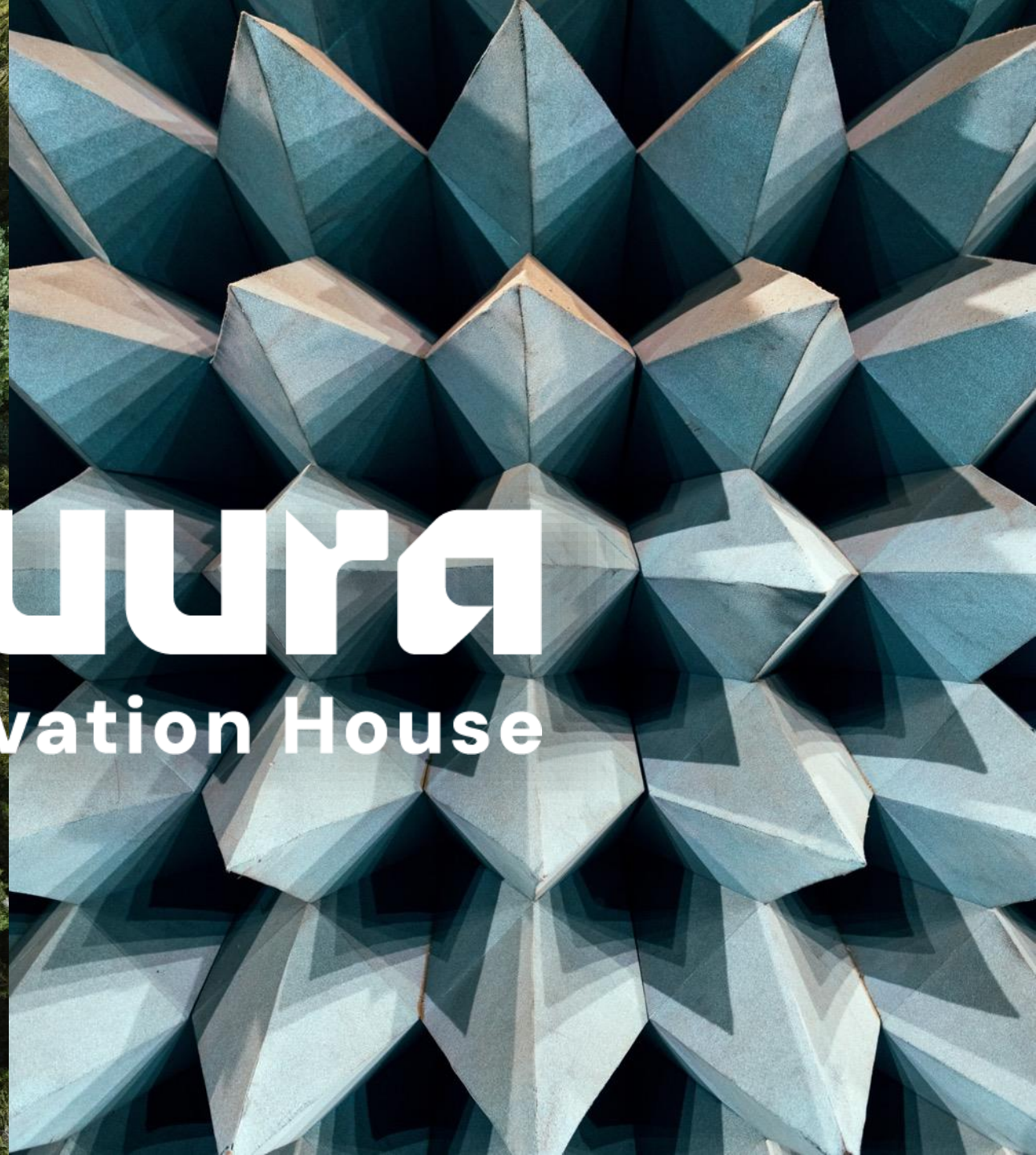




KUURA
Innovation House





Contents

- The Opportunity
- Arctic Europe Leads Green Transition
- Welcome to Kuura Innovation House
- Green Transition from Idea to Finish
- Backed by AB Sagax
- Join the Leaders of Green Transition

Legacy Turning Green

These premises that housed one legend, will soon open their doors for new generations of innovative businesses. Join the lineage of innovation!

- Deeply rooted in the history of Nokia's innovation.
- Rich legacy of technological brilliance and forward-thinking.
- Unique and uninterrupted chain of knowledge and production.
- Positioned in the Arctic Europe, resonating globally.
- No need to wait – existing facilities are ready for your business.

Kuura Innovation House is your opportunity to bring your business to where the green transition is already happening.



**The leading
international
innovation platform
of spaces and
services for *green
technologies*.**

Our Vision of Transformation

- From renovation to renewal – a responsible, carbon-negative property.
- Functional and welcoming spaces and services for businesses and employees – to facilitate the green transition.
- A community that provides engaging business opportunities – for a sustainable and prosperous future.

“Nokia has been conducting research and product development activities in Oulu for over 50 years and will continue to do so in the future. The possibility for close cooperation with the University of Oulu is vital and has provided us with many opportunities.

This property has served us well – we are delighted to hear of the plans to house new generations of innovative businesses in the building.”

Jarkko Pyykkönen

Head of Technology Center Oulu | Head of Supply Chain, RF and Baseband at Nokia

Arctic Europe Leads Green Transition





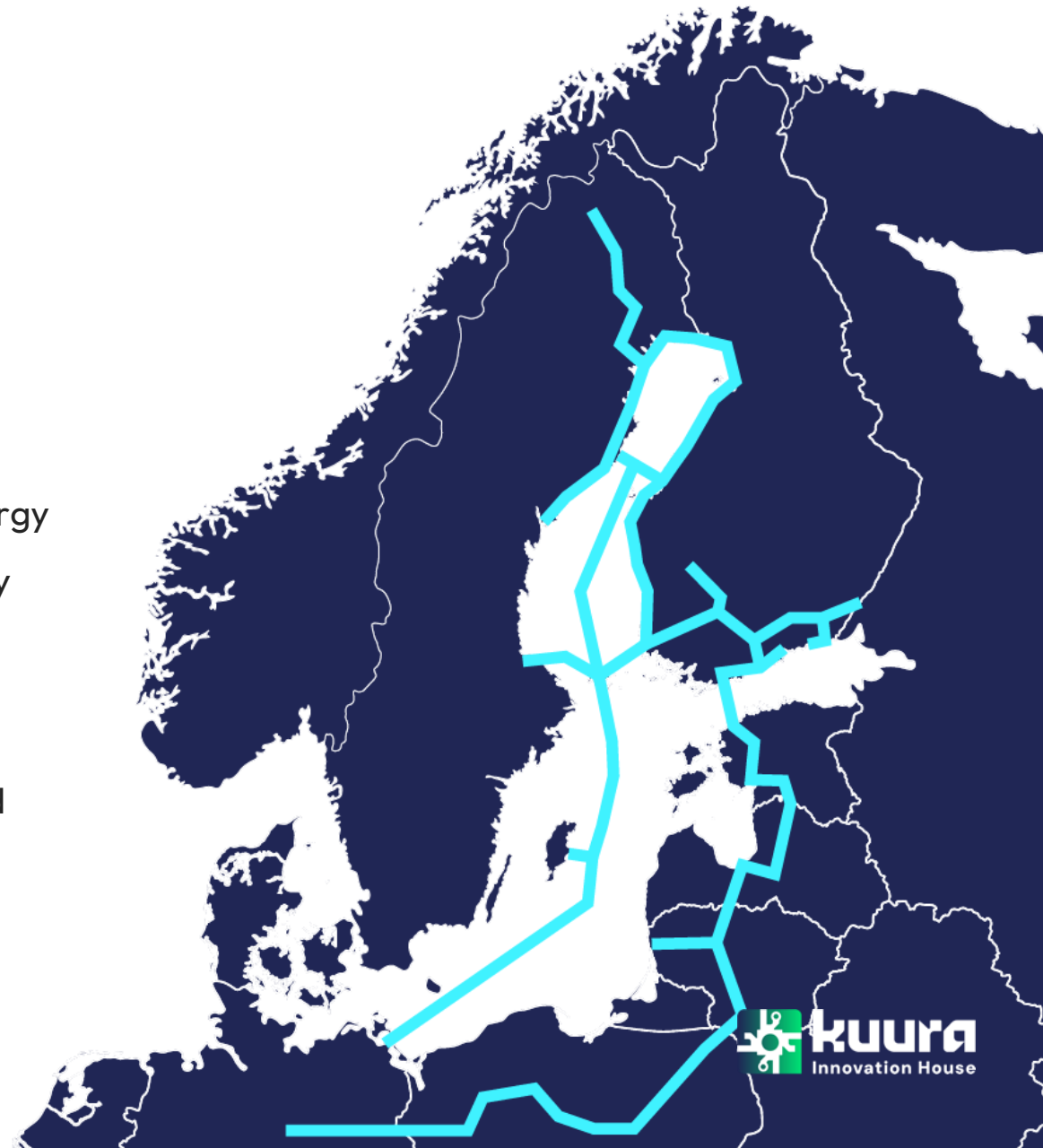
Arctic Europe

- Energy from renewable sources
- Ample connectivity
- Sustainable initiatives
- Europe's lowest energy prices
- Ease of doing business
- Low risk region
- Solid power grid
- Stable political economies

Nordic Hydrogen Route

- Cross-border hydrogen infrastructure and an open hydrogen market in the Baltic Sea region by 2030
- Accelerates the creation of a hydrogen economy
- Increases the availability of green and competitive domestic energy
- Promotes carbon neutrality and Europe's energy self-sufficiency goals

3.5-billion-euro investment project by Gasgrid Finland and Nordion Energi, estimated to bring 35-billion-euro industrial investments and 25,000 jobs to the region.



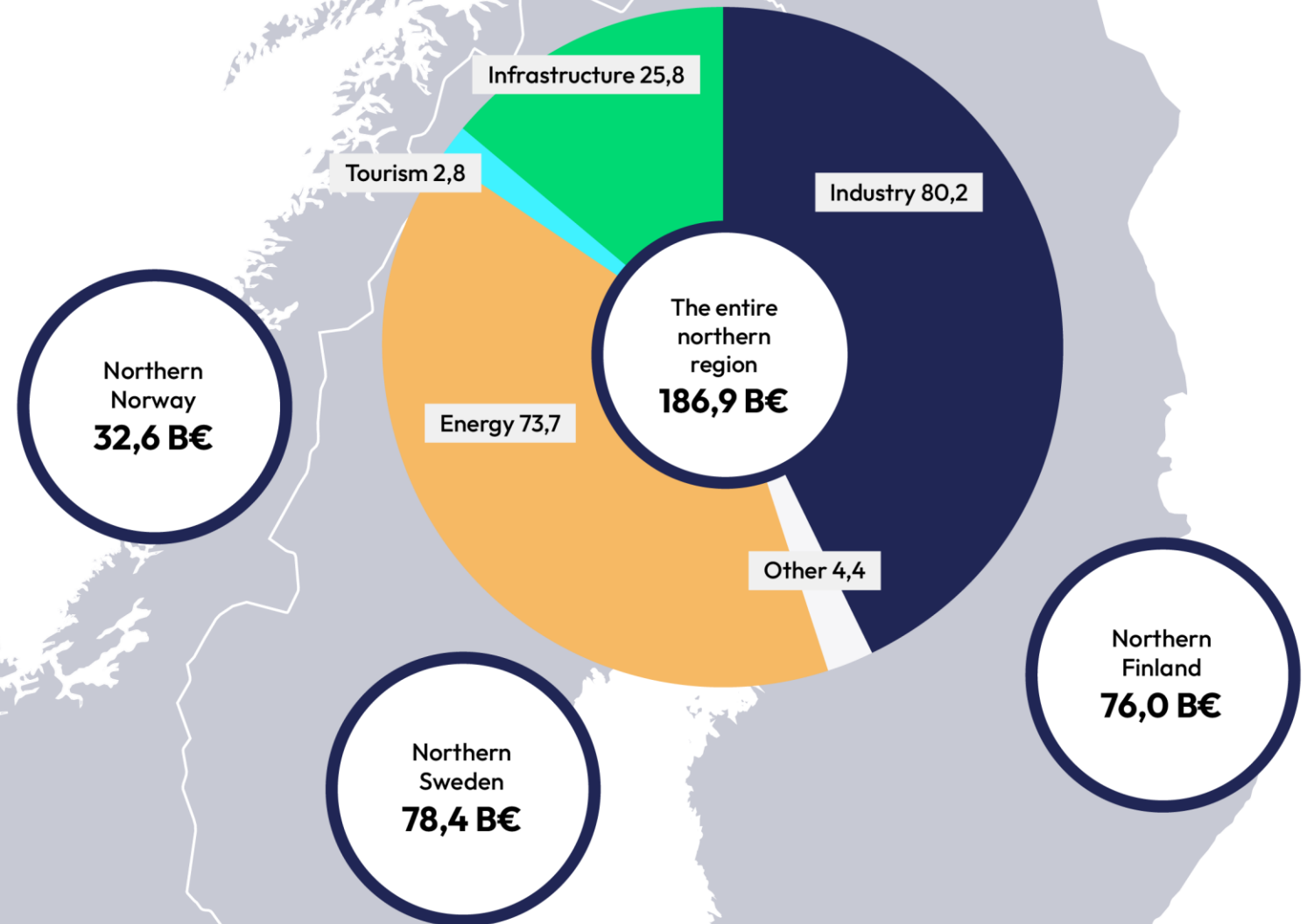
Finnish Government's Program for the North

- Implementation of the Oulu-Liminka double track will strengthen connections to the south and enable effective development of land use along the track.
- Promotion of a cross-administrative action program (Talent Boost) to increase the international recruitment of highly qualified persons and Finland's holding power.
- Increase funding of R&D activities to four percent of the gross national product and increase starting places for higher education institutions.
- Prepare a long-term industrial policy strategy, including essential policy components for the export industry, such as logistics.
- Develop northern defence capabilities and security and deepen Nordic cooperation with NATO partners.



Arctic Investment Potential

- 17 % increase in the regions investment potential. The growth of planned projects has been particularly strong (76%)
- Confirmed / under implementation: **97,8 billion €**
- In the planning phase: **89,2 billion €**



“The huge investment potential of the Northern regions, amounting to EUR 190 billion euros, will support Oulu's growth and development far into the future. Businesses benefit from the region's growth in a safe and stable environment. The abundance of green energy and circular economy also provides a fast track to the heart of the green transition.”

Juha Ala-Mursula

Director of Economic Development at City of Oulu / BusinessOulu

An aerial view of the Oulu region in Finland, captured from the perspective of someone looking out of an airplane window. The image shows a vast expanse of water, likely the Gulf of Bothnia, with numerous islands and peninsulas. The city of Oulu is visible, illuminated by warm yellow and orange lights, contrasting with the cool blue and purple tones of the twilight sky. The airplane's wing and part of the fuselage are visible in the foreground, framing the view.

Vision for Oulu Region

Creating the leading global hub in Green Transition by 2030.

The Leading Competence Center for Green Transition by 2030

New generations of world-class talent fuel innovation and business on a wide spectrum:

- most rapidly growing urban region in Arctic Europe
- expertise in ICT
- world-class education
- high quality of life
- availability of affordable green energy

Our purpose is to facilitate this green vision to green reality. We bring together people, ideas, companies and communities focused on the the advancement of green technologies - for a sustainable and prosperous future.





Oulu

– Ideal to Invest in

- Fastest growing city in the Arctic Europe
- Center for business, culture and education
- Ambitious R&I investments
- Forerunner of Digital Transformation
- 6G wireless future
- Hub of global product development units
- International commercialising know-how
- One of 13 world's "Brain Belts", attracting the world's smartest people.

Oulu - In a nutshell

3-hour drive to
the Arctic Circle

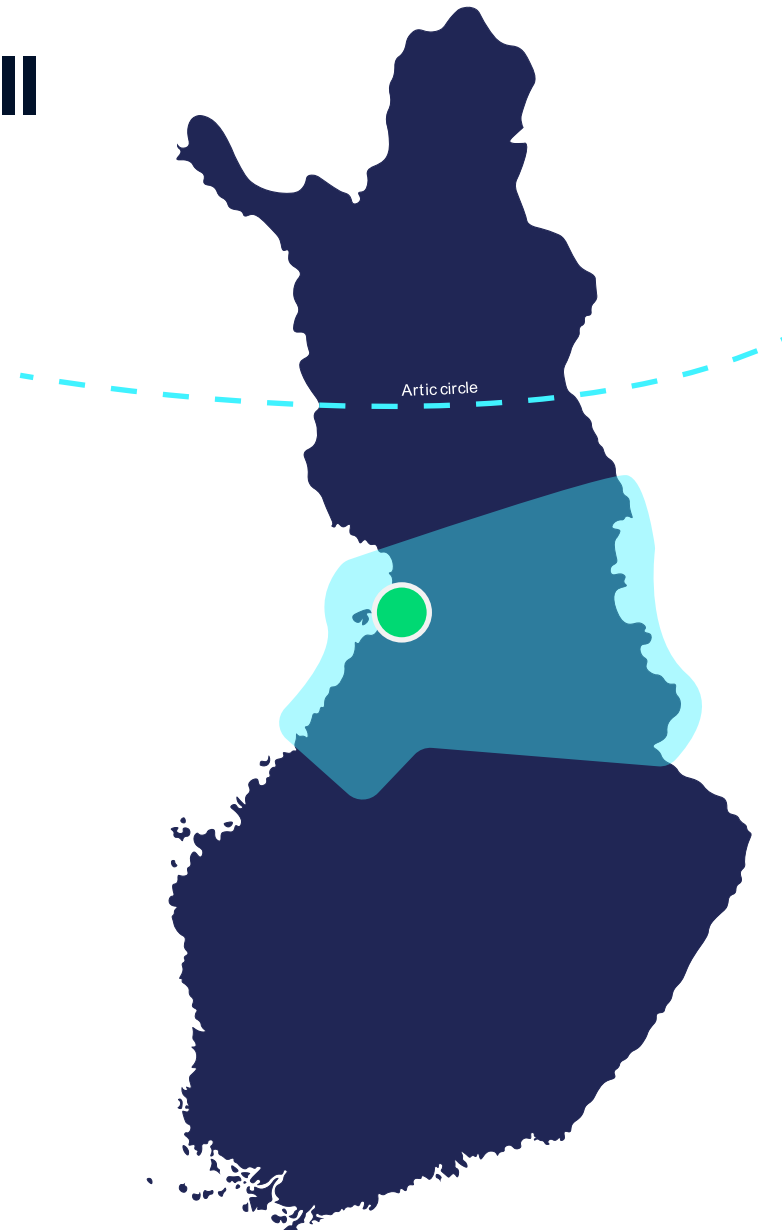
Surrounded by
pure nature

3-hour flight to
Central Europe

Fastest route
from Europe to Asia

Oulu Metropolitan Area:
**250 000 people, 120
nationalities**

37,6 is the average age of the
people in Oulu – that is one of
the youngest in Europe



#1 in R&D in Finland
among the top in the EU

1 in 3 people with
a university degree

50-minute flight
from/to Helsinki

#2 in Finnish
airport traffic

300-400 million EUR
city centre development projects

710 M € will be invested in the
infrastructure development by
the City of Oulu in the coming years

Impactful research, science and technology

Leading multidisciplinary academic institutions, with research focus areas that respond to global challenges in the creation and understanding of the digital future and the building of a more sustainable world.



University of Oulu

- An international science university.
- **13 500** students, **2 800** graduating annually.
- Over **20 degree programs** in nine different fields of education, such as medicine, engineering, technology, natural sciences and economics.
- Research focus areas include **circular economy**, **hydrogen future** and sustainable steel, Arctic interactions, resilience and global change.



Oulu University of applied sciences

- A multidisciplinary and international higher education community.
- **9 000** students.
- **28 degree programs** and **23 master's programs** in six different fields of education, such as business, engineering, information technology and culture and arts.

“Oulu has been known worldwide as a pioneer in wireless technology for more than 50 years. New technologies of the future are being developed in Oulu, offering companies competitive advantages and new business opportunities. In addition, two universities and a young population ensure a large local talent pool capable of supporting large-scale operations. The contract-based and close cooperation between the City of Oulu, educational institutions and research institutes is unique and offers companies easy access to important networks. Locating in Oulu is an investment in the future. “

Juha Ala-Mursula

Director of Economic Development at City of Oulu / BusinessOulu



 **KUURA**
Innovation House

Welcome to
Kuura
Innovation
House

- It's not a park, it's a **powerhouse**.
- Not an office, but a **strategy**.
- Not a structure, but a **movement**.
- Not a building, but an **ecosystem**.

**The optimal
platform of spaces
and services for
innovation and
acceleration of
green
*technologies.***

**Our mission is to create
positive impact and elevate
our customers beyond
conventional success.**

- Optimal platform of spaces and services to accelerate the research, development and innovation of green technologies.
- Tailored spaces, services, networks, and expertise to realize the green transition.
- Commitment to reliability, adaptability, and customer satisfaction.

Potential Industries



Automotive



Electronics



Health and wellness



Energy: wind, hydrogen,
solar, batteries



Defence



**Cybersecurity and
data centres**

We welcome all relevant anchor and growth companies, start-ups, academic institutions and service companies to join our ecosystem.



Four Closely Interconnected Modules

Warmed by district heating, developed sustainably to embrace circular economy.

Plot:	100 000 m ²
Total floor area:	65,000 m ²
A:	10 000 m ²
B:	30 000 m ²
C:	15 000 m ²
D:	10 000 m ²

The site comprise office, laboratory, data center, production and storage premises.

Located in Rusko, Oulu

Airport
20 km



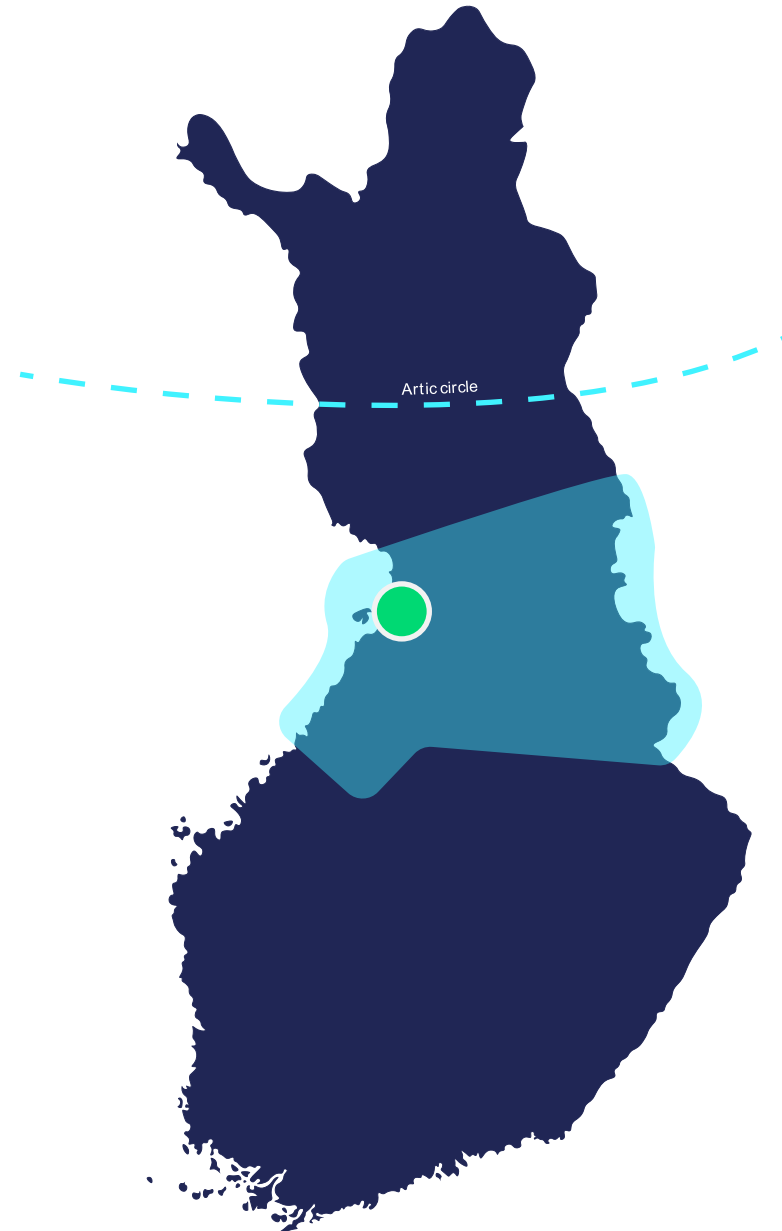
Train station
7,5 km



City Centre
7,9 km



Port
13,5 km



Nearby Campuses:
8,0 km

University of Oulu

Oulu University of
Applied Sciences

Vocational Colleges



Green Transition from *Idea* to *Finish*



Green Transition from *Idea* to *Finish*

- **Optimal spaces and services for your business**
Our versatile and sustainably managed facilities are designed to accommodate your business needs. With a focus on adaptability, we provide a ready-made, multifaceted destination for your operations. You can concentrate on your core business - we take care of the rest.
- **An empowering work environment**
Our solution offers the optimal setting for your team to thrive and innovate. We foster a collaborative network, enabling the formation of communities and creating new business opportunities.
- **The responsible choice**
Sustainability is at the heart of our operations, reflected in everything we do. Choosing us as the location for your business is the responsible choice.

A Seamless Innovation Platform – Just plug and play

A self-sustaining ecosystem that produces everything from an idea to a finished product and enables comprehensive manufacturing and assembly processes for a diverse range of electronic components and devices. Meet the rigorous certification requirements of various industry sectors and ensure successful compliance. With an integrated setup that includes warehouse management, logistics, processes, and development, all under one roof, we streamline the entire production process.



Ideation

Fostered in academic discussions and research



Conceptualization

Morphing ideas into viable projects



Prototyping

Leveraging applied sciences and vocational skills



Production

Utilizing skills from vocational graduates



Market Introduction

Backed by business developers and marketers

Optimal Services for You and Your Employees

Our versatile and sustainably managed facilities are complimented by a service infrastructure tailored to serve our customers and their employees.



Complimentary

Lobby, reception,
postal services,
maintenance,
standard cleaning



Community & Social

Restaurant, café,
public spaces, FB
group, community
activities



Meetings & Events

Conference rooms,
remote connections,
auditorium,
networking events



Wellness

Sauna, massage,
gym, dressing
rooms



Mobility

Parking, shared
bikes and electric
vehicles

Collaboration Opportunities

We are inviting all stakeholders in the region to co-create a multidimensional ecosystem - a win for all stakeholders:



Oulu area and community thrives on sustainable, local development and economic growth.



Businesses benefit from a steady stream of innovations and a skilled workforce.



Educational institutes from universities to vocational schools enjoy industry collaborations and real-world applicability of research.



Students from various levels of education can gain practical experience and employment opportunities.



Building Community Spirit with Trust and Kindness

Meet others with kindness to build mutual trust and a strong community spirit.

- Create networking opportunities.
- Build social connections.
- Increase employee satisfaction.
- Make every visit a pleasure!



Committing to Responsibility with Sustainable Resource Wisdom

- Vision of sustainable growth
- Use resources wisely and responsibly
- Utilize and refit existing spaces with environmentally sourced materials and sustainable solutions.
- Develop a carbon-negative property
- Become the champions of sustainability in building management.

Backed by AB Sagax

AB Sagax – The Largest Property Company in the Nordics

Sagax invests in commercial properties, mainly in the warehouse and light industrial segment. The company is headquartered in Sweden with offices in Finland, France, the Netherlands, Germany and Spain.

AB Sagax has a total of 2,250 tenants. The largest tenants include Baxter, Nokia, Suez, Saint-Gobain, Engie, Akzo Nobel, ABB, Renault, DHL, Konecranes, Volvo and many others.

AB Sagax is listed on the NASDAQ OMX Stockholm Large Cap list (SAGAX A, SAGAX B and SAGAX D). The market value of the Sagax stock is currently around EUR 7.5 billion.

According to Moody's, the company's credit rating is 'Baa2 – Stable outlook'.

NOKIA

SAINT-GOBAIN

LOOMIS

dagab

ARVID
NORDQUIST

martin &
servera

NIBE

MediCarrier AB
REGION STOCKHOLM

TRINSEO

Grolsch

bilias

RAMIRENT

metrac *Linde*

s a n o m a

KESKO

menigo
FOODSERVICE

Svensk
Cater

ENGIE

ASSA ABLOY

DNP

suez

SWEDISH NATIONAL HERITAGE BOARD
RIKSANTIKVÄRLÄMBETET

RENAULT

VOLVO
TRUCKS

Assemblin

HAVI

GRUNDFOS

HKSCAN

coop

DHL

Panduro
HOBBY

AkzoNobel

ISS

DSV

ABB

Elektroskandia

FUJITSU

ALFA
ROMEO

selecta

pen CAT

IVECO

KONECRANES



Facilitating the Green Transition with Customer Focus and Perseverance

- Buy and hold strategy: long-term property development
- Willing and able to invest in property
- Sustainably managed
- Reliable partner, creating lasting relationships.

Meet Our Team



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Join the Leaders of Green Transition



Thank you.

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