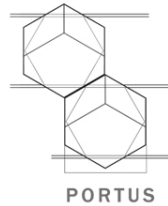


The Icelandic National Concert - Conference Centre and Hotel



Trondheim international symposium

Changing user demands on buildings
June 12, 2006

Sigfús Jónsson, Nýsir hf.



Project background

- The project is a combination of PFI and subsidised Concession
- Project task: To design, build, own and operate a Concert and Conference Centre, Hotel and car parking facilities, in the East Harbour of Reykjavík
- Building right of extra property development of ca. 40 thousand sq m on the site.
- Construction 2006-2009

Sigfús Jónsson, Nýsir hf.



Project background

- Client: Special Project Company owned 54% by the State and 46% by the City of Reykjavik
- Private Partner: Portus Group owned 50% by Nýsir and 50% by Landsafl
- Portus selected as preferred bidder in September 2005
- Project Agreement signed in March 2006

Sigfús Jónsson, Nýsir hf.



Project size

- CCH 30 thousand sq m
- Hotel 30 thousand sq m
- Property development 40 thousand sq m
- Other 10 thousand sq m
- Underground car parking 40 thousand sq m

Sigfús Jónsson, Nýsir hf.



Portus Group

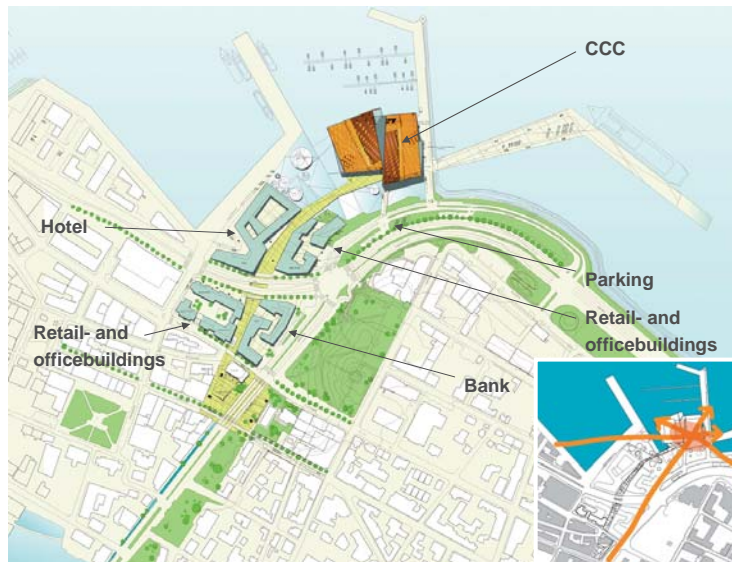
- Nýsir a PFI, FM and property development company
- Landsafl, a property investment company owned by Landsbanki
- Portus design team
 - Henning Larsen Tegnestue, Batterið Architects, Rambøll Danmark A/S, Hönnun Ltd, Hnit Ltd and Ólafur Eliasson
- IAV, total construction
- Landsbanki, financing



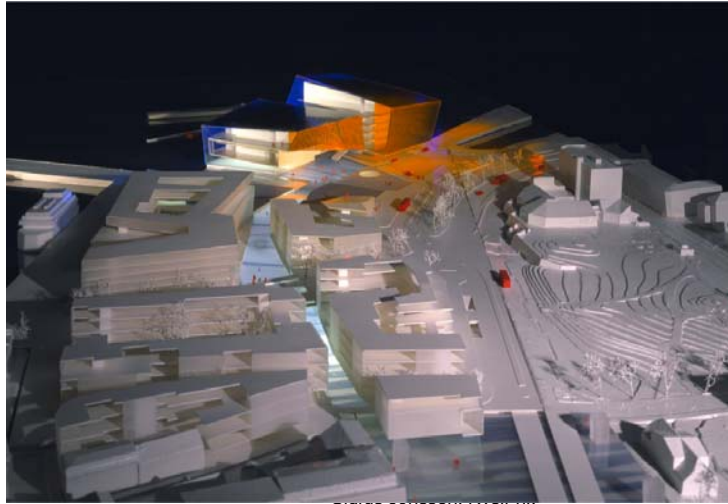
Sigfús Jónsson, Nýsir hf.



Site plan



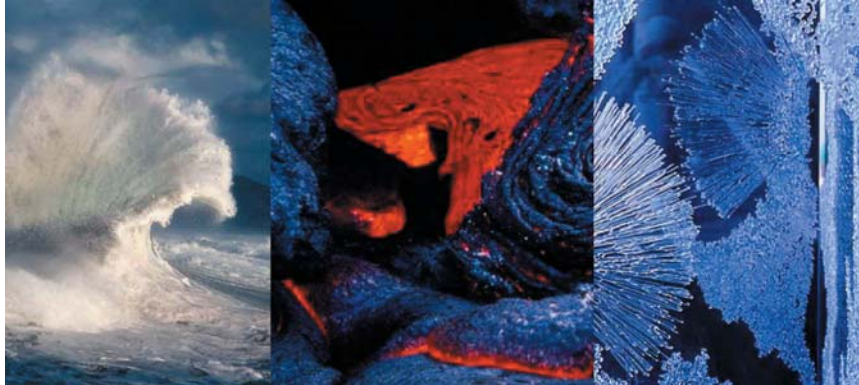
Bird's eye view of site



World-class architecture



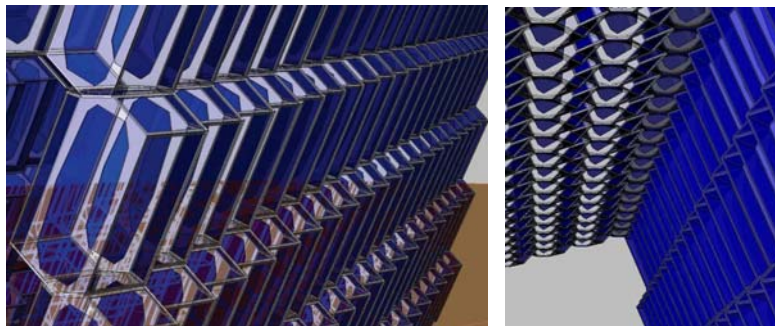
Inspired by Icelandic nature



Sigfús Jónsson, Nýsir hf.



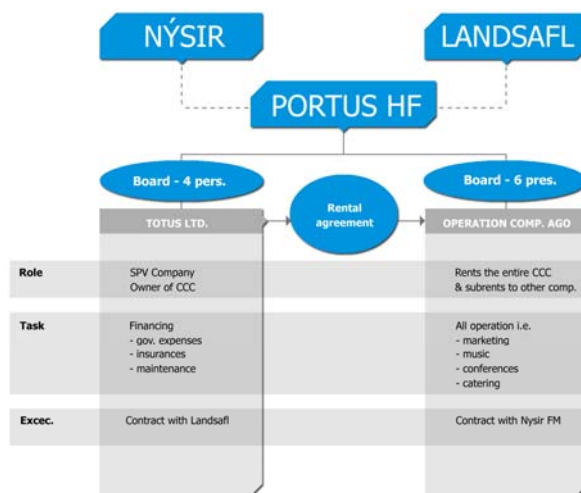
Façade structure by Olafur Eliasson



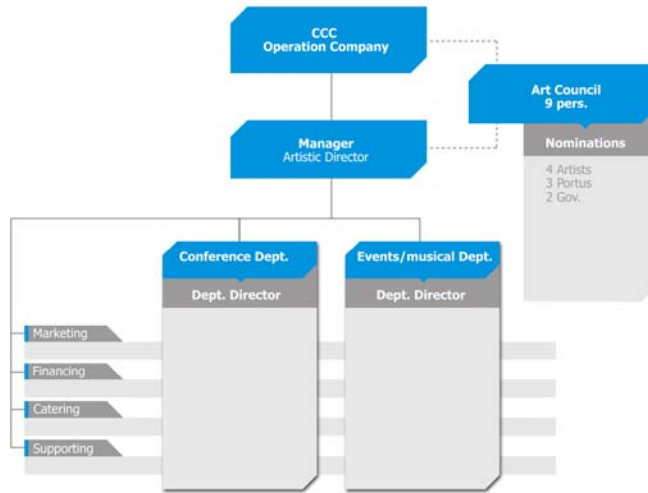
High-quality conditions



Setup and practice of CCC



Operation for CCC



Sigfús Jónsson, Nýsir hf.



Operation Objectives

- Wide-ranging and ambitious operation
- High-quality conditions for music performances
- Unique facility for conferences
- Solid but flexible operations
- High quality service
- House for one and all
- Various services to the public
 - Restaurants and catering
 - Art shows
 - Musical events

Sigfús Jónsson, Nýsir hf.



Operations

- Music events
- Conferences and conventions
- Flexible functions of halls
- Yearly Client Contribution NOK 50 million
- Long term rental agreement with ISO
- Concert and Conference operations separate from each other
- Property and Facility Management in separate companies

Sigfús Jónsson, Nýsir hf.



Flexible function of halls



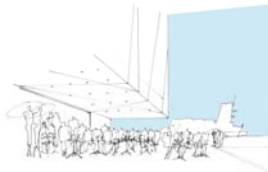
Sigfús Jónsson, Nýsir hf.



House for one and all



gfús



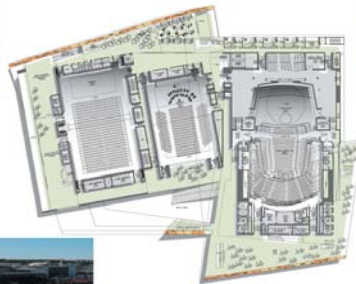
CCC halls and surrounding view



View towards north



View towards west

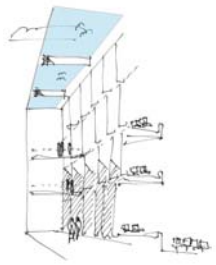
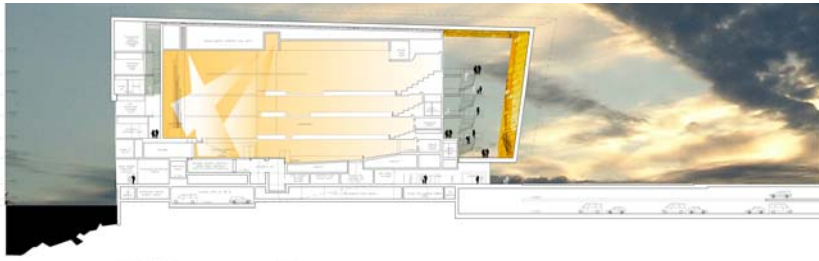


View towards east

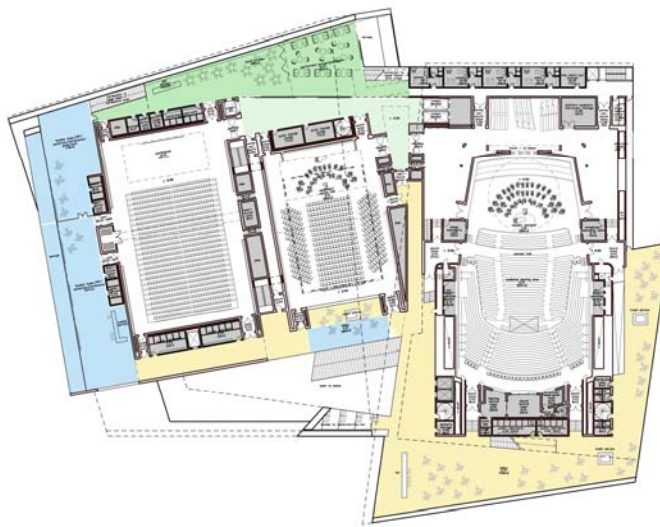


View towards south

Concert hall seats 1.800



Operations in halls



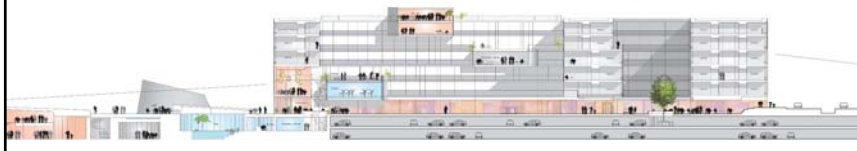
Hotel

- Five star hotel ★★★★★
- 400 rooms
- Starwood hotels
- W-Hotel Reykjavik

Sigfús Jónsson, Nýsir hf.



W-Hotel Reykjavik



W-Hotels



Seoul Restaurant



Mexico City Living Room
Sigfús Jónsson, Nýsir hf.



Summary

- Redevelopment of the waterfront and city centre
- Important for tourism and the city economy
- Unique quality design
- Ambitious artistic direction
- First large concert hall in Iceland
- First class conference centre
- Five star hotel
- New office, retail and residential buildings

Sigfús Jónsson, Nýsir hf.

