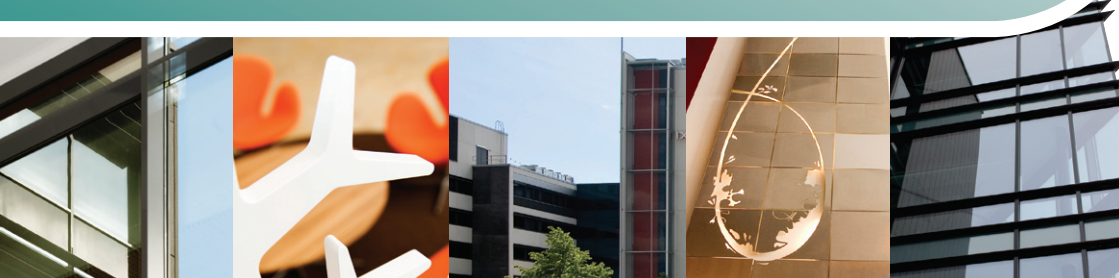


Sailing safely through the turbulence?

THE COMPETITIVENESS OF THE NORDIC PROPERTY MARKETS



IPD – KTI Nordic Property Investment Briefing

13 May 2009

Helsinki, FINLAND
Finlandia Hall

On the pulse of
the property world



Sailing safely through the turbulence?

The fifth IPD – KTI Nordic Property Briefing is the premier event in the Nordic real estate calendar, offering inspiring ideas and fresh insights into today's turbulent property investment environment.

This year's programme concentrates on the outlook of the Nordic property markets in the wider European and global marketplaces. The competitiveness of the Nordic economies, differences between markets and property sectors, as well as potentially new arising business opportunities are discussed by leading European professionals. Challenges regarding property valuation are increasing due to market uncertainties, which is the topic of our afternoon session. The programme also includes a presentation on the IPD Nordic Property Index – a pan-Nordic index measuring the combined performance of the Swedish, Finnish, Norwegian and Danish property markets.

CONFERENCE PROGRAMME (SUBJECT TO CHANGES):

Conference moderator: *Joakim Franson*, Alpha Beta Fund Management

9:00-9:20 REGISTRATION

9:30 CONFERENCE OPENING

Hanna Kaleva, Managing Director, KTI
Joakim Franson, Alpha Beta Fund Management

9:40-11:10 SESSION ONE: The competitiveness of the Nordic property markets in the European marketplace

- **In which league do we play? The Nordic economies in the European context**
Pasi Kuoppamäki, Senior Economist Sampo Bank
- **Property investment flows: which markets and sectors – if any – attract capital today?**
Steve Williams, Global Advisor, Real Capital Analytics
- **Real estate and the economy - lessons from global indices**
Tony Key, Professor, Cass Business School

11:10-11:30 COFFEE BREAK

11:30-12:30 SESSION TWO: Nordic property markets: past performance and future prospects

- **The Nordic markets: winners (are there any?) and losers in 2008. The results of the IPD Nordic Index**
Christina Gustafsson, Managing Director, IPD Norden
- **Future prospects for the Nordic property markets in the European Context**
Andrew Smith, Chief Investment Officer, Aberdeen Property Investors

12:30-13:30 LUNCH

13:30-14:45 SESSION THREE: Opportunities in different property sectors in the Nordic markets

- **Stockholm – Helsinki – Copenhagen – Oslo: office markets in the Nordic capitals**
Tapani Piri, Managing Director, Jones Lang LaSalle Finland
- **Retail – where is the kingdom of shopping? Prospects for the Nordic shopping centre markets**
Kaisa Vuorio, Director, Citycon
- **Opportunities in the Nordic markets: What? Where? For whom?**
Thomas Lindeborg, CEO, NR Nordic & Russia Properties Ltd

14.45–15.15 COFFEE BREAK

15.15-17.15 PANEL DISCUSSION: Emerging investment opportunities in the Nordic markets

MODERATOR: *Joakim Franson*
Juhani Reen, Newsec Advice Oy, Anders Tägt, Doughty Hanson & co, Michael Bruhn, Valad, TBC

SESSION FOUR: Property values and valuations

- **European view: property values and market movements – how do the valuations keep track?**
David Rusholme, Director of Valuation, RICS Property Group
- **Nordic view: similarities and differences in valuation practices**
Agneta Jacobsson, Managing Director, DTZ Sweden
- **Auditor view: financial reporting and property values**
Ingemar Rindstig, Partner, Ernst & Young, Real Estate

17:15 CONFERENCE CLOSE

COCKTAILS – SPONSORED BY



For more information on program, registration or sponsorship opportunities, contact:

Hanna Kaleva at KTI Finland, +358 20 7430 124, hanna.kaleva@kti.fi
OR

Christina Gustafsson at IPD, +46 8 400 252 37, christina.gustafsson@ipd.com

Please note:

Language: All presentations will be given in English

Documentation: Conference documentation will be delivered for participants at the beginning of the conference. Delegate list will be included in the delegate pack.

Confirmation: Upon receipt of registration, a confirmation will be sent to you by e-mail. Also other practical issues will be communicated to participants by e-mail. It is, therefore, crucial that you provide us with e-mail address.

Payment: An invoice will be sent to you upon receipt of registration. Payment must be settled before the event

Cancellation: Cancellations of registrations should be sent to Kirsi Härkönen, kirsi.harkonen@kti.fi. Refund of conference fee, less 25% handling charge, will be applied for cancellations received before May 5th. For cancellations received after May 5th, full payment will be applied. Information on substitution can be sent at any time to kirsi.harkonen@kti.fi

Conference organizers: The conference is organised by IPD Norden and KTI. For more information on the organisers, please visit www.ipd.com/nordic or www.kti.fi



IPD AND KTI WOULD LIKE TO THANK THE SPONSORS OF THE NORDIC INDEX AND THE NORDIC BRIEFING



Registration form

Please complete and fax back to KTI +358 20 7430 131. You can also complete the registration form at www.kti.fi. Confirmation of your place and an invoice will be sent to you upon receipt of your registration form.

- Standard fee EUR 500 + VAT
 Reduced Fee EUR 400 + VAT for IPD/KTI clients

Delegate details

First attendee full name

Second attendee full name

Organisation

Address

Invoice address

(if different from above)

E-mail (compulsory)

Website

Accommodation

Would you like to make a reservation for accommodation for 12.-14.5.? We've booked rooms for seminar delegates at **Scandic Continental**, some 200 m from the conference venue. Please make your reservation directly to the hotel by **23.4.2009**

Reservation code KTI250509

Room rates:

Single room 155 EUR / night

Double room 175 EUR / night

Room rates (VAT 8%) include buffet breakfast (VAT 22%) and VAT.

Scandic Continental Helsinki

Tel. +358 9 4737 1

Mannerheimintie 46

FI-00260 HELSINKI, Finland

www.scandichotels.com