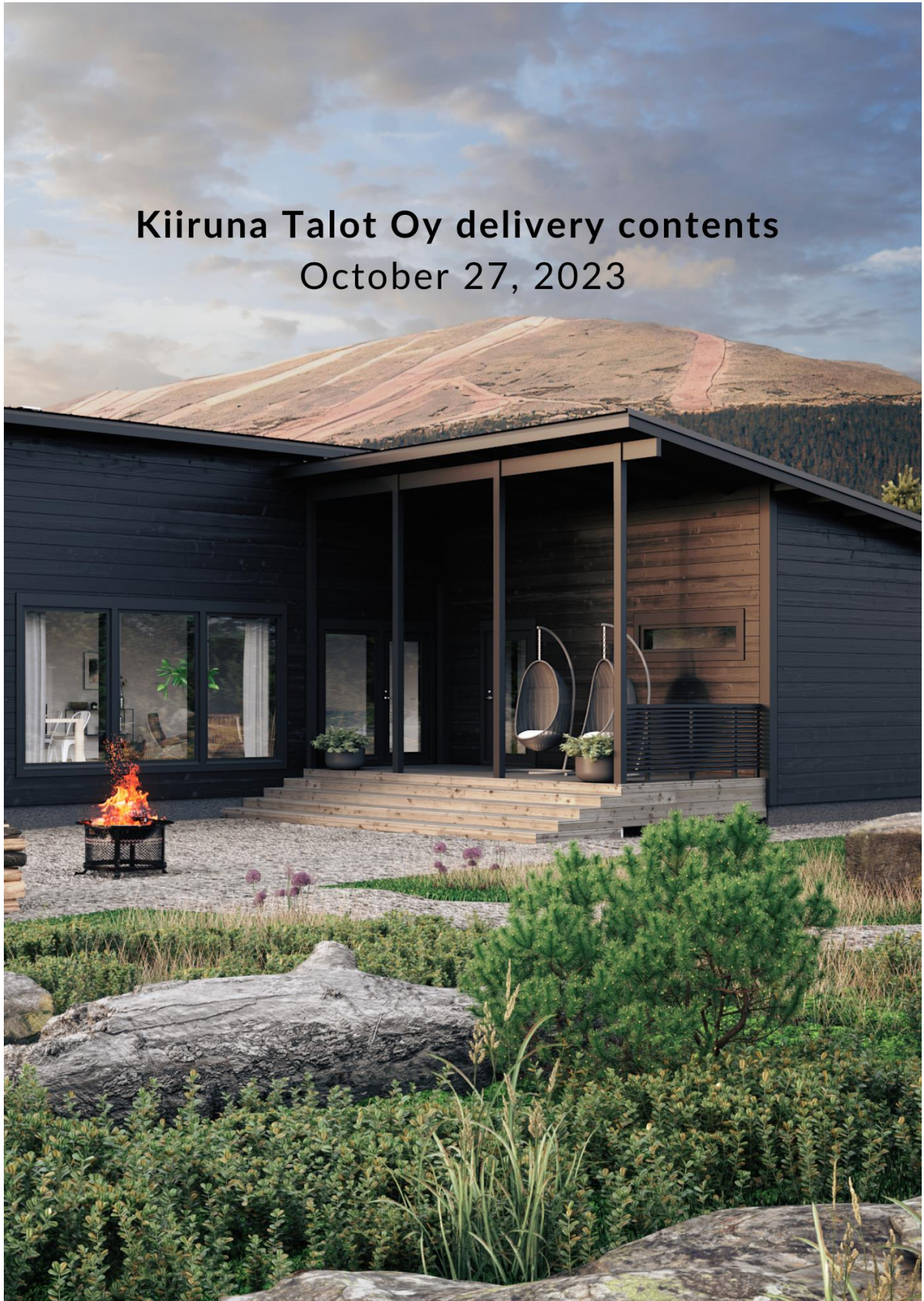


Kiiruna Talot Oy delivery contents
October 27, 2023



Kiiruna Talot Oy's standard delivery content as prefabricated elements is as follow

Foundations (warm base floor)

- Cast-in-situ concrete beam foundations 900x300mm
- Inner foundation insulation EPS 150mm + SPU50mm
- Ground-supported XPS300-100mm + SPU50mm on inner foundation (100mm XPS300 insulation not included in delivery)
- Inner foundation's cast-in-situ concrete bases
- Delivery does not include external foundation waterproofing membrane

Exterior wall, traditional wool structure, U value 0.17, wooden houses

- Plasterboard, extra hard, 13mm
- Vertical studwork 48x48mm + mineral wool 50mm
- Air and vapour barrier (50mm from interior surface)
- Vertical studwork 48x198mm + mineral wool 200mm
- Windbreak, plasterboard 9mm
- Cladding support battens (vertical counter-battens) 30mm
- Panel cladding UTV, 23x145HS / effect cladding 23x120HS, painted in white undercoat
- Rodent mesh to prevent small animals from entering the structures via the ventilation space

Alternative exterior wall Future, U value 0.11, wooden houses (additional option)

- Plasterboard, extra hard, 13mm
- LVL frame 51x98mm + mineral wool 70mm
- OSB wood fibreboard / Plasterboard
- Thermal insulation polyurethane sheet 150mm
- Cladding support battens (vertical counter-battens) 30mm
- Panel cladding UTV, 23x145 HS / effect cladding 23x120HS, painted in white undercoat
- Rodent mesh to prevent small animals from entering the structures via the ventilation space

Log exterior wall, U-value 0.53

- Non-settling laminated log, Kiruna Stable, thickness 202mm, height 278mm

- External treatment, Pinja Woods stain, shade TVT 5060 (colourless)
- Indoors treatment, Panel-Ace Log shelter, semi-matt, shade TVT 3466 light

Partition walls at element interfaces

- Plasterboard, extra hard, 13mm
- OSB wood fibreboard 11mm / plasterboard 13mm
- Vertical frame 66mm LVL

Roof, U value 0.07

- Structural timber board 30mm, fastener spacing 400mm
- Frame 173mm
- OSB wood fibreboard 11mm / plasterboard 13mm
- Thermal insulation polyurethane sheet 50mm
- Mineral wool 450 mm

Flooring, U value 0.13

- Moisture-resistant flooring panel 22mm + fibre-reinforced concrete filler (for bathroom and sauna, sloped casting)
- Floor beams 42x223mm + mineral wool 50mm
- Structural timber board 30mm, fastener spacing 400mm

Partition walls

- Top and bottom wall plate 42x66mm
- Plasterboard, extra hard, 13mm
- LVL frame 66mm
- Acoustic mineral wool 50mm
- Plasterboard, extra hard, 13mm

Pediment elements

Frame

Windbreak 9mm

Cladding support battens (vertical counter-battens) 30mm

Panel cladding UTV, 23x145HS painted in white undercoat, wooden houses

Log panel 28x278, treatment Pinja Woods stain, shade TVT 5060, Log houses

Roofing

- Truss, fastener spacing 900mm

- Roof-covering sheeting
- Timber battens 25mm
- Roof battens 32x100mm
- Tin roof profile sheeting, tile pattern
 - Colour, RR standard colours
 - Gable profile, end and side eaves profiles
 - Plumbing vent pipe pass-through set and discharge pipe, 1 pc
 - Air supply unit exhaust air pipe pass-through set and discharge pipe 1 pc

Roofing equipment

- 3 x 2-pipe snow guards with length 3.0m on the entrance-side slope of the roof
- Semi-circular gutters 125mm and drainpipes

Open eaves

- UTV 23x120 HS panelling on the visible part of the side and end eaves, painted in white undercoat
- Face panels: 2pcs 20x145 HS, front painted in white undercoat
- Bargeboard, 20x145 HS, painted in white undercoat

Entrance portico

- Roof load-bearing beams, glulam beam 90x225 and 48x98 with fastener spacing 900, untreated
- Columns, glulam 115x115, untreated
- Portico flooring panels, LVL 28x95 and frame LVL 45x145 with fastener spacing 600, brown
- Stairs have three steps, LVL, brown
- Terrace railings; LVL trellis, brown, handrail on railings and stairs LVL brown, height of upper edge of railing approx. 1.0 m measured from floor of terrace

Windows, U value 1.0 W/m²K

- Double-framed inward-opening MSE-type wooden aluminium windows, frame depth log houses 170mm, wooden houses 210 mm
- Inner frame with double glass element,
- Exterior frame and exterior facing of frame is aluminium with baked enamel finish, white
- Frame and inner frame are pine, white
- Interior frame of sauna window and interior parts of frame are varnished, colourless
- Window furniture, white
- Plastic-coated external sill, white

- Window architraves, fine-sawn 20x60, painted in white undercoat
- Outer jambs, fine-sawn, painted in white undercoat
- Window casing trim 12x42 pine, white

Exterior doors U value 0.83-1.0 W/m²K

- HDF panel door leaf with aluminium reinforcement and thermal insulation, frame depth log houses 170mm, wooden houses 210 mm
- Terrace doors have espagnolette + door restrictor (additional option)
- Triple selective glazing
- Lock body LC-102, locking system Abloy Sento
- Handles, satin
- Door architraves, 20x60 HS painted in white undercoat
- Outer jambs, fine-sawn, painted in white undercoat

Partition doors

- White HDF flush panel door leaf (9x21/ 10x21), pine frame, white
- Flush panel door handles and cover plate satin, thumb turn on WC door
- Sauna glass door grey 8x19, door frame pine, knob handle
- Bathroom glass door (9x21), Satin
- Exterior and partition door trim 12x42 pine, white

Electrolux domestic appliances

- Refrigerator, ERF4114AOW
- Freezer, EUF2748AOW
- Built-in oven, EKB100W
- Dishwasher, ESF5206LOW
- Extractor fan, 600 EFP604600X
- Induction hob/Extractor hood Bora S Pure 600, recirculating

Fixed furnishings as specified in the furnishing plans PUUSTELLI

- Kitchen, flush TME panel kitchen cabinet doors, countertop, and all handles from the Kiirunatalot Puustelli range
- Kitchen splashback is backing laminate from the Kiirunatalot-Puustelli range
- Hallway, flush TME panel door from the Kiirunatalot-Puustelli range
- Bedroom furnishings, flush TME panel door from the Kiirunatalot-Puustelli range
- Utility and separate WC furnishings, flush TME panel door from the Kiirunatalot-Puustelli range

Surface materials

Living room, bedrooms, kitchen, hallway, and walk-in wardrobe

Floors

- Laminate flooring, thickness 5 mm, use class 33, Kiiruna Talot range
- Skirting 12x42, white
- WC, bathroom, and utility room doors, oak threshold
- Other rooms, divider profiles on door / doorway

Ceilings

- White MDF ceiling panel
- Cornices 14x40 pine, white

Walls:

- Levelled walls painted with undercoat and topcoat

WC and utility room

Walls:

- Levelled walls painted with undercoat and topcoat

Flooring:

- Priming and waterproofing of base
- Tiled flooring 10cmx10cm from Kiiruna Talot range
- Waterproofing and tiled flooring (10x10) lifted on the walls to act as skirting board

Bathroom

Floor

- Priming and waterproofing of base
- Tiled flooring 10cmx10cm from Kiiruna Talot range

Ceiling

- Suspended ceiling frame 42x66 with fastener spacing 600mm
- Vapour barrier, seams taped
- Nailing battens 21x45 with fastener spacing 600
- Interior cladding panelling STP 14x95 sound-knotted spruce
- Cornices; shadow moulding 16x16 pine

Walls:

- Priming and waterproofing of base
- Wall tiling, Kiiruna Talot range

Sauna

Floor

- Priming and waterproofing of base
- Tiled flooring 10cmx10cm from Kiiruna Talot range

Ceiling

- Suspended ceiling frame 42x66 with fastener spacing 600mm, thermal insulation 70 mm
- Aluminium paper, seams taped
- Nailing battens 21x45 with fastener spacing 600mm
- Interior cladding panelling STP 14x95 sound-knotted spruce
- Cornices; shadow moulding 16x16 pine

Walls

- Aluminium paper, seams taped
- Nailing battens 30x45 with fastener spacing 600mm
- Interior cladding panelling STP 14x95 sound-knotted spruce

Benches

- Element-structured spruce benches and frames

Electrical work

Switches, sockets, and ceiling sockets installed embedded in accordance with the electrical point plan

- Installation products
- Distribution board
- Sauna stove, Harvia Sähköri 6kW, black.
- Fixed lighting:
 - Sauna light
 - Bathroom, walk-in wardrobe, WC, Utility room and hallway (LED panel)
 - Kitchen splashback (LED rail)

HVAC work

Heating system

Heat distribution: Water-circulation underfloor heating system, installed.

Heat production: Inverter ground source heat pump and heat well, of which separate delivery contents below. Can be changed, e.g., water-air-heat pump, pump using exhaust air or district heating, in which case portion of the price will be refunded.

Heating and water supply work

Drainage and supply water piping installed in elements in accordance with the heating and drainage plan

Heating and water fittings

- Franke Euroform EFX651 kitchen sink, Mora Mmix K5 Model No. 732150.TT tap and washing machine connector
- WC toilet Ido Glow 60, LVI number 5650195
- WC basin Puustelli, tap Mora Mmix 733005.TT Bidet with shower
- Wall-mounted shower set for bathroom Mora Mmix S5 Model No. 730100+130310
- Exterior hydrant

Air conditioning

- Ducting installed in elements in accordance with air conditioning plan
- Ventilation dimensioning and adjustment to planned values.
- Ventilation equipment
 - Supply-exhaust air unit with heat recovery

Plans and other documents

- Main drawings (floor and facade plans, structure section and layout)
- Foundation plans for standard foundations. At piling sites, according to separate delivery content
- Structural drawings (possible visits to building control to present foundation and

structural drawings and/or site visits by structural engineers are not included in delivery)

- Airtightness measurements and energy survey, including energy certificate and calculation of energy rating
- HVAC and electricity plans

Preparation for upstairs, 1,5th floor models

- Toilet and floor drain sewerage and water pipe readiness (protective pipes)
- Flooring
- Bedroom windows
- Ventilation connection readiness
- Prepared outputs for underfloor heating (protective pipes)
- Preparation for electrics (protective pipe)

• Customer's tasks

- Procurement of plot
- Required permits and subsequent costs
- Procurement of site supply of electricity, water, wastewater, and telecommunications
- Acting foreman, principal planner, and foreman responsible for property water and drainage and for ventilation
- Possible principal structural engineer (responsible for overall structural engineering). Building control may also require the structural engineer to attend to present the foundation to building control, and/or site visits.
- Ground surveying, plot clearing and earthworks carried out in accordance with separate plans
- Storm water plan if required (principal planner's task)
- Products to be installed in the ground (frost insulation, interior XPS300-100mm insulation against the ground, rainwater drains, subsurface drains, wells, water main, electrical cabling) installed in the place indicated in installation drawings.
- External foundation waterproofing membrane
- Procurement and installation of outdoor electricity meter (electricity must be provided at the plot before foundations are laid)

- Procurement of water meter (on day after house delivery)
- Any TV antenna mast and aerial
- Construction-period waste management (skip or equivalent), the customer is not responsible for cleaning during construction
- Any snow-clearing work from the access road and from around the property before erection
- Wooden frames for storing roof trusses and roofing sheets, including weather protection
- Gravel bed and winter protection for foundations if necessary
- Topcoat of paint on building exterior and yard work
- Construction of road to plot (in dispersed settlement areas) that is suitable for use by an articulated vehicle (full trailer).
- If delivery to the plot is not possible using a full-trailer articulated vehicle, the building will be delivered using a semitrailer articulated vehicle, at an additional cost of €3,000.
- Construction of a load-bearing lifting and hoisting site approx. (9 m x 9 m) using load-bearing ground structure layers in the centre of the long side of the foundations for lifting elements. If lifting has to be carried out from further away, there will be an additional cost of €1,250 - €1,750 (larger crane required).
- Procurement of property insurance to begin on the date of house delivery.
- Final cleaning of building.

Installation

The installation of prefabricated elements, structural components, and equipment and the lifting work required for installation are included in the delivery. Transport insurance and lifting insurance are included in the delivery.

Delivery costs are priced by delivery municipality and prevailing conditions.

Terms

The procurement agreement complies with PTT's general terms and conditions concerning consumer sales and installation of house packages and elements.

Terms of payment

1. instalment 3% once main drawings and documents necessary for the building permit are submitted

2. instalment 35% 45 days before delivery and once insurance has been delivered
3. instalment 15% once foundations have been laid
4. instalment 42% on date of house delivery
5. instalment 5% once house is ready for occupants

The term of payment for instalments is 7 days and instalment 5 will fall due on the date of delivery of the house

Special conditions for instalments

1) Kiruna Talot Oy delivers a fixed-term guarantee granted by a bank or other financial institution for instalment 2. The guarantee expires on the day of delivery of the house.

2) The term of payment of the instalments is 7 days net, however, instalment 4 is due to be paid on the house's date of delivery.

Guarantee for the warranty period

Kiruna Talot Oy provides a fixed-term security granted by a bank or other financial institution for a guarantee period (warranty period 1 year). The guarantee period begins when the 5th instalment comes due and the security takes effect when the instalment in question has been paid. The amount of the guarantee is 2% of the contract price and is valid for 15 months from the beginning of the guarantee period.

Kiruna Interruption Protection

A house order (purchase agreement) can be cancelled free of charge before starting special planning (construction + HVAC). In this case, any 1st instalment paid will be refunded.

Delivery terms

If the removal of an obstruction to achievement of a term required to obtain a construction permit or otherwise implement the sale is delayed such that there is less than 12 weeks until the delivery time preliminarily agreed in the procurement agreement, Kiruna Talot Oy has the right to move the delivery period for production-related reasons.

The sale will come into effect once the delivery content and delivery period are confirmed by Kiiruna Talot Oy via order confirmation. Should delivery be moved forward for reasons unrelated to the supplier, Kiiruna Talot Oy has the right to review the price of the sale to correspond to any effect on costs.

Warranty

Kiiruna Talot Oy provides a one-year warranty against material and manufacturing errors that comes into effect from and inclusive of the date of delivery. Responsibility for structures is in effect for ten (10) years. Machinery and equipment in accordance with the manufacturers' warranty terms.

If changes are made to structures or delivery content due to reasons pertaining to the construction site or officials, any effect on cost will be determined separately.

Kiiruna Talot Oy retains the right to make changes to that improve and modernise products for product development-related or other production-related reasons.

Ground source heat delivery content

Borehole and equipment

Dimensioning:

- The borehole and equipment will be dimensioned according to the need for power and annual consumption in accordance with an energy report for the specific building.
- Ground source heat dimensioning covers 99% of the calculated annual energy consumption.

Borehole delivery includes:

- Boring
- Collector pipes 2x40mm
- Ethanol fluid (30% mixture) for collector pipes

Installation, delivery includes

- Connection of collector pipes to supply pipes through plastic welding
- Connection of connecting pipes to ground source heat pump
- Pipe insulation

- Basic adjustment and implementation of pump

Delivery terms and restrictions

- Standard delivery, 6m casing pipe at start of boring
- If more casing pipe is required, the additional cost is €93/m (in 3m sections)
- If there is more than 8m horizontal distance from the ground source machinery to the borehole, the additional cost for laying pipe horizontally is €22/m

Ground source heat cannot be supplied by Kiiruna Talot in the following situations

- If there is rock at a depth that is deeper than 40m, the rock is broken, or building control does not issue a permit for boring

Customer's tasks

- Boring permits from the municipal building control authorities
- Determining the boring site with the acting foreman
- It must be ensured that there is sufficient excavation between the building and borehole for supply pipes
- During the gravel bed phase, the customer will procure and install 2x 110 drainage pipes as casing pipes in accordance with separate instructions
- The casing pipes will be installed at a depth of approx. 1m from the ready ground surface
- The pipes will be laid underneath the house, where they will be lifted to the surface of the gravel bed in accordance with separate instructions
- the borehole end must reach the borehole
- pipes will be plugged at both ends to prevent them from becoming dirty
- the end of the casing pipe will be marked, with e.g., a board
- unobstructed access to boring site: min. 2m-wide road (incl. snow clearing work)
- the final disposal site of the rock dust created during boring (approx. 2-3 m³) will be determined on the plot: e.g., hole in the ground or skip.