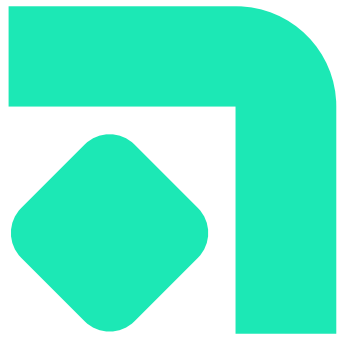




INTERNATIONAL DEVELOPMENT  
& CONSTRUCTION CONSULTANTS

LONDON • STOCKHOLM • OSLO • COPENHAGEN • HELSINKI



AURORA IS A SEASONED  
TEAM OF CONSULTANTS  
WHO HAVE IN-DEPTH, BUILT  
ENVIRONMENT EXPERIENCE.

We operate on both sides of the  
North Sea; successfully established  
in the UK; and uniquely across  
the Nordic countries, for longer  
than any of our competitors, and  
is the first Quantity Surveying and  
Project Management business with  
RICS accreditation in the Nordics.

LONDON • STOCKHOLM • OSLO • COPENHAGEN • HELSINKI



WHO ARE WE?



# AURORA TEAM

A SEASONED TEAM OF SPECIALIST CONSULTANTS, COVERING A DIVERSE RANGE OF DISCIPLINES FOR THE BUILT ENVIRONMENT.



## JAMES PEARCE MRICS

FOUNDER & CEO

[j.pearce@aurora.cc](mailto:j.pearce@aurora.cc) (UK) 0044 7941 339 606  
(Denmark) 0045 53 54 61 35

James has 26 years' experience within the built environment, 15 of those working in the Nordics.

His experience includes:

- Process industries
- Pharmaceutical manufacturing,
- Office sale and lease-back
- Large-scale, mixed-use developments
- New build/refurbishment
- Shopping malls
- Hotels
- High-rise residential
- High-end retail



## MARK DURRANT

UK CO-FOUNDER & DIRECTOR

[m.durrant@aurora.cc](mailto:m.durrant@aurora.cc) 0044 7801 621 754

Mark brings a huge mix of experience working on major projects ranging from £1m to £3bn.

International and local projects that require the communications skills and experience to operate across a wide range of nationalities and cultures.

His experience includes:

- Retail
- Mixed-use residential
- Retirement homes
- Office & commercial



## WARWICK KENDRICK MRICS

SENIOR DIRECTOR

[w.kendrick@aurora.cc](mailto:w.kendrick@aurora.cc) 0046 73 651 0718

Warwick joined Aurora in 2013. A highly skilled project Manager and Quantity Surveyor, he has delivered project and cost management services for high-profile private sector projects, across key industry sectors.

His experience covers projects of all scale across the Nordics, including:

- Pharmaceutical
- Industrial
- Commercial developments
- Residential developments



## SIMON DAVIES

DIRECTOR

[s.davies@aurora.cc](mailto:s.davies@aurora.cc) 0046 72 253 5498

Senior Project Manager working with international clients, managing their capital projects in the Nordics. Has acted as design manager for a 700-bed student complex in Stockholm and as a P.M. on several high-profile, commercial fit-out projects.



## SARA BRÅTMAN

FINANCE DIRECTOR

[s.bratman@aurora.cc](mailto:s.bratman@aurora.cc) 0046 707 82 99 48

Sara provides our team with all of the information to make informed decisions based on fact.

The systems she has set up to help our clients are robust and transparent.

She is an expert in financial management, including financial planning, financial risk, and reporting.



## MARTIN BEARDS

DIRECTOR

[m.beards@aurora.cc](mailto:m.beards@aurora.cc) 0047 458 44 320

Martin is currently focusing and developing Aurora's exposure within the Data Centre sector. He has 20 years international experience gained in the USA, Europe, Middle East and Asia. He is Aurora's Norwegian Regional Lead and Director, leading a number of projects in hospitality, commercial and data centre markets, ranging from 1m NOK to 450m NOK.

His experience includes:

- Mixed use schemes
- Data centres
- Hotels



## PETER WALKER

DIRECTOR

[p.walker@aurora.cc](mailto:p.walker@aurora.cc) 00 358 40 542 9095

Peter has over 30 years experience in managing high-value, high profile projects throughout the Nordics. His experience is in negotiating high-value contracts and managing the project detail and contractual obligations in commercial and civil developments.



# WHAT DO WE DO?

WE MANAGE OUR CLIENTS' INVESTMENTS WITHIN THE BUILT ENVIRONMENT, AT ALL STAGES FROM DEVELOPMENT OF CLIENT BRIEF, BUSINESS CASE JUSTIFICATION, PRE-ACQUISITION, TECHNICAL DUE-DILIGENCE, INVESTMENT MODELLING THROUGH TO CONSTRUCTION, COMPLETION, AND ASSISTANCE IN START-UP OPERATION.

Clients trust in us as an all-encompassing, comprehensive resource that can foresee and seamlessly navigate all the pitfalls and challenges that can hamper project delivery or create inertia for many investment projects.

This 'vision' helps us to apply sound, no-nonsense, empathetic advice with speedy and effective decision making. Our focus is on managing risk through the whole project life cycle, delivering certainty at every stage, culminating in impressive on budget, on time, results for maximum return on your capital investment.





A large, stylized teal arrow graphic pointing to the right, located on the left side of the page.

# HOW DO WE DEFINE OUR EXPERIENCE?

**WE CALL IT A COMBINATION OF “AURORA ATTITUDE & NORDIC NOUS!”**

AURORA HAS BEEN DELIVERING SEAMLESS, LOCAL KNOWLEDGE FOR INTERNATIONAL CLIENTS THAT HAS BEEN HONED, TESTED, AND PROVEN ON SOME OF THE MOST COMPLEX AND VARIED COMMERCIAL DEVELOPMENTS ON BOTH SIDES OF THE NORTH SEA.

This combination has uniquely created a multi-faceted, full-scope team of development cost, project and construction consultants with cross-culture, industry experience who have been operating successfully, on some of the biggest development projects in the Nordics and Britain.



# WHAT ARE OUR OPERATIONAL BENEFITS?

WE UNIQUELY COMBINE DEVELOPMENT, PROJECT AND COST MANAGEMENT WITHIN ONE TEAM.

It enables us to recognise opportunity quickly, cut costs and develop solutions right across the board efficiently. We operate with clarity and honesty, and beneficially, make difficult operational decisions even when the truth is a hard option.

IN SHORT, WE PROVIDE THE BUILDING BLOCKS FOR SUCCESS, BY REMOVING THE BLOCKAGES TO BUILD IT.





# WHAT IS THE AURORA DIFFERENCE?

AMALGAMATING A CAN DO ATTITUDE WITH NORDIC PRAGMATISM, ENABLES US TO MAINTAIN A FINE BALANCE OF PRACTICAL FUNCTIONALITY AND STYLISH, DESIGN FLAIR.

This cross-culture, experience delivers a potent combination of hard decision making and pragmatic simplicity, which brushes aside unproductive project elements quickly and delivers a clear, uninterrupted pathway to success, on all types of developments.



## WE APPLY INTERNATIONAL EFFICIENCY TO SOME OF THE BIGGEST GLOBAL BRANDS



**BLACKROCK  
ILLUM – COPENHAGEN**

Illum is the premier department store in Copenhagen, composed of two iconic buildings in the most prominent retail location in central Copenhagen, at the intersection of the two main pedestrian streets.

BlackRock with their co-investor, refurbished and repositioned the department store to create this best-in-class retail asset.

- Development Management



**GOOGLE NORWAY**

Aurora's local market knowledge and approach to procurement and construction phase cost management, provided Google with the ability to make informed decisions on expansion, within a market they were not familiar with.

- Local Nordic market experience
- Cost Management / Quantity Surveying



**BLOOMBERG  
STOCKHOLM**

The project involved the full fit out of the international financial news agency Bloomberg's new head office in central Stockholm.

Project duration – 18 months

- Project management
- Project controls
- Cost Management / Quantity Surveying
- Procurement Advisory
- Contract administration



**PFIZER GLOBAL  
ENGINEERING – NORDICS**

The Pfizer Global Engineering presence in Helsinki was spread across several locations.

Poor space efficiency, maintenance costs and lack of collaboration amongst staff was the driver for their consolidation, repurpose and refurbishment of existing Office Space.

- Project management
- Design management



**THE WELL RESORT & SPA  
OSLO**

The largest indoor/outdoor spa and bathhouse in the Nordic region.

Plans are in place for extending the spa facility and a new 4 star hotel.

The client brief is complex and requires a stunning and exciting design solution, while maintaining cost efficiency.

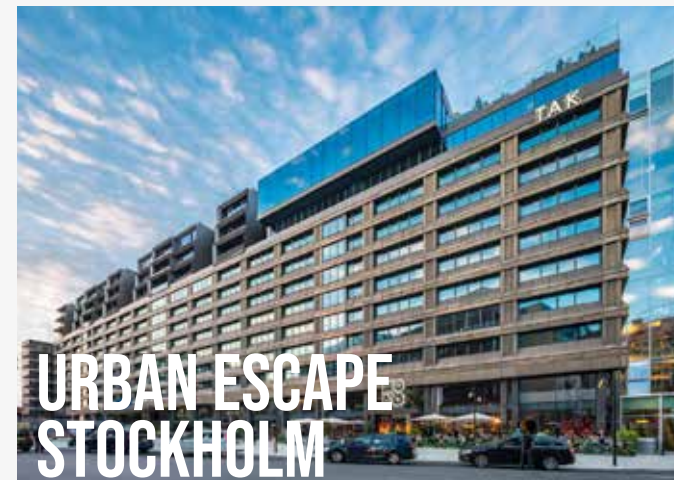
- Cost Management
- Project Management



**MÄSTERHUSET**

Mästerhuset is a major mixed-use 30,000m<sup>2</sup> redevelopment in the heart of Stockholm's central business district. From the outset the project was a game changer and was the first LEED Platinum building in central Stockholm.

- Cost Management / Quantity Surveying
- Procurement Advisory
- Contract Administration
- Design Management



**URBAN ESCAPE  
STOCKHOLM**

Urban Escape is AMF Fastigheter's landmark development in the heart of Stockholm, creating 130,000m<sup>2</sup> of lettable office, hotel, conference, retail and restaurant facilities and residential accommodation.

- Project Management
- Cost Management



**KRONEN VANLØSE  
COPENHAGEN**

Kronen Vanløsen is the new local retail and residential community in the western part of greater Copenhagen.

60 shops, large terrace with cafés and places to eat and drink, with a total of 14,000m<sup>2</sup> accommodation.

- Cost Management
- Project Management
- Procurement
- Project Controls



## UK DEVELOPMENT MANAGEMENT PROJECTS

(Undertaken by our Senior Management Consultants, working independently but consulting on behalf of Aurora)



### BRITISH LAND CANADA WATER LONDON

Covering 53 acres, this site at Canada Water is one of the largest mixed use regeneration projects in London.

Designated a London Opportunity Area, it is well located in Zone 2, with direct transport links to Canary Wharf, the City, and West End and to the tech hubs around Shoreditch. The area will also benefit from the opening of Elizabeth Line at Canary Wharf.

The Canada Water Masterplan is expected deliver up to 3,000 new homes, 2 million ft<sup>2</sup> of workspace and 1 million ft<sup>2</sup> of retail, leisure, entertainment and community space including proposed health and social infrastructure, and educational uses for all ages.

- Development Project Management



### BALLYMORE - MILL HARBOUR CANARY WHARF LONDON

Mill Harbour is a 2.5 ha development located on Mastmaker Road on the Isle of Dogs, within 6 towers. It will provide more than 1,690 new homes, 2 new schools, with 4,552m<sup>2</sup> of commercial space and a theatre.

It is set in extensive parkland where a new major cultural venue will look across playgrounds, sports courts, two onsite primary schools and a host of retail that lead onto the waterfront.

- Development Project Management

## THE AURORA GROUP OF COMPANIES CONSIST OF:

Aurora Construction Consultancy  
Aurora Development Management  
Aurora Technology

## We operate within the following disciplines:

Pharma, Cultural, Retail & Leisure, Aviation, Hotels, Residential, Data Centres, Commercial Offices

## Our clients include:

AstraZeneca  FUJIFILM CITYCON

Bloomberg Deloitte. ballymore. Google

 Microsoft  Biogen GROSVENOR

McDonald's STEENSTRØM ASA BlackRock.

 Pfizer  TRITAX ARUP MARK

 GROSVENOR AberdeenStandard Investments NCAP



# ALL ENCOMPASSING STRAIGHT-FORWARD PRO-ACTIVE BUILT ENVIRONMENT EXPERIENCE

**NO-NONSENSE EFFICIENCY APPLIED!**





INTERNATIONAL DEVELOPMENT  
& CONSTRUCTION CONSULTANTS

LONDON • STOCKHOLM • OSLO • COPENHAGEN • HELSINKI

#### STOCKHOLM

Blekhölmstorget 30 F,  
111 64 Stockholm  
Sweden

Tel: +46 8 128 799 00

#### COPENHAGEN

Strandvejen 60  
2900 Hellerup  
Denmark

Tel: +46 8 128 799 00

#### LONDON

55 Whitfield Street  
London, W1T 4AH  
United Kingdom

Tel: +46 8 128 799 00

#### OSLO

Karenslyst allé 53, 3fl  
0279 Oslo  
Norway

Tel: +46 8 128 799 00

#### HELSINKI

Merimiehenkatu 36D, 6.krs  
00150 Helsinki  
Finland

Tel: +46 8 128 799 00