

JATKE - IGLC34 BUILDING THE FUTURE

Integrating Lean, Data and Digital Technologies for Better Project Delivery

6 / 2026

Mikko Kuusakoski, CIO

JATKE

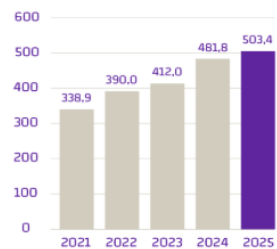
JATKE.FI

WHO ARE WE? JATKE IN NUMBERS

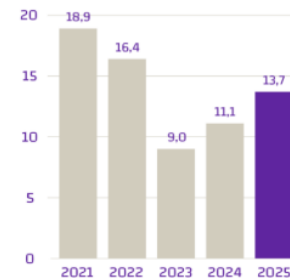
“Jatke is a Finnish, privately owned group operating in the construction sector, founded in 2009. We build and renovate homes and workspaces that people feel inspired to be in and live in. We operate in the Helsinki metropolitan area and in the Tampere and Turku regions.”

(~750 M SGD)

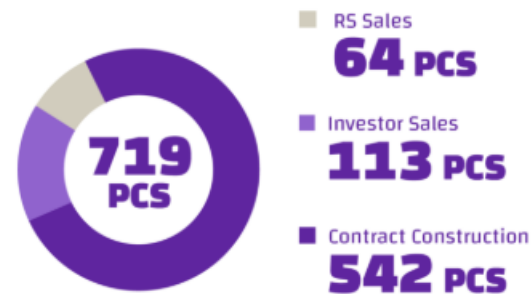
Net sales in 2025, EUR million
503,4



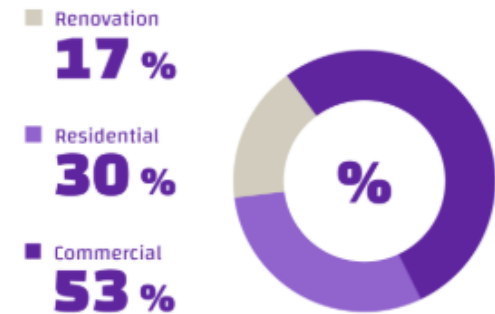
Operating profit in 2025, EUR million
13,7



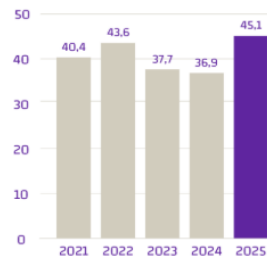
Completed residential homes in 2025



Share of net sales in 2025



Equity ratio in 2025, %
45,1



**JATKE EMPLOYS
432 PERSONS**



JATKE STRATEGY 2026-2030: UNIFIED JATKE

UNIFIED JATKE
JATKE'S STRATEGY 2026-2030

PERSONNEL

PARTNERSHIP

BRAND

PRACTICES

TECHNOLOGY

EMPLOYEE EXPERIENCE

PROFITABILITY

CUSTOMER

BELOVED BUILDER

WE KEEP OUR PROMISES AND TAKE RESPONSIBILITY FOR OUR WORK.

THE BEST IN BUILDING

WE ARE BUILDING BETTER LIVES.



MY CURRENT FOCUS AREAS

1. Digital Jatke 3.0 programs: Site AI and Support Functions AI
2. Chairman of the Construction Digitalization Group, Confederation of Finnish Construction Industries (RT)
3. Corporate member of the Aalto Building 2030 research project, “Digital Information Flows on Construction Sites”

PAST NOTES:

Data-Driven Leader of the Year 2022 (Innolink)

Jatke 2.0: “Data Driven Management” –project 2021-2025

Doctoral student 2020–, machine learning-based forecasting in real estate & construction (Aalto University)

Finnish Excel Championship Winner 2016 (Microsoft)

Started in construction industry in 2011

Analyst in a Nordic property fund 2008-2010

MIKKO KUUSAKOSKI, CHIEF INFORMATION OFFICER, JATKE GROUP

mikko.kuusakoski@jatke.fi / www.jatke.fi

+358 50 396 9509

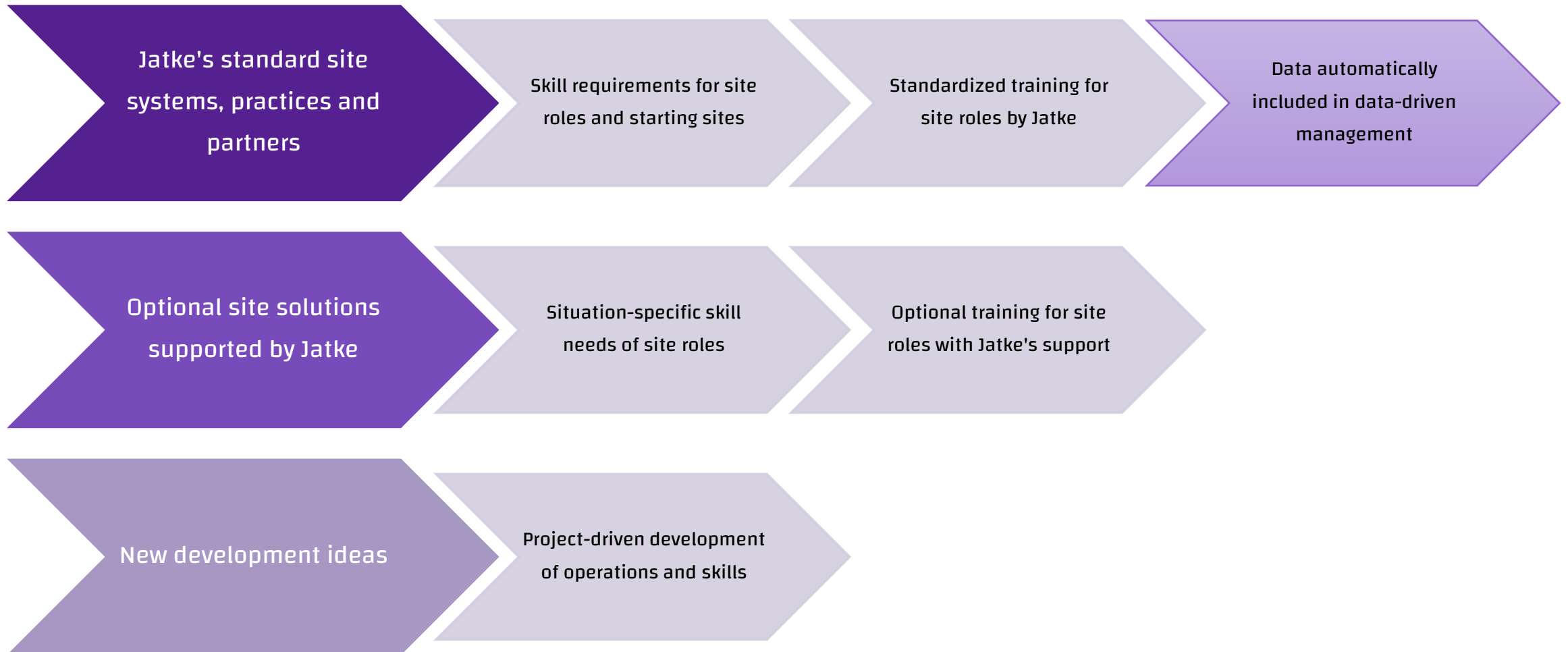
M.Sc. (Tech.) (Aalto University, Real Estate Economics), MRICS
PhD candidate, part-time (Aalto University, Computer Science)

TECHNOLOGY

- We build the most productive operating models and systems in the industry.
- We leverage insights generated from shared operating practices and the tools that support them.
- Artificial intelligence supports the refinement of data into actionable intelligence.
- Through data-driven decision-making, we build better than ever.
- We improve quality, anticipate risks, and increase efficiency across all production.
- We differentiate ourselves from competitors through our technological capability.



SITE STANDARDIZATION AS THE FOUNDATION OF SKILLS AND KNOWLEDGE



- Procurement system
- Operating system
- Scheduling
- Forecasts
- Invoice verification
- Signatures
- Vacations and absences

Project management

Plans

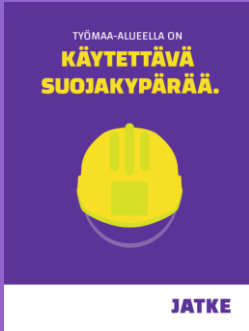
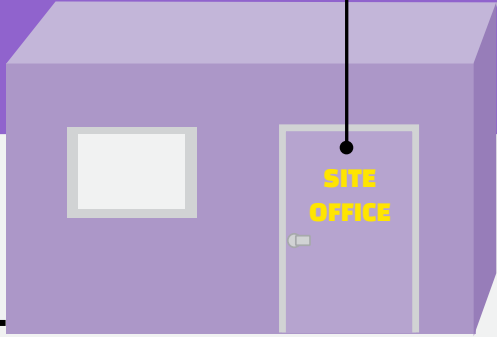
- Project bank
- Plan review
- Model review

- Access control
- Remote orientation
- Turnstiles

Site

- Site workforce
- Safety walks
- Safety observations
- Accident reports
- Quality observations
- Area and 360 cameras
- Moisture sensors
- Drones
- Presence tags

- Electrical connection
- Network connections



**RAKENNAMME NIIN,
ETTÄ ON HYVÄ.**

JATKE

Guide signs

Site visibility

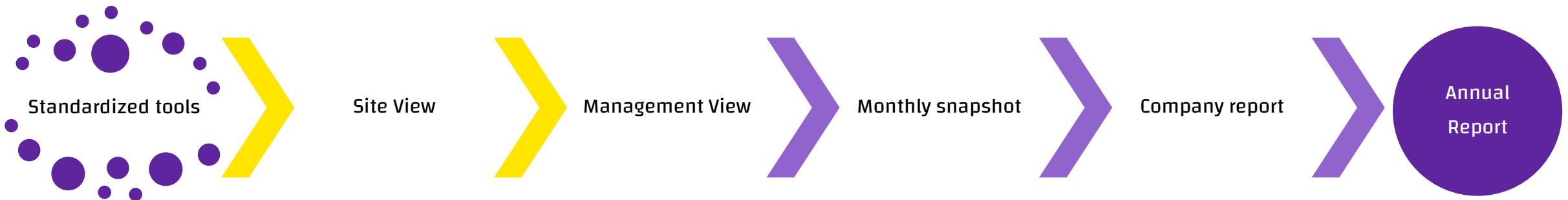
DATA FLOWS FROM SITES TO BUSINESS UNITS... AND MORE

WE RECEIVE

- Real data directly from our operations
- Common understanding from site to CEO
- The best employee experience

WE AVOID

- Double input of the same data for reporting
- Creating Excels and Powerpoints from scratch every month (or copying old data and reporting that)
- Unnecessary metrics and other waste of effort



SITE VIEW

*Pro3:n Vaihe = Työmaavaihe ja Pro 3 Tila = Toteutus projekti
Ulkoasu päivitetty 11.6.2025. Viimeisin päivitys: 18.6.2026 08.00

Procurement

Lisä- ja muutostyöt

Tilatut	27,262 €	3 kpl
Avoimet	0 €	0 kpl

Hankintatehtävät

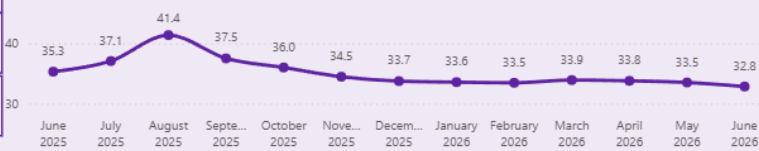
Avoin	17 kpl	24 %
Myöhässä	2 kpl	3 %
Tilattu	53 kpl	74 %

-15.5 %
Hankinnan tilattujen säästö-%

Maksuajat

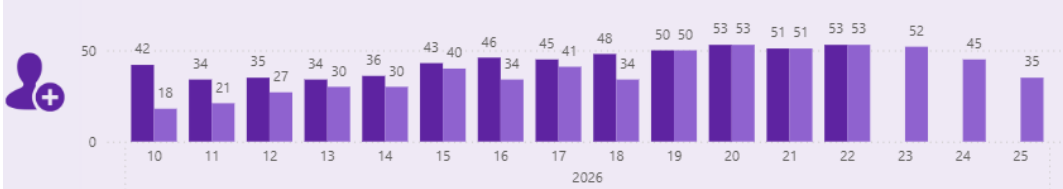
32.8	Rullaava 3 kk Maksuaika
33.5	Edellinen kuukausi
33.8	Projektin alusta

Rullaava 3 kk maksuaika



Resources

Syötetty henkilömäärä Kulunvalvonnan henkilöt työmaalla



Environment

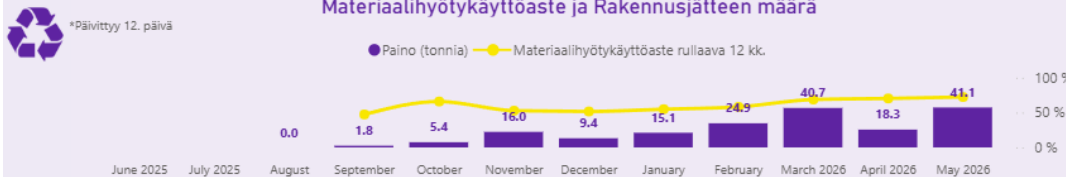
Materiaalihyötykäyttöaste

Tavoite > 70 %	72.4 %	72.4 %
Rullaava 12 kk	Projektin alusta	

Ominaisjättemäärä kg/m³

Tavoite <= 10 kg / m ³	5.93	172.7	29,110
Ominaisjättemäärä	Paino (tonnia)	Paino (tonnia)	Työmaan tilavuus

Materiaalihyötykäyttöaste ja Rakennusjätteen määrä



Financial

67 %
Valmiusaste-%

Näytä kate- ja kustannuspiito

Turvallisuus

TR&MVR

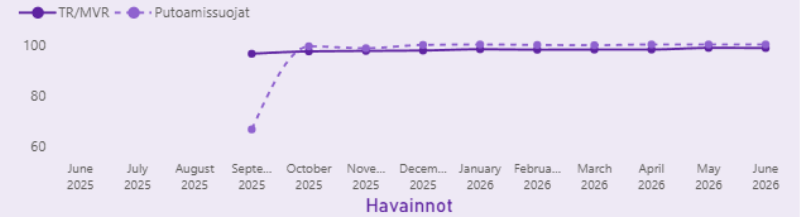
June 2026	98.6
TR/MVR	97.9
Projektin alusta	

Putoamissuojat

June 2026	100.0
Putoamissuojat	98.8
Projektin alusta	

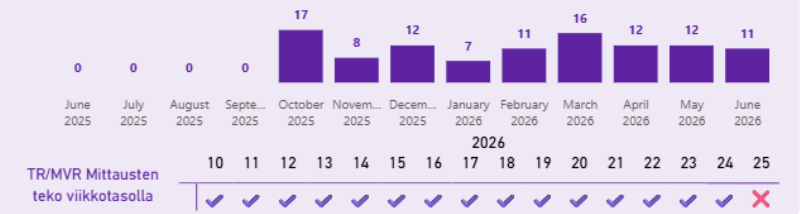
Tekoilyn luoma yhteenveto turvallisuuden avoimista havainnoista:

Alueen siivouksessa on tärkeää käyttää asianmukaisia suojarusteita, varmistaa hyvä ilmanvaihto, käsitellä kemikaaleja huolellisesti, pitää työskentelyalue järjestyksessä ja varmistaa, että kaikki jätteet hävitetään asianmukaisesti.



Tapaturmatilastot

0	Tapaturmat projektin alusta
0.0	Rullaava 12 kk. LTIF
0.0	LTIF projektin alusta



10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗

Quality

Laatutarkastukset

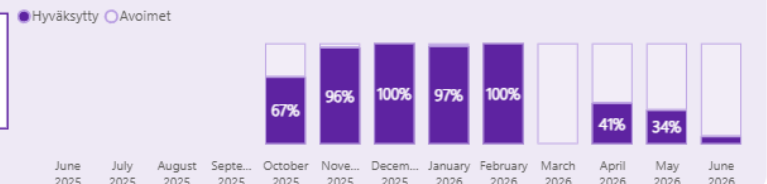
255	110
Tehdyt	Suunnitellut

Laatutehtävät

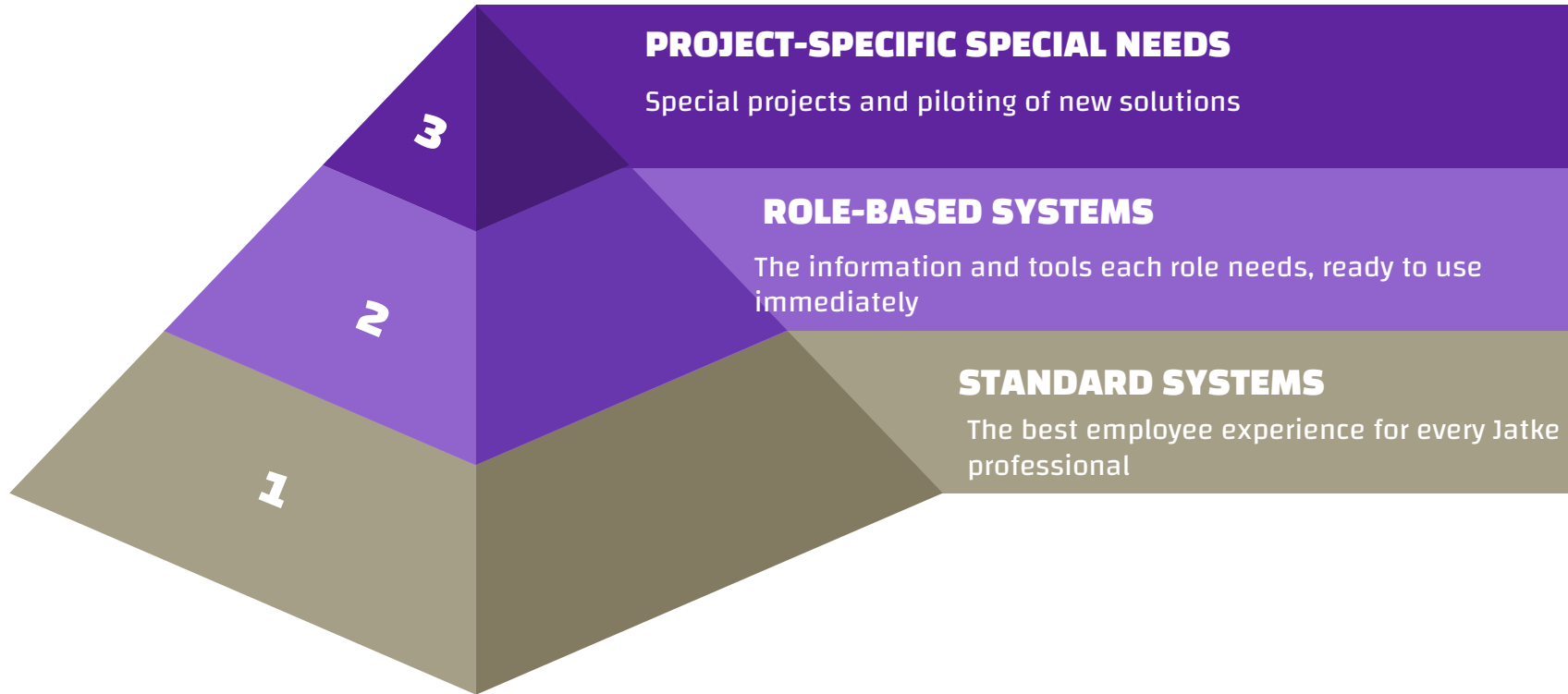
387	277
Avoimet	Hyväksytyt
664	Yhteensä

Tekoilyn luoma yhteenveto avoimista laatehtävistä:

Tärkeimmät laatuhuomiot ovat hulevesiputken vaihtotarve, salaojakaivon teleskoopin korjaus, viivytysputkien tarkastuskaivojen puuttuminen ja alapohjatäytön viemäriputkien tuennan puutteellisuus.



JATKE'S STANDARD SYSTEMS SUPPORT EVERYTHING ELSE



We are a company that's a great place to work.



TAKT SITES

JATKE

JATKE.FI

SITE OF THE YEAR 2025

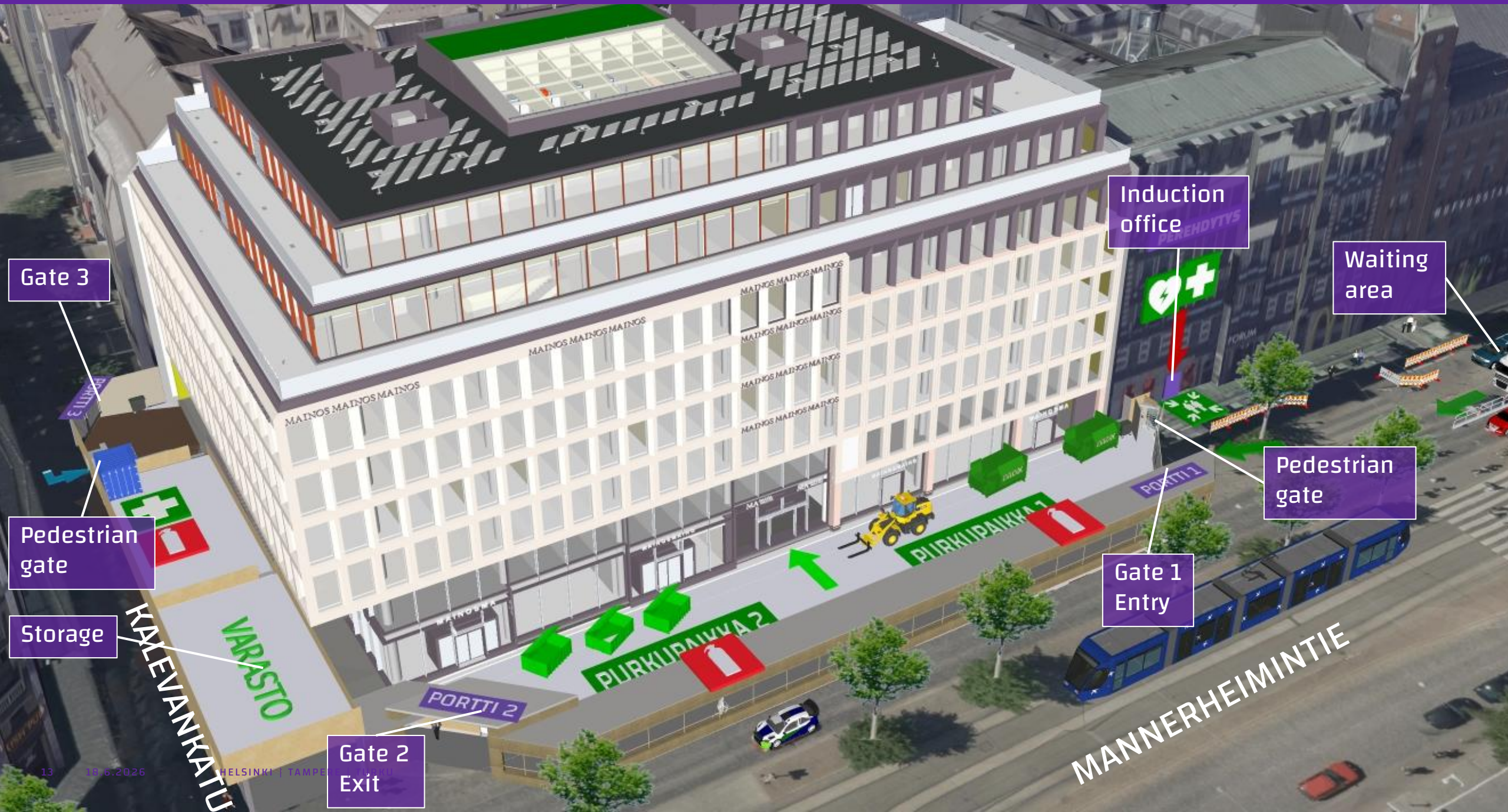
The Signe site, a major office and retail property (23 786 sqm gross) development under construction at Mannerheimintie 14 in the centre of Helsinki, has been named as the winner of Finland's Construction Site of the Year 2025. The project, developed by Sponda, was built by main contractor Jatke Toimitilat Oy. (Construction Magazine award)

<https://signehelsinki.fi/en/release/spondas-signe-development-wins-finlands-construction-site-of-the-year-2025-award/>

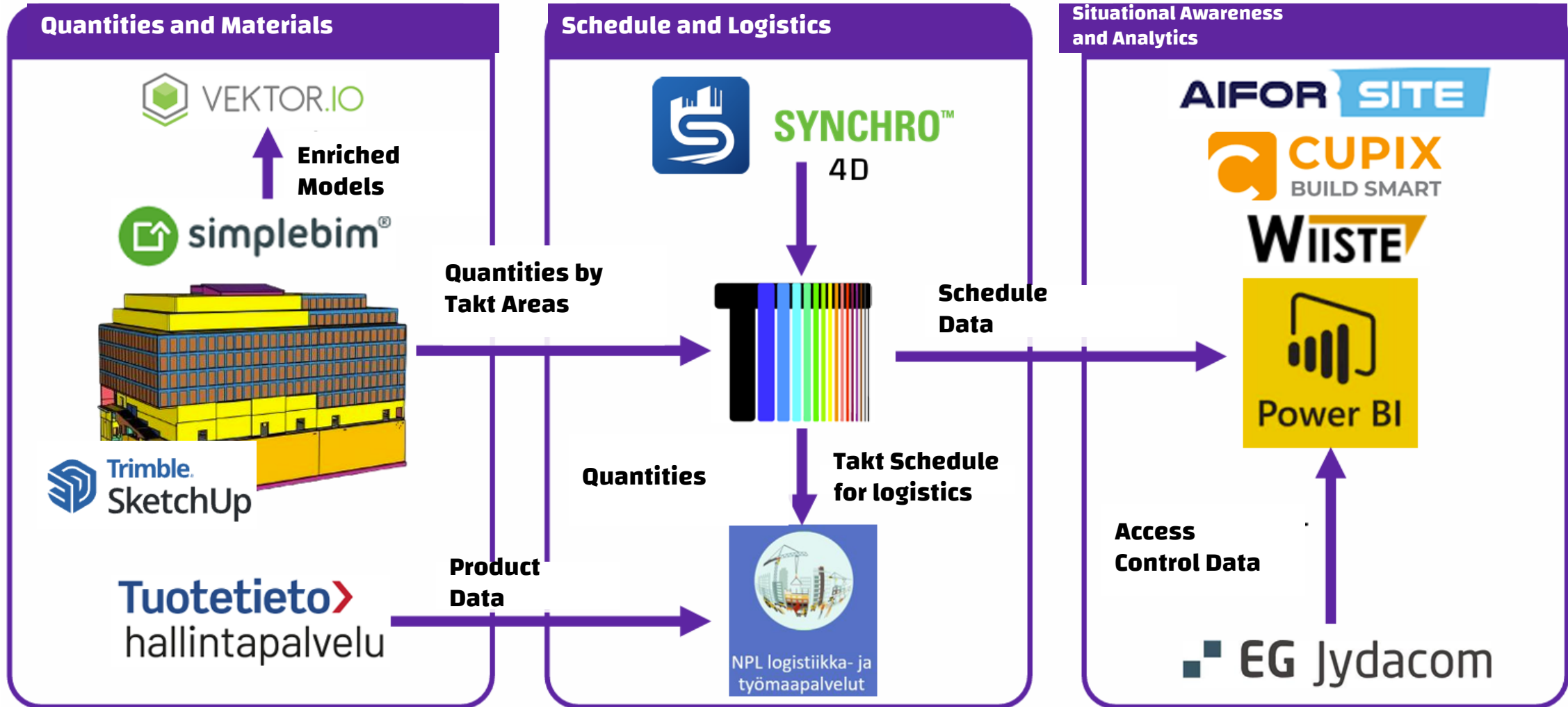
Additionally: one retail and three housing projects using takt schedule currently



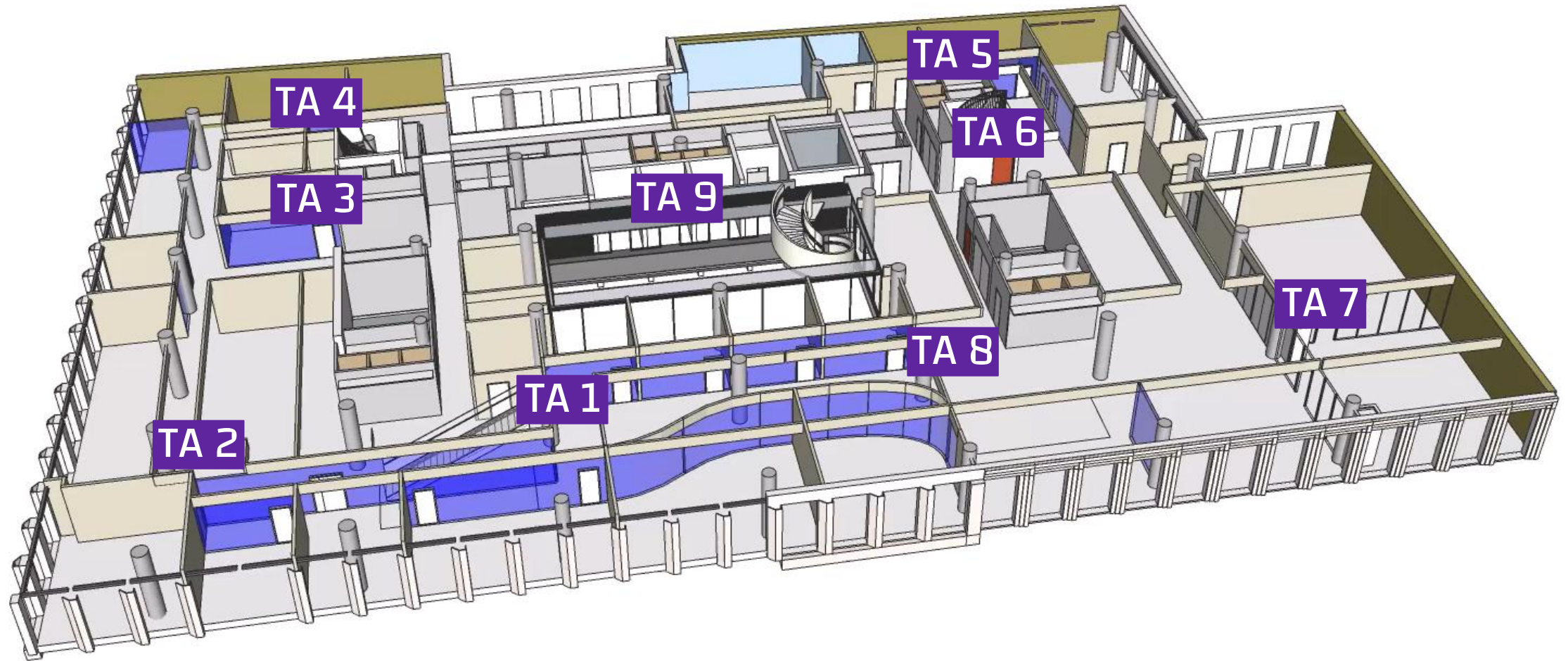
SITE LAYOUT PLAN



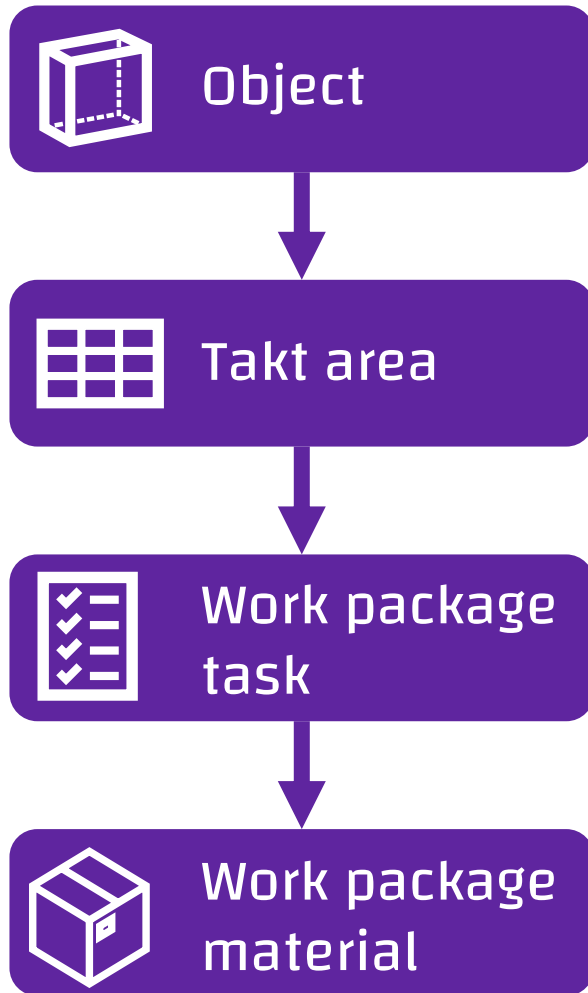
DIGITAL CONSTRUCTION SITE IN SIGNE



ENRICHING LOCATION DATA



ENRICHED MODEL INTO TAKT.ING (TAKT SCHEDULE TOOL)



Name:

Description:

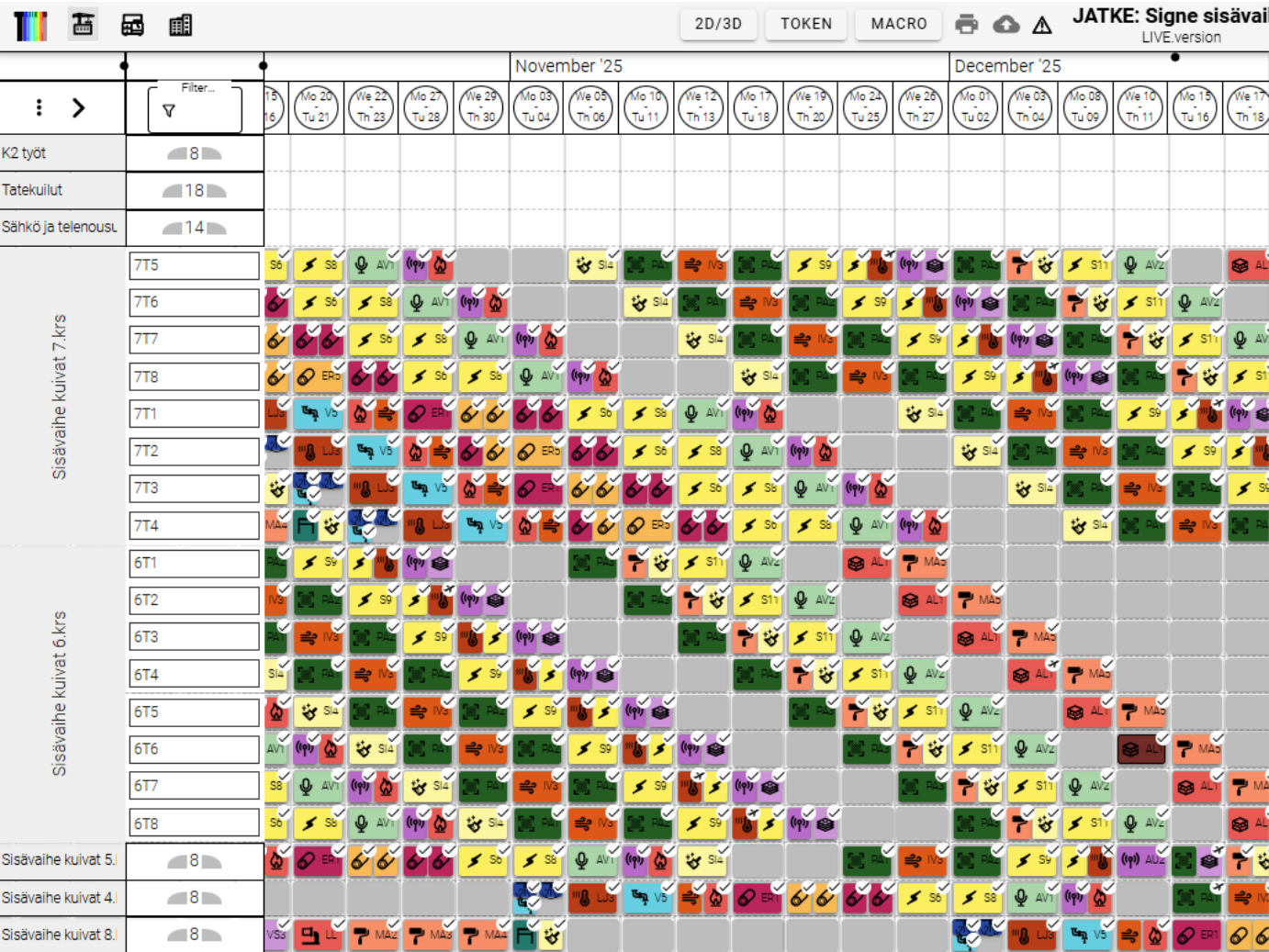
Element Custom Value Mapping

	Propertyset Name	Property Name
Height:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Korkeus"/>
Width:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Leveys"/>
Length:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Pituus"/>
Volume:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Tilavuus"/>
Floor Area:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Paksuus"/>
Side Area:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Pinta-ala sivut"/>
Perimeter:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Piiri"/>
Surface:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Pinta-ala netto"/>
Lateral Surface:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Pinta-ala netto sivut"/>
Weight:	<input type="text" value="_JATKE"/>	<input type="text" value="05_#Paino"/>

Taktarea Mapping

Taktarea Map:

WORK PACKAGE INFORMATION (IN TAKT.ING)



AL1 Asennuslattia 6T6

Description
Asennuslattia 6T6
Lattiapinta-ala 172m2

Steps

Time Record
On Site
Manpower: 0 M, Duration: 0 h

Plan
Manpower: 4 M, Duration: 17.25 h

Extras
Camera, Images, Contacts, Costs, Log, Info, Elements, Time Effort

Quantity data is transferred to the logistics system

WORK.steps 68.67 mh

Asennuslattian asennus 68.67 mh

Status: Open Done

Description: Asennuslattian asennus

Time Effort: Value 0.4 mh, Reference Unit surface

Elements (3) 171.68 m² 68.67 mh


Planned resources

Quantity data from enriched model

DAILY MANAGEMENT

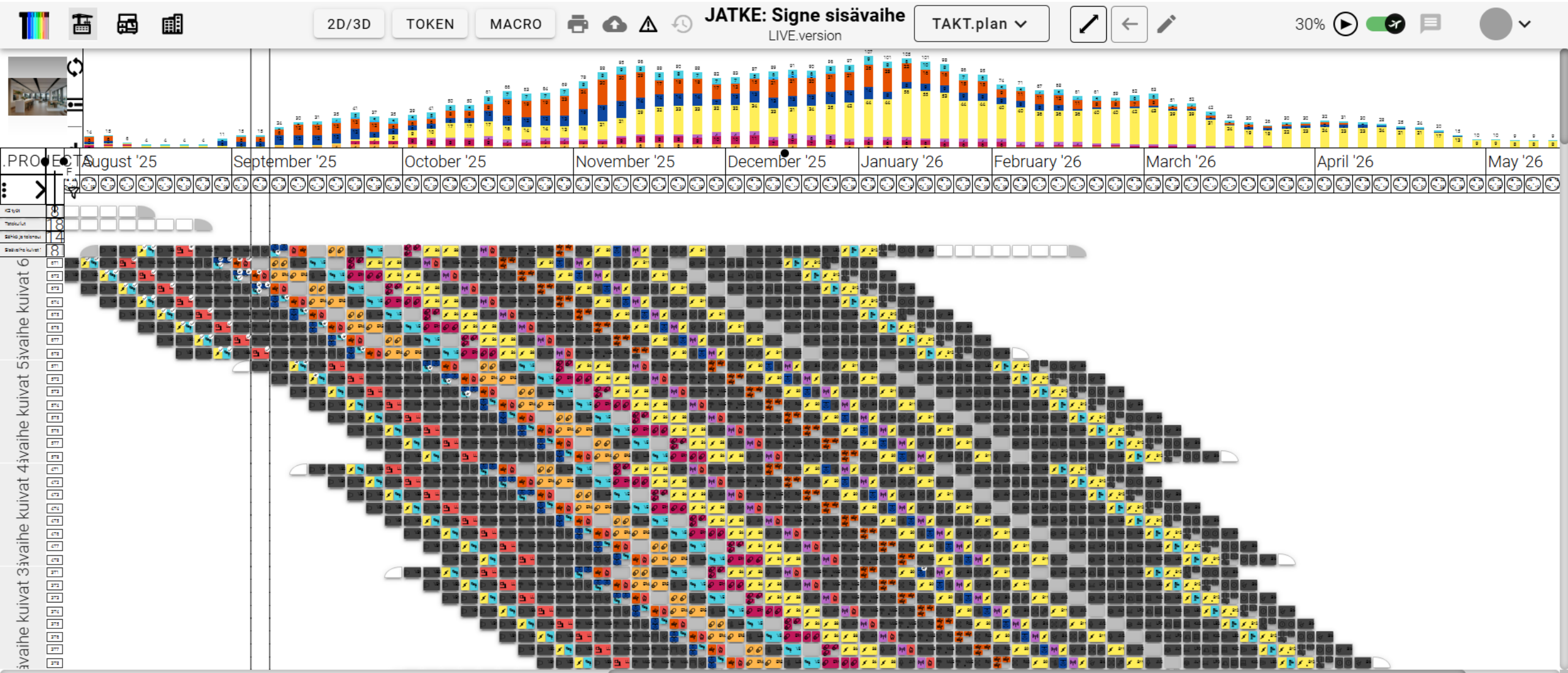
Daily management meeting two times per week.

Status of workpackages

-  Ready to start
-  Started
-  Ready
-  Blocked (an issue preventing completion)



RESOURCE LOAD GRAPH



RESOURCES POWER BI REPORT (TURNSTILE DATA)

JATKE M14 Signe (työn. 6008)

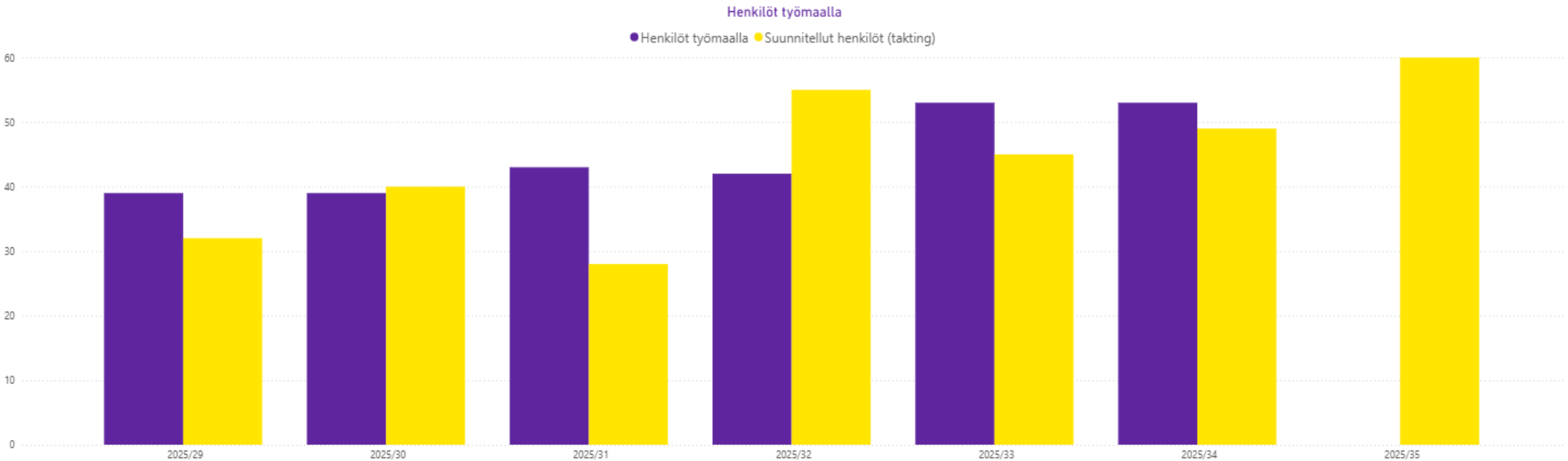
21.8.2025 8.33.18
Data päivitetty Dataverseen

22.8.2025 09.30
Data päivitetty raportille

Tilannekuva **Kulunvalvonta** Aikataulutus

Projektin vaihe: 14.7.2025 31.8.2025

pohja **runkotyöt** sisävaihe



Toteutuneet henkilöt työmaalla

Hierarkia 1	Henkilöt työmaalla
Koy Mannerheimintie 14	71
Jatke Toimitilat Oy	71
Nurminen Works Oy	5
TPE Turun Pelti ja Eristys Oy	6
Loni Palvelut Oy	8

Taktin suunnitellut henkilömäärät

Tahtialue	Tehtävä	Alkupäivä	Loppupäivä	Tavoiteaikataulu	Suunniteltu vahvuus	Urakoitsija	Status
6T4	Väliseinän runko ja työpuoli	11.8.2025	12.8.2025	12.08.2025	4	Inlook Oy	Toteutunut
7T2	Väliseinän runko ja työpuoli	11.8.2025	12.8.2025	12.08.2025	4	Inlook Oy	Toteutunut
6T2	Väliseinän ummistus	11.8.2025	12.8.2025	12.08.2025	2	Inlook Oy	Toteutunut
6T5	Väliseinäotsat	11.8.2025	12.8.2025	12.08.2025	2	Inlook Oy	Toteutunut
7T3	Väliseinäotsat	11.8.2025	12.8.2025	12.08.2025	2	Inlook Oy	Toteutunut

Ilmoitetut henkilöt työmaalla

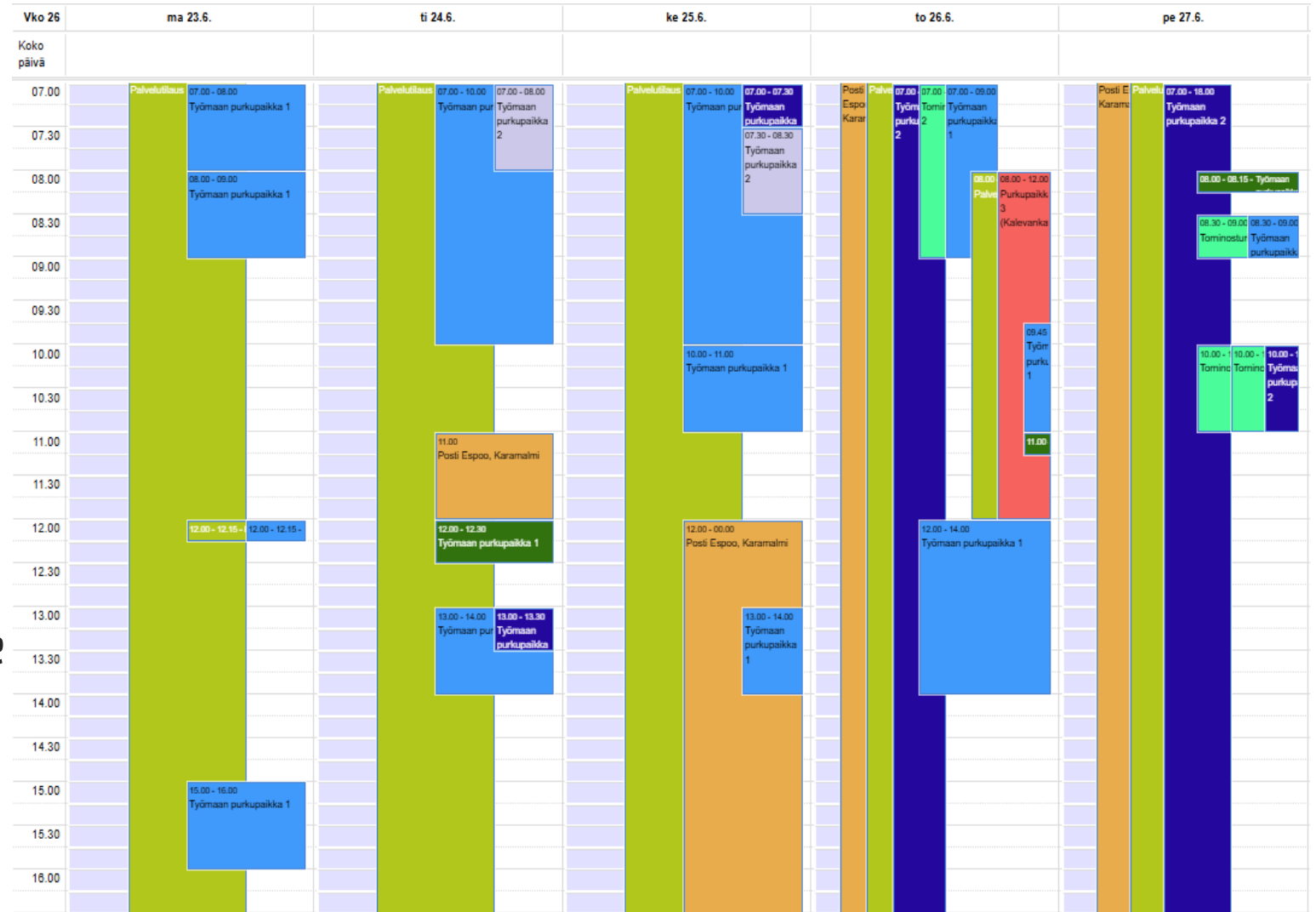
Aliurakoit sijat	Muut	Omat työntekijät	Työnjohto	Vuokratyön tekijät	Yhteensä
265	8	4	11	0	288

LOGISTICS SYSTEM (NPL)

Logistics are managed through the NPL logistics system.

The takt schedule is transferred from TAKT.ing to the logistics system via an interface.

We utilise suppliers' warehouses whenever possible and minimise the use of our own intermediate storage



RULES FOR TAKT PRODUCTION

All contractors commit to the shared takt rules in their contract.



General

Terminology
Production principles
Benefits
Systems



Meeting practices

Meeting Purpose and Goals



Responsibilities

Material
Approvals
Progress tracking
Quality control
Logistics



Payment process

Payment terms that support production



BIGROOM

Site staff work in the same big room

Installers and workers are welcome

Designers join the big room as needed

The big room significantly improves communication



SCHEDULE INFORMATION FLOW

Up-to-date takt schedule available to everyone in the TAKT.ing system

Schedule data visualised in multiple formats

Floor-specific site screens showing the current and upcoming takt work packages and planned resources



TAKT ANALYTICS

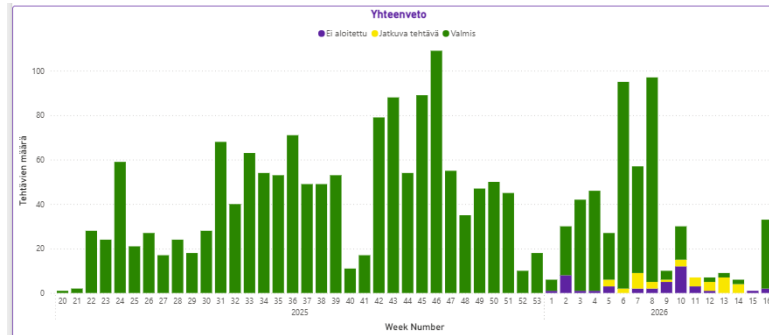
The site schedule is transparent in takt

JATKE

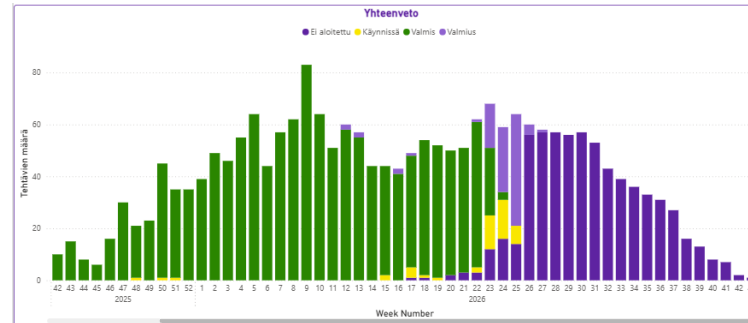
JATKE.FI

TAKT ANALYTICS EXAMPLES, THREE DIFFERENT PROJECTS

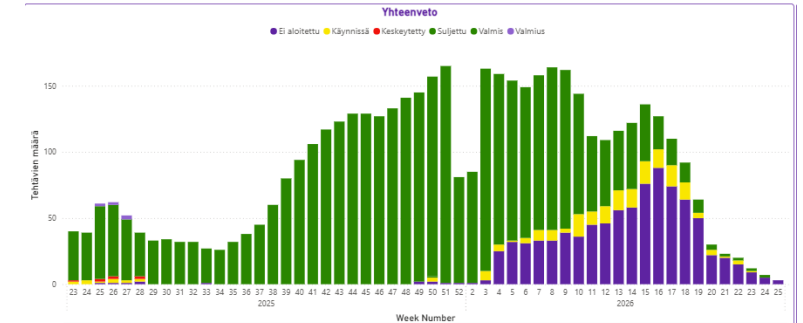
Near finished as planned, but relaxed takt plan



Midway, strict plan, going well



What is happening here? Plan was going well but the client needed a redesign for the lobby and some floors

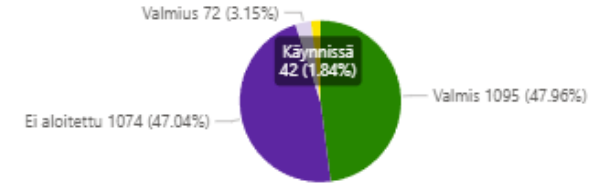


TAKT ANALYTICS

Tehtävät statussittain

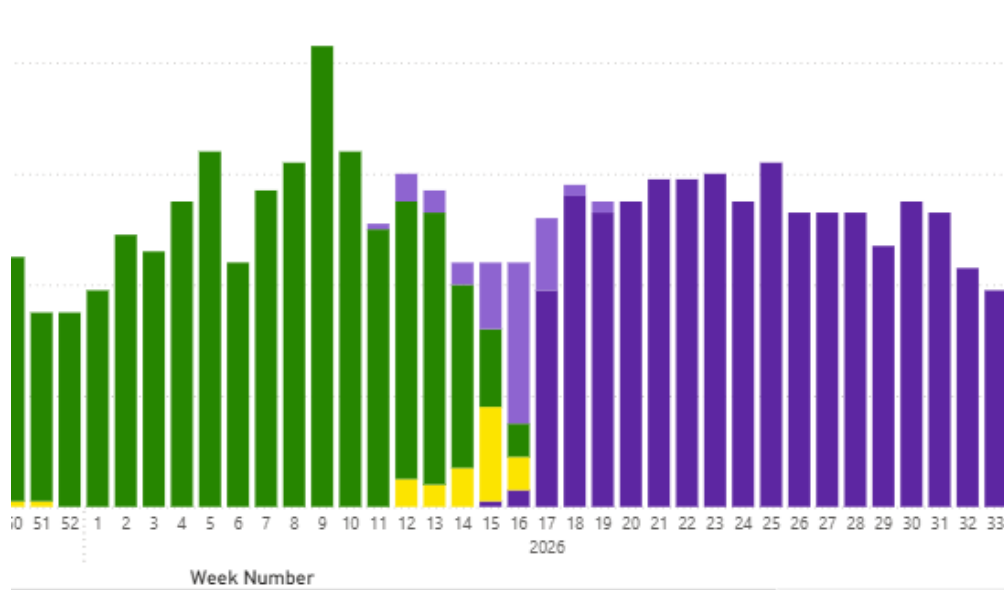


Tehtävät statussittain



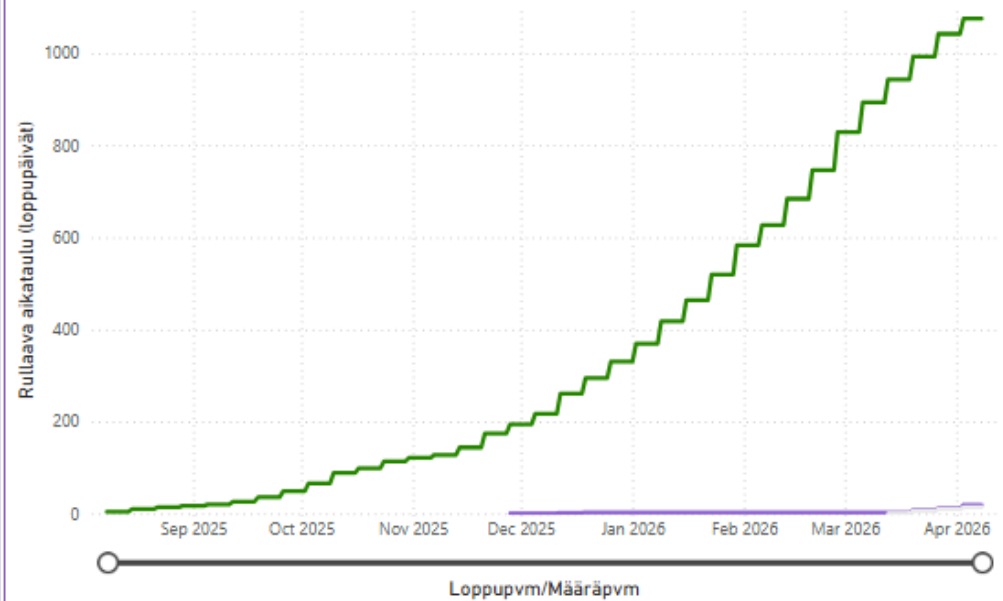
Yhteenveto

● Ei aloitettu ● Käynnissä ● Valmis ● Valmius

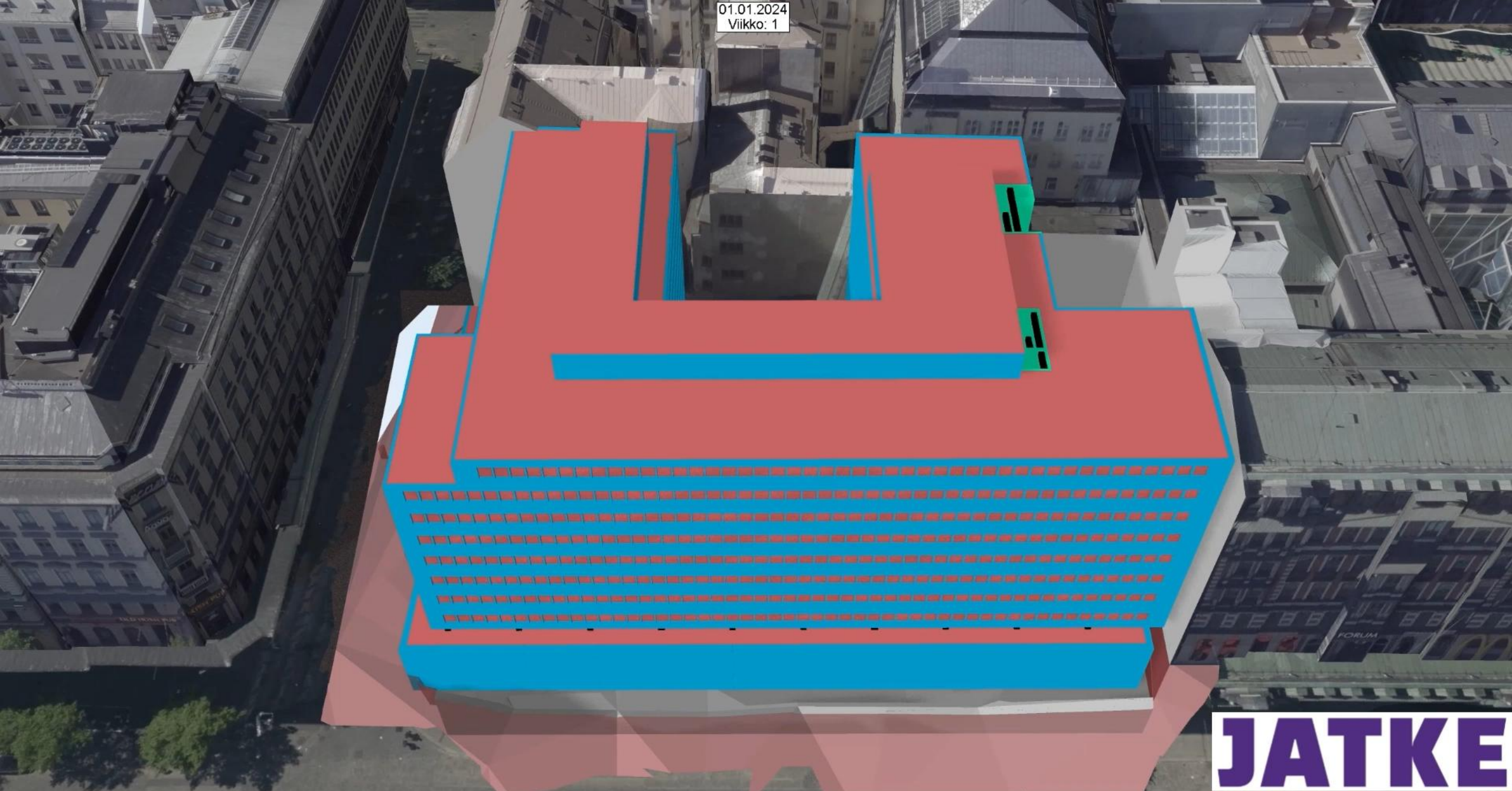


Yhteenveto suunnitelman mukaisesta valmistumisesta

Aikataulustatus ● Käynnissä ● Valmis ● Valmius



01.01.2024
Viikko: 1



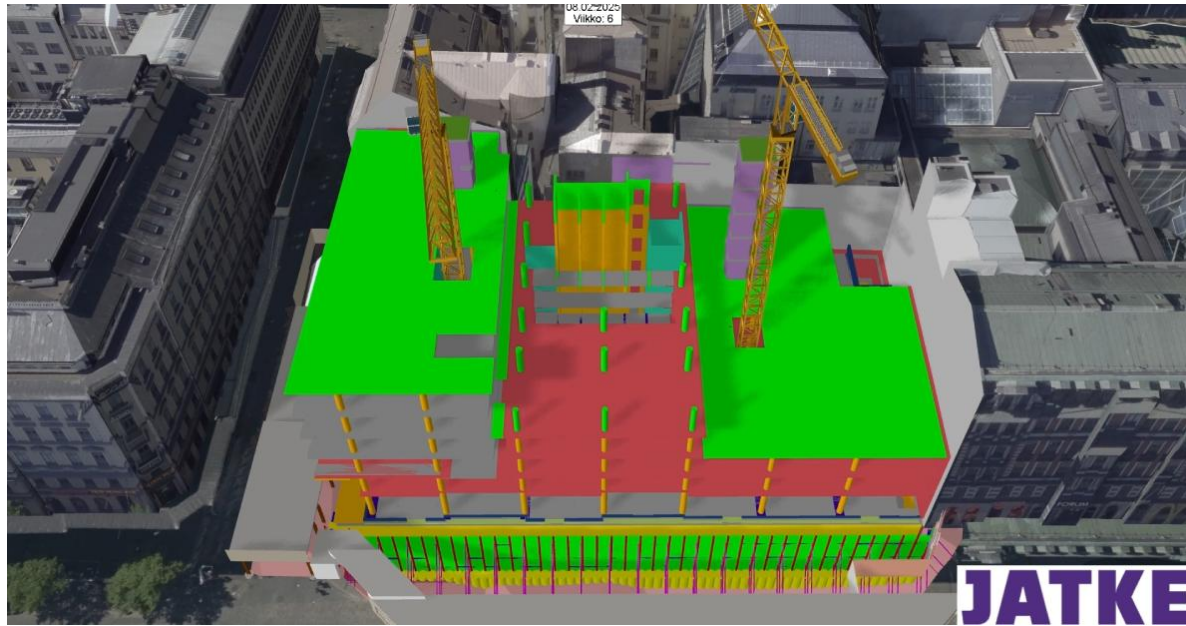
JATKE

Dec		Jan 2024		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Jan 2025		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Jan 2026		Feb		Mar		Apr	
46	49	1	6	10	14	19	23	27	32	36	41	45	49	2	6	10	15	19	23	28	32	36	41	45	49	2	6	10	15	19	23	28	32	36	41	45	49	2	6	10	15																



TAKT IN SIGNE

What we planned



What we did





REWARDING TARGET ACHIEVEMENT

We rewarded the entire site team with hot dogs for achieving the schedule milestone.

Milestone 4: The roof is watertight, rainwater drains installed, and the building envelope closed by 27 February 2026.



The project manager was also awarded as the employee of the year

**THE BEST
IN BUILDING.
JATKE**