

High North Development Group as

*«Project and place development
to greate gravity»*

HNDG is actively engaged in ...

**High North
Development
Group as**

Creating new activity and growth
in these sectors...

**Science and
Education**

**Business
Development
Start Ups**

Tourism

**Trade and
Logistics
Import
Export**

Covering the need
for real estate and
Infrastructure
needed to support
the growth

Real Estate Development
Residential
Commercial
Logistics

High North Development Group as pr. 31.12.2021

Tom Vidar Rygh
(gjennom egne selskaper)

100 %

High North Development Group as

Org.nr. 987 754 257

100%

Urban Development Facilities

Urban Development Projects

Business Development

Import/Export

Nye Rundkjøringa as
Org. nr. 923 216 308

Prestefjellet Terrasse
as
Org. nr. 916 959 710

Kirkenes Invest
Holding as
Org. nr. 920 230 725

Kirkenes Sykehus
Eiendom as
Org. nr. 920 514 057

Kirkenes Bolig
Eiendom as
Org. nr. 920 514 081

Toto Utvikling Nord
as
Org. nr. 911 680 777

Housing Projects

Commercial Projects

High North
Foresights as
Org. nr. 928 036 677

Sør-Varanger
Montesorriskole as
Org. nr. 928426092

Sør-Varanger
Montessori
Barnehage (SUS)

«Nothing Hill»
The Arctics' Leading
Innovation and
University Campus

High North Quality
as
Org. nr. 926 097 342

SVU's aktiviteter og arenaer har muliggjort en uhyre spennende utvikling for oss i HNDG og for Sør-Varanger

- Ice Talks
- Ice Workation...
- Nye kontakter....
- Dialog med Frostbit / Universitetet i Rovaniemi
- Dialog med Finest Bay Area Development OY (FEBAY)
Peter Vesterbacka / Kusta Valtonen og deres
«Økosystem»
- Som ledet til

Partnerskap med FEBAY er «forseglet» gjennom medeierskap



FEBAY har bragt inn et nordisk, europeisk og globalt perspektiv i utviklingsarbeidet og i «historiefortellingen»



the
nothingness.

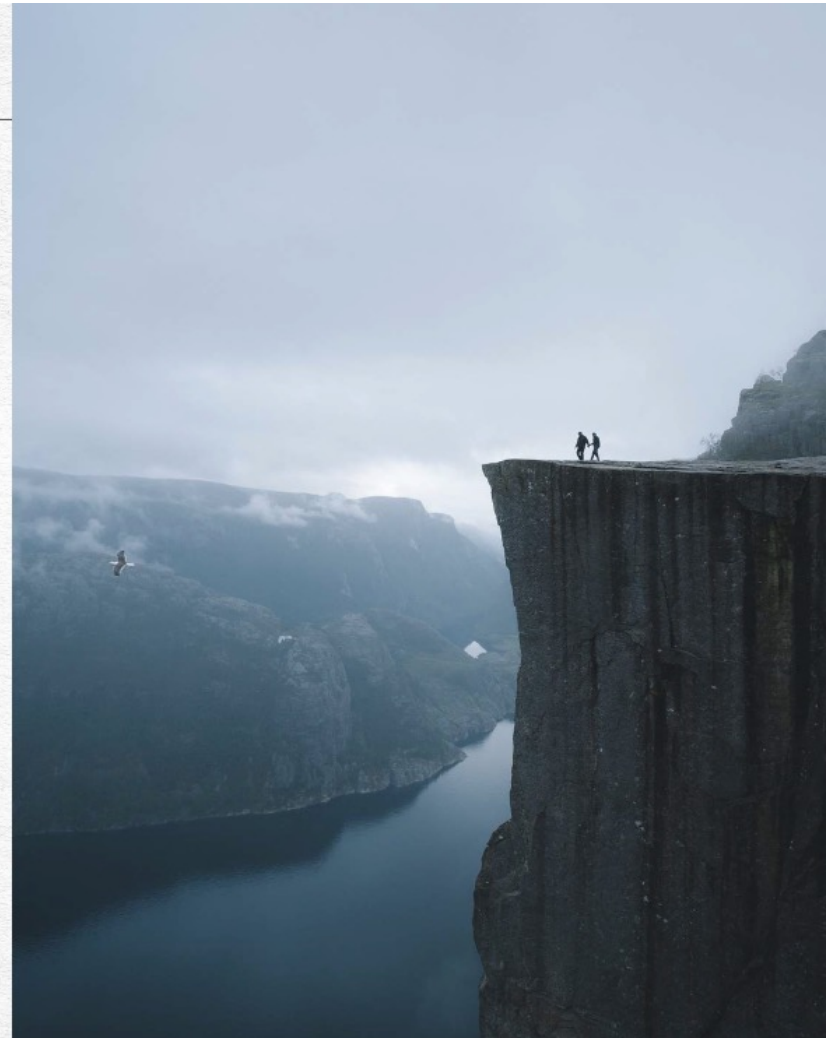
the
nothingness.

the **nothingness.**

who are we?

we are a New Nordic ecosystem that connects the best concepts and people to create gravity and talent density. Everywhere and nowhere.

we do this through leveraging the triple-e model; education, entrepreneurship and entertainment. This all is fueled by the enabling infrastructure, creating an arctic capital that creates a globally connected and competitive innovation ecosystem. All the way from the Baltics to Kirkenes and beyond.



the
nothingness.

2021

our gravity model.



we have a portfolio of the best concepts and people allowing us to bring them to the nothingness to create gravity.

the wheel has already been invented. That is why we utilize our validated models and practices; supported by the right people. Enabling paradigm shifts, for both people and regions.

the playground.



old hospital development

the old hospital "Nothing Hill" in Kirkenes functions as the epicenter for regional development.



entrepreneurial playground

this combined with the Arctic Corridor allows an platform for an ecosystem to create gravity down up.



project portfolio and co-creation

with a fully functioning innovation ecosystem we can facilitate a circular and sustainable co-creation facility.

An aerial photograph of a modern architectural complex, likely a university or research facility, set in a winter landscape. The central building features a prominent glass facade with the text "HIGH NORTH FORESIGHT" visible above it. The surrounding area is covered in snow, with snow-dusted trees in the foreground and snow-covered hills in the background under a grey, overcast sky. The overall scene conveys a sense of a high-altitude or northern environment.

**the
facility.**

nothing hill.

making nothingness visible.

N°RDERS



**creating action &
gravity**

action attracts action and thus activities will create more interest in the ecosystems



**telling the story
globally**

using the united storytelling capabilities to tell a bigger story that helps the world to prosper



**using modern
marketing**

using the best validated marketing capabilities to reach people both digitally and traditionally

key players.



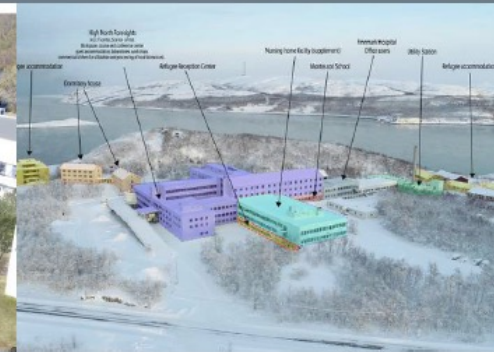
local ecosystems

- local businesses
- SVU and ICE
- tourism
- Visit Kirkenes
- Barents Secretariat



partners

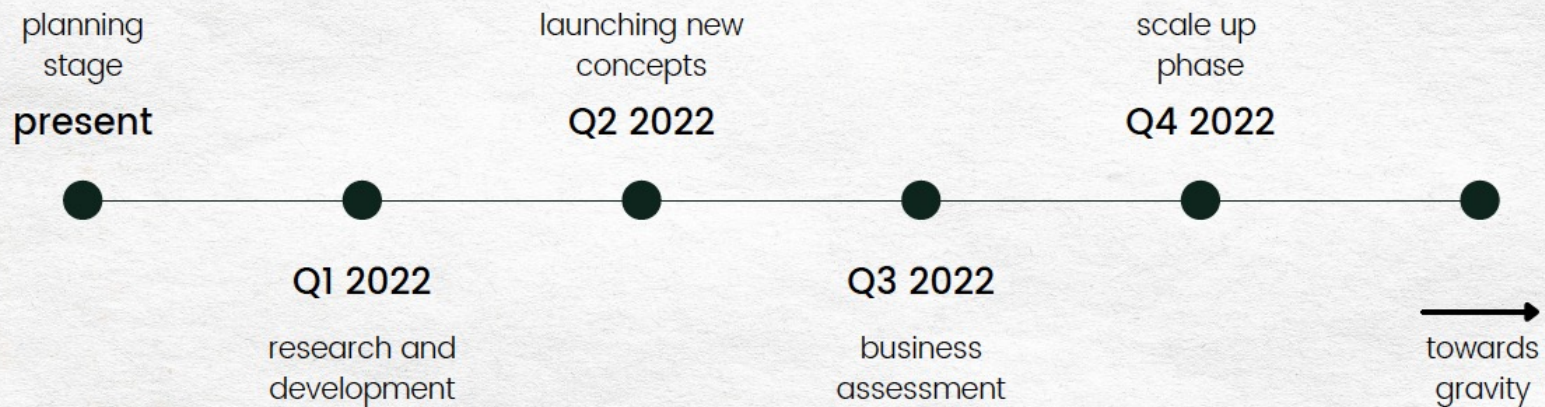
- schools
- corporates & startups
- Finest Bay Development
- EU partners
- advisors



operation partners

- coworking partners
- integration partners
- technological partners
- R&D partners
- recruitment specialist

2022 project timeline.



the firestarters.

the pre-study phase and Q1 activities are coordinated by the young changemakers Ronny Eriksson and Victor Lindahl. All the tasks given are managed by these individuals supported by a group of young talents validated and recruited when in demand.

with a portfolio of more than 10 000 young people in their network talent is at hand waiting for the right elements to be unleashed.



the
nothingness.

contact us.

an unique ecosystem combining the
largest names with the most
ambitious doers.



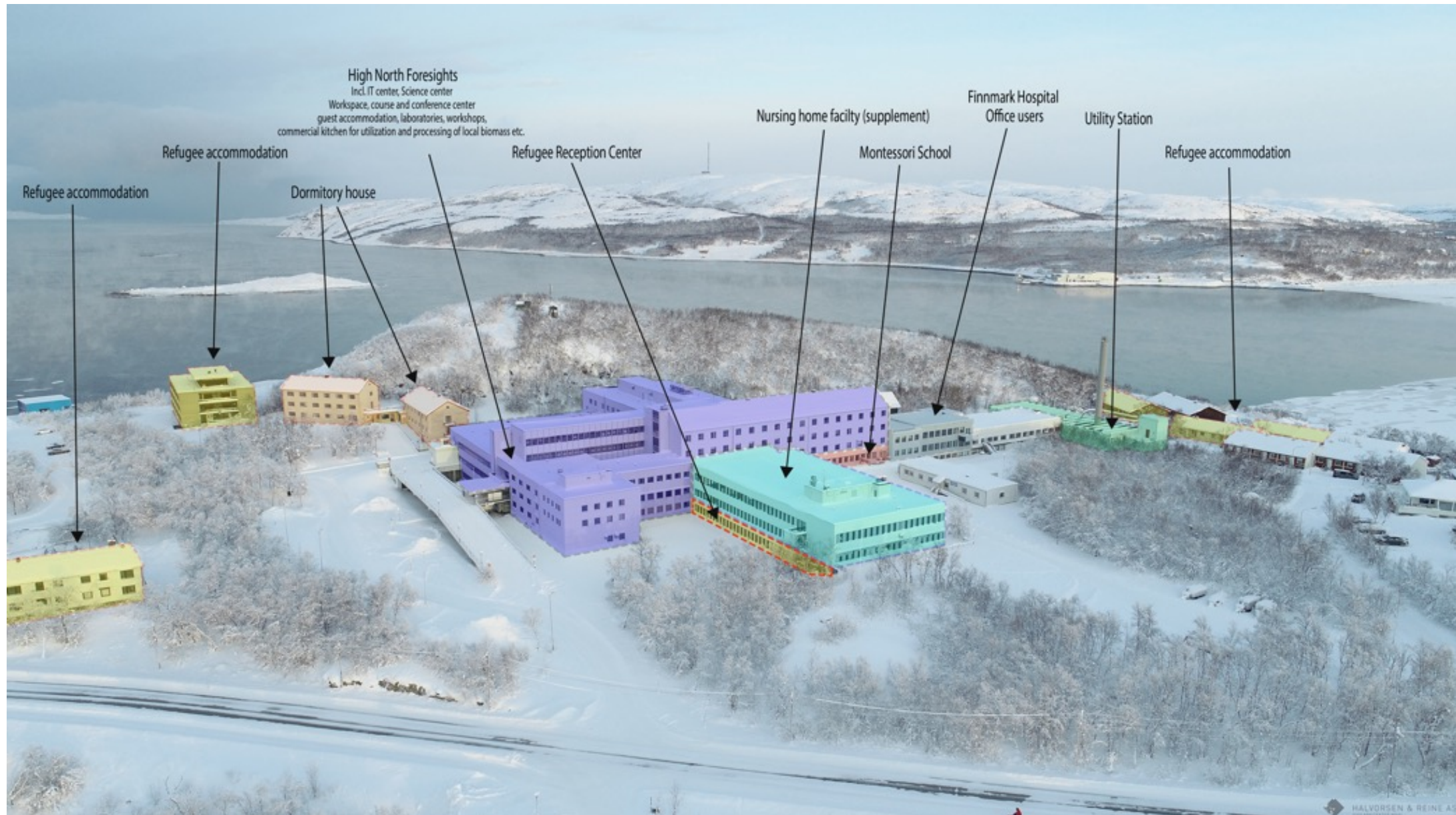
«High North Foresight»

AKA

«Nothing Hill»

*«The Arctics' Leading Innovation and
Student Campus»*

High North Foresight – «Nothing Hill»



«Nothing Hill» - «The Arctics' Leading Innovation and Student Campus»

About the content and the ambitions

- «The Old Hospital» will be a dynamic, future-oriented technology, business and educational Campus in the Arctic Municipality of Kirkenes that will be noticed in the world.
- The project will be developed in partnership with the Finnish eco-system gravitating around The FineEst Bay Area-project (FEBAY), represented by Kuusta Valtonen and Peter Vesterbacka.
- Focus will be on conceptualization, development, profiling, communication and aquisition work targeted towards the defined market segments.
- The operative project-organization responsible for the content-related planning, execution and management of the development-program will be developed around «The FEBA/Hanken-Team», now organized through «The Nothingness OY, fronted by Ronny Eriksson and Victor Lindahl.
- A well founded cooperation-platform exist between this team and Sør-Varanger Utvikling (SVU) and The ICE-Team.
- There will be strong links to investors and financial environments
- There will be links and interaction with our neighbours **Russia** and **Finland** (EU) andpossibly also with parties in **China**
- All success criteria related to attract the nomadic engineering and business people and their projects/businesses as well as students will be met
- Main industry focus will be on education, energy, logistics, food and travel/hospitality..
- Active "Co-creation" between the tech dimension, the business dimension and the academic dimension, as well as the public sector will be pursued.
- Projects representing the R&D phase, the Pilot phase, and the "Demonstration facility phase» as well as the business start-up-phase will be bred.
- Major KPIs :
 - Number of schools/universities and/or school programs brought to the area. Target should be 20% of Kirkenes population are students including foreign students.
Getting these schools/programs running will have a significant impact on the number of students in Kirkenes. The need for accommodation, teaching space, events etc. will grow greatly and it will be continous.
 - Number of new startup companies in Kirkenes created or moved to the area : 50 – 100
Will create high impact on local economy all around.
 - Visibility in regional/global media to promote the initiative. Getting the media attention is important to get focus of the outside world. 5-10 mentions in relevant publications.
 - One new major event created or existing expanded to larger scale. Eg. ICE made more international or completely new industry focused event started.

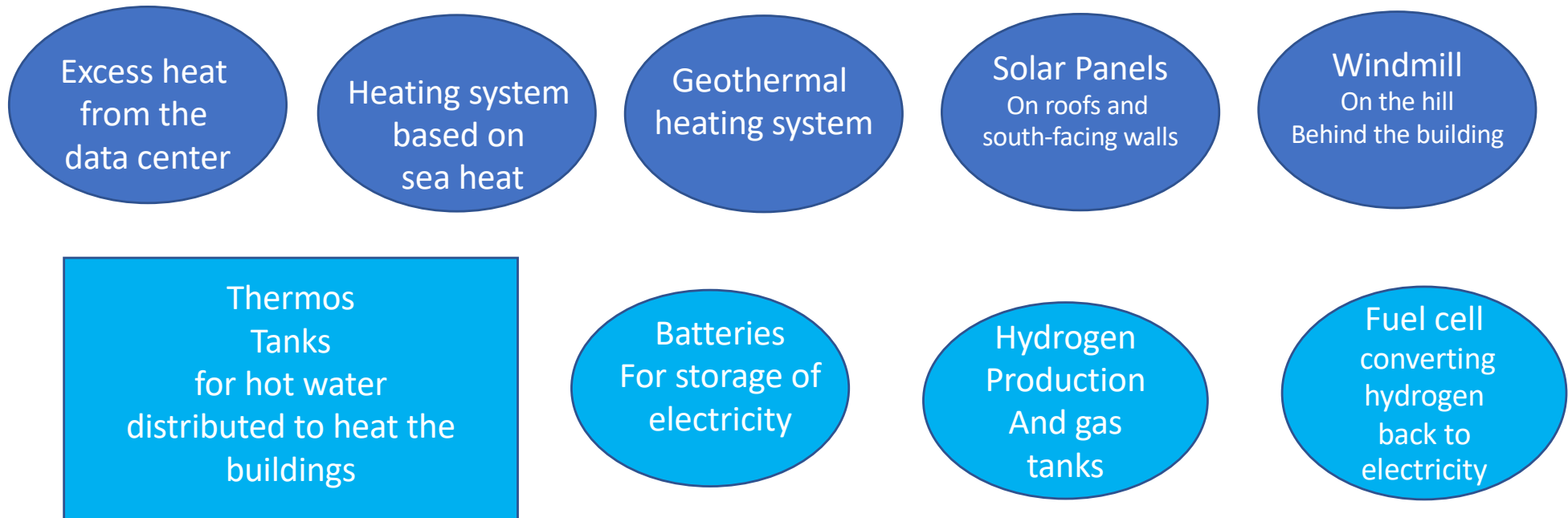
The Old Hospital – a business- and educational campus with kindergarden and school in the midst of it...



«Nothing Hill» - «The Arctics' Leading Innovation and Student Campus» About The Campus - the Real Estate dimension

- The Old Hospital - 22.000 m2 that will be «reused» and converted to a smart, pluss-energy building cluster in the spirit of «The Green Shift»
- The Energy Transformation Project :
 - The building cluster will be converted from worst- to "best in class" in terms of both the energy and smart-house dimension.
 - Both the central and the decentralized building stock on Prestøya will be developed into becoming a "Pluss-energy building" through the installation of multiple local, renewable energy supply elements such as :
 - A 7.000 m2 solar park on the roof and on south-facing walls,
 - A wind turbine,
 - Thermic energy from earth,
 - Energy from the sea
 - Surplus energy from the internal data center.
 - These local, renewable energy sources will be "paired" with energy storage solutions in the form of a battery bank + local, small scale production and storage of hydrogen gas in tanks. A fuel cell will convert the hydrogen gas back to electricity when needed.
 - This is a demonstration project containing pilot projects as well as research and development elements
 - To carry out the project, we are in the process of assembling a consortium consisting of relevant technology companies and universities.
 - The consortium will carry out the project and also form the foundation of HNF's «energy-tech cluster» which is an important element in the profiling of HNF as a leading, future-oriented «Greentech center» in the Arctic
- The energy transformation Project will be linked to the New energy-harbour.
 - Hydrogen produced in the «Energy Transformation Project» will be utilized to fuel maritime vessels ; ig the new hydrogen-fuelled TUG/Ice-breaker owned and operated by Kirkenes Port

A Pilot/demo project - making The Old Hospital self-sufficient energywise...



And supplying renewable energy to the harbour, now branded as «Kirkenes – The Arctic Port of Finland»

The Nothingness program has set as its' goal to score high on all the United Nations Social Development Goals. We will measure and report our progress real-time.



United Nations Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including poverty, inequality, climate change, environmental degradation, peace and justice ([Home | Sustainable Development \(un.org\)](https://un.org/sustainabledevelopment)).