



European Investment Bank (EIB)

Luxembourg, 15-09-2021

Environmental and Social Completion Sheet (ESCS)

Overview

Project Name:	TRIPLA NEAR-ZERO ENERGY BUILDING PROJECT
Project Number:	
Country:	Finland
Project Description:	The first phase of the Tripla project, comprising a shopping center, a train station hall and a parking garage. The project will be constructed as a near-zero energy project.

Summary of Environmental and Social Assessment at Completion

EIB notes the following Environmental and Social performance and key outcomes at Project Completion.

The project scope consisted of the construction of a commercial complex in the Helsinki Metropolitan Area of which the main building, the Mall of Tripla, was built anticipating and exceeding the energy performance requirements of the nearly zero-energy building (NZEB) definition in Finland. The scope of the project has been completed with minor changes from the initial design (slight increase –around 5%- of the gross floor area due to additional demand for technical areas, small decrease -2,284 vs 2,300- of parking spots, due to lower ceiling heights in some places).

The project concerns urban development operations and therefore falls under Annex II of the EIA Directive 2011/92/EC. The Bank has received written confirmation by competent authority for screening out the EIA.

At the time of appraisal, the project was expected to be 45% better than the existing applicable building regulation in Finland, and also 10% below the proposed NZEB requirements. After the completion of the project, the energy performance of the complex was recalculated at the opening stage and again 15 months later, The project has even exceeded the expected performance, achieving a 50% reduction against applicable regulation and 20% below the NZEB threshold.

As a result, the initial energy savings estimated at the appraisal stage of 15,870 MWh/y (comparing the expected performance with the minimum requirements in the regulation), are now, at the completion stage, calculated at 18,615 MWh/y.

The Project has also achieved the LEED certification platinum (Leadership in Energy and Environmental Design).

The employment generation was estimated at the time of appraisal at 2,700 FTE per year during construction. On average, during the period of construction (2017-2019), the ex-post generation indicated by the promoter amounts to 2.405 FTE per year.



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Summary opinion of Environmental and Social aspects at completion:

As requested at the appraisal stage, a certificate of soil decontamination has been issued by the competent authority. Environmental management plans for the shopping centre and the multi-storey parking were prepared and provided to the Bank. Based on reports from the promoter, EIB is of the opinion that the project has been implemented in line with EIB Environmental and Social Standards, applicable at the time of appraisal.