



Luxembourg, 16/01/2023

Environmental and Social Data Sheet

Overview

Project Name:	<i>TOIVO – GREEN LOAN</i>
Project Number:	<i>2022-0330</i>
Country:	<i>FINLAND</i>
Project Description:	<i>Financing of new high energy performance residential buildings in Finland.</i>
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

(details for projects included are provided in section: “EIB Carbon Footprint Exercise”)

Environmental and Social Assessment

Environmental Assessment

The Project consists of the development of residential housing buildings located in Finland. The buildings under this operation are located in consolidated urban areas, thus having a limited impact on the environment. Therefore, an EIA shall normally not be required. Given the scale and nature of the sub-projects, an EIA (Environmental Impact Assessment), as defined under the EIA Directive 2014/52/EU, amending the 2011/92/EU, is normally not required.

Finland, as an EU Member State, has harmonised its environmental legislation with the Energy Performance of Buildings Directive 2010/31/EU as amended by 2018/844/EU. The sub-projects will have an energy consumption of at least 10% better, and most of the time 20% better, than the Finnish regulatory minimum and are expected to have positive environmental and social impacts. The Project is therefore aligned with the Paris agreement objective and contributes at 100% to Climate Action - Mitigation.

The Promoter is a real estate company that develops, constructs and rents out residential properties, mostly small-size flats. Although recently created, it was founded by an experienced team of managers.

¹ Only projects that meet the scope of the Carbon Footprint Exercise, as defined in the EIB Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: 20,000 tonnes CO₂e/year absolute (gross) or 20,000 tonnes CO₂e/year relative (net) – both increases and savings.



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Overall, expected primary energy savings as compared to the baseline scenario are estimated at 682 MWh/year (a 21% reduction vs the baseline, defined by the existing regulation), with an associated CO₂ reduction of 69 tons/year.

At construction stage, the project implementation may lead to increased traffic and waste during operation, also may lead to higher noise and vibration levels and may impact groundwater and air quality. Adequate mitigation measures have been and will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level that is deemed acceptable. The Promoter has the necessary experience and expertise to mitigate the impacts previously identified.

The Promoter shall ensure that during operation, an energy manager will be monitoring the energy consumption of the building through an energy management system.

EIB Paris Alignment for Counterparties (PATH) Framework

The counterparty TOIVO GROUP OY is in scope and screened out of the PATH framework, because it is not considered high emitting or high vulnerability.

Social Assessment, where applicable

The investments will generate social benefits, by providing affordable small-size housing, particularly suited for the young Finish population.

Conclusions and Recommendations

Given the location and nature of the Project in built-up urban areas, it is expected not to have any significant negative environmental impact. The Promoter is deemed to have sound environmental and social capabilities, well-proven in the construction and operation of similar buildings. The Project will contribute to climate change mitigation (i.e. energy efficiency) by decreasing the energy consumption, compared to the baseline defined as current regulation, of the residential buildings in Finland. Through a condition to the contract with the EIB, the Promoter will ensure that all necessary permits and licenses to be obtained in a timely manner. Based on the above considerations, the Project is acceptable for the Bank in environmental and social terms.

If, exceptionally, a sub-project falls under Annex II of the EIA Directive, the Bank will require the Promoter to act according to the provisions of the Directive as transposed into national law. Should the relevant competent authority screen in a scheme, the Promoter shall deliver to the Bank the Non-Technical Summary (NTS) of the EIAs and the Environmental Impact Study (EIS) before the Bank funds are allocated.



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The legal documentation to be concluded between the Promoter and the Bank shall include an obligation on the Promoter to ensure that all projects comply with national and European legislation (where applicable), as well as the Bank's Environmental and Social standards.