

28/11/2025

Public

Environmental and Social Data Sheet¹

Overview

Project Name:	TECHEU AISTI GREEN BUILDING MATERIALS (IEU GT2)
Project Number:	2025-0360
Country:	Finland
Project Description:	The Project will finance CAPEX investments for the production facility of sustainable wood-foam sound insulation material in Finland. The Project will also finance further R&D activities and other expenses to support the growth of the company.
EIA required:	no
Invest EU sustainability proofing required	yes
Project included in Carbon Footprint Exercise ² :	no

Environmental and Social Assessment

Environmental Assessment

The Project comprises three main components:

- Capital expenditure (CAPEX) investments for the construction and commissioning of an industrial-scale production facility for bio-based acoustic tiles, manufactured using AISTI's proprietary wood foam forming technology.
- Research and development (R&D) activities focused on material and process innovation, including the development of bio-based fire retardants and recyclable coatings.
- Investment to support market entry and pre-engineering studies for a second production facility planned in Central Europe.

The facility will be located in Kitee, Finland, and will be deployed two phases: Phase I with a production capacity of 2.5 million m²/year, and Phase II doubling the capacity to 5 million m²/year. The production process is water-based, energy-efficient, and designed to minimise emissions and maximise internal recycling of process water and materials.

The Project activities will be implemented in an existing industrial building owned by the City of Kitee. The city has a strong interest in securing a long-term tenant and has committed to renovate the facility and upgrade the power infrastructure to meet AISTI's operational needs. Renovation works are currently ongoing. For Phase II, the building will be extended by

¹ The information contained in the document reflects the requirement related to the environmental, social and climate information to be provided to Investment Committee as required by the Invest EU Regulation and it represents the equivalent of the information required in the template of the InvestEU sustainability proofing summary

² 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.



approximately 20% to accommodate additional production lines (spraying, calibrating, laminating).

The Project does not require an Environmental Impact Assessment (EIA) under the Directive 2011/92/EU, as transposed into Finnish legislation through the Environmental Impact Assessment Act (252/2017).

The Project is also not subject to the Seveso III Directive (2012/18/EU), as no hazardous substances are used in the process.

Environmental permitting is governed by Finnish law. AISTI is in the process of securing the required environmental permit for the factory, and the application has been submitted to the competent authority. The facility will be designed to comply with Best Available Techniques (BAT) and meet applicable emission limits for wastewater, noise, and air emissions.

Climate Assessment

The Project supports the scale-up of a cleantech SME producing low-carbon, recyclable acoustic tiles from renewable wood fibres. The tiles replace conventional mineral wool products, offering significant climate benefits.

According to a third-party audited Life Cycle Assessment (LCA), the product delivers avoided emissions of 0.92 kg CO₂e/m², under conservative assumptions (relative emissions). This estimate comprises the Scope 1 emissions (direct emissions from production processes), Scope 2 emissions (indirect emission from energy consumption) as well as Scope 3 emissions (e.g., life cycle emissions linked to the production of raw materials). Therefore, at maximum capacity, the emission reduction linked to the project will be 0.0046 Mt CO₂e, which is below the threshold for the EIB Carbon Footprint Exercise.

EIB Paris Alignment for Counterparties (PATH) Framework

The Promoter is in scope and screened out of the PATH framework. It does not operate in a high-emitting sector and is not considered as a highly vulnerable counterpart. The project is aligned with the EIB Group Climate Bank Roadmap under Industry, RDI sector.

Social Assessment

The Project is located in Finland and will comply with all applicable national labour and social legislation, in line with EU standards. At completion, the Project is expected to support **55 full-time equivalent jobs**, up from 8 at the time of appraisal.

Public Consultation and Stakeholder Engagement

The permitting process involves engagement with local and regional stakeholders, including the **City of Kitee**, the **ELY Centre**, and other relevant authorities. The promoter has proactively communicated with stakeholders.

Other Environmental and Social Aspects

N/A

Conclusions and Recommendations

Sustainability proofing conclusion:



The Project is expected to have **low residual environmental, climate, and social impact**. It does not require an EIA and is implemented in compliance with applicable EU and national legislation. No further sustainability proofing is required.

Disbursement conditions

For the first tranche:

- Official confirmation from the local authority that the project has been screened out of the Environmental Impact Assessment (EIA) process.
- Evidence that environmental permit application has been submitted for the factory to the respective authority.

For the second tranche:

- Evidence of relevant Environmental permits and authorizations required to operate the factory.

Undertakings

The Promoter shall:

- Notify the Bank of any changes to the Project that could trigger an EIA or Environmental permitting process, and submit relevant documentation to the satisfaction of the Bank.

Subject to the above, the Project is acceptable for Bank financing in environmental and social terms