

Environmental and Social Data Sheet

Overview

Project Name:	TECHNOPOLIS SCIENCE PARKS III
Project Number:	2014-0133
Country:	Finland
Project Description:	The project concerns design and construction of premises for innovative companies, start-up incubators and research organisations in existing and new Science Parks in Finland, Estonia and Lithuania.
EIA required:	Maybe (Multi Investment Scheme) For all projects which have received a building permit, no EIA has been requested by the competent authority. For the subprojects where the building permit is still pending, the promoter will provide the NTS to the Bank whenever an EIA is requested.
Project included in Carbon Footprint Exercise ¹ : Carbon Footprint Exercise")	No

Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

The project concerns the construction of new buildings, thus falling under Annex II of the directive on Environmental Impact Assessment (EIA) in respect to urban or industrial estate developments. The new buildings are located in areas designated for urban development dedicated to business and research activities in the approved town planning. Local authorities have not required an EIA, due to the size, location and the limited impact of the activities conducted. For the subprojects still at a planning stage, this will be confirmed by the promoter before disbursement.

Environmental and Social Assessment

Environmental Assessment

No impact on nature conservation areas is expected.

Technopolis has committed to using the internationally renowned **LEED building rating system** for developing and comparing the ecological efficiency of our buildings. The LEED (Leadership in Energy and Environmental Design) rating system, with American origins, is a widely used way of monitoring the ecological footprint of buildings. The system was created by the U.S. Green Building Council.

LEED-certified buildings are divided into four categories: Certified, Silver, Gold, and Platinum. The certification serves as an independent third-party confirmation that the building was designed and built to be effective in five key areas that measure better health and environmental performance: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, and Indoor Environmental Quality. Technopolis has 21 LEED registered projects, of which 13 projects have already received LEED certificates and the rest

¹ Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

are currently pursuing the certification. For all new buildings Technopolis aims for a LEED certification.

All Technopolis Offices in Finland and Estonia Received **Green Office Labels**. WWF's Green Office is an environmental management system for offices.

Green Electricity: Technopolis decided to increase the share of green electricity produced with renewable energy sources in Finland from 45% to 100% as of the beginning of 2012. Currently the companies in Technopolis premises in both Finland and Norway use electricity produced with renewable energy sources. The origin of the electricity is also verified by a third party, Inspecta Oy in Finland.

Green procurement guideline:

Technopolis applies the following rules:

- Using ICT products with energy star labelling or other high energy efficiency labelling
- Requiring environmental plans or policies from data centers
- Requiring environmental or quality policies from cleaning and facility maintenance partners
- Reducing landfilled waste by 10%
- Increasing utilization rate of waste at least to 60%
- Limiting CO2 emissions for limited and unlimited use of company and leasing cars to 170 g/km
- Using 100% PEFC, FSC or Blue Angel-certified paper in our own offices and sales to customers
- Requiring restaurant operators to have environmental programs/plans
- Requiring renovations and facility alterations improve energy and water efficiency according to environmental strategy's targets in Technopolis properties

Furthermore Technopolis Plc is a member of **Green Building Council Finland**. FIGBC is an organization, which gathers together sustainability know-how in Finland and represents its members in related issues both nationally and internationally.

Social Assessment, where applicable

Technopolis aims to improve environmentally-friendliness, employment, employee wellbeing, and the openness of its operations. Technopolis steers its responsibility by developing corporate social responsibility reporting according to **GRI (Global Reporting Initiative)** principles.

Technopolis implements also **European Public Real Estate Association's (EPRA)** best practice recommendations on Sustainability Reporting. EPRA helps listed companies in the real estate sector to prepare for the likely introduction of more stringent mandatory sustainability reporting regulations.

In September 2014, Technopolis achieved also the highest ranking, Green Stars, in Global Real Estate Sustainability Benchmark. Technopolis was ranked the 1st in peer group for Nordic office owners and 13th in Europe out of 326 survey participants.