

## Environmental and Social Data Sheet

### Overview

Project Name:	SATO – ENERGY EFFICIENT BUILDINGS	
Project Number:	2016-0039	
Country:	Finland	
Project Description:	Financing a portfolio of new nearly zero energy buildings of rental housing schemes and renovation investments to improve the energy efficiency of residential buildings in existing metropolitan areas in Helsinki.	
EIA:	Multiple-scheme operation. Most of the schemes will not be subject to EIA.	
Project included in Carbon Footprint Exercise <sup>1</sup> :	NO	

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

The Project includes the construction of nearly zero energy rental housing schemes and renovation investments to improve the energy efficiency (EE) of residential buildings during 2016-2019, located in several existing metropolitan areas in Finland.

The Project will contribute to climate change mitigation by supporting the implementation of the first residential buildings in line with the proposed nearly zero-energy building (NZEB) definition in Finland and by supporting EE renovation of existing buildings. The renovated buildings will be upgraded to comply with the optimal cost levels as defined by the Finnish Government.

Thus, the investments will generate environmental benefits and given their relative scale (cost below EUR 25m), location and nature of the project in built-up urban areas, all of them are deemed not to have any significant negative environmental impact. Exceptionally, a housing scheme may fall under Annex II of the EIA Directive 2011/92/EU and in that case, the Promoter shall deliver the Non-Technical Summary of the Environmental and Social Impact Study to the Bank.

The institutional capacity of the Promoter, SATO Group, to manage the environmental and social aspects is deemed good. Therefore, subject to conditions mentioned above, the Project is acceptable for the Bank in environmental and social terms.

### Environmental and Social Assessment

#### Environmental Assessment

Finland, as an EU Member State, has harmonised its environmental legislation in line with the relevant EU Directives: EIA Directive 2011/92/EU, SEA Directive 2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

The Project is located in urban developed areas. At construction stage, the project implementation may lead to increased noise and vibration levels, and may impact groundwater and air quality. Adequate mitigation measures 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 which is deemed acceptable.

#### Other Environmental and Social Aspects

The project is expected to generate primary energy savings of 2,461 MWh/y, corresponding to 460.5 ton/yr of CO<sub>2</sub> savings.

<sup>1</sup> 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 CO<sub>2</sub>e/year absolute (gross) or 20,000 tons CO<sub>2</sub>e/year relative (net) – both increases and savings.