



Sustainability Strategy

» 2030



Contents

- Background of the sustainability strategy
- AVIA Real Estate's portfolio
- Development of sustainability in the real estate industry
- AVIA Real Estate's sustainability themes
- AVIA Real Estate's sustainability targets
- Implementation of AVIA Real Estate's sustainability strategy





**We build
sustainable
connections
to the world**

Background of the sustainability strategy

This is AVIA Real Estate's sustainability strategy until the year 2030. In this strategy, we describe the central themes and goals of our sustainability work, along with its implementation model.

Our key themes are developing real estate with respect for the environment, open and human-centric operations and sustainably produced added value for the business.

AVIA Real Estate's sustainability strategy uses ESG principles as its framework, and the targets have been set according to these principles.



AVIA Real Estate is a property investment and development company operating in the airport environment which owns, manages and leases business premises at a unique location.

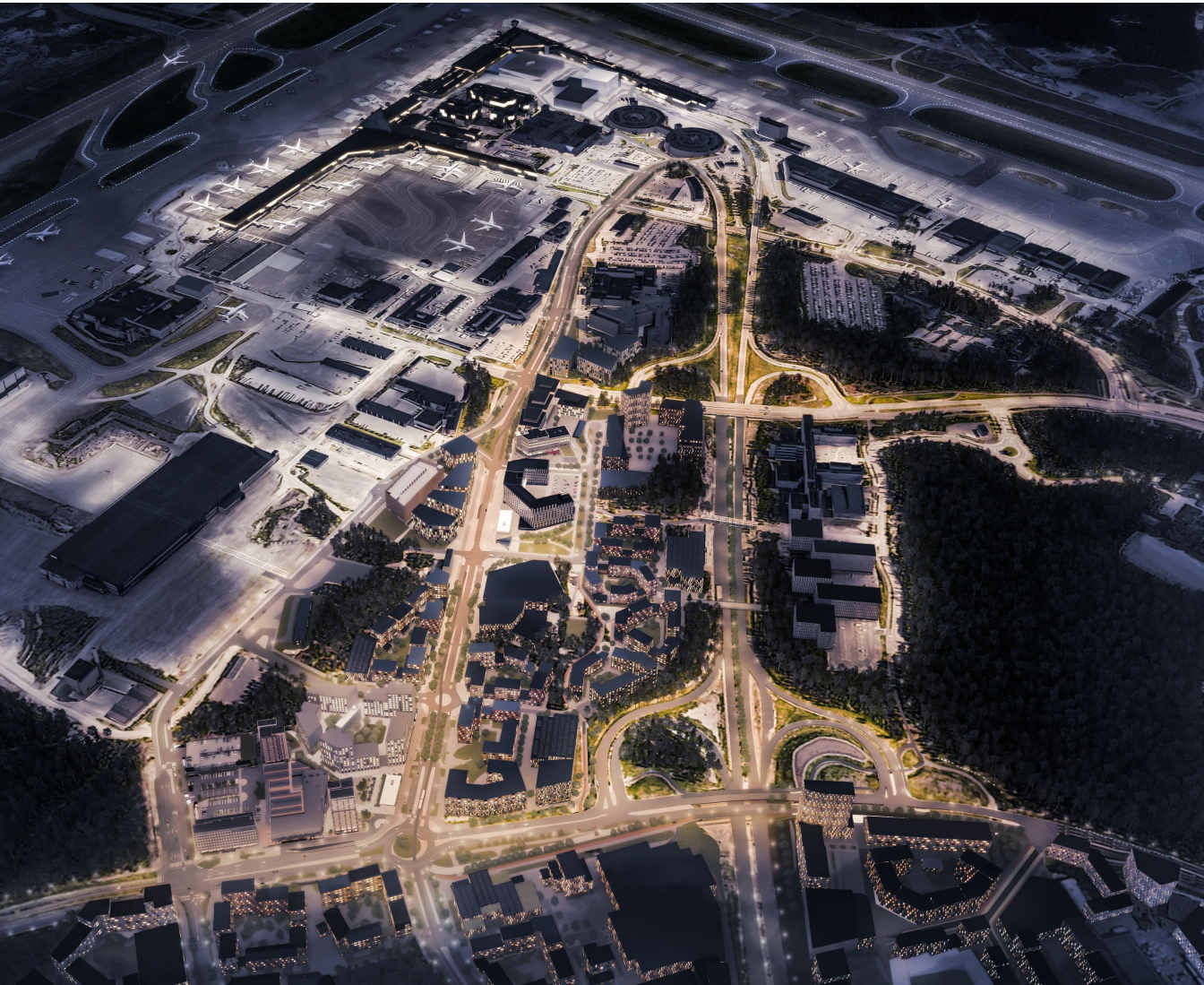
We own, manage and lease business premises located in the Helsinki-Vantaa airport area for needs of companies.

We have a strong vision for the future of the entire Aviapolis area. We are creating the new, internationally attractive airport city Avia City around our existing premises for companies, residents and travelers, so they can feel comfortable and thrive. Located near the airport and train stations, Avia City provides unique connections abroad and to other parts of Finland, offering also excellent opportunities for car-free transportation.

Our unique location, along with our exceptionally extensive offering for different premise and living needs, set us apart from other property investment companies. As a leading developer of properties and the area, we also seek to find regional solutions, such as locally-produced energy.



AVIA Real Estate's portfolio and upcoming projects

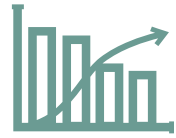


Avia City and core airport areas

- Approximately 170,000 GFA of existing sites – hotels, offices, logistics and parking
- Constructing Finland's largest hotel
- Ongoing logistics project
- New projects cover approximately 400,000 GFA to be zoned – apartments, offices, business premises and an event center
- Valid site plan for Avia City Central Block, including residential towers, retail center, office building and parking next to the Aviapolis railway station and more residential buildings in the neighboring block
- Zoning includes the Aviabulevardi Blocks and Muura.



Sustainability creates a framework for owning and constructing properties



Costs

Energy prices are rising, which increases maintenance costs. Cost-efficient energy solutions are a prerequisite for operations.



Financing and investors

Money is quickly making its way towards sustainability. Taxonomy defines what is sustainable.



Legislation

Renewed Building Act:
limit values for the carbon footprint of the entire life cycle in 2025, life cycle performance, pre-demolition audit.

EU legislation:
EU taxonomy, stricter reporting requirements and improving the energy efficiency of our properties.



Municipalities

Increasing and expanding requirements for zoning, plot allocation and owned properties.



Real estate and construction industry representatives and property end users

Rapidly increasing carbon neutrality goals.

Apartment owners are willing to pay for environmental factors!

AVIA Real Estate's sustainability themes



Environment

We develop properties with respect for the environment

Low carbon:
carbon footprint, carbon-neutral energy, energy-efficient buildings

Circular economy:
Sustainable and recyclable materials

Biodiversity, sustainable land use, curbing and preparing for climate change



Social

We operate in an open and human-centric way

Human-centric company culture

Socially sustainable solutions

Communications and stakeholder work



Governance

We produce added value through sustainable business operations

Sustainable and profitable business

Following the sustainability strategy in our operations

Including the sustainability strategy in contracts and stakeholder work

AVIA Real Estate's sustainability targets





Environmental sustainability

Low carbon

- We have a roadmap for reducing our carbon footprint and monitor its implementation
- Our company will be carbon-neutral in its own operations (Scopes 1 and 2) by 2025.
- We will reduce the carbon footprint of new projects constructed by our company (Scope 3) by 10% starting in 2024 compared to 2019. We also aim to gradually reduce the carbon footprint by 30% from the 2019 level, starting in 2030.

Circular economy

- In new projects and larger renovations/renovation demolitions, we use repairable and recyclable materials and equipment with a long life cycle.

Biodiversity

- We develop properties with respect for the environment and nature while promoting biodiversity.
- We prepare for and adjust to climate change by considering the related extreme weather phenomena in planned areas and the design and implementation of outdoor areas surrounding our buildings and blocks.





AVIA Real Estate's sustainability targets

Social sustainability

Human-centric company culture

- We support and follow the development and well-being of our personnel
- We offer a safe, healthy and non-discriminatory work environment

Socially sustainable solutions

- We develop safe operating environments that promote communality and well-being

Communications and stakeholder collaboration

- We communicate openly in accordance with our communications plan
- We maintain and improve our relationships with clients and other partners



AVIA Real Estate's sustainability goals



Governance

Responsible and profitable business

- We aim for better results annually while ensuring a manageable investment risk and profitable growth.
- We develop the attractiveness of our properties sustainably.
- Decision-making is based on legislation, good governance, business factors and verified policies.

Following the sustainability strategy in our operations

- The short- and long-term activities defined in our sustainability strategy have been allocated to members of the management team, and the goals are a part of the management's performance targets. The sustainability strategy's activities are included in the budget. The management team monitors the goals' implementation and reports the work to the board of directors.
- We implement the sustainability strategy among the personnel and require our employees to follow it.
- Our reporting follows sustainability reporting requirements, and we comply with reporting principles.

Including the sustainability strategy in agreements and stakeholder work

- We implement the sustainability strategy among stakeholders and require them to follow it.
- We require our partners to commit to our company's environment-related sustainability principles.



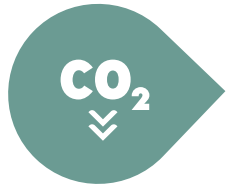


Implementing the sustainability strategy

As part of implementing our sustainability strategy, we have come up with short-term milestones and practical measures.

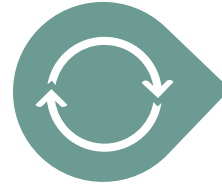
Because of the nature of our operations, we have identified environmental sustainability to be especially important to us. For this reason, we have set more detailed sub-targets for environmental sustainability. All our sustainability themes also include practical measures for each year.

Areas of responsibility surrounding our sustainability strategy have been allocated to members of the management team, and each area is accompanied by a plan of action including measures and schedules. We monitor the implementation of the measures in the management team and report to the board of directors on a regular basis.



Low carbon

- We monitor energy efficiency with indicators defined by the CRREM Project.
- We create solutions that result in the lowest possible carbon footprint during the life cycle. We calculate/estimate the carbon footprint of our planned areas and buildings.
- We apply for certificates on all our new buildings and aim for the highest rating in Leed, Breeam or Breeam In Use certificates. With existing properties, we explore possibilities for Leed/Breeam certification in connection with renovations. Starting in 2023, new apartments are Class A in energy efficiency and new offices at least Class B according to the Finnish classification system.
- In our own operations and the building sites we have commissioned, we are shifting towards emission-free electricity and heat by 2030. We aim to require the use of emission-free electricity from our new tenants, excluding the apartments we lease.
- We aim to increase the share of locally produced energy in our new properties to 50% by 2030.
- Our parking spaces include electric charging opportunities reserved for all car spots, and charging points are created according to demand. Our goal is to have some of the charging electricity produced locally with solar energy.



Circular economy

- We create solutions with long life cycles and make our buildings transformable whenever possible.
- We require that demolition and construction waste is sorted on our construction sites, and we reduce the amount of construction waste and the mixed waste it contains. Our goal is to recycle 70% of waste on sites by 2030.



Biodiversity, sustainable land use and curbing and preparing for climate change

- When making zoning and construction decisions, we seek to preserve the trees, plants and rock areas whenever possible.
- We consider the effects of climate change and the adjustment measures it requires in our zoning and construction solutions.
- In zoning and planning our projects, we favor solutions that promote sustainable lifestyles and ways of moving.



**Thank
you!**

www.aviarealestate.fi

