



**Onvest Development Oy**  
**Sustainability Report 2022**

# Sustainability Report 2022

Onvest Development Oy is a company focused on the ownership and development of Finnish commercial, production, and office properties. Our goal is to develop and own properties for generations to come. We also aim to be close to people by creating long-term and responsible partnerships. We are part of the family-owned Onvest group, with roots dating back over a hundred years.

We actively collaborate with other property owners and industry stakeholders. As a committed and flexible partner, we respond swiftly and professionally to the needs of our tenants.

Our mission is to develop properties for generations, and our vision is to be the most attractive and respected partner for owning and developing Finnish properties. Our corporate culture is guided by our Group's core values: responsibility, agility, transparency, and commitment.

## First Sustainability Report

This is Onvest Development's first sustainability report. The report is based on to our previously established sustainability program, where we have identified the megatrends, key stakeholders and their expectations, and our sustainable development goals relevant to our business. Our sustainability principles adhere to the principles defined at the group level.

Based on these principles, our sustainability program outlines the key sustainability themes and goals. We have also formulated sustainability commitments for each theme to track our sustainability efforts and develop our properties to meet future challenges and opportunities.

This sustainability report covers our progress in achieving our set goals and provides an overview of the year 2022 from a business perspective.

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# Review of The Year 2022

The year 2022 was successful in many ways. We renewed our real estate business strategy and made a significant acquisition in line with our new growth strategy, as we entered into an agreement with SSA for the construction of an industrial and warehouse property. The design of this modular factory in Vantaa takes into account factors such as adaptability and high ESG standards. We are seeking BREEAM Very Good environmental certification for this project, aligning with our strategy and sustainability goals. Furthermore, we will continue to certify all our new construction projects.

We also initiated a zoning change process for another significant property, Kuortaneenkatu. The property has been under Onvest's ownership since the 1930s, highlighting our commitment to long-term property ownership. We want our properties to endure for generations, so we consider sustainability and long life cycles in our construction efforts. For the Kuortaneenkatu project, we aim for carbon-neutral construction.

We received excellent results in the tenant satisfaction survey. Onvest Development, as a landlord, scored 4.3/5 when responses were weighted based on leased square me-

ters. Tenant satisfaction is also reflected in the 100% occupancy rate of our properties.

## **Sustainability is an integral part of our operations**

Our focus has always been on long-term and responsible property ownership and development. Over the years, we have undertaken various energy renovations in our properties, resulting in reduced energy consumption. Changes have been made, for example, to lighting, and ventilation systems have been upgraded to more energy-efficient solutions.

In 2022, we developed our first sustainability program, which outlines our sustainability goals and metrics for the coming years. We defined clear follow-up actions for sustainability in the real estate business. Additionally, during 2023, we will create a roadmap for carbon neutrality, aiming for scope 1 and 2 emissions to be carbon-neutral by 2025.

We also made organizational changes related to sustainability. Our asset manager, Laura Hostikka, was appointed as the Group's Sustainability Manager, responsible for sustainability matters in the real estate business and at the group level. Going forward, we

will communicate our sustainability initiatives increasingly to stakeholders.

I want to thank our team, tenants, and other stakeholders for the past year. This is a good position to continue long-term and sustainable development of properties.



- Lassi Välisalo, Real Estate Director

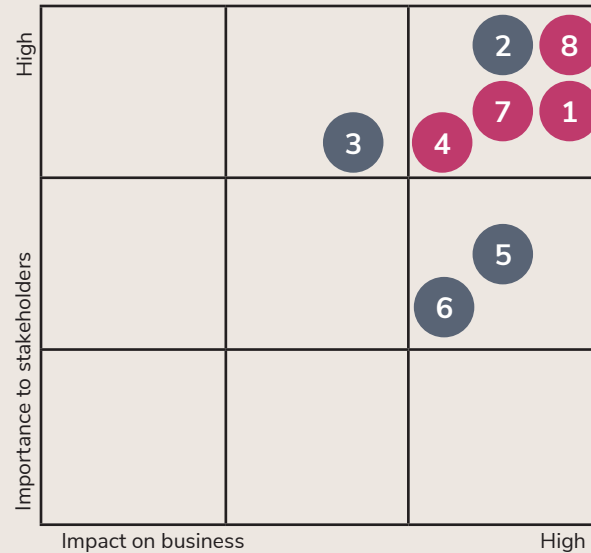
# Foundations of Sustainability



# Sustainability in the operating environment

As a long-term and responsible actor, our goal is to develop the properties we own across generations and economic cycles. We have identified three most significant sustainability themes, encompassing eight essential perspectives. These perspectives have been defined based on current global forces of change and stakeholder expectations. Our sustainability work is based on defining these key perspectives within our operating environment.

These perspectives consider our entire value chain, adhering to the duty of care. We will develop and monitor our sustainability efforts through these perspectives while also considering the evolving operating environment. We have assessed the impact of these perspectives on the environment and society, as well as their significance for our stakeholders and business, using the materiality principle. This is illustrated in the accompanying image.



- Positive impact of operations on environment and society
- Company's own internal effects

## Lessor with a human face

1. Customer satisfaction, health, safety and well being
2. Collaboration and stakeholder engagement

## Developer of safe and sustainable properties

3. Risks and opportunities related to climate change
4. Calculation and monitoring of carbon footprint and emissions
5. Utilization of innovations

## Responsible owner

6. Risk management
7. Sustainability in supply chains
8. Profitable and ethical business practices

# Megatrends affecting operations

Megatrends, which are general development directions, have a broad impact on companies' business operations. Identifying these forces of change is crucial for companies to respond to future challenges and opportunities. We want to prepare for changes that affect our business environment, allowing us to develop our operations flexibly. The megatrends we have identified are urbanization and changes in work structures, circular economy, global warming and climate change, and changes in practices brought about by technology and digitalization.

**Urbanization and changes in work structures.** As work structures evolve, the future of offices and work is undergoing a transformation. This creates new opportunities, particularly in property development. However, the unpredictability of the future can also bring unexpected challenges.



**Circular economy.** Operating in line with the principles of a circular economy will become increasingly important. Additionally, efforts will be made to manage waste according to the waste hierarchy, prioritizing reduction, reuse, and recycling. Circular economy also creates new opportunities in business, especially in the construction and energy sectors.



**Global warming and climate change.** The decreasing cost of renewable energy creates new opportunities. Additionally, current competitive advantages, such as renewable energy production in properties, will soon become the norm. Sustainable development initiatives will be emphasized, so we will pay special attention to the types of properties we own.



**Technology and digitalization are changing the way we operate.** It is important to stay up to date with the changes brought about by technology and digitalization. The role of digitalization and technology in value creation is increasing, bringing forth new opportunities. New technological innovations will support sustainable development initiatives.



# Collaboration with stakeholders

Stakeholders refer to individuals or groups that are important to a company's business and whose actions significantly impact the company. By identifying key stakeholders, we can better meet their expectations and align our operations in the right direction.

We have identified three key stakeholders that are crucial to our operations, with whom we regularly communicate: tenants, authorities, and partners. The expectations of these stakeholders serve as the foundation for our sustainability efforts.



## Tenants

Our tenants and other property users form the majority of our customer base. Our tenants expect our properties to serve and support their core business as effectively as possible. They expect us to be an easily approachable partner, providing seamless interactions. Furthermore, our customers increasingly value the consideration of sustainability aspects in our properties. The health and safety of the properties are also a key expectation for our customers.



## Authorities

As a responsible property owner, we ensure compliance with regulatory obligations. We engage in active dialogue, particularly with urban and municipal authorities, regarding the development opportunities in the areas where our properties are located. Regulatory authorities expect us to fulfill our legal obligations and engage in flexible cooperation with them.








## Partners

Our partners include e.g. service providers, consultants, financial institutions, and other property owners. These groups expect us to fulfill our contractual obligations and integrate the benefits of technology and digitalization into our business. Good and seamless collaboration, as well as efficiency, are also expected from us in our partnerships.

# Sustainability principles

The sustainability principles defined at the group level provide the framework for Onvest Development's operations. We expect all stakeholders to adhere to these principles in their actions and interactions with us.

 <p>We promote the adoption of environmentally friendly technologies</p>	 <p>We support initiatives that promote sustainability in the use of natural resources</p>	 <p>We adhere to good governance practices and respect human rights</p>	 <p>We take care to maintain strong financial stability</p>	 <p>We respect and minimize environmental impacts by following the precautionary principle</p>
 <p>We are committed to fair business practices and avoid conflicts of interest</p>	 <p>We operate with a customer-centric approach and maintain confidentiality</p>	 <p>We communicate clearly and openly</p>	 <p>We promote the adoption and maintenance of sustainable investment principles</p>	





# Sustainability Program



# SDGs

The member states of the United Nations committed to the Sustainable Development Goals (SDGs) and the 2030 Agenda for Sustainable Development in 2015. These goals aim to guide actions towards a more sustainable future.

We are committed to supporting all 17 SDGs. Additionally, as part of our sustainability program, we have identified seven goals that are particularly relevant to our daily sustainability efforts.



We strive to promote the health and well-being of our stakeholders



We invest in the energy efficiency of our properties and utilize renewable energy sources



We promote sustainable employment and economic growth



We promote sustainable and long-term property portfolios in our business operations



Through our actions, we strive to develop safe properties and sustainable urban structures that cater to the needs of communities



We take actions against climate change by utilizing technology and research



We are promoting ethical and sustainable partnerships



## Key sustainability themes

We have examined the megatrends impacting our business and the expectations of our stakeholders. Based on this analysis, we have identified three key themes that will form the foundation of our sustainability efforts. We have defined goals for these themes to promote sustainable and long-term progress in our sustainability work. The well-being of our employees is important to us, and we are committed to addressing employee-related sustainability aspects, which have been defined in more detail at the group level. On the following page, we have provided a summary of our themes, perspectives, metrics, goals, and commitments for the coming years.

### Lessor with a human face

Customer satisfaction, health, safety, and well-being are of utmost importance to us. We strive to engage with people and encourage their involvement in shaping our operations. We invest in long-term and effective partnerships by continuously developing our services to meet the needs of our customers.

### Developer of safe and sustainable properties

We aim to provide our customers with safe and sustainable properties that meet their needs now and in the future. To achieve this, we assess the risks and opportunities of climate change and consider the adaptability of our spaces. We will pay attention to our carbon footprint in new construction and renovations, as well as the operations of our properties.

### Responsible owner

Our goal is to be an ethically and fair-minded partner while conducting financially sustainable business. We believe that responsibility also includes sharing and reporting sustainability information. We are committed to ensuring the sustainability of our supply chains and emphasize the importance of risk management.

# Roadmap for Sustainability

- Goal achieved ✓
- The goal was partially achieved ✗
- The goal was not achieved ✗

Theme	Perspective	Meters and Goals	Promise
Lessor with a human face	<p>Customer satisfaction, health, safety and well-being</p> <p>Collaboration and stakeholder engagement</p>	<ul style="list-style-type: none"> <li>• We conduct a tenant satisfaction survey once a year and report its results in our sustainability report <span style="color: green;">✓</span></li> <li>• We organize regular customer meetings at least once a year to maintain open communication and gather feedback from our customers <span style="color: green;">✓</span></li> </ul>	We are the most wanted lessor and have the highest customer satisfaction
Developer of safe and sustainable properties	<p>Risks and opportunities related to climate change</p> <p>Calculation and monitoring of carbon footprint and emissions</p> <p>Utilization of innovations</p>	<ul style="list-style-type: none"> <li>• We calculate and report the carbon footprint of our real estate business (tCO<sub>2</sub>, kgCO<sub>2</sub>/m<sup>2</sup>), and develop a roadmap to reduce emissions. <span style="color: orange;">✗</span> (<i>Carbon footprint of real estate business is included in this report. Roadmap towards carbon neutrality will be completed during the year 2023</i>)</li> <li>• We monitor the energy and water consumption of our properties (MWh, MWh/brm<sup>3</sup>, kWh/a, m<sup>3</sup>) and strive to reduce consumption. <span style="color: green;">✓</span></li> <li>• We aim to increase the share of renewable energy. <span style="color: orange;">✗</span> (<i>We have transitioned to renewable electricity by the end of 2022. Regarding heating, the feasibility study is currently underway. The actions will be implemented during the year 2023.</i>)</li> <li>• We are exploring the possibility of generating our own renewable energy. (MWh, %) <span style="color: green;">✓</span></li> </ul>	We continuously work towards achieving carbon neutrality
Responsible owner	<p>Risk management</p> <p>Sustainability in supply chains</p> <p>Profitable and ethical business practices</p>	<ul style="list-style-type: none"> <li>• We require our business partners to adhere to our sustainability principles <span style="color: green;">✓</span></li> <li>• We aim to environmentally certify our properties, especially new construction projects, whenever possible <span style="color: green;">✓</span></li> <li>• We aim to increase communication on our sustainability and prepare sustainability report once a year <span style="color: green;">✓</span></li> <li>• We report the company's revenue and profit (€) <span style="color: green;">✓</span></li> <li>• We calculate company's tax footprint (€) <span style="color: green;">✓</span></li> <li>• We enhance risk management practices <span style="color: green;">✓</span></li> <li>• We will identify the economic risks and opportunities related to climate change for the business (€) <span style="color: green;">✓</span></li> <li>• We will report confirmed cases of bribery and related actions taken (number/year) at the group level <span style="color: green;">✓</span></li> </ul>	We develop and own properties for generations to come

## Lessor with a human face

*"We take care of customers' satisfaction, health, safety and well-being in our properties. We collaborate with and involve our stakeholders."*





### Excellent tenant satisfaction

We keep regularly contact to our tenants and visit our properties at least once a year to ensure excellent tenant satisfaction.

At the beginning of 2023, we conducted a tenant satisfaction survey to gather feedback on the year 2022. The survey aimed to assess the smoothness of cooperation between our tenants and Onvest Development, their satisfaction with the properties and them as workplaces, as well as their satisfaction with Onvest Development as a lessor.

Cooperation with Onvest Development was rated

**4,3/5**  
in 2022

Net Promoter Score

**52 NPS**  
in 2022

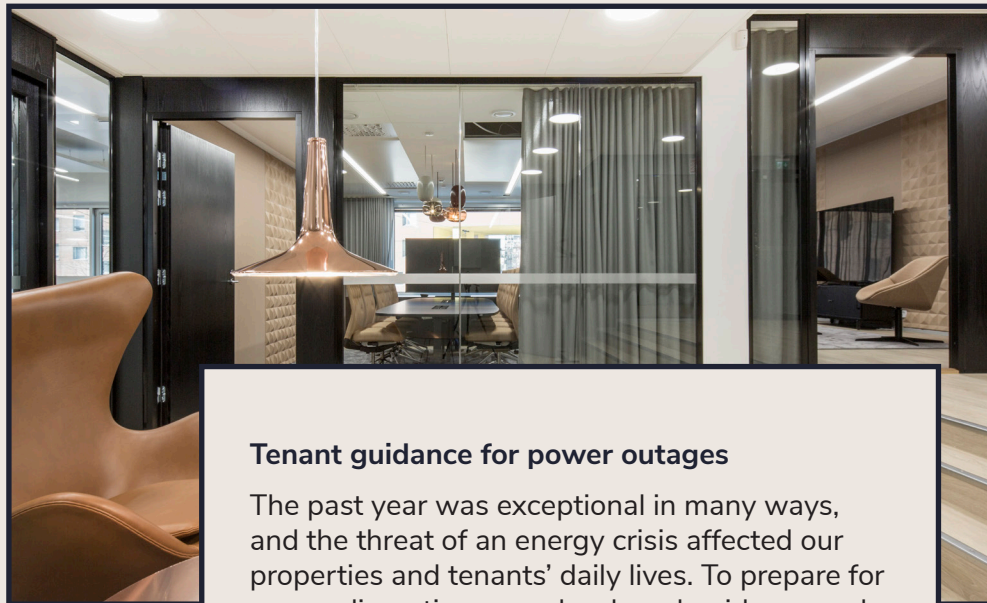
In addition, for Vallila33 Business Park, we sought feedback on the property's services, including, among other things, reception service, conference center and gym.

The survey was sent to all individuals working in Vallila33 Business Park, while for our other properties, the survey was answered by the tenants' contacts who regularly interacted with Onvest Development. We received responses from 53 individuals at Vallila33 Business Park, and the response rate for the other properties was 65%.

Based on the responses and feedback, the tenants are highly satisfied with Onvest Development as a lessor. The Net Promoter Score (NPS) was 52, and the cooperation with Onvest Development received a rating of 4.3/5 when weighted by leased square meters.

Feedback indicated that areas for improvement in 2023 include monitoring the conditions at Vallila33 Business Park to better manage aspects such as ventilation, as well as enhancing property services to better meet the tenants' needs. We will also be increasing the availability of electric vehicle charging facilities at our properties.

## Case



### Tenant guidance for power outages

The past year was exceptional in many ways, and the threat of an energy crisis affected our properties and tenants' daily lives. To prepare for power disruptions, we developed guidance and a contingency plan for potential power outages for the tenants of Vallila33 Business Park. The plan included specific instructions for actions to take before, during, and after a power outage. We also created a communication plan for informing tenants about scheduled power outages in advance, as well as guidelines on how to navigate and operate within the building during a power outage.

"We have been a tenant in Vallila33 premises for 6 years. The facilities have stood the test of time and have been functioning well. Our employees particularly appreciate the on-site meeting center and its services, as well as the gym and social areas.

Our communication with the lessor has been smooth and frequent, and we hope to continue this collaborative partnership in the coming years."

- Karri Alameri  
CEO  
Säästöpankkikeskus



## Developer of safe and sustainable properties

*"We take into account the risks and opportunities of climate change in our actions. We boldly embrace innovations to ensure safe and sustainable properties while reducing our carbon footprint."*







### **Climate change impacts**

The economic impacts of climate change bring both risks and opportunities to businesses. These impacts are generally divided into physical risks and transition risks. Physical risks arise from various environmental disasters resulting from climate change. Transition risks occur when markets or the political climate change as society tries to respond to climate change. Opportunities arise when climate change reshapes the business landscape, creating new business opportunities.

### **Identified risks**

We have identified the economic impacts of climate change on our business and assessed the timeframes of these impacts. As our business involves property ownership and development, many of the identified physical and transition risks are related to the management, maintenance, and adaptation of our properties to the unpredictable changes in climate.

To manage the risks associated with our property portfolio, we prioritize the maintenance and upkeep of our existing properties. Furthermore, we consider the identified risks when selecting and designing new properties. These identified risks are interconnected: if we fail to address these risks in our business, they can affect the satisfaction of

our space users and the value development of our properties. Therefore, we strive to address these risks during the construction phase of our properties and through annual maintenance activities for existing properties. More detailed information on the risks of climate change can be found on page 29 of this report.

### **Identified opportunities**

Climate change also brings opportunities. For example, new low-emission energy sources enable us to reduce our carbon footprint. As the construction industry seeks low-emission alternatives, the ability of wooden building components to act as long-term carbon stores becomes prominent. Within the Onvest Group, there are companies that offer wood construction, providing Onvest Development with the opportunity to invest in wood construction in an agile and innovative manner. Wood construction offers a clear opportunity to reduce carbon dioxide emissions in construction and provide adaptable properties. As a financially strong and agile property owner, we can effectively respond to changing markets and the growing demand for wood construction. New products and services enable innovative experiments in enhancing the intelligence and conditions of our properties.

As an agile and responsible property developer, we aim to leverage new innovations to reduce energy consumption and enhance the comfort of our properties' users. Over the years, we have implemented several measures to achieve safe and sustainable buildings.

### **Energy efficiency investments**

To reduce the energy consumption of our properties, we have made significant energy efficiency investments. We have replaced lighting fixtures in our buildings with LED lights and modernized ventilation systems. Our headquarters, Vallila33 Business Park, underwent extensive renovations to upgrade its building services to a nearly new standard.

### **Increasing renewable energy**

We strive to increase the share of renewable energy in our owned properties. In terms of electricity procurement, we have transitioned to green energy by the end of 2022. Solar panels have been installed in several of our properties, and for new projects, we always explore the possibility of incorporating solar panels. In our upcoming project scheduled for completion in 2023, we are implementing not only solar panels but also environmentally friendly geothermal heating and a green roof.

### **Indoor condition monitoring**

In early 2023, we will implement indoor condition monitoring and artificial intelligence (AI) that controls ventilation in Vallila33 Business Park. The property will be equipped with comprehensive condition sensors that are integrated into building automation. This will enable us to control building automation through AI and monitor indoor air quality more effectively.

### **Water efficiency service Smartvatten**

In Vallila33 Business Park, we utilize the Smartvatten water efficiency service, which allows us to monitor the water consumption of the property. With Smartvatten, we can quickly detect changes in water consumption and react to them immediately. For example, if a leak is detected in the water pipes, we can promptly respond and take necessary actions. This helps us prevent water damage and reduce our water consumption.



### Carbon footprint calculation

Our goal is to reduce our carbon dioxide emissions. We have calculated our carbon footprint to understand the impact of our actions. In the early part of 2023, we will develop a roadmap towards carbon neutrality, which will help us identify the most significant emission sources in our operations. The roadmap will define specific measures to achieve carbon neutrality in the coming years. The calculation follows the GHG Protocol, dividing emissions into Scope 1-3 categories.

Scope 1 emissions include the emissions from vehicles owned by Onvest Development. Scope 2 emissions include emissions from purchased energy production for the properties where Onvest Development is responsible for maintenance. Scope 3 emissions are indirect emissions throughout our value chain, including emissions from our procurement activities. Scope 3 also includes energy consumption from two properties that are leased to third-party tenants.

In total, our carbon dioxide emissions in 2022 were approximately 642.8 tCO<sub>2</sub>e. The specific emissions for our operations in Scope 1 and 2 were 24.8 kgCO<sub>2</sub>/m<sup>2</sup>. Detailed boundaries and results of the calculation can be found in our carbon neutrality roadmap.

### Energy consumption in our properties

We actively monitor the energy and water consumption of our properties. In the properties maintained by Onvest Development, the electricity consumption in 2022 was approximately 1131.5 MWh, which is a -4.2% decrease compared to 2021. Additionally, Vallila33 Business Park has solar panels that generated approximately 17 MWh of energy during the past year.

Carbon footprint scope 1-2

**411.3 tCO<sub>2</sub>e**

Specific emissions

**24.8 kgCO<sub>2</sub>e/m<sup>2</sup>**

Specific energy consumption

**161.3 kWh/m<sup>2</sup>**

District heating consumption amounted to approximately 1407.8 MWh, which is -26.1% less than in 2021.

The specific electricity consumption was 68.2 kWh/m<sup>2</sup>, and the specific district heating consumption was 93.1 kWh/m<sup>2</sup>. Both consumptions have decreased due to energy renovations we have implemented. The specific energy consumption figures have been calculated using absolute values.



Scope 1: Direct emissions

**0.4 tCO<sub>2</sub>e**  
Company cars



Scope 2: Indirect emissions

**410.9 tCO<sub>2</sub>e**  
Energy consumption of properties, gross rental properties



Scope 3: Other indirect emissions

**231.5 tCO<sub>2</sub>e**  
Acquisitions, waste and energy consumption in capital rental properties

# Case

## A carbon-neutral and energy-efficient steel service center

In Hattula, Onvest Oy owns a property that houses the steel service center of its subsidiary, Feon Oy. Feon is a modern steel service company and a pioneer in the steel service industry.

Hattula property has been carbon-neutral since 2021. The primary goal of the facility has been to reduce carbon dioxide emissions by reducing energy consumption. Significant energy efficiency projects have been implemented, resulting in a reduction in energy consumption by approximately 22%. The major projects included repla-

cing the lighting with LED lights, making automation and ventilation changes, installing energy-efficient air-to-water heat pumps alongside the gas heating, and installing a dedicated solar power plant on the roof.

In addition to energy efficiency measures, the choice of energy sources has been reconsidered. The property switched to green electricity in 2021 and to biogas at the end of 2022. The carbon emissions from natural gas in 2021 and 2022 have been offset through reforestation. From 2023 onwards, Hattula steel service center will operate carbon-neutrally without offsetting.



## Case

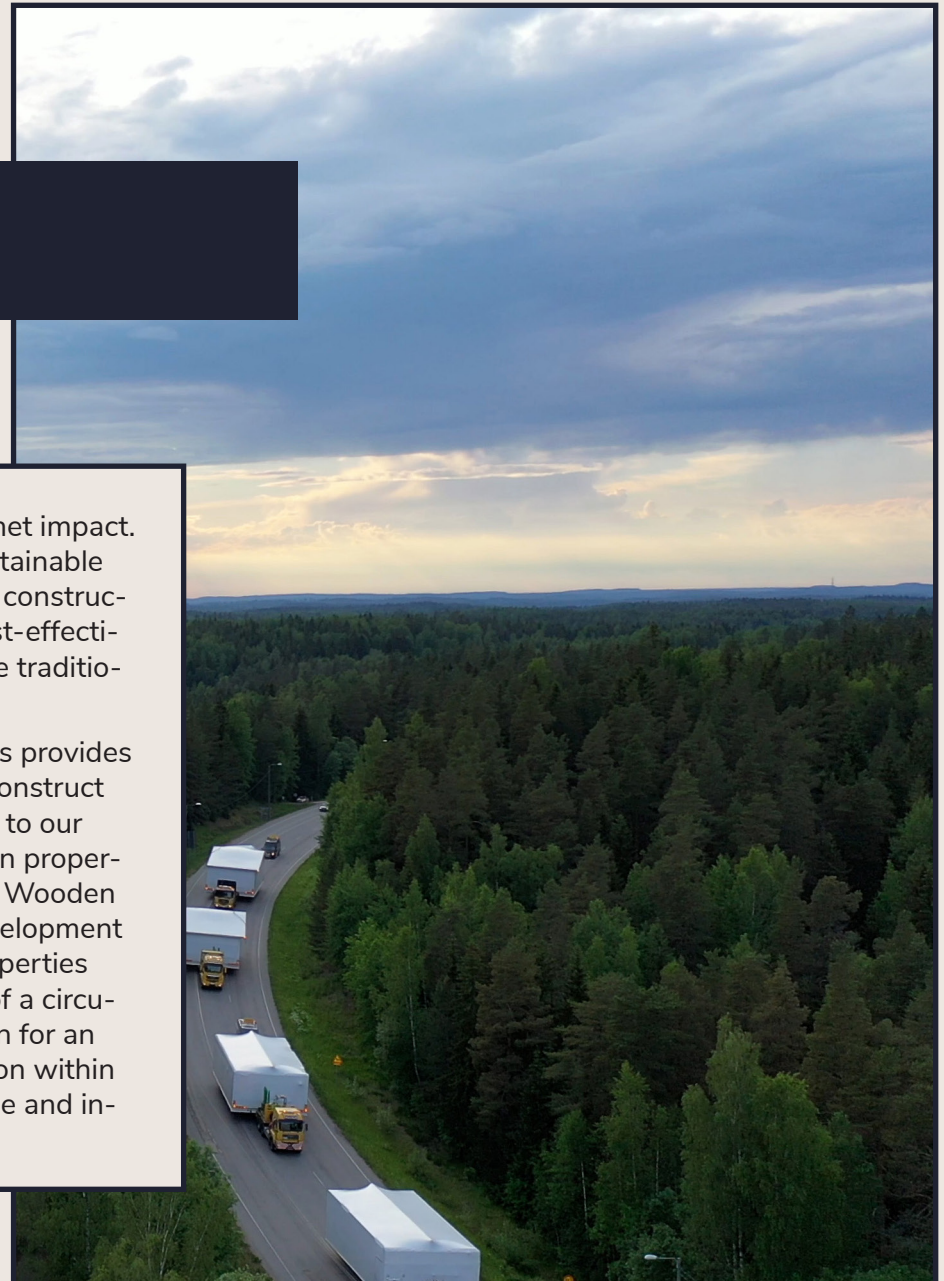
### Promoting wood construction

Onvest Oy aims to become Finland's leading wood builder through its subsidiaries. We operate our wood construction business through Puurakentajat and Teijo-Talot, which we acquired into group at the end of 2022. These companies are pioneers in their field – Puurakentajat in solid wood construction and Teijo-Talot in modular wood construction.

We see wooden construction as the future of building. The construction industry is a significant contributor to carbon emissions, but through wooden construction, we can create carbon sinks instead of adding to the emis-

sions, resulting in a positive net impact. In addition to supporting sustainable and environmentally friendly construction, we aim to develop a cost-effective building method alongside traditional construction methods.

For Onvest Development, this provides an excellent opportunity to construct and offer wooden properties to our tenants. We develop and own properties for generations to come. Wooden construction enables the development of adaptable and circular properties that consider the principles of a circular economy and store carbon for an extended period. Collaboration within the group also allows for agile and innovative operations.



## Responsible owner

*"We take care of the sustainability and risk management of our supply chains. Our business is both profitable and ethical."*



Responsible property ownership is evident in our interactions with various stakeholders. We strive to ensure that our partners and tenants also adhere to our sustainability criteria.

### **Sustainable procurement**

In 2022, as part of our sustainability program, we developed sustainability principles for our operations, which we also expect our partners to adhere to. The ethical guidelines (Supplier Code of Conduct) have been created and implemented in early 2023. We always ensure that our partners comply with Finnish laws through contractor liability (ti-laajavastuu) measures

### **Environmental certification of properties**

We aim to ensure that the properties we own align with our strategy, which is why we seek to obtain environmental certifications for our properties whenever possible, especially in new development projects. Environmental certifications are also a significant criterion when acquiring existing properties.

### **Sustainability communication**

We strive to be transparent and communicate our sustainability efforts to our stakeholders. Onvest's updated website includes a dedicated section for the key pillars of sustainability for both the group and Onvest Development. Our sustainability program and report are also available on our website. Going forward, we will increasingly enhance our sustainability communication efforts.

In new construction projects, sustainability aspects are already highlighted during the planning phase to reduce the environmental impact of the project and enhance the quality level.





### Financially stable and agile company

We ensure that our work contributes to the well-being of all stakeholders and society as a whole. We value everyone, regardless of their position or role.

In 2022, our revenue was 5.1 million euros, with a growth of 17% compared to the previous year. Our operating profit was 3.7 million euros. Our tax footprint consists of both direct and indirect taxes paid and remitted during the fiscal year. In 2022, we paid approximately 1 million euros in taxes and tax-like payments.

We operate in Finland, and therefore, we pay all our taxes in Finland. We do not engage in tax planning or arrangements solely aimed at tax avoidance.

### No corruption or bribery cases

During the year 2022, there were zero cases of corruption and bribery within our company. We maintain a strong atmosphere of trust. However, we are committed to exploring the implementation of a separate reporting channel for misconduct at the group level, and in some subsidiary companies, this is already in place.

### Risk management

We consider it important to identify future potential business risks in time so that we can prepare for them in advance.

In the real estate business, we have identified and analyzed various risks that may have a negative impact on our business. We have categorized the risks according to their significance and type, through which an action model has been formed for them. We strive to minimize the occurrence of risks through preventive action by monitoring and managing them with the precision they require.

Revenue **5.1 M€**

Operating profit **3.7 M€**

Employee distribution and number



Tax footprint **1 M€**



# Case



## Climate-neutral data center - The Air

The Air, the large climate-neutral data center of Verne Global Finland, is located in a property owned by Onvest Development in Vantaa. The facility is one of the first climate-neutral hyperscale data centers in the Nordic countries and holds a Climate Neutral certification. The heat generated by the data center is reused in the district heating network, and the electricity used in the facility is 100% sourced from renewable energy. Verne Global Finland's next goal is to achieve a negative carbon footprint while also building a positive carbon handprint by further reducing emissions from its stakeholders.

# Report Appendices



# Report scope

In this report, we focused on the business activities of Onvest Development. The company is engaged in property ownership, development, and leasing. Additionally, the report highlights two properties owned by the Onvest group, with Onvest's subsidiary Feon being the tenant. These properties are not included in Onvest Development's carbon footprint calculation but are reported in Onvest group's sustainability report.

Currently, Onvest Development's property portfolio consists of six properties, with the company being responsible for maintenance in three of them. In the remaining three properties, the main tenants are responsible for their own energy consumption and waste management. This report includes Scope 2 emissions for the properties in which Onvest Development is responsible for maintenance. One of the capital lease properties is completely excluded from Scope 3, and for two other properties, consumption and waste data are based on average figures. All figures are based on the information provided by Onvest Development.

## Emission Calculation Information

Scope 1: Onvest Development has two company cars, both of which are hybrids. The

combined mileage for the cars was 4,100 km in 2022 and 1,750 km in 2021. One of the cars was only put into use in mid-2022, explaining the difference in mileage. Only work-related commuting mileage is included. The emission calculation uses a coefficient for medium-sized hybrid cars. Emission factors: OpenCo2.net.

Scope 2: Emissions include purchased energy for three properties. Two properties use district heating, and one property uses electricity for heating. Emissions are calculated based on absolute consumption data. In the absence of individual consumption data, the average monthly consumption for each property has been used. Emissions are calculated based on both procurement and location factors, with the procurement-based figure used for the aggregate data. As of the end of 2022, Onvest Development transitioned to using renewable electricity for all properties where the company is responsible for maintenance. Emission factors: OpenCo2.net, district heating, and electricity providers.

Scope 3: Emissions include water treatment, waste, and applicable procurement costs related to properties maintained by Onvest Development. The data for purchased services is provided at the euro level. The waste emis-

sion factor only considers emissions from waste transportation. Scope 3 emissions also include two capital lease properties, with energy consumption based on estimated average figures. For one capital lease property, waste data for 2022 is also included in the calculation. These properties are categorized separately in the carbon footprint table. Emission factors: OpenCo2.net.

The OpenCO2.net tool was used in the calculation, primarily for emission factors. Additionally, emission factors provided by electricity providers were used. Location-based calculations utilized emission factors for the average production of electricity and district heating in Finland.

For more information on Onvest Development's sustainability, please contact Laura Hostikka, Sustainability Manager at Onvest Oy.

# Data tables

Financial information	2021	2022
Revenue, €	4361107	5115844
Operating profit, €	4033270	3661428
Business profit-%	54 %	50 %

Tax footprint	2021	2022
Direct taxes accountable for the financial year	654875	231624
Indirect taxes accountable for the financial year	78989	118894
Taxes accountable for the financial year	432101	641139
Subsidies and grants received	0	0
<b>In total</b>	<b>1165965</b>	<b>991657</b>
Direct taxes accountable for the financial year		
Income taxes	429190	8120
Employer contributions	30428	44418
Property taxes	195257	179086
Transfer taxes	0	0
Other taxes	0	0
<b>In total</b>	<b>654875</b>	<b>231624</b>
Indirect taxes accountable for the financial year		
Accountable electricity and energy taxes of the property portfolio	28268	27371
Non-deductible value added taxation	50721	91523
Other taxes	0	0
<b>In total</b>	<b>78989</b>	<b>118894</b>
Taxes accountable for the financial year		
Taxes on salaries	42940	60714
Car and vehicles	91	199
Value added taxes, net	389069	580227
Withholding tax	0	0
Excise tax	0	0
<b>In total</b>	<b>432101</b>	<b>641139</b>
Subsidies and grants received during the financial year		
Grants and compensation	0	0
Business subsidies	0	0
<b>In total</b>	<b>0</b>	<b>0</b>

Carbon dioxide emissions, tCO <sub>2</sub> e	2018	2019	2020	2021	2022
<b>Scope 1: Direct emissions</b>				<b>0,2</b>	<b>0,4</b>
Company cars				0,2	0,4
<b>Scope 2: Indirect emissions*</b>	<b>466,0</b>	<b>464,9</b>	<b>422,9</b>	<b>489,0</b>	<b>410,9</b>
<b>Purchased electricity</b>	<b>194,5</b>	<b>205,6</b>	<b>191,2</b>	<b>187,7</b>	<b>179,8</b>
Market based	194,5	205,6	191,2	187,7	179,8
Location based			119,1	107,4	112,0
<b>Purchased district heating</b>	<b>271,5</b>	<b>259,3</b>	<b>231,7</b>	<b>301,3</b>	<b>231,1</b>
Market based	271,5	259,3	231,7	301,3	231,1
Location based			217,0	295,2	218,2
<b>Scope 3: Other indirect emissions</b>			<b>85,0</b>	<b>306,9</b>	<b>231,5</b>
Acquisitions					
Property maintenance and service				28,7	28,9
Renovations and repairs				187,7	107,9
Water					
Water, sewage treatment**				0,6	0,7
Water, water production**				0,01	0,01
Waste**				4,6	5,6
Electricity for capital rental properties***			40,2	41,9	41,4
District heating for capital rental properties***			44,8	43,4	45,4
Waste from capital rental properties****					1,6
<b>Total emissions</b>	<b>466,0</b>	<b>464,9</b>	<b>507,9</b>	<b>796,1</b>	<b>642,8</b>
Specific emissions, kgCO <sub>2</sub> e/m <sup>2</sup> *****				29,5	24,8

\* In the combined figure, a market based figure has been used.

\*\* The calculation includes properties where Onvest Development is responsible for maintenance.

\*\*\* In capital rental properties, electricity and heat are the tenants' responsibility.

Included in the calculation are two properties with estimated average consumption readings.

\*\*\*\* One capital rental object is included in the calculation.

\*\*\*\*\* Scope 1 and 2 emissions are included in the calculation

Energy and water consumption*	2018	2019	2020	2021	2022
Electricity consumption, MWh	1223,6	1293,5	1203,0	1180,7	1131,5
District heat consumption, MWh	1690,1	1587,8	1400,0	1904,2	1407,8
Water consumption, m <sup>3</sup>	2694,9	191,4**	1688,0	1414,2	1609,1

The numbers are absolute consumption readings

\*Does not include capital rental properties

\*\* Information incomplete for one property

# Risks of climate change

Risk type	Risk	Time frame	Possible economic impact, means to adapt and mitigate the impact
Physical risk (clear risk)	Temperature	Medium	The increasing need for cooling in properties increases energy consumption. Temperature rise and heat load may require investments, for example, in cooling systems, sun protection, and greenery. Thermal expansion may cause unexpected damage to the structures of properties. Additionally, extreme weather events may put a strain on property structures. We believe that by keeping our properties well-maintained and up to date, we can anticipate many changes.
Physical risk (potential)	Wind	Medium	Stronger winds can create a need to protect and design property structures differently in the future. For example, wind can cause water to enter the structures of properties. In maintenance, we regularly inspect the condition of the properties and identify any potential risk structures.
Physical risk (potential)	Water	Long	The increasing occurrence of heavy rainfall should already be taken into account in the construction and design of property structures. In our properties, measures have been taken to address issues such as stormwater management. In maintenance, we regularly inspect the condition of the properties and identify any potential risk structures.
Physical risk (small)	Landmasses	Long	We already take into account the risks associated with soil masses during the construction phase of our properties. In maintenance, we regularly inspect the condition of the properties and identify any potential risk structures.
Transition risk	Legislation	Medium	Changes in legislation bring about investment needs, especially in older property stock. We actively participate in various committees of Rakli (Finnish Association of Building Owners and Construction Clients) and engage in industry events. As a small and agile operator, we have the opportunity to make changes quickly. We believe that anticipation and phased implementation of changes over a longer time frame help us keep our properties up to date and maintain their market value.
Transition risk	Technology	Medium	Tighter requirements, such as those related to energy efficiency ratings, may result in costs and investments in building services. If the need for renewable energy sources increases, we will continue to choose equipment that is durable and already takes future needs into account. We believe that by keeping our properties well-maintained and up to date, we can anticipate many changes.
Transition risk	Market area	Medium and short	The demands of tenants are increasing regarding energy efficiency and sustainability. It is important to stay up to date with the requirements placed on commercial spaces and the needs of tenants.ta vaatimuksista ja vuokralaisten tarpeista.
Transition risk	Reputational risk	Short	We believe that it is important to practice what we preach. If we do not adapt to changes and act irresponsibly, it would quickly reflect in our business.

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