



SUSTAINABILITY AND CLIMATE NEUTRALITY TARGETS IN CONSTRUCTION PROJECTS

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**Building
for life.**

A person wearing a blue jacket and a blue cap is sitting in a hammock. The hammock is strung between a large tree on the left and a brick building in the background. The person is looking away from the camera towards the background. In the background, there is a crowd of people, some sitting on the ground, and a brick building with a large chimney. The scene is outdoors, possibly at a festival or community event, with trees and buildings visible in the background.

**"We shape our buildings
and thereafter they shape us."**

-Winston Churchill



Kuva M. Airaksinen

Real Estate and Construction sector in Finland

- 83% National wealth
- 60% Investments
- 15% GDP gross domestic product
- 20% Employment
- 35% Energy Consumption
- 32% CO2 ekv emissions
- 30-50% raw materials (more than any other industry)

Sustainably profitable

SRV's strategy 2024-2027

OUR OBJECTIVE

We seek to build a lifecycle-wise environment by listening to our customers and other stakeholders

CUSTOMER PROMISE

By listening, we build wisely.

STRATEGIC OBJECTIVES

- Increase shareholder value
- Provide an excellent customer experience
 - Be a desired employer
 - Mitigate climate change

STRATEGIC PRIORITIES

- A portfolio that is optimised for market conditions and risk management
 - Lifecycle-wise construction
 - Customer work that produces value
 - Efficiency and digitalisation
- Corporate culture, people and expertise

MEGATRENDS

Accelerating climate change

Denser cities

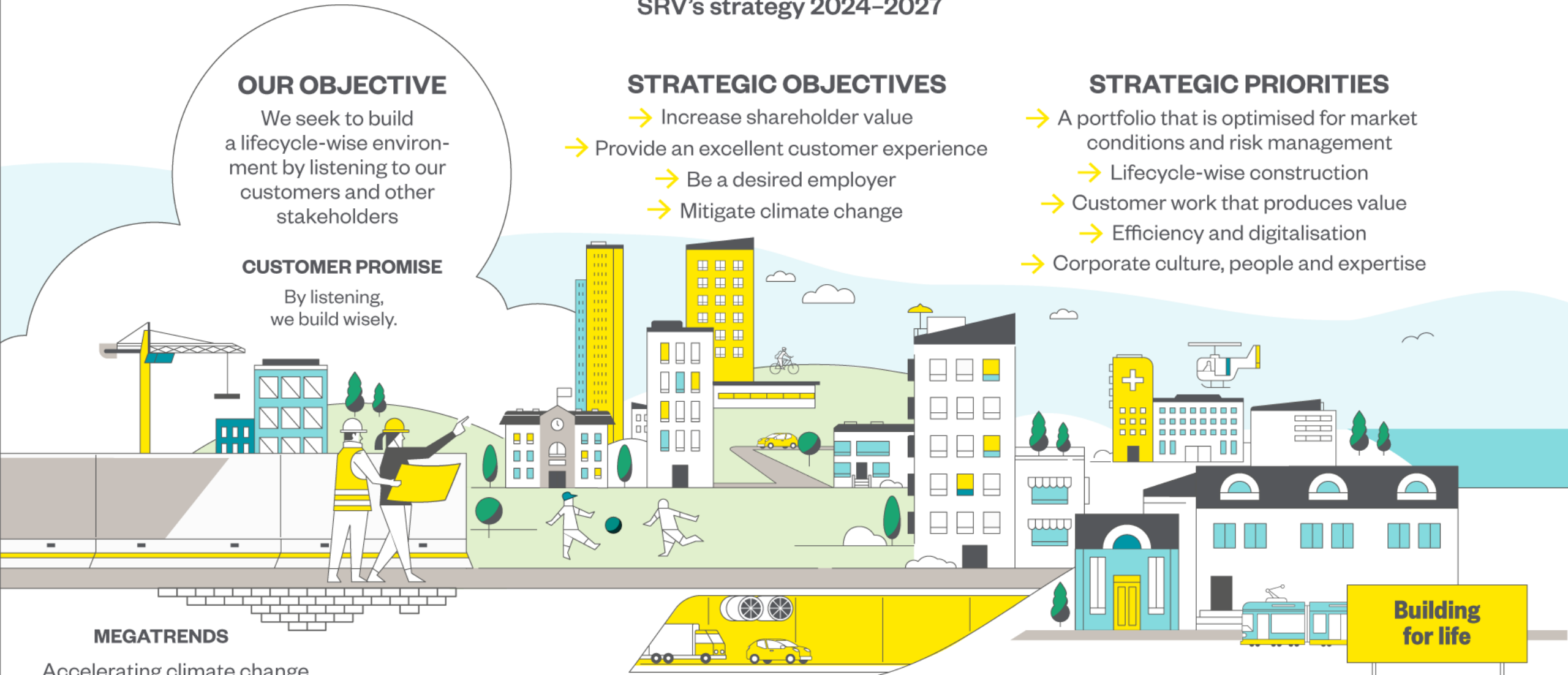
Accelerating digitalisation

VALUES

Sustainability • Enthusiasm at work • Courage in development • Result driven • Open cooperation

Building
for life

SRV





Our strategic goals

We want to mitigate climate change.

One of our strategic programs focuses on life cycle wise construction, where focus areas are:

- Environment, People and Economical value

Our KPIs:

- Green Turnover
- CO2 emissions
- Waste recycling rate

In scope 1+2 Climate neutrality 2030

In scope 3 -25% by 2030 and zero carbon target 2050

Sustainability 2024

Environment



E

Climate change
Biodiversity
Circular economy

1. The share of our **green turnover** is over 80% in our own development projects
2. We decrease our CO2 emissions according to Paris agreement and we increase our **carbon handprint**
3. 80% of our projects will create **Positive carbon handprint** and we protect **biodiversity**

Social



S

Safety
Clients
Personnel

1. Lost Time Injury Frequency **10**, vision: zero injury
2. **NPS B2C 39, B2B 54 and our actions according to our customer promise** “By listening, we build wisely” based on client evaluation at level 8.2/10 B2C, 8.5/10 B2B
3. **We improve our personnel eNPS 10 %** compared to year 2023 and we want to be an attractive employer by the year 2025

Governance



G

Management

1. We include **ESG criteria** in our yearly incentives and in the long term incentives
2. All our personnel will complete the **code of conduct** course yearly
3. **All our contractors** will go through our ESG criteria and we have **audited** all our relevant stakeholders by 2025

SRV Group Plc has agreed on a revolving credit facility of EUR 40 million tied to sustainability objectives

SRV GROUP PLC STOCK EXCHANGE RELEASE 26 APRIL 2023 AT 14:00 EEST

SRV Group Plc has agreed on a revolving credit facility of EUR 40 million tied to sustainability objectives

SRV Group Plc has agreed on a committed, unsecured revolving credit facility (RCF) amounting to EUR 40 million with its key lenders (Danske Bank, Nordea, OP, Swedbank). The RCF matures in two years with an optional one-year extension. It replaces the financing facility signed in April 2022, which included a EUR 30 million committed revolving credit facility, a EUR 40 million committed project financing facility and a EUR 63 million non-committed project financing facility. Going forward, project financing will be negotiated bilaterally with banks in accordance with normal market practices.

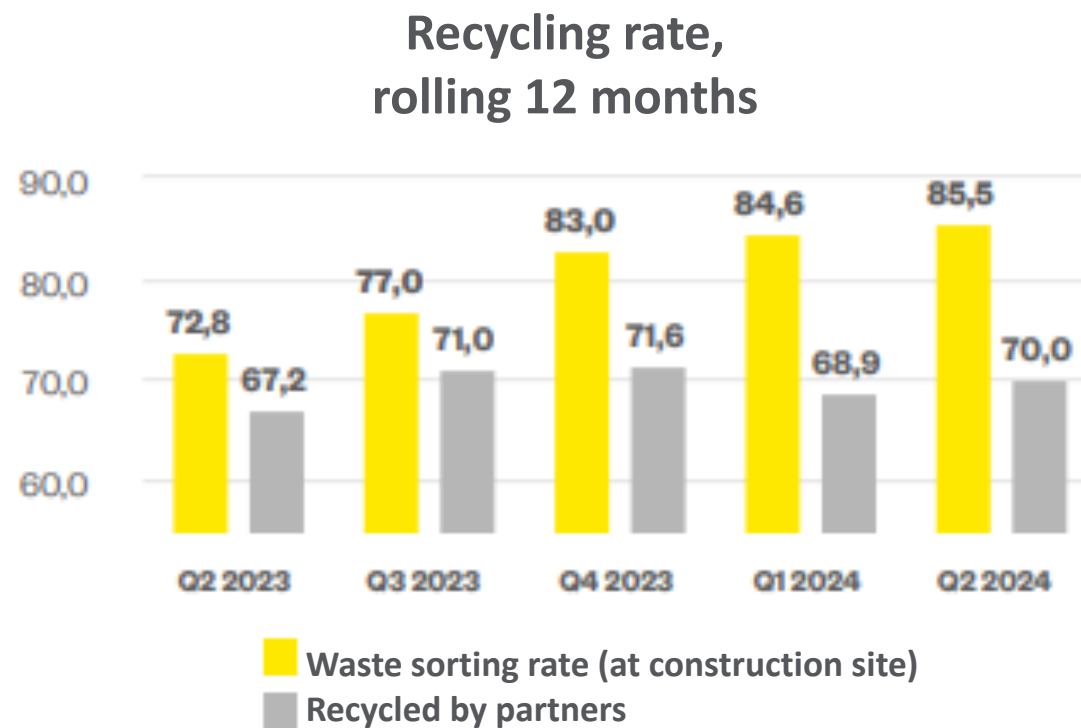
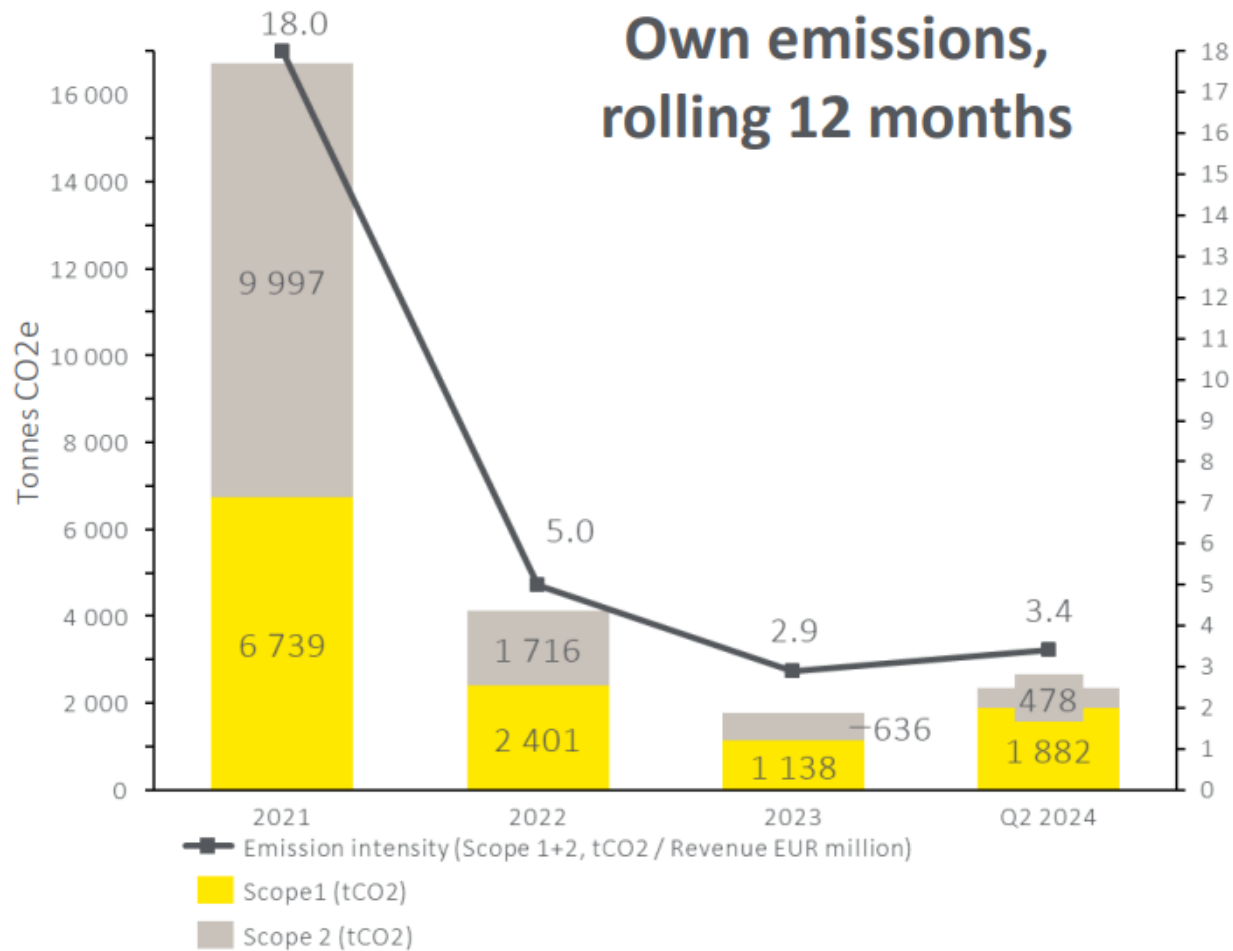
The interest margin of the revolving credit facility is tied to three of SRV's key sustainability objectives: carbon dioxide emissions from the operations of both, the company and also its partner network and the accident frequency rate (LTIF). The financial covenants are equity ratio, gearing, minimum operating margin and minimum liquidity (in the previous RCF, the minimum cash).



KPIs for the construction site

Our own emissions, Scope 1+2

- Energy procurement, all energy certified zero carbon energy
- Electricity, mixture of renewables and nuclear
- Ground source heating in use already for the construction site (planning important!)
- District Heating, always when zero emission DH available
- Biofuels and electrical machinery
- If the project fails to by zero emission energy, the project will pay for forest planting



Our product: Buildings

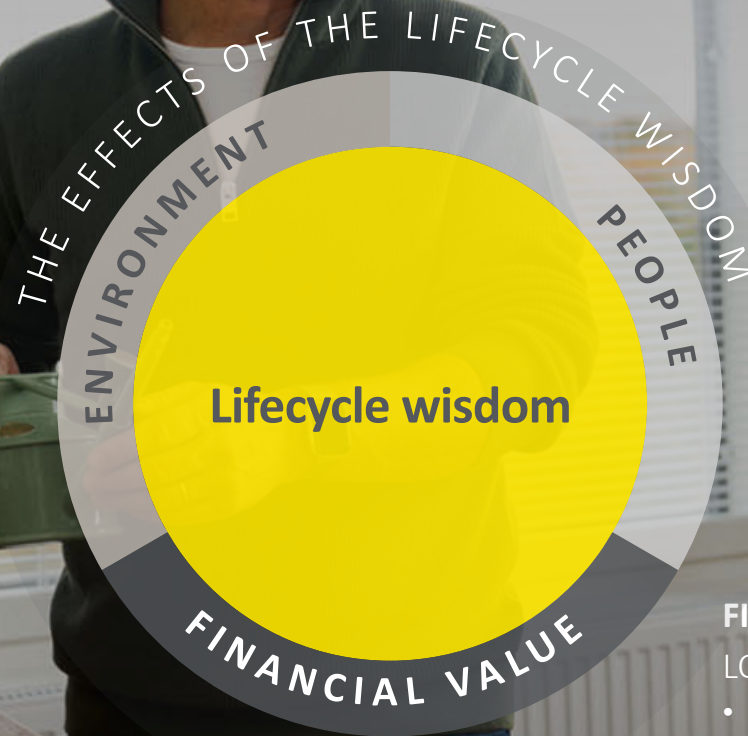


Lifecycle wisdom creates value – it is SRV's way of building

ENVIRONMENT

THE AIM IS THE LOWEST POSSIBLE CARBON FOOTPRINT

- Emission-free construction site
- 99% waste recovery
- Renewable energy
- Energy recycling
- Energy Class A
- 30–50% decrease in water consumption
- 15–40% decrease in material consumption
- Biodiversity



PEOPLE

BETTER WORK AND LIVING ENVIRONMENTS

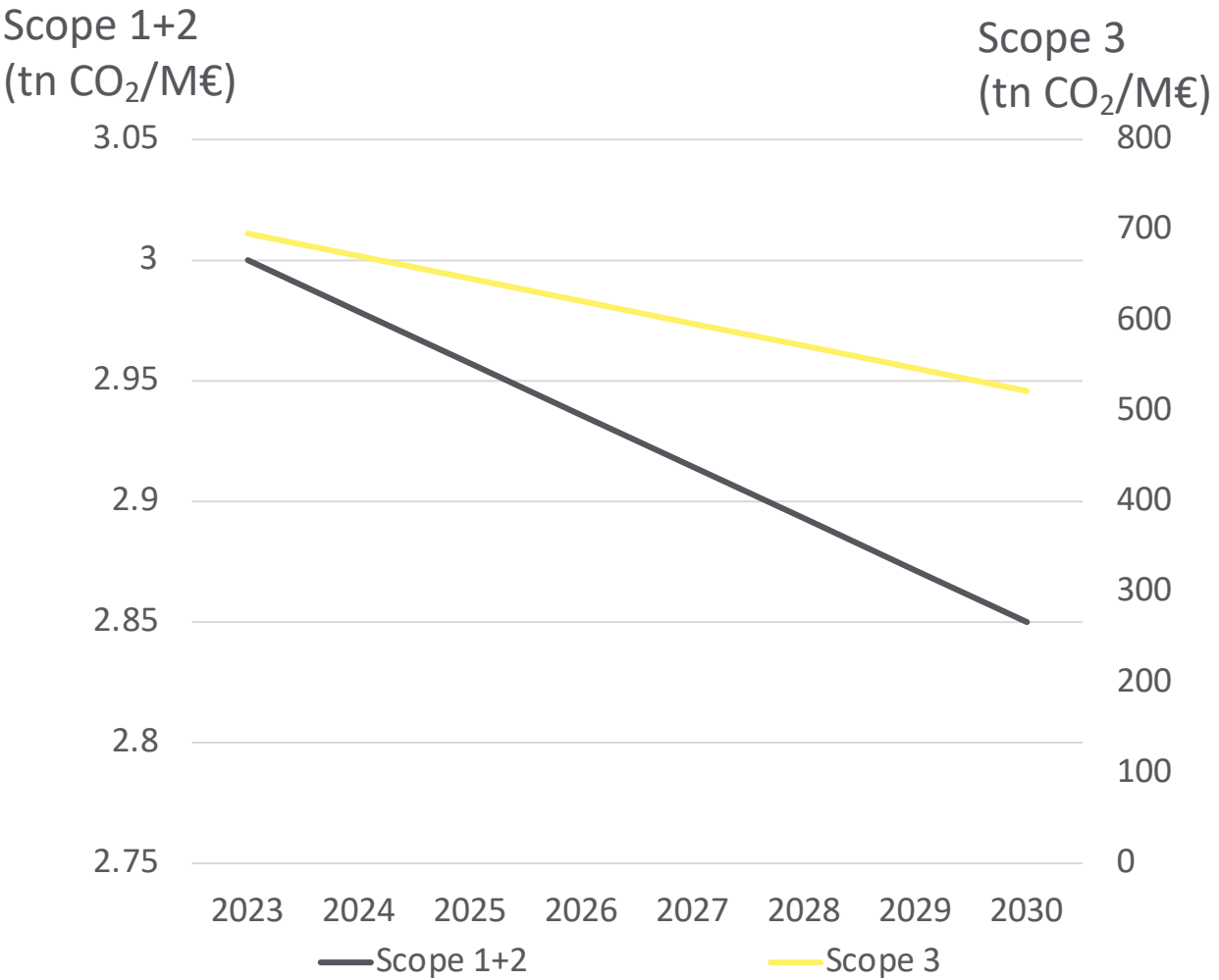
- Indoor air classification
- WELL certification
- Flexible and multifunctional premises
- Revitalising urban green spaces
- Plenty of natural light
- Haptic environment
- Good accessibility
- Local services

FINANCIAL VALUE

LOWER IN-USE COSTS AND ATTRACTIVE INVESTMENT

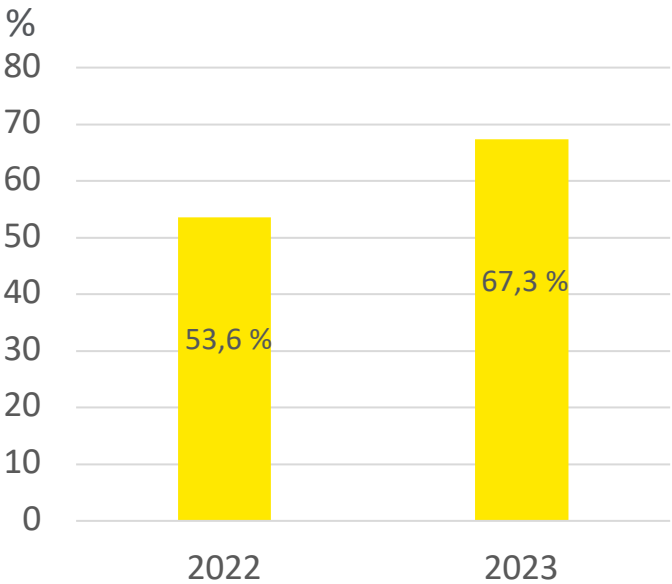
- LEED, BREEAM or RTS certified
- 25–35 % lower lifetime costs
- Demand-side management and reserve power
- 8-12 % green premium
- 8 % increase in occupancy rate

KPIs



Green turnover

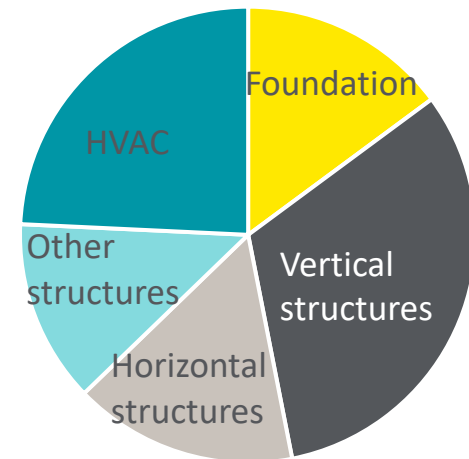
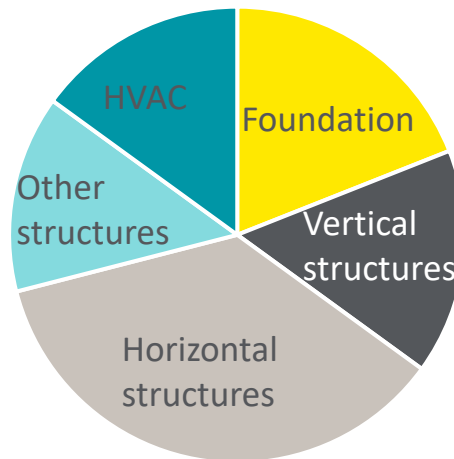
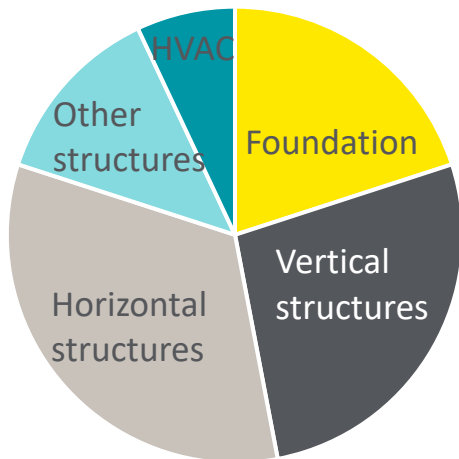
(Taksonomy aligned and/or certified (e.g. LEED Platinum, BREEAM Outstanding))



Embodied CO₂

Reducing Embodied CO₂:

1. Design
2. Reduced need and circular economy
3. Low carbon materials



Example, Carbon negative concrete

- Carbon negative concrete by combining an efficient carbonation process with low-carbon binders.
- Carbonation of steel industry slags and side-streams from the paper industry.
- Carbon footprint is negative: -60 kg CO₂ per 1 m³ concrete. In a typical concrete the carbon footprint is 250–300 kg CO₂/m³
- VTT Spin-off Carbonaide Oy



<https://www.vttresearch.com/en/news-and-ideas/carbonaide-aims-carbon-negative-concrete-technology>

Wood

Re-used building components

- CE marking
 - Harmful substances
 - Quality and quantity of recycled components
 - Time table, storages, logistics
 - Business models
-
- Helsinki circular economy cluster, quality checks
 - tiles
 - steel
 - windows
 - doors
 - Roof tiles
 - <https://testbed.hel.fi/kiertotalous/kirjasto/ehjana-irrotettujen-rakennustuotteiden-uudelleenkaytto-on-nyt-helpompaa/>



KPIs for projects

- Carbon footprint (at least 10-20% lower than building permit)
 - Planning and use of materials
 - Green procurement (CO₂ and share of non-virgin materials)
- Energy (A-class)
 - Always renewables
 - Demand side management
- Flexibility of spaces
 - Multipurpose use, sharing spaces (HVAC systems)
- Recycling and minimising waste (recycling rate 80%)
- Climate change adaptation
 - Mitigation, flooding, biodiversity
- Taxonomy aligned



Green materials and procurement

9.9.2024

Content declaration:

Product components	Weight, %	Post-consumer material, weight-% (of product)	Pre-consumer material, weight-% (of product)	Renewable material, weight-% (of product)
ISOVER Standard	100%			
Mineral materials	20 - 30	0	0	0
Recycled glass	73	60	13	0
Binder	2 - 10	0	0	1
Additives	0 - 1	0	0	0
Packaging materials	Weight, kg/DU	Weight-% (vs the product)		
Polyethylene	0,013	2,5%		
Wooden pallet	0,025	4,7%		
Others	0,001	0,1%		

At the date of issue of this declaration, there is no "Substance of Very High Concern" (SVHC) in concentration above 0,1% by weight, and neither do their packaging, following the European REACH regulation (Registration, Evaluation, Authorization and Restriction of Chemicals).

The verifier and the program operator do not make any claim nor have any responsibility of the legality of the product.

Recycled material content in Ruukki Alajärvi sandwich panels

We declare the recycled content percentages as stated below for the following Ruukki sandwich panel products manufactured in Alajärvi:

Sandwich panel type	Total recycled material content according to ISO 14021	Post-consumer recycled content	Pre-consumer recycled content	Total recycled material content in LEED
SPA E Life 150	40,4 %	28,9 %	11,5 %	34,7 %
SPA E Life 200	44,0 %	32,4 %	11,6 %	38,2 %
SPA E Life 230	46,1 %	34,5 %	11,6 %	40,3 %
SPA E 100	7,3 %	1,4 %	5,9 %	4,3 %
SPA E 125	6,4 %	1,2 %	5,2 %	3,8 %
SPA E 150	5,7 %	1,1 %	4,6 %	3,4 %
SPA E 175	5,3 %	1,0 %	4,3 %	3,2 %
SPA E 200	4,9 %	0,9 %	4,0 %	2,9 %
SPA E 230	4,4 %	0,8 %	3,6 %	2,6 %
SPA EE 200	5,5 %	1,0 %	4,4 %	3,3 %
SPA EE 230	5,1 %	1,0 %	4,1 %	3,0 %
SPA EE 300	4,2 %	0,8 %	3,4 %	2,5 %
SPA F&S 100	6,1 %	1,2 %	4,9 %	3,6 %
SPA F&S 125	5,3 %	1,0 %	4,3 %	3,1 %
SPA F&S 150	4,7 %	0,9 %	3,8 %	2,8 %
SPA F&S 175	4,3 %	0,8 %	3,4 %	2,5 %
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Increasing well-being, biodiversity and resiliency in a dense urban environment

Biologically rich area with local species (genetically heterogeneous), over 52 species

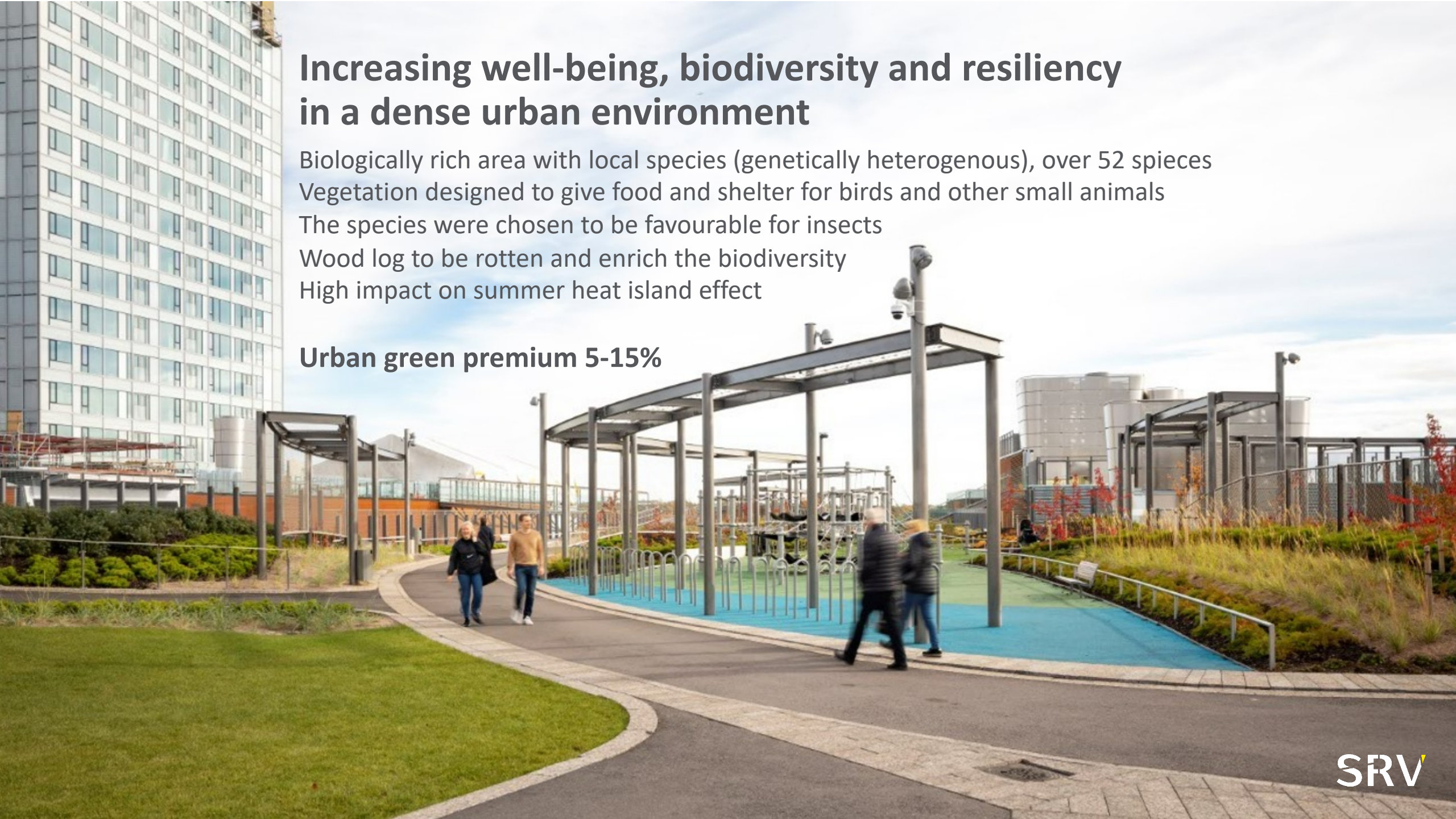
Vegetation designed to give food and shelter for birds and other small animals

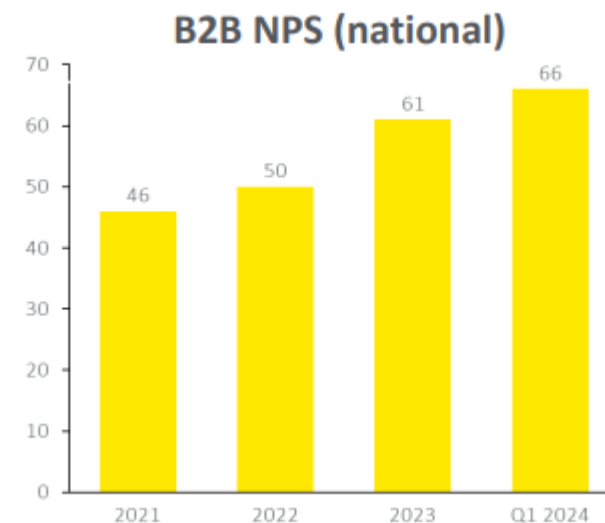
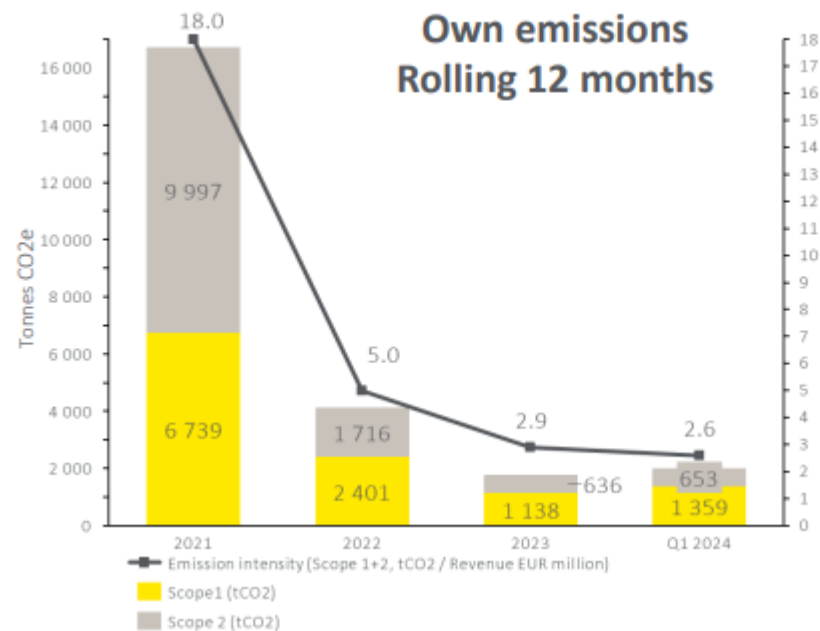
The species were chosen to be favourable for insects

Wood log to be rotten and enrich the biodiversity

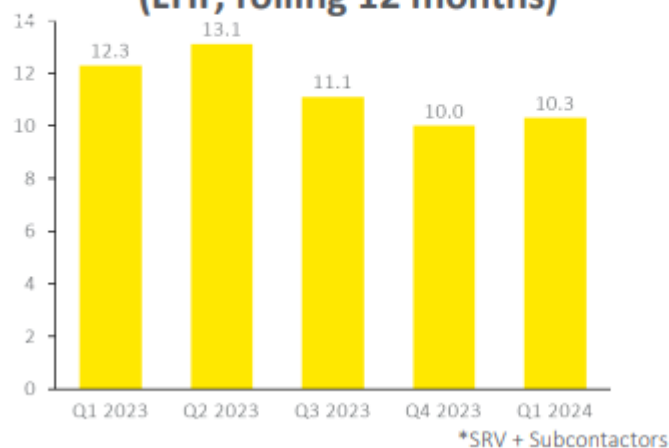
High impact on summer heat island effect

Urban green premium 5-15%

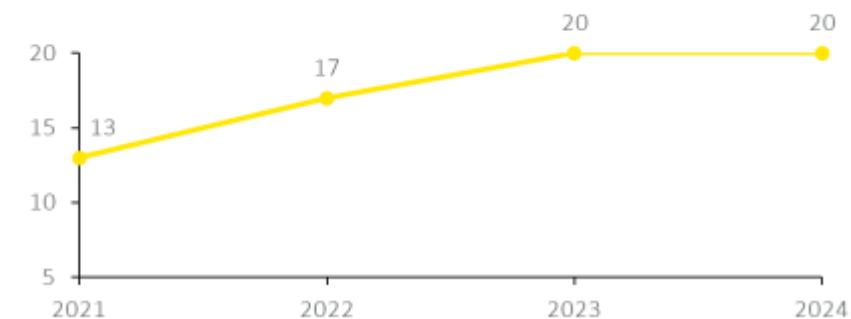




Lost time incident frequency rate (LTIF, rolling 12 months)*



Employee Net Promotes Score (eNPS)



Value for users and owners

8–12%	Green premium, sale
6–8%	Green premium, rental
4–8%	Healthy building premium, sale

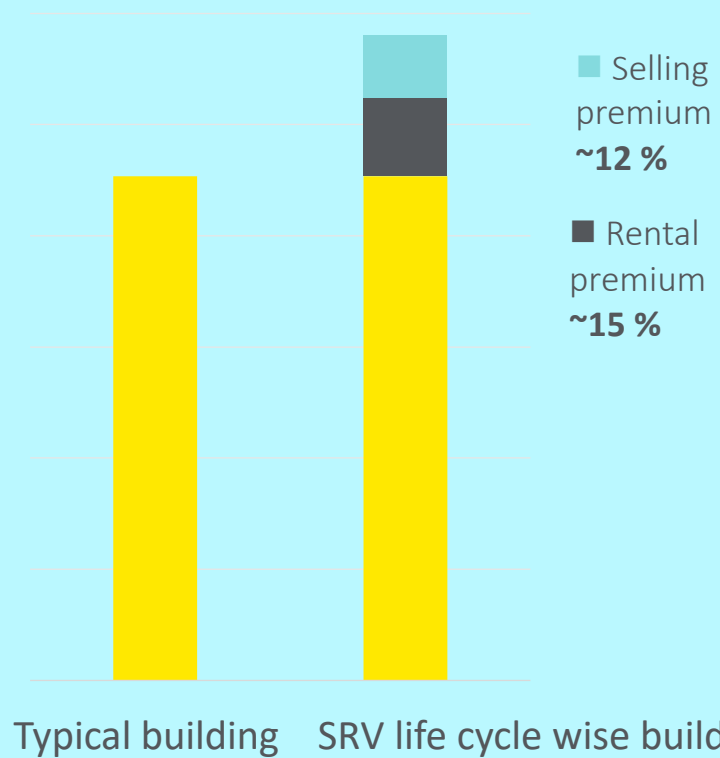
8%	Higher occupancy rate at rental
20%	Lower energy consumption
4%	Increased value of the property when renewable energies are integrated

Sources:

JLL Global Research - Return on Sustainability (2022)

CBRE – The Value of Sustainable Building Features (2023)

Office building in Helsinki metropolitan area



Since 2022 SRV is planting every year 16 700 trees, which equals 10 000 CO₂

THE BEST TIME
TO PLANT A TREE
WAS 20 YEARS AGO.
THE NEXT BEST TIME
IS TODAY.

-Chinese proverb



Thank you

SRV

