

Asset level climate risk assessments in Sponda properties

Asset level climate risk assessments are part of Sponda's wider organization level climate risk management process. At organizational level, climate risks are assessed and reported following the requirements of TCFD. Latest climate related risk and opportunities report can be found within Sponda's annual sustainability review. Sponda's climate targets are validated and approved by the SBTi (Science Based Targets initiative).

Relevant risks and opportunities caused by climate change have been examined for selected Sponda's properties presented on the following page.

Physical climate risk assessments have been carried out following the requirements of the EU taxonomy (delegated act (EU) 2021/2139) with specific time horizons, climate change scenarios and best practice and available guidance and methodologies.

Transitional risks have been analysed using the CRREM (Climate Risk Real Estate Monitor) tool. In addition, transitional and social climate risks have been assessed for most BREEAM In-Use certified properties.

Adaptation measures have been identified based on the risk assessments. Adaptation measures have partly been implemented or have been scheduled to be implemented during the following 5 years.

Physical climate risks



Most important identified risks:

- temperature related: rising temperatures and heat waves and the increased need for space cooling and cooling capacity
- water related: storm water flooding and increased moisture strain for structures with weakening conditions for drying

Mitigation measures:

- conducting asset level detailed flood risk assessments with future climate projections
- assessing and improving cooling capacity in properties in future conditions
- ESG design guidelines were updated to include climate related risks that should be considered in projects
- checking the drainage capacity of flat roofs and terraces, water routing and the functionality of the backup system during property managers' annual site visits
- Compiling action plan and process for flood situations

Transitional climate risks



Most important identified risks:

- reducing CO₂ emissions
- improving material efficiency and advancing circular economy

Mitigation measures:

- Sponda energy efficiency programme and updated carbon neutrality roadmap
- Carbon neutrality target year was revised to 2025 (energy use: scopes 1 and 2)
- ESG design guidelines were updated with emphasis on circular economy and life cycle CO₂ emissions setting embodied emission thresholds for major renovations and new construction projects
- Green procurement guidelines in use in property management and development projects
- Setting net-zero target

Social climate risks



Most important identified risks:

- health related: thermal comfort during heat waves and indoor air issues caused by increased humidity and poor drying conditions of structures
- work related exploitation in property management and maintenance industries

Mitigation measures:

- Sponda Indoor working group and management model and process
- physical risk assessments and adaptation measures for thermal comfort and water management
- Sponda human rights DD and risk management process including action plan for salient risks
- policies and processes such as Code of Business Conduct
- ESG audits on Sponda's construction sites and property maintenance

Asset level climate risk assessments in Sponda properties

List of properties where asset specific climate risk assessments have been carried out

Asset name	Address	City
Koy Arkadiankatu 4-6	Arkadiankatu 6	Helsinki
Koy Bulevardi 1	Bulevardi 1/Mannerheimintie 2	Helsinki
Koy Dianapuisto	Erottajankatu 7	Helsinki
Koy Fabianinkatu 23	Fabianinkatu 23	Helsinki
Koy Helsingin Erottajanmäki	Erottajankatu 5	Helsinki
Koy Helsingin Kaivokatu 8 (Citycenter)	Kaivokatu 8	Helsinki
Koy Helsingin Kalevankatu 30	Kalevankatu 30	Helsinki
Koy Helsingin Pieni Roobertinkatu 9	Pieni Roobertinkatu 9	Helsinki
Koy Kasarmikatu 36	Kasarmikatu 36, Korkeavuorenkatu 35-37	Helsinki
Koy Helsingin Forum	Mannerheimintie 16, 18, 20, Yrjönkatu 29	Helsinki
Koy Yrjönkatu 31	Yrjönkatu 31	Helsinki
Koy Mannerheimintie 6	Mannerheimintie 6	Helsinki
Koy Mansku 4	Mannerheimintie 4	Helsinki
Fennia-block (Koy Kaisaniemenkatu 2B, Helsingin Vuorikatu 14, Mikonkatu 17, Mikonkatu 19, Mikonlinna, Paulon) Talo	Kaisaniemenkatu 2B, Kaisaniemenkatu 4, Mikonkatu 15-19, Vuorikatu 14	Helsinki
Koy Pieni Roobertinkatu 7	Pieni Roobertinkatu 7	Helsinki

Asset name	Address	City
Koy Unioninkatu 18	Unioninkatu 18	Helsinki
Koy Unioninkatu 20-22	Unioninkatu 20-22	Helsinki
Koy Unioninkatu 24	Unioninkatu 24	Helsinki
Koy Vilhonkatu 5	Arkadiankatu 6	Helsinki
Koy Iso Roobertinkatu 21-25	Bulevardi 1/Mannerheimintie 2	Helsinki
Koy Helsingin Sörnäistenkatu 2	Sörnäistenkatu 2	Helsinki
Koy Ratinan Kauppakeskus	Vuolteenkatu	Tampere
Koy Tulli1 (Tulli Business Park)	Åkerlundinkatu 11 A-D	Tampere
Koy Elovainion kauppakiinteistöt (Shopping center Elo)	Elotie 1	Ylöjärvi
Koy Kalkkipellontie 6*	Kalkkipellontie 6	Espoo
Koy Kaisaniemen metrohalli*	Vuorikatu 12	Helsinki
Koy Heimola*	Yliopistonkatu 5	Helsinki
Erottajan pysäköintilaitos Oy*	Yrjönkatu 3 A	Helsinki
Koy Helsingin Valimotie 27	Valimotie 27	Helsinki

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Asset name	Address	City
Koy Ratapihantie 11	Ratapihantie 11	Helsinki
Koy Kumpulantie 11*	Kumpulantie 11	Helsinki
Koy Helsingin Silkkikutomo*	Laivalahdenkatu 2 b	Helsinki
Koy Länsikeskus*	Pihatörmä 1	Espoo
SP-Kiinteistöt Oy*	Kutojantie 2	Espoo
Koy Espoon Upseerinkatu 1-3*	Upseerinkatu 1-3	Espoo
Koy Tampereen Hämeenkatu 18*	Hämeenkatu 18	Tampere
Koy Hämeenkatu 20*	Hämeenkatu 20	Tampere
Koy Kauppa-Häme*	Hämeenkatu 16	Tampere
Koy Tampereen Näsilinnankatu 39-43*	Näsilinnankatu 49-43	Tampere
Koy Säästötammela*	Itsenäisyydenkatu 17	Tampere
Koy Backaksenpelto*	Elannon tie 5	Vantaa
Koy Robert Huberin tie 2*	Robert Huberintie 2	Vantaa
Koy Miestentie	Miestentie 3	Espoo