




**Kojamo's EPRA
sBPR supplement
2019**





EPRA sBPR supplement

Kojamo Plc applies the European Public Real Estate Association's Sustainability Best Practices Recommendations for the first time in its Annual Report 2019. Kojamo's reporting covers **20** of EPRA's sBPR performance measures.

EPRA Overarching Recommendations

Organisational boundaries

Kojamo's Annual Report covers Kojamo's investment properties in rental use, 35,272 apartments at the end of 2019. Kojamo also has a limited amount of business premises in connection with its properties that are included in the reporting as well. In principle, Kojamo owns all investment properties included in the 2019 reporting. Kojamo's own office premises owned by Kojamo are also included in the performance measures. In Kojamo's financial reporting investment properties include both plots and development projects, however these are excluded from the sustainability reporting unless otherwise stated.

Coverage

The electricity, heating and cooling, water and carbon footprint performance measure cover 100% of Kojamo's rental apartment buildings.

The coverage of waste performance measures is approximately 96% of Kojamo's rental apartment buildings, development properties (Metropolia properties) and own premises. Waste management related data is provided by waste management companies that are used in Kojamo's properties.

Estimation of landlord-obtained utility consumption

All the data reported is based on actual consumption.

Third party assurance

Kojamo's environmental sustainability performance measures, social performance measures or governance performance measure have not been assured by a third party.

Boundaries – reporting on landlord and tenant consumption

Heating and cooling is included in the rent, which is a common market practice in Finland. Water is charged with a separate fixed fee. Tenant consumption of heating, cooling and water are therefore included in the performance figures.

The performance measures related to electricity cover the property electricity. The tenants of Kojamo owned properties make their own electricity contracts with an electricity provider of their own choice and this data is therefore not included in electricity performance measures.

Normalisation

Intensity performance measures are calculated by using the building specific cubic metres as denominators.

Segmental analysis

The performance measures are in line with the company financial reporting. In line with the company's financial reporting, Kojamo does not provide segmental analysis. Since Kojamo is a real estate company focusing on residential properties in Finland and more specifically in the Finnish growth centres, dividing reporting by geographical or property type is not relevant.

Disclosure of own offices

Kojamo's own offices are not reported separately.



Narrative on performance

Kojamo published its Sustainability report a part of its Annual Report 2019, which offers more information on Kojamo's past and future sustainability actions and performance.

Location of EPRA Sustainability Performance in the report

Kojamo has published its sustainability performance related key figures as part of its Annual Report 2019 (p. 32-35) and the corporate governance related data in Corporate Governance Statement 2019. The sustainability key figures table includes a reference to the EPRA sBPR code. Additionally a separate EPRA Sustainability Supplement Index table referring to information for the respective EPRA indicators has been published in this separate document.

Reporting period

Kojamo's reporting period for sustainability data is the same as Kojamo's financial data: The calendar year 1 January – 31 December 2019. The data has been published from year 2019, 2018 and 2017 when applicable and if not otherwise stated.

Materiality

Kojamo's materiality is discussed in Annual Report page 23.



EPRA Sustainability Index

sBPR	GRI	Indicator	Reference
Elec-Abs	302-1	Total electricity consumption	Annual Report, p. 32
Elec-LfL	302-1	Like-for-like total electricity consumption	Annual Report, p. 32
DH&C-Abs	302-1	Total district heating & cooling consumption	Annual Report, p. 32
DH&C-LfL	302-1	Like-for-like total district heating & cooling consumption	Annual Report, p. 32
Fuels-Abs	302-1	Total fuel consumption	<i>Not reported, not material for Kojamo</i>
Fuels-LfL	302-1	Like-for-like total fuel consumption	<i>Not reported, not material for Kojamo</i>
Energy-Int		Building energy intensity	Annual Report, p. 32
GHG-Dir-Abs	305-1	Total direct greenhouse gas (GHG) emissions	<i>Not reported, not applicable for Kojamo</i>
GHG-Indir-Abs	305-2	Total indirect greenhouse gas (GHG) emissions	Annual Report, p.32
GHG-Int		Greenhouse gas (GHG) emissions intensity from building energy consumption	Annual Report, p.32
Water-Abs	303-1	Total water consumption	Annual Report, p. 32
Water-LfL	303-1	Like-for-Like total water consumption	Annual Report, p. 32
Water-Int		Building water intensity	Annual Report, p. 32
Waste-Abs	306-2	Total weight of waste by disposal route	Annual Report, p. 32-33
Waste-LfL	306-2	Like-for-Like total weight of waste by disposal route	<i>Not reported</i>
Cert-Tot		Type and number of sustainability certified assets	Annual Report, p. 32

Diversity-Emp	405-1	Employee gender diversity	Annual Report, p. 33
Diversity-Pay	405-2	Gender pay ratio	<i>Not reported</i>
Emp-Training	404-1	Employee training and development	Annual Report, p.34
Emp-Dev	404-3	Employee performance appraisals	Annual Report, p.34
Emp-Turnover	401-1	New hires and turnover	Annual Report, p.33
H&S-Emp	403-2	Employee health and safety	Annual Report, p.34
H&S Asset	416-1	Asset health and safety assessments	<i>Not reported</i>
H&S-Comp	416-2	Asset health and safety compliance	<i>Not reported</i>
Comty-Eng	413-2	Community engagement, impact assessments and development programs	<i>Not reported</i>

Gov-Board	102-22	Composition of the highest governance body	Corporate Governance Statement 2019 Kojamo's website: Board of Directors
Gov-Selec	102-24	Process for nominating and selecting the highest governance body	Kojamo's website: Shareholders' Nomination Board
Gov-Col	102-25	Process for managing conflicts of interest	Corporate Governance Statement 2019