



TECHNOPOLIS

TECHNOPOLIS ESG REPORT 2025

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TECHNOPOLIS IN 2025

4

Countries

9

Cities

14

Campuses

1,200

Customers

More than
30,000

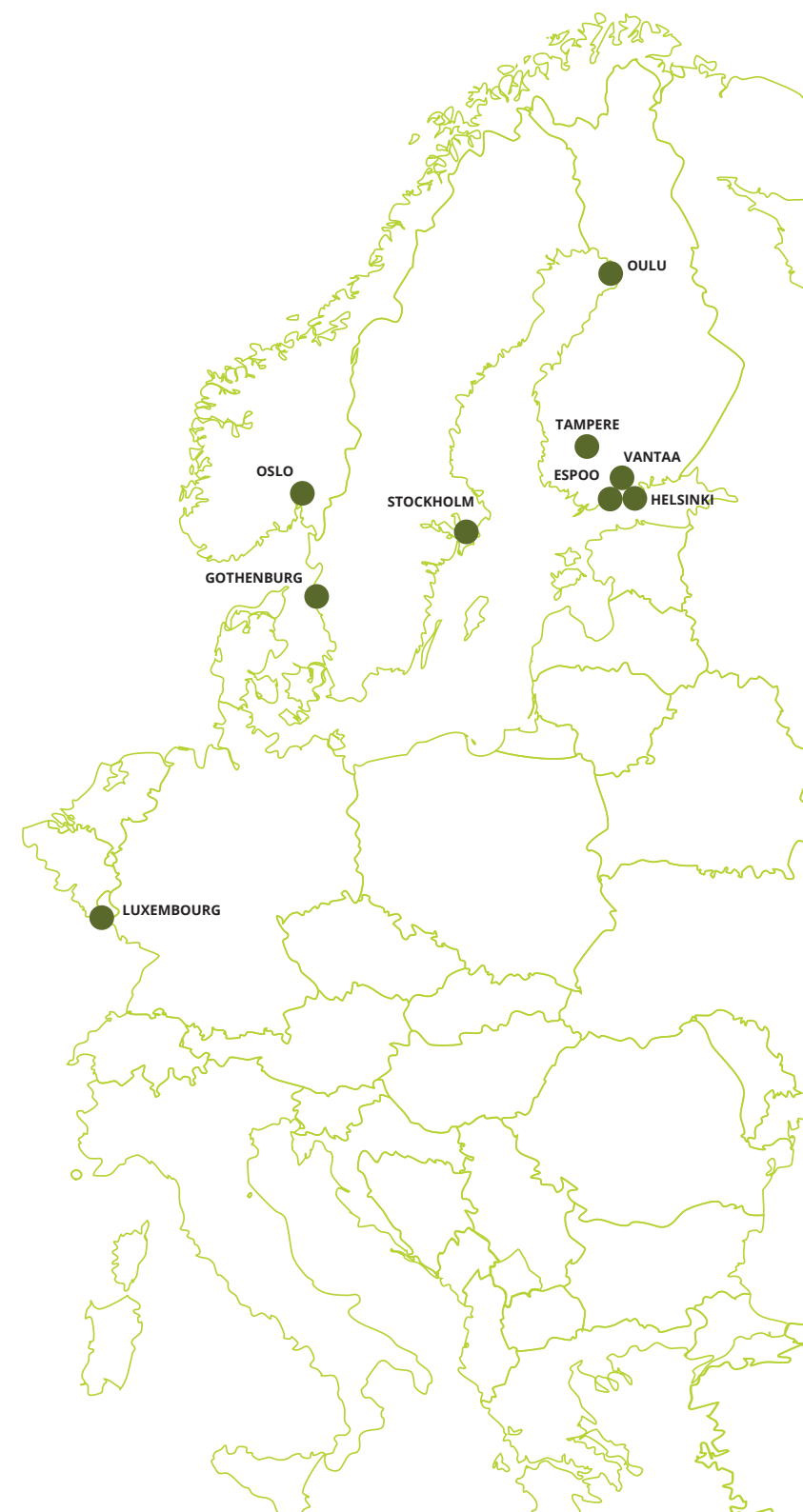
People use our spaces

4.2/5.0

Customer satisfaction

88%

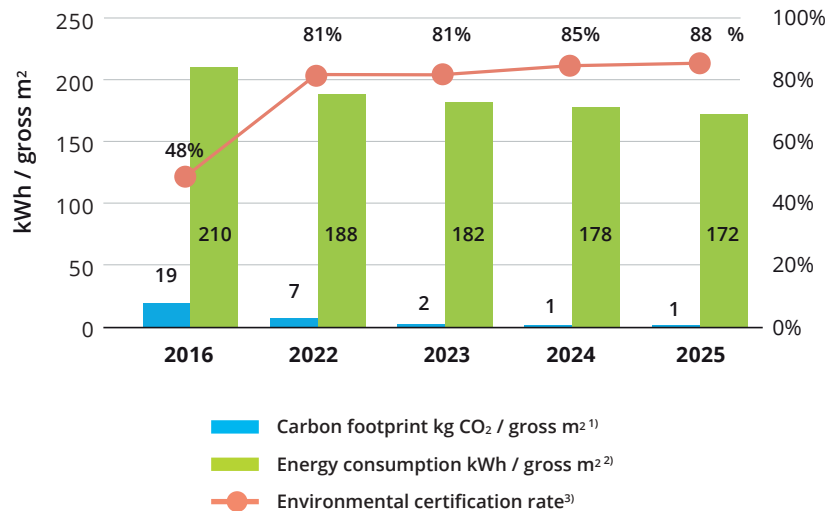
Green-certified buildings



HIGHLIGHTS OF THE YEAR

A sustainable work environment reduces our climate impact while creating value for our stakeholders, including our customers, employees, investors and the local communities in which we operate.

Sustainability KPIs



Current portfolio (historical data adjusted)

1) Scope 1-2 (energy procured by Technopolis)

2) The KPI excludes Luxembourg

3) Calculated as a percentage of gross building area and excludes parking structures, includes new development projects on track to achieve.

4) Procured by Technopolis

SUSTAINABILITY KPIs IN 2025



1 kg

CO₂ / gross m²
Carbon footprint



172

kWh / gross m²
Energy consumption



88%

Environmental
certification rate
in 2025



100%

Carbon-free
electricity⁴



4.2/5.0

Customer
satisfaction



CEO STATEMENT

Sustainability today influences every aspect of business – from daily operations to long-term strategy. Climate change, evolving regulation and rising expectations from customers, employees, investors and wider society require companies not only to manage their own impact, but also to contribute positively across their value chains in collaboration with others.

We support our customers’ sustainable operations through responsibly managed buildings and services. In line with this ambition, we are pleased to see that they view our sustainability work as supporting their ability to operate in a more sustainable and responsible manner. In our year-round customer satisfaction survey, customers gave a high score of 4.0 out of 5 to this question in 2025.*

In 2025 we updated our sustainability roadmap to strengthen our long-term sustainability direction and align its targets with evolving regulatory and stakeholder expectations. The updated sustainability roadmap combines commercial and sustainability drivers supporting resilient, efficient, and people-centric campuses.

The key themes in our roadmap focus on low environmental impact, resilient, and energy-efficient buildings that support the wellbeing, safety, and productivity of employees and tenants. We are committed to operating with integrity, and to collaborating with tenants, suppliers, and industry peers to promote sustainable business practices.

For the first time, we introduced a company-wide sustainability target for all Technopolis employees, covering areas such as energy use, recycling and customer experience, and reinforcing a shared focus on our sustainability priorities.

Lastly, I want to highlight that progress is achieved through close cooperation with key stakeholders, as well as through continuous learning and development. The strong engagement we see across our stakeholder network reinforces our belief that shared solutions create the greatest impact.



Niko Pulli
CEO, Technopolis

* “Technopolis supports your company in acting in a more sustainable and responsible manner (low carbon footprint, energy efficiency, recycling, environmental certifications, etc).”

OUR APPROACH TO SUSTAINABILITY

What does sustainability mean to Technopolis?

Sustainability is an integral part of Technopolis' core business and strategic decision making. It is closely linked to how we develop, manage, and operate our properties and services, with a strong focus on climate and energy efficient buildings, safe and healthy premises, and responsible business practices.

Our sustainability approach is guided by an understanding of both our impacts on people and the environment, as well as the financial risks and opportunities that sustainability matters create for Technopolis. These perspectives were assessed through a comprehensive double materiality assessment conducted in 2025, in line with the requirements of the Corporate Sustainability Reporting Directive (CSRD) and the European Sustainability Reporting Standards (ESRS). While the materiality assessment was carried out in accordance with ESRS, the remainder of this report does not follow the ESRS framework, although certain elements, such as Scope 3 greenhouse gas emissions calculations, have been incorporated.

The results of the assessment show that Technopolis' most material sustainability topics are centered around climate change and energy, circular economy, employee and customer wellbeing and safety, and good governance and responsible business conduct. These topics reflect where Technopolis has the most significant impacts and where sustainability related risks and opportunities are most relevant from a financial perspective.

Stakeholder engagement played a key role in the assessment. Employees, customers, investors, the owner, and management highlighted the importance of transparent reporting, reliable energy and emissions data, safe and healthy working environments, and compliance with regulations. These insights ensure that our sustainability work responds to stakeholder expectations and supports long-term business resilience.

Based on the results of the double materiality assessment, Technopolis has updated its sustainability roadmap, which is presented in this report. The strategy integrates sustainability into portfolio management, operations, and decision making, and focuses on the topics where Technopolis has the greatest impact and where stakeholder expectations are highest. The outcomes of the assessment guide the prioritisation of actions, targets, and reporting.

Technopolis categorises its sustainability impacts and actions under environmental, social, and governance (ESG) themes, reflecting the structure of the ESRS standards. To our Roadmap we have also added the "Sustainable partnerships" theme. Only topics assessed as material through the double materiality process are prioritised in this report.

Material topics

ESG area	Sustainability topic	Impact materiality	Financial materiality
Environment	Climate efficient properties	Positive impact	Financial opportunity
	Carbon dioxide emissions into the atmosphere	Negative impact	Financial risk
	Adaptation to climate change (weather resistance of buildings)	—	Financial risk
	Energy use	Negative impact	Financial risk
	Energy efficiency	Positive impact	Financial opportunity
	Water consumption	No significant impact (data relevance for stakeholders)	—
Social	Circular economy (material choices, recycled materials, demolition materials, adaptability)	Positive impact	Financial opportunity
	Waste	Negative impact	—
	Employee well being	Positive impact	Financial opportunity
	Customer well being	Positive impact	Financial opportunity
Governance	General safety in real estate	Negative impact	Financial risk
	Occupational safety of employees of suppliers and partners	Negative impact	Financial risk
	Good Business Conduct and Corporate Culture	Positive impact	Financial opportunity
	Supplier relations	Positive impact	Financial opportunity
	Corruption and bribery	—	Financial risk

This report applies the GRI Standards and the 2017 edition of the EPRA Best Practices Recommendations for Sustainability Reporting for the environmental KPIs presented. The company's financial period is the calendar year. More information on our reporting principles can be found on page 25.

Sustainability Roadmap, a summary



Sustainable Efficiency

Eco-efficient, healthy, and resilient spaces



Social wellbeing

Healthy and productive people



Sustainable Partnerships

Building sustainability together



Good governance

Values and ethics as foundation

IDEA

Ensure buildings operate with low environmental impact and are resilient, energy-efficient, and optimized for long-term asset performance.

Enhance the wellbeing, safety, and productivity of employees and tenants.

Collaborate with tenants, suppliers, and industry peers to promote sustainable business practices.

Operate with integrity, transparency, and accountability.

KEY PRIORITIES & DEVELOPMENT ITEMS

Energy efficiency – Ongoing development of intelligent optimisation systems to improve energy performance across the portfolio.

Carbon management – Use of carbon-neutral energy sources for operations where available, alongside measures to address value-chain emissions.

Environmental certificates – Broad coverage of environmental certifications across the property portfolio, majority of properties aligned with taxonomy EPC requirement.

Circularity – Guidelines in place to promote circular economy principles in customer renovations and fit-out activities.

Resilience – Climate-related risk considerations are integrated into maintenance activities and long-term property planning.

Workplace health & safety – Regular monitoring of indoor conditions. Actions for health and safety of employees, customers, suppliers and partners.

Employee well-being – Ensuring the well-being of own workforce.

Tenant experience – Support wellbeing through services, restaurants, and gyms.

Supplier responsibility – Follow up on occupational safety and human rights practices.

Tenant engagement – Inform clients of their office carbon footprint and promote sustainable use.

Supplier collaboration – Integrate sustainability into contracts and drive joint carbon reduction.

Industry cooperation – Active participation in sustainability related industry initiatives.

Ethical conduct – Strong code of conduct, anti-corruption practices and a values-driven culture are maintained through clear guidelines, training, and adherence to the Code of Conduct.

Supplier Code of Conduct – Strengthen inclusion and follow-up in contracts.

Continuous improvement

Priorities and targets revisited regularly as data quality and expectations evolve.

ENVIRONMENT

SUSTAINABLE EFFICIENCY

ECO-EFFICIENT, HEALTHY, AND RESILIENT SPACES

CARBON REDUCTION PATHWAY – GUIDING OUR ENVIRONMENTAL FOCUS

The cornerstone of our concept is space efficiency with shared spaces and services. Technopolis' renewed carbon reduction pathway is built on a reduction first approach, prioritizing energy efficiency, smart use of space and shared services to lower the environmental impact of our campuses. Smart office planning remains a key enabler for reducing emissions while supporting high-quality customer experience.

The carbon reduction pathway was updated in 2025 in connection with the Sustainability Roadmap update and covers Scopes 1, 2 and 3, defining ongoing actions, measures for 2026–2030, and clear 2030 targets. In setting the targets, the Science Based Targets initiative (SBTi) methodology has been used as a reference, although the targets have not been formally validated by SBTi.

The pathway focuses on proactively reducing energy demand, improving efficiency, and minimizing the need for compensation measures.

Scope 1 emissions relate to refrigerant leaks as Technopolis has no other material Scope 1 emission sources. A 20% reduction target is set for 2030 compared to 2016.

For Scope 2, Technopolis has achieved 100% renewable electricity, and from July 2025 onwards, 100% renewable district heating in Finland. The aim is to achieve a 99% reduction in Scope 2 emissions per square meter by 2030, with any remaining emissions planned to be compensated.

Reducing Scope 3 emissions is addressed through close collaboration with suppliers, customers and tenants. This includes more refined carbon footprint calculations, shared reduction targets, increased waste sorting and recycling, circular economy practices, and low carbon renovation solutions. By 2030, Technopolis aims to significantly reduce emissions from waste, customer renovations and other renovation activities compared to 2024.

Piloting new technologies and collaborating across the value chain remain essential to achieving Technopolis' long-term decarbonization goals, with targets revisited as carbon footprint calculations continue to develop.

In 2025, 99% of our procured energy came from carbon-neutral sources. Technopolis procures the vast majority of the energy used in its buildings.

Climate change transition plan

Technopolis has carried out a comprehensive assessment of climate-related transition and physical risks across its portfolio. The analysis was conducted in line with TCFD recommendations.

Climate-related risks were assessed over short-, medium-, and long-term time horizons, covering policy and legal, market, technology, reputational, and physical climate risks. Scenario analysis based on IPCC climate pathways was used to evaluate potential impacts under different transition and warming scenarios.

Transition risks identified relate primarily to tightening climate and energy regulation, increasing reporting and data requirements, technology choices and investment timing, energy price volatility, material availability, and evolving investor and tenant expectations.

Physical climate risks were assessed at a geographically representative level across the portfolio, focusing on rising temperatures and heat waves, heavy rainfall and flooding, extreme weather events, and longer term supply chain and material risks. The analysis indicates that physical climate risks are generally low to moderate at present, though they may increase over time without adaptation measures.

Based on the results of the climate risk and scenario analysis, Technopolis has incorporated identified risks, mitigation measures, and opportunities into its renewed sustainability roadmap, with the aim of ensuring that climate considerations are systematically reflected in long-term targets, actions, and investment priorities.

Mitigation and adaptation measures are integrated into asset management, maintenance planning, and investment decision-making. These include energy efficiency improvements, increased use of renewable energy, circular solutions in renovations, supplier engagement, and property-specific adaptation measures.

Technopolis monitors progress through defined climate-related metrics and targets, including energy efficiency and low-carbon energy use, which are reported as part of its sustainability reporting.

Carbon reduction pathway

	Ongoing actions	Actions for 2026–2030	Targets for 2030
SCOPE 1 Direct emissions	<ul style="list-style-type: none"> Track refrigerant leaks Explore possible solar panel locations 	<ul style="list-style-type: none"> New solar panel installations Phasing out refrigerants with high global warming potential On-site renewable energy pilots 	<ul style="list-style-type: none"> -20% emission reduction from refrigerants from base year 2016
SCOPE 2 Energy-related emissions	<ul style="list-style-type: none"> 100% renewable electricity¹⁾ Energy efficiency Smart monitoring 	<ul style="list-style-type: none"> 100% renewable district heating in Finland from 2025¹⁾ Explore and expand renewable district heating outside Finland Energy efficiency through innovations 	<ul style="list-style-type: none"> 100% carbon neutral energy¹⁾, with 99% reduction of scope 2 emissions per square meter from base year 2016, remaining emissions compensated Energy efficiency -8% from 2024
SCOPE 3 Partners and suppliers	<ul style="list-style-type: none"> Setting sustainability related targets together with partners Collecting carbon footprint calculations 	<ul style="list-style-type: none"> Developing carbon footprint calculation and setting carbon reduction targets together with suppliers Continuing efforts in increasing waste sorting and recycling in all campuses 	<ul style="list-style-type: none"> Driving the adoption of science-based targets with major suppliers, including maintenance, cleaning and IT and security Reducing the carbon footprint of waste by -15% from base year 2024
SCOPE 3 Tenant improvements and other renovations	<ul style="list-style-type: none"> Circular economy principles and adaptability Use of sustainable concept materials 	<ul style="list-style-type: none"> Develop carbon footprint calculation of customer renovations Internal guidance on circular economy and carbon footprint for customer renovations Calculating the carbon footprint of other renovations and encouraging circular economy practices 	<ul style="list-style-type: none"> -20% of customer renovations carbon footprint from base year 2024 -15% of other renovations carbon footprint from base year 2024

¹⁾ Procured by Technopolis

Continuing the culture of piloting and innovation!

Revisiting targets as carbon footprint calculations develop.

BUILDING CERTIFICATIONS

Third-party verified sustainability

Technopolis uses LEED and BREEAM environmental certifications as comprehensive, third-party verified tools to manage and improve the sustainability performance of its real estate portfolio. The schemes address a wide range of aspects, including energy and water efficiency, materials and resource use, indoor environmental quality, health and wellbeing, site sustainability, biodiversity, resilience, and responsible building management.

LEED and BREEAM certifications guide both new developments and the operation of existing buildings, helping to embed sustainability best practices across the portfolio and support Technopolis' long-term environmental and decarbonization goals. In 2025, 88% of Technopolis' gross building area was certified or on track for certification (excluding parking structures). The full list of certified buildings can be found on our [website](#).

Energy Performance Certificates (EPCs) and EU Taxonomy Alignment

Energy Performance Certificates (EPCs) are used to assess and monitor the energy efficiency of Technopolis' buildings and to support alignment with EU Taxonomy requirements. Currently, the majority of Technopolis' buildings meet the taxonomy criteria for energy efficiency, with 75% of Technopolis' gross building area achieving the required EPC rating.



Building certifications, core targets

SUSTAINABILITY ROADMAP

Focus area	2030 target	2025 result
Environmental certificates and EPC taxonomy	90% of gross building area covered by environmental certificates	88%
	Majority of Technopolis' buildings meet the taxonomy criteria for energy efficiency (measured by gross sqm)	Over 75% ¹⁾

1) The Gasperich campus has been assessed as meeting the EU Taxonomy energy efficiency criteria, as it has an A-rated energy performance classification (Classe de performance énergétique A).



ENERGY CONSUMPTION AND EFFICIENCY

Energy use optimization in focus

Energy efficiency is a top priority in the maintenance of our properties as it leads to significant savings in both carbon emissions and operating costs. We have continued actively developing energy-efficiency strategies for the existing portfolio in conjunction with our facility maintenance partners and other energy-efficiency experts. We have implemented the environmental goals of Technopolis as part of their contractual performance.

In 2025, Technopolis joined the next TETS agreement period (2026–2035), continuing its long-term commitment to energy efficiency after exceeding targets in the two previous periods. The target follows up the savings reached through energy efficiency measures (calculated impact, MWh).

The energy consumption of Technopolis' properties includes purchased energy, electricity, district cooling and heating, and solar power produced at the properties. Carbon-neutral energy is a priority for us. Of the energy procured by Technopolis in 2025, 99% was from carbon neutral sources. In addition to grid supplied energy, we generate electricity on site with solar panels, with installations further expanded in 2025.

The total energy intensity of the Group's properties was 172 kWh/gross square metre in 2025 and has decreased -3% from 2024.

Energy efficiency, core targets

SUSTAINABILITY ROADMAP

Focus area	2030 target	2025 result
Energy Efficiency	Energy efficiency reduction of 8%, compared to 2024 Ongoing use and development of intelligent optimization systems	-3% Technopolis increased the use of smart energy optimization solutions across existing properties

Energy (MWh)	Finland		Norway		Sweden		Luxembourg		Total		EPRA Sustainability BPR
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	
Total Electricity Consumption 1)	49 657	50 179	6 713	7 047	5 844	5 986	0	0	62 214	63 213	Elec-Abs
Common Area Electricity 1)	20 020	21 382	3 135	3 424	2 167	2 265	5 642	6 250	30 964	33 320	
Heat Consumption	35 542	38 722	4 178	4 619	5 508	6 285	6 000	5 332	51 228	54 959	DH-Abs
Normalized Heat Consumption	38 947	39 718	4 726	4 845	5 790	6 590	6 000	5 332	55 464	56 486	DH-Abs
District Cooling	2 513	2 854	2 371	2 337	2 661	3 129			7 545	8 319	DC-Abs
Fuels (MWh)									0	0	Fuel-Abs
On-site Energy Production (renewable)	640	596							640	596	
Total Energy Consumption	91 118	92 752	13 810	14 229	14 295	15 705			125 223	128 018	
Total Energy Intensity (KWh/gross m2)	183	187	129	133	164	180			172	178	Energy-Int
Change in intensity 2024/2025 %	-2%		-3%		-9%				-3%		
Building Energy Consumption	61 481	63 954	10 232	10 606	10 618	11 983	11 642	11 582	93 973	98 125	
Energy Intensity, Building Energy (kWh/ gross m2)	124	129	96	99	122	138	132	132	121	126	Energy-Int
Change in intensity 2024/2025 %	-4%		-4%		-11%		1%		-4%		

Total energy consumption and energy intensity are calculated with weather corrected (normalized) heat consumption for Finland, Norway and in Sweden. The energy intensity is calculated in two ways: with total electricity consumption and with common area electricity consumption (common area and building technical electricity), both intensity indicators include district heating and district cooling for whole building area, only grid bought electricity is included. The denominator in both of the indicators is gross area. 1) The total electricity consumption row includes the consumption in customer spaces (except in Luxembourg customer electricity is not mainly obtained nor tracked by Technopolis). Part of the reported common area electricity is based on estimated consumption. Read more from page 25.

CARBON DIOXIDE EMISSIONS

Carbon emissions, core targets

Technopolis has a solid track record in reducing emissions

Scope 1 (direct, on-site)

Scope 1 emissions relate to refrigerant leaks as Technopolis has no other material Scope 1 emission sources. The emission in 2025 totalled 344 kg CO₂e. Concerning on-site energy production we further expanded solar-panel installations in 2025.

Scope 2

The market-based scope 2 carbon footprint of all Technopolis properties in 2025, was 0,9kg CO₂e/gross square metre, and emissions totalled 697 metric tons. Since 2016, the carbon footprint of the energy consumption of Technopolis' properties per square metre has decreased by 95%. The change was due to an increased share of carbon-neutral energy procured and energy efficiency measures. We report the emissions for the energy we procure, the carbon dioxide disclosures are mainly based on the total energy consumption of all the spaces (with only few exceptions Technopolis acquires the energy consumed in its' buildings). Read more from page 22.

Scope 3

For Scope 3 emissions, Technopolis has established emission reduction targets for renovation activities and continues to refine calculations and implement reduction measures across customer renovations, investments, supply chains, and waste. Collaboration with partners is being strengthened to support broader science based target setting. For Scope 3 targets, further development of the calculation methodology may significantly affect target setting; however, setting targets is still important to enable effective monitoring and follow up.

SUSTAINABILITY ROADMAP

Focus area	2030 target	2025 result
Carbon emissions	<p>Scope 2: 99% reduction of market based scope 2 emissions per square meter from base year 2016</p> <p>Scope 3: Continue developing the calculation method of the carbon footprint of customer renovations and include circular economy guidelines</p>	<p>-95%</p> <p>Further development of the calculation has been initiated. Circular economy principles established.</p>

Carbon dioxide (tCO₂) EPRA: GHG-Dir-Abs, GHG, Indir-Abs, GHG-Int

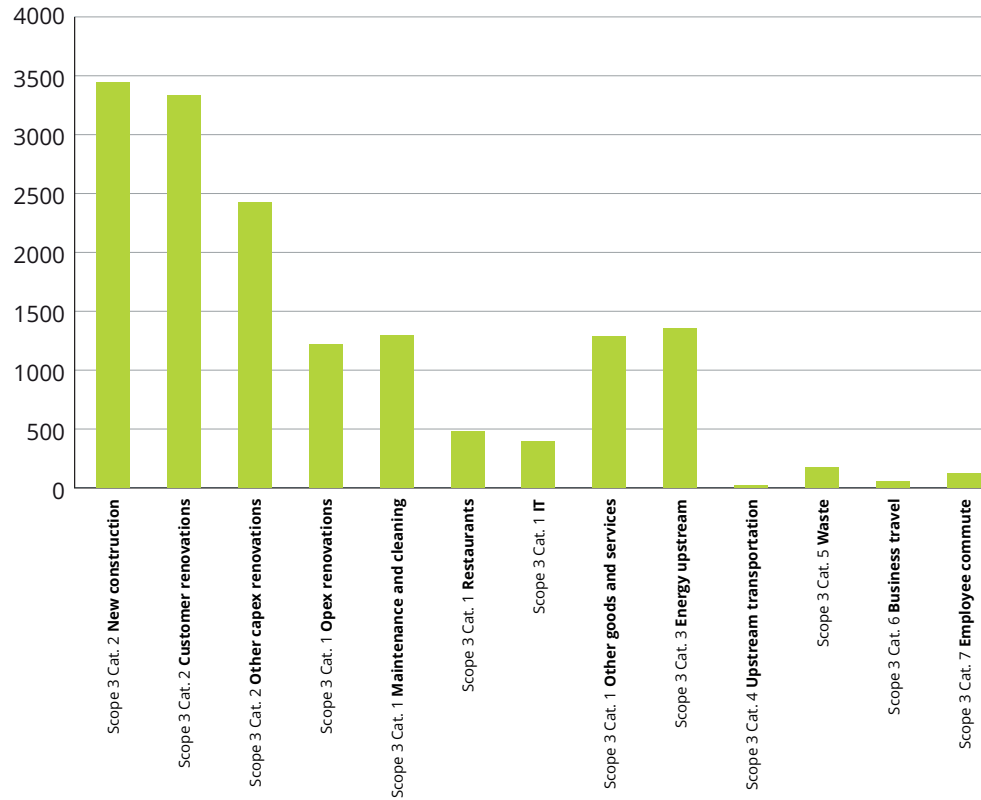
	Finland		Sweden		Norway		Luxembourg ¹⁾		Total	
SCOPE 1	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Scope 1 total (emissions from refrigerants)	344	353	0	0	0	0	0	0	344	353
SCOPE 2										
<i>Market based emissions</i>	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Electricity	0	0	0	0	0	0	0	0	0	0
District Heating	254	562	246	257	23	29	161	143	684	991
District Cooling	0	0	0	0	13	14	0	0	13	14
Scope 2, Total	254	691	246	257	36	43	161	143	697	1 134
CO ₂ emissions (kg/gross sqm)	0,5	1,4	2,8	3,0	0,3	0,4	1,8	1,6	0,9	1,5
Location based emissions	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Electricity	1241	1 656	228	233	3 372	3 540	2 368	2 623	7 209	8 052
District Heating	5013	5 539	252	288	493	545	162	144	5 920	6 516
District Cooling	0	0	0	0	13	14	0	0	13	14
Total (Scope 1&2)	6255	7 195	480	521	3 878	4 100	2 530	2 767	13 143	14 582
CO ₂ emissions (kg/gross sqm)	12,6	14,5	5,5	6,0	36,3	38,4	28,8	31,5	16,9	18,8

Scope 1 emissions include emissions from refrigerants, excluding refrigerants used in restaurants. Scope 2 absolute emissions are calculated based on both, market and location based method. Please see more on location based method: <https://ghgprotocol.org/blog/top-ten-questions-about-scope-2-guidance>. For our target setting (CO₂ intensity) we use market based emission factors. The market based carbon footprint of Technopolis' direct consumption of purchased electricity and heating energy is based on energy we procure. The energy use data is based on measured, remotely read and partially manually read energy consumption readings. The market based emission factors are based on data provided by local energy companies on the production methods of the energy they delivered and their CO₂ effects. The scope 2 carbon dioxide disclosures are mainly based on the total energy consumption of all the spaces (with only few exceptions Technopolis acquires the energy consumed in its' buildings). Read more from page 25.

1) Luxembourg: emissions from electricity include only common area electricity

SCOPE 3

GHG Emissions 2025

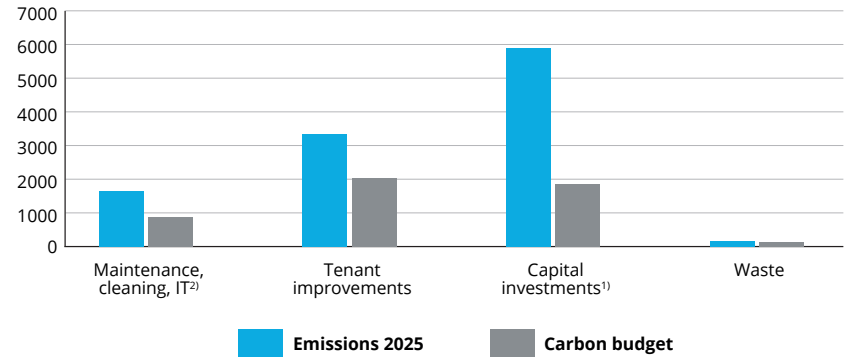


About the methodology

The figure presents the composition of Technopolis' Scope 3 emissions, categorised in accordance with the GHG Protocol emission categories. Technopolis' most significant Scope 3 emissions arise from Category 2, Capital goods, which includes emissions from new construction projects, customer renovations, and other capital investments. Emissions in Category 2 and Category 1, Purchased goods and services direct emissions data is collected from major suppliers, rest has been estimated using a spend-based calculation method. The emissions of new construction projects in 2025 are based on project-specific carbon footprint calculations prepared at the handover stage. Category 3, Fuel- and energy-related activities, includes indirect emissions related to energy consumption that are not included in Scope 1 or Scope 2. The calculation utilises actual energy consumption data combined with either supplier-specific emission factors or applicable generic factors.

Emissions in Category 4, Upstream transportation and distribution, have been calculated using both spend-based methods and emissions data reported by logistics service providers. Category 5, Waste generated in operations, is based on actual waste quantity and treatment method data. Category 6, Business travel, has been calculated using a distance-based method based on actual travel data, while Category 7, Employee commuting, is based on average commuting data.

GHG Emissions 2025 & Carbon budget 2030



The figure presents Technopolis' 2030 carbon budget for selected Scope 3 emission categories. The carbon budget represents the target level for reducing indirect value chain greenhouse gas emissions. The scope covers emissions related to maintenance, cleaning and IT services (Scope 3, Category 1: Purchased goods and services), tenant improvements (Scope 3, Category 2: Capital goods), capital investments (Scope 3, Category 2: Capital goods) and waste (Scope 3, Category 5: Waste generated in operations).
 1) Capital investments 2025 include emissions from the Innopoli 4 third phase construction project
 2) Engagement target

Towards circular economy

For Technopolis, sustainability means efficient use of space, smart office design, and shared services. These principles are particularly visible in office space transformation projects, where circular economy practices and low carbon solutions play a key role. As emissions from energy consumption decrease, the relative importance of renovation related emissions increases, making office space transformations a significant focus area for carbon reduction.

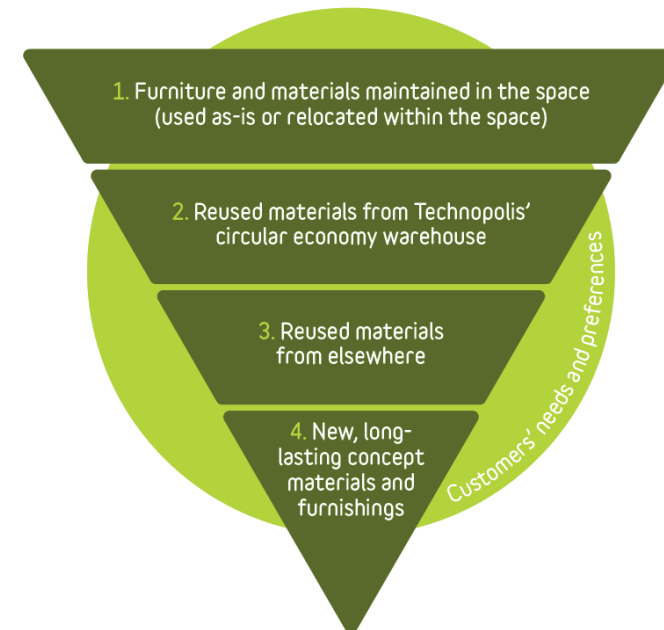
Technopolis has formalized its circular economy principles to support systematic implementation and monitoring of circular solutions in office space transformations. Properties are designed to be flexible and adaptable, enabling reuse of existing structures, materials, and furnishings when tenants change. Reused and durable materials are prioritized, supported by Technopolis' own circular economy warehouses and harmonized interior design concepts.

By applying circular economy principles, Technopolis aims to reduce material related emissions, lower costs, and support customer sustainability goals. The carbon footprint assessment of office space transformations is part of continuous development and will increasingly be used to inform customers and encourage low carbon renovation choices.

Technopolis' circular economy principles



Circular economy priorities for materials and furniture



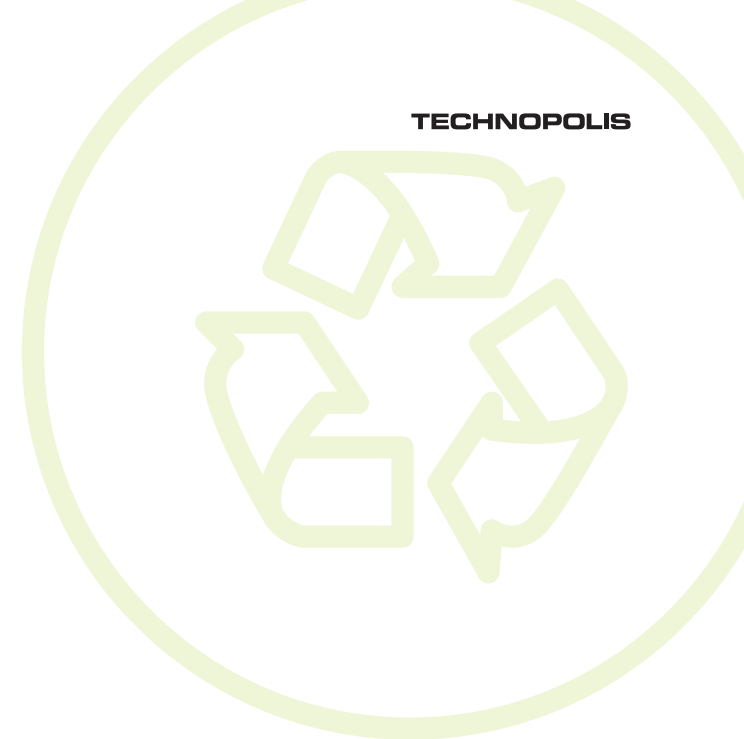
Waste management

We pay particular attention to the accessibility of the waste facilities, the sufficiency of hauling intervals, sorting guidelines and practices, in addition to the collected waste fractions. In the buildings applying for LEED certification of existing properties, waste management was monitored and audited. The buildings include extensive environmentally friendly sorting arrangements for various waste types. Through continuous development, Technopolis achieved a recycling rate of 68% in Finland, well above the EU target level of 55%.

Waste amounts by disposal method are presented in the chart below. In addition to

energy waste, incinerated waste includes mixed waste suitable for mass burning and other incinerated waste, such as waste wood. Recycled waste contains reused waste and recovery of materials and includes compostable biowaste and WEEE. The amounts of the waste-by-waste fraction are based on data on the properties' waste amounts provided by our waste management partners.

The recycling rate, including the incineration of waste into energy, was 100 % in 2025 as only a very small fraction of waste was landfilled. This number excludes construction sites and the waste from space renovations.



	Finland		Norway		Sweden		Luxembourg		Total	
EPR: Waste-Abs	2025	2024	2025	2024	2025	2024	2025 ¹⁾	2024 ¹⁾	2025	2024
Non-hazardous waste	1480	1509	137	148	177	202	81	80	1875	1939
Recycled	1008	979	78	83	53	64	26	16	1165	1142
Incinerated with energy recovery	472	529	50	65	124	137	56	64	702	795
Landfilled	0	0		0		1	0	0	0	1
Hazardous waste	8	1	8	0.2	7	2	0	0	23	4
Recycled	8	1	8	0	7	2	0	0	23	3
Incinerated with energy recovery	0	0		0.2	0	0.3	0	0	0	1
Landfilled	0	0		0	0	0	0	0	0	0
Total	1488	1510	145	148	184	204	81	80	1898	1943
Recycling Rate, including incineration %	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Recycling Rate, recycled as material %	68%	65%	60%	56%	33%	32%	31%	20%	63%	59%
Waste Amount per Person (kg/FTE)	63	62	72	73	43	57	36	33	59	60

1) In Luxembourg, part of the waste data is missing (due to a customer's own contract). Inclusion of the restaurant waste varies between campuses, as the majority of the restaurants have their own waste handling contracts.

WATER CONSUMPTION

Smart water consumption tracking

Technopolis continuously reviews opportunities to reduce water use, for example in connection with LEED certification renewals. Water efficient solutions such as low flow fixtures are implemented, and the deployment of smart water meters continues to support consumption monitoring and early detection of leaks and other issues.

Water consumption

	Finland	Norway	Sweden	Luxembourg	Total ¹⁾
EPRA: Water-abs, Water-Int					
Water Consumption (m3)					
2025	101,051	15,718	26,802	30,659	174,230
Water Intensity (l/FTE/year)	4,265	7,841	6,221	13,626	5,402
Water Intensity (l/FTE/day)	12	21	17	37	15
2024	101,560	16,282	17,572	38,380	173,794
Water Intensity (l/FTE/year)	4,159	8,054	4,882	15,864	5,354
Water Intensity (l/FTE/day)	11	22	13	43	15

The number of users (FTE) has been estimated based on the number of access cards. (For few buildings tenant is in charge of the access cards and are hence excluded from the FTE)

1) Our data on the number of users at our Luxembourg campus is not complete.

**Group Target Level
Below 5,000 (l/FTE/year)**

SUSTAINABLE REAL ESTATE DEVELOPMENT

Minimizing the environmental impact of construction

Technopolis aims to minimize the environmental impact of new construction by aligning projects with LEED and BREEAM certifications and ensuring buildings lifecycle are operated in line with their ratings. Since 2022, whole lifecycle assessments have been conducted for all new construction projects to reduce carbon emissions. In the future for new possible property development projects Technopolis will further develop low carbon design guidelines and engage relevant experts early in the planning and design phases to apply best practices, reduce construction emissions, and balance investment costs.



SUSTAINABLE PARTNERSHIPS

BUILDING SUSTAINABILITY TOGETHER

WORKING TOGETHER FOR A MORE SUSTAINABLE FUTURE

Collaboration is at the heart of Technopolis' sustainability strategy. For several years, we have integrated environmental targets into our contracts with key service partners, including maintenance and cleaning providers. Together with our partners, we continue to develop and implement innovative solutions aimed at enhancing energy efficiency and reducing carbon emissions. For example, we have implemented smart building automation control systems that ensure better indoor conditions and significantly improve energy efficiency.

Our Supplier Code of Conduct reflects our commitment to a sustainable and responsible supply chain. We have conducted human rights risk assessments across our own operations and value chain, reinforcing our dedication to ethical and sustainable practices.

We empower our tenants with insights into their energy consumption and recycling rates, fostering a shared responsibility to minimize environmental impact. To support low-carbon commuting, Technopolis campuses offer bike storage, showers, and electric vehicle charging stations and are located near public transport.

We also work together with industry organizations to improve sustainability through projects and campaigns. We have joined initiatives, such as #BuildingLife, the Net Zero Carbon Buildings Commitment, and the Finnish Energy Efficiency Agreement. Through collaboration, we can achieve greater impact and advance toward a more sustainable future.



SOCIAL

HEALTHY & PRODUCTIVE PEOPLE

WE ALWAYS PUT THE CUSTOMER FIRST

Health and wellbeing – Services for customers

The work-life balance of our customer companies and their employees benefit from access to our on-site shared services, including high-quality restaurants, fitness studios, networking events, and even family movie days. Many Technopolis campuses offer gyms as well as bicycle parking areas and shower facilities that encourage physical activity during the commute. On some of our campuses, we arrange different sports classes such as yoga or running training programs for the employees of our customer companies.

We develop new concepts to address customer needs and workplace megatrends, and promote wellbeing, work-life balance and enable new ways of working. Our Workplace Solutions service assists organizations and their employees in identifying the most effective office layouts to enhance their work practices. We aim to provide businesses with flexible office space designs that are tailored to the specific preferences and requirements of their employees.

We want to promote the holistic wellbeing of companies and their employees. We partner with vendors to provide greenery, acoustic, design, and lighting planning to offices. Our furniture rental service is based on circular economy principles, offering our customers a sustainable alternative for procuring office furniture. The carefully selected furniture is sustainable and responsible, based on its materials and the manufacturers' production and supply chains. We have also invested in the sustainability of our furniture by adding reused office furniture to our service offering. These reused pieces, which are part of our circular

economy principles, meet public space standards and are maintained and inspected before reuse.

Technopolis provides its customers and visitors with a varied, healthy and high-quality menu in its restaurants. Restaurant partners use seasonal ingredients, organic and local products as much as possible and there are daily vegetarian and vegan options in all-day offers. Technopolis dining areas and coffee shops are designed to be social meeting places that offer an oasis in the middle of the workday.

Technopolis campuses are easy to access. Customers and Technopolis employees who arrive by car have access to generous secure car parking facilities with automated entry systems. There are electric car charging stations available on our campuses. In addition, there are extensive bicycle parking spaces available on all our campuses, as well as storage facilities and locker rooms with showers.



A great solution overall. The most important factors are location (public transport and closeness to the airport), the services and the functionality and comfort of our office. The campus personnel provide service with a great attitude and professionalism."

- Vantaa, Helsinki Metropolitan Area

CASE

Designing workspaces around employee needs

When an organization is planning their new office space or changes to current, it's essential to involve employees in the process. Asking them what kind of work environment they need and prefer helps ensure the right decisions are made.

That's why we've developed a workplace survey that thoroughly explores employees' perspectives and preferences across a range of topics. The results give a comprehensive understanding of the needs that guide the design of the new space. A work environment that matches the needs of the employees boosts well-being, productivity, attractiveness of the office, and loyalty.

4 reasons to involve employees in office planning

1. Employees know their work best and what kind of spaces and functions support it.
2. It increases the sense of community, and employees are more committed to the change.
3. A well-matched workspace supports efficiency and increases attractiveness of the office.
4. A functional, inviting office is an advantage in the competitive job market – the office can positively affect employees' commitment to the organization and attract new talents.

Activity in communities
- Technopolis' unique community spirit

Technopolis is a lively community of more than 30,000 people working on its campuses during 2025. Technopolis offers business environments that operate smoothly, even 24 hours a day. Independent communities have also formed on campuses, allowing customers to find new customers and partners within the community.

- The locations of the campuses are tailored for great networking and collaboration opportunities in the surrounding community.
- The customer base on the campuses is versatile (size, industry, growth phase), providing great potential for collaboration and promotion.
- Common areas at the campuses are designed for intentional and unintentional encounters.

Technopolis promotes a sense of community on its campuses by arranging various events. Technopolis organizes business, networking, wellness, and informal events annually, attracting thousands of participants. These events not only help our customers network within their communities but also support their work-life balance and add cheerful, relaxed moments to their days.

We host both hybrid and live events, recognizing that some occasions are best suited for online or hybrid formats for wider accessibility, while others benefit from the face-to-face interaction of on-campus events. The choice between these formats is made based on what best suits the specific requirements of each event.

Customer experience at the core
- Extensive real-time surveying all year around

Customers are Technopolis' key stakeholder group, and all our operations aim at ensuring continuity and improving customer satisfaction. We measure customer satisfaction in real time through various channels, both digital and face-to-face. We collect feedback from several levels of contacts throughout the year, including decision makers and day-to-day contact persons. We monitor results through real-time dashboards which enables us to react to the feedback efficiently. We incorporate the results in our decision making and the development of our operations and services.

Technopolis Customer Satisfaction Survey

Customer satisfaction is our number one priority. We measure all critical touchpoints along the customer journey. Through our extensive surveying and continuous work, we have maintained a very high level of customer satisfaction throughout the years. In 2025, we reached a score of 4.2 out of 5 for the sixth consecutive year, and we also reached an all-time high NPS score of 48.

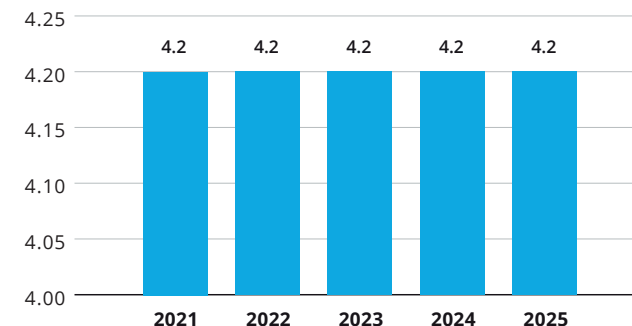
Customer Satisfaction Score (2025): 4.2 out of 5

- Scale: 1 to 5
- This score is based on about 25 individual Key Performance Indicators (KPIs) at the group level

Net Promoter Score (NPS) (2025): 48

- NPS Scale: -100 to +100

Customer satisfaction



The location is very good. The cost of rent for an office in Oslo area is good. They have all the facilities like gym, restaurants, meeting rooms and parking, everything is available there. You can easily scale offices, for example we started with a very small office but now we have more employees, so we moved into a bigger one within the same campus. They were really helpful with that."

- Customer from Fornebu, Oslo

HEALTH AND SAFETY OF BUILDINGS

Management of indoor environment quality and safety

Technopolis supports the productivity and comfort of its customers and their personnel through the health and safety of its office campuses.

We actively manage indoor air quality and thermal comfort through technical monitoring and regular customer feedback. Indoor conditions are assessed using building automation systems, and customer satisfaction with indoor air quality is measured regularly across all campuses. Many of our buildings are equipped with IoT sensors that continuously monitor indoor conditions such as carbon dioxide levels. Feedback is reviewed and addressed on a customer specific basis as part of our operational processes. Attention is also paid to low emission materials used in fit outs and refurbishments.

Service agreements with maintenance and facility management providers include indoor environment quality as a key performance indicator. Customer satisfaction survey results related to indoor air quality form part of the environmental management KPIs used in bonus and sanction models.

Indoor air satisfaction is monitored through an ongoing customer survey conducted across Technopolis campuses, using a scale from 1 to 5. In 2025, the average indoor air quality score reported by respondents was 3,8.

Health and safety are integral to the management and operation of Technopolis campuses. We comply with applicable local occupational safety and fire regulations, and rescue plans are regularly reviewed and updated. Our partners and service providers are required to operate in accordance with Technopolis occupational safety principles and procedures.

Security governance

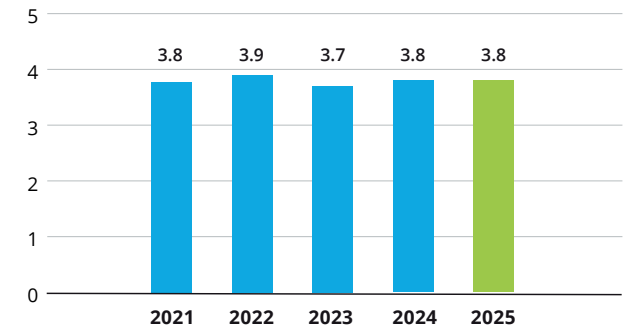
In 2025, Technopolis strengthened security governance by appointing a dedicated owner for facility security and establishing security steering groups to align practices across business units and partners. A Facilities Security Policy defines common principles, roles, and responsibilities. Security performance is supported through regular reviews, audits, training, and exercises, including preparedness testing. Security systems and access control are managed centrally, critical assets are documented, and customer feedback is used for continuous improvement.

CASE

Chemical-free cleaning

Advanced chemical-free cleaning is in use in three Business Units located in Finland. Our cleaning service partner in Finland, ISS Services, uses chemical-free ultraclean water in maintenance cleaning. Chemical-free cleaning is environmentally friendly and safe for the users of the premises and the professionals who keep the spaces clean.

Indoor air satisfaction



WORKPLACE CULTURE & WELLBEING

Dynamic and inclusive workplace culture

Technopolis is proud of the inclusive and driven culture that it has nurtured since its operations began in 1982. We are dedicated to delivering exceptional customer service across diverse cultures and countries. We ensure our people reflect the communities we serve.

We acknowledge that the key to our success and company culture is having the right talent in the right positions. When hiring new employees, we pay extra attention to finding people who are committed to working towards our strategic goals and who truly share our values – Drive, Service, Integrity and Adaptability. Most open positions are advertised on our intranet and Teams, giving all current employees the possibility to apply. We are proud of the diverse development opportunities and career paths that we have been able to offer to our employees through internal recruitment.

Throughout 2025, employee training covered sales and customer service, leadership and workplace skills, project management, AI and digital systems, and occupational safety. In addition to our internal training and coaching sessions, many of our employees took part in different webinars and online training outside of the company. We also continue to use and develop our own e-learning portal, which we use for mandatory, voluntary, and new employee induction training.

Satisfied and motivated employees are at the core of our business, and employee well-being is monitored through regular surveys, including an annual employee survey, an equality and non-discrimination survey, and assessments

of psychosocial workload as part of occupational safety risk management. Survey results are reviewed with teams and employee representatives, and follow-up actions are defined and monitored. Technopolis maintains a zero-tolerance policy towards discrimination, bullying and sexual harassment.

In 2025, we changed our employee survey partner, and the EFEKTI employee survey was conducted for the first time. In the annual employee survey, the highest scores were related to collegial support, professional competence, team spirit, and leadership interaction. Employees reported strong peer support, confidence in their competence, a positive team spirit, and clarity of work objectives. In addition, employees felt that their supervisors were genuinely interested in their opinions.

Health and wellbeing

As a flexible office provider, Technopolis is committed to the wellbeing of our employees and our customers. To have a fully functioning and highly motivated team in place, we pay specific attention to the wellbeing of our employees. Work at Technopolis consists mainly of office and reception service work. Our sick leave percentages remained low on average and there is no specific risk of physical occupational accidents.

We offer all employees occupational healthcare or healthcare insurance as well as different sports and culture opportunities. In 2025, we continued the Wellness Hour, where employees can use one hour of their working time every week to boost their wellbeing by doing physical activities, such as going for a walk or going to the gym.

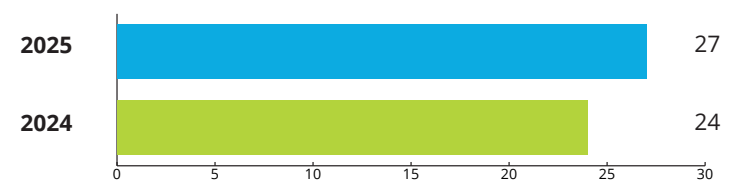
In 2025, we continued the Wellness Hour, giving employees one hour of their working time each week for physical activities like walking or going to the gym.

Personnel key figures

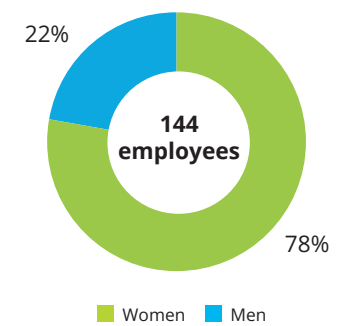
	2025	2024
Total number of employees 31 December	144	147
Active	141	146
On long leave	3	1
Employees by country 31 December		
Finland	123	125
Norway	12	12
Sweden	8	8
Luxembourg	1	2
Employment type 31 December		
Permanent/fixed-term employees , %	98/2	96/4
Female/male percentage of fix-term work	67/33	83/17
Full-time/part-time employees, %	97/3	95/5
Female/male percentage of part-time work	100/0	86/14
Gender ratio, female/male	2025	2024
All employees, 31 December	78/22	78/22
GMT	20/80	20/80
Senior management	20/80	20/80
Middle management	69/31	67/33
Specialists	88/12	86/14
Other employees	96/4	96/4
Years at Technopolis	2025	2024
Percentage of personnel 31 December		
Less than 2 years	10	11.5
2 years – less than 5 years	29	28
5 years – less than 15 years	47	49
At least 15 years	14	11.5

	2025	2024
Employee turnover during the year		
New contracts including short-time substitutions, total	8	11
New employees of the total personnel, %	6	7
Employees leaving Technopolis, including short-time substitutions, total	9	19
Turnover rate, %	6	13

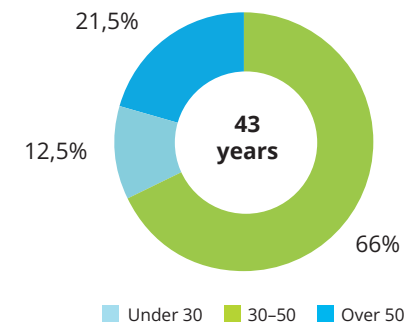
Employee Net Promoter Score



Gender distribution



Average age



VALUES AND ETHICS AS FOUNDATION

Management of sustainability

At Technopolis, sustainability activities are coordinated by our Head of Sustainability. The measures taken are distributed by function among Real Estate & Concept Development, HR & Legal, Finance & Accounting, Marketing, and at business unit level. We continuously monitor and develop the policies that guide our sustainability. The Group Management Team and the Board of Directors monitor the achievement of the sustainability targets, and together they are responsible for ratifying Technopolis' groupwide policies.

Responsibility in the value chain – Code of Conduct lays the foundation for our operations

Technopolis' Code of Conduct forms the basis of the sustainability of the company's business operations, environmental affairs and employee and stakeholder relations. The Code of Conduct is followed by all Technopolis functions, and each employee is expected to adopt, commit and adhere to the ethical principles presented in the Code of Conduct in all aspects of their work and professional conduct. With the Supplier Code of Conduct, Technopolis aims to ensure that its suppliers and other partners comply with the Code of Conduct and have the same quality requirements as Technopolis. In 2024 the Code of Conduct was updated to better reflect Technopolis' values and commitment to human rights. During 2025, the same updates were extended to the Supplier Code of Conduct, ensuring that Technopolis' ethical standards are equally applied throughout its supply chain. Where required, local adaptations and supporting documentation are being developed, including in Luxembourg.

Code of Conduct training

As a mandatory part of their induction process, every employee reviews the Code of Conduct for employees and the reporting channels available in case of breaches, as a mandatory part of their induction process. The Code of Conduct e-learning is mandatory after the update to the Code of Conduct. It helps employees familiarize themselves with the topic and is designed to make the training as practical and close to employees' everyday lives as possible. In 2025, Technopolis achieved its target of 100% of employees completing the renewed Code of Conduct training.

Procurement

Technopolis' suppliers are expected to review the Supplier Code of Conduct and report procedures to the extent presented in the document and as attachments to agreements, and to comply with them as part of the cooperation, both in terms of ethical choices and environmental impact. The Supplier Code of Conduct is of paramount importance to Technopolis when commencing or continuing business relationships. Technopolis aims, within the scope of its influence, to ensure that its suppliers and other partners comply with the Supplier Code of Conduct and the same quality requirements as Technopolis, as well as laws and regulations in force. Going forward, Technopolis is committed to further strengthening the implementation and monitoring of the Supplier Code of Conduct across its supply chain. The Supplier Code of Conduct is attached to cooperation agreements whose annual total value exceeds EUR 50,000.

Technopolis does not accept the use of child or forced labor in its own or its partners' operations. As Technopolis operates in the real estate business, the risks of child and forced labor are considered minor, and no specific preventive measures have been taken in this regard.

Anti-corruption

The Code of Conduct specifies that Technopolis and its employees are not allowed to pay, offer to pay, or receive bribes or illegal payments. Technopolis and its employees also do not offer any other undue personal benefits in order to promote or maintain the company's business or otherwise aim to influence the objective decision-making of the authorities, partners, or customers. Technopolis employees may not pursue personal gain from their relationship with the company's customers or partners.

Human rights

The Code of Conduct specifies that Technopolis does not tolerate human rights violations in any form. Technopolis is committed to avoiding, addressing, and mitigating any negative human rights impacts related to its operations. Technopolis respects internationally recognized human rights, expects the same from its business partners. During 2025, Technopolis conducted a human rights assessment in line with the UN Guiding Principles on Business and Human Rights, identifying potential risks related to its operations and value chain. The results have been integrated into development actions, and human rights impacts are monitored on an ongoing basis through internal assessments, employee surveys, supplier engagement, and existing reporting channels.

Compliance with laws and regulations

Technopolis complies with good corporate governance, laws and other regulations pertaining to its business or the company's operations. No fines or other penalties have been imposed on Technopolis for non-compliance with laws and regulations regarding business operations, marketing, provisions, use of products and services in marketing, or breach of environmental legislation and regulations. Technopolis has not been a party to any legal proceedings related to restriction of competition or misuse of monopolistic position, and therefore no related actions have been taken.

Whistleblowing

Technopolis' whistleblowing service provides employees and external stakeholders an opportunity to communicate about suspected wrongdoings affecting people, our organization, society or the environment. Concerns can be raised anonymously by using a reporting channel administered by a third party. Technopolis' Whistleblowing team investigates reported events, if needed with external advisors, and takes necessary actions.

Memberships

Technopolis is a member of Green Building Council Finland and a member of RAKLI (the Finnish Association of Building Owners and Construction Clients).

Approved external agreements and principles

Technopolis participated in the Finnish energy efficiency agreement for commercial properties (TETS) during 2017–2025 and has renewed its commitment by joining the next agreement period. Technopolis has also signed the World Green Building Council's (WorldGBC) Net Zero Carbon Buildings Commitment. In accordance with its Code of Conduct, Technopolis respects and supports, within its sphere of influence, the principles of the UN Universal Declaration of Human Rights, the ten principles of the Global Compact Initiative, the Convention on the Rights of the Child, and the ILO Declaration on Fundamental Principles and Rights at Work.



ABOUT THIS REPORT & REPORTING PRINCIPLES

This report applies GRI Standards and the latest edition of EPRA Best Practices Recommendations for Sustainability Reporting for the reported environmental calculations. The company's financial period is the calendar year.

Coverage

This report provides detailed information on Technopolis' ESG performance in Finland, Sweden, Luxembourg and Norway. Figures from the Kista campus in Stockholm have been added from 06/2021 onwards and the denominators used to calculate intensity figures have been adjusted accordingly. Where relevant, campus-specific notes about the data coverage (e.g. exclusions) have been added under the data tables. At the beginning of 2024, Technopolis divested its campuses in Estonia and Lithuania, and these campuses are not included in the 2024 data. Additionally, divested properties are excluded from the personnel data for 2024. For the Scope 1 and 2 carbon footprint target, the baseline year is 2016. Properties that have been divested since the baseline year are excluded from the historical data, while new buildings and acquisitions are included.

Normalized consumption

Normalized factors for heating energy are presented alongside actual consumption for campuses in Finland, Norway and for Sweden, for Gasperich campus in Luxembourg actual consumption is used. Energy intensity figures have been calculated using the normalized consumption in these countries. In carbon-intensity calculation, actual consumptions are used in every country.

Customer electricity

Total energy use is surveyed in order to obtain a comprehensive view of Technopolis' ecological footprint. The consumption includes the consumption of customer spaces as well as facility electricity. For most of the

properties, Technopolis procures the electricity for customer areas. Predominantly for properties in which Technopolis is not in charge of the electricity procurement Technopolis obtains the consumption data with power of attorneys from the energy companies. A major exception is the Gasperich campus in Luxembourg, where customer electricity data is not available to Technopolis. As a result, this data is not included in the report, and the Gasperich campus is excluded from Technopolis' total energy intensity figure. In addition to Gasperich there are only minor customer electricity data gaps. Technopolis also reports on building energy use, which excludes customer electricity, but in addition to facility electricity includes district heating and cooling used in all of the areas of the properties. A share of the reported facility electricity is based on estimated consumption. The carbon dioxide disclosures Scope 1 and 2 are based on the total energy consumption procured by Technopolis. As stated above, for most buildings Technopolis is responsible for energy procurement for the entire building. There are only a few exceptions, including the Gasperich campus, where electricity emissions include only common area electricity.

Estimation

The consumption figures are measured and read remotely or manually. The share of estimated consumption is low, some meters with short missing periods have been completed using known consumption figures from other periods.

Carbon emission calculation method

Technopolis reports both market- and location-based

emissions. Market-based CO2 emission calculations are based on the most recent data provided by local energy companies on their CO2 effects, and equivalents are included when available. Location-based CO2 emission calculations are based on national factors, if available.

Scope 1 emissions include emissions from refrigerants, excluding refrigerants used in restaurants, and do not include emissions from backup generators.

Scope 3 calculation

Scope 3 emissions are calculated in accordance with the GHG Protocol. The following downstream Scope 3 categories are assessed as not relevant and are therefore excluded from the calculation: Category 9 (Downstream transportation and distribution), Category 10 (Processing of sold products), Category 11 (Use of sold products), Category 12 (End-of-life treatment of sold products), Category 13 (Downstream leased assets), Category 14 (Franchises), and Category 15 (Investments).

The most significant Scope 3 emission categories for Technopolis are Category 1 (Purchased goods and services) and Category 2 (Capital goods).

Emissions from Purchased goods and services have been calculated using a spend-based method and emission factors from OpenCO2.net. In addition, direct emissions data is collected from major suppliers. Luxembourg is excluded from the spend-based data.

Customer renovations and other renovations related to building systems are reported under Capital goods and calculated using a spend-based method. The carbon

footprint of tenant improvement works has generally been estimated using a spend-based emission factor (kgCO₂e/€). For the Kista campus, a project-specific emission factor derived from a Swedish tenant improvement project carbon footprint calculation was applied. The Scope 3 calculation will be further refined year by year as data availability and accuracy improve.

The carbon footprint of new construction project has been included in the 2025 calculations under Capital goods. The data is based on project-specific carbon footprint report prepared at the handover stage, from which emissions occurring prior to the use phase (upfront carbon, stages A1–A5) have been included.

The base year for Scope 1 and 2 emission reduction targets is 2016. The base year for Scope 3 emission reduction targets is 2024.

Breakdown of energy usage

To report breakdown of energy usage Technopolis has used certifications of origin and the data provided by the local energy companies on their products.

Water and waste intensity

With regard to waste and water consumption intensity figures, predominantly the number of users has been estimated based on the number of access cards. For a small minority of buildings Technopolis does not have the number of access cards available, consumption of these buildings is still included in the intensity figures.



