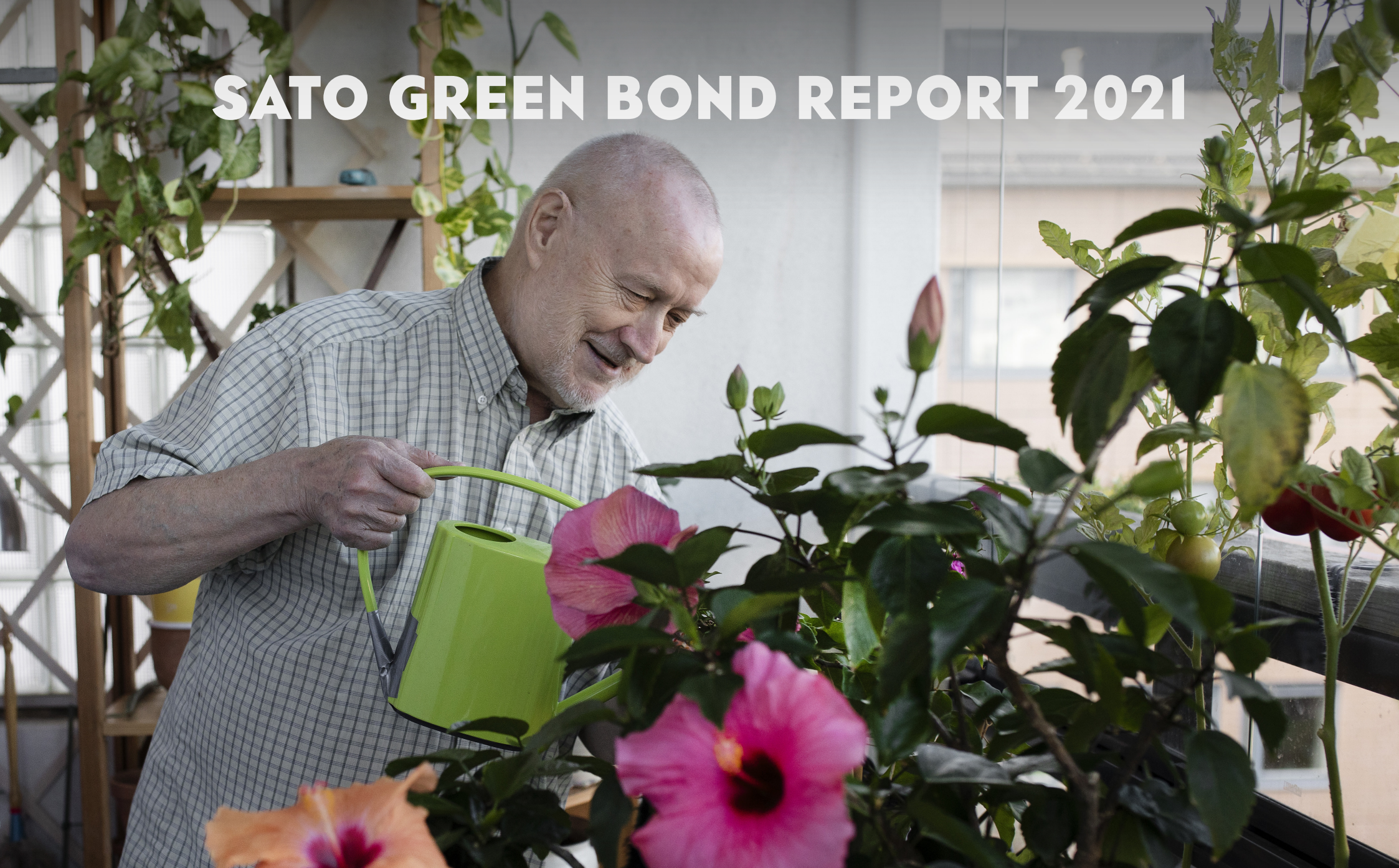


SATO GREEN BOND REPORT 2021



SATO IN BRIEF

SATO is one of Finland's leading rental housing providers. SATO aims to offer a comprehensive choice of rental housing and an excellent customer experience. At year-end 2020, SATO owned nearly 27 000 apartments in Finland's largest growth centres and in St Petersburg.

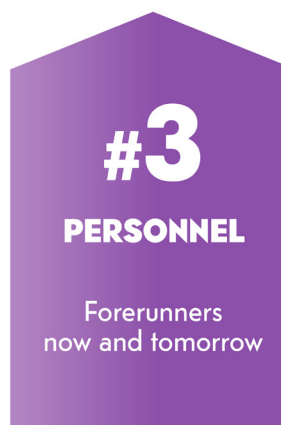
We promote sustainable development and initiative through our operations and work in open interaction with our stakeholders to generate added value. We operate profitably and with a long-term view. We increase the value of our housing stock through investments, divestments and repairs.

SATO Group's net sales in 2020 were EUR 303,4 million, operating profit EUR 179,6 million and profit before taxes EUR 129,5 million. The value of SATO's investment property is roughly EUR 4,8 billion.

STRATEGY

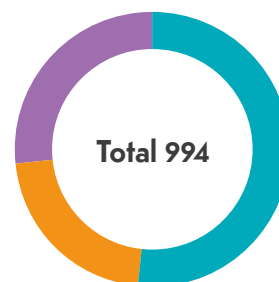
We have been experts in housing over 80 years and will continue to be. We meet our customers heartily and we want to resolve every issue with compassion and solid expertise. Our values human to human, be bold, aim high and joy of succeeding together are present in our everyday work.

The concept of lifecycle management guides our business from building to repairing our homes. We enable sustainable living for our residents, and encourage them to make sustainable choices in their everyday life. We build comfortable homes and diverse living areas that last generations.



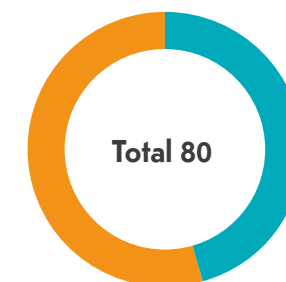
ELIGIBLE GREEN ASSETS

New constructions, EUR million



- Completed 514
- Under construction 216
- In planning phase 264

Renovations, EUR million



- Completed 37
- Under construction 44

Eligible Green Assets are defined in Use of Proceeds in SATO's [Green Financing Framework](#)

CONSUMPTION DATA

In 2020, the specific energy consumption of all SATO's buildings decreased by 3.8 per cent, specific water consumption increased by 1.2 per cent and specific greenhouse gas emissions decreased by 12.1 per cent in comparison with 2019.

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

In 2020, we committed to report on climate-related risks and opportunities in accordance with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD). We have continued our climate risk work by conducting a more in-depth analysis of the impacts of climate-related risks on SATO's business operations that will be included in the sustainability report 2021.

SATO will publish full Use of Proceeds and Impact report in the beginning of 2022.