

2022 GRESB Standing Investments Benchmark Report

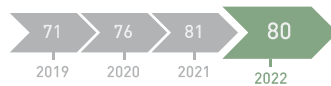
Local Tapiola Real Estate Asset Management
Ltd.

Local Tapiola Real Estate Asset Management
Ltd.

GRESB Rating



Participation & Score



Peer Comparison



Finland | Diversified | Non-listed

Out of 6

Status:

Non-listed

Strategy:

Core

Location:

Finland

Property Type:

Diversified

Rankings



**GRESB Score within
Diversified / Europe**

Out of 216



**GRESB Score within
Diversified / Non-listed /
Core**

Out of 259



**GRESB Score within Europe / Non-
listed / Core / Open end**

Out of 398



**Management Score within
Europe**

Out of 901



**Management Score within
Europe / Non-listed / Core**

Out of 554



**Management Score within Europe /
Non-listed / Core / Open end**

Out of 404



**Performance Score within
Diversified / Europe**

Out of 217



**Performance Score within Diversified
/ Non-listed / Core**

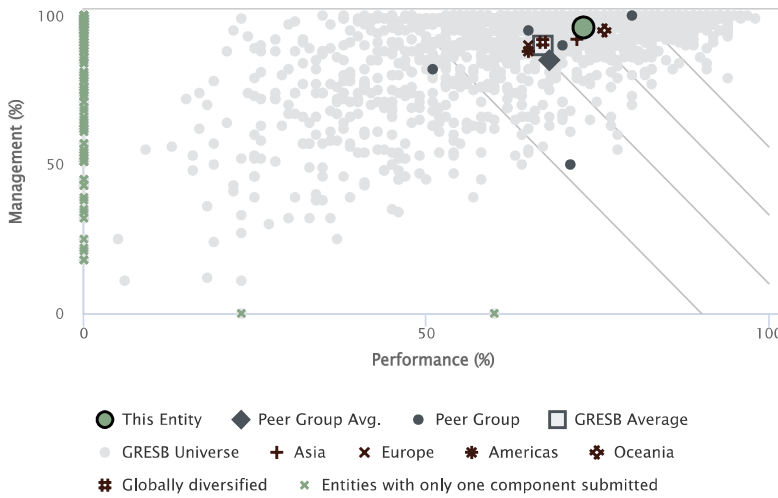
Out of 260



**Performance Score within Europe /
Non-listed / Core / Open end**

Out of 399

GRESB Model



GRESB Score Green Star
GRESB Average 74 Peer Average 73



Management Score
GRESB Average 27 Benchmark Average 28



Performance Score
GRESB Average 47 Benchmark Average 48

ESG Breakdown



Environmental
GRESB Average 40 Benchmark Average 42

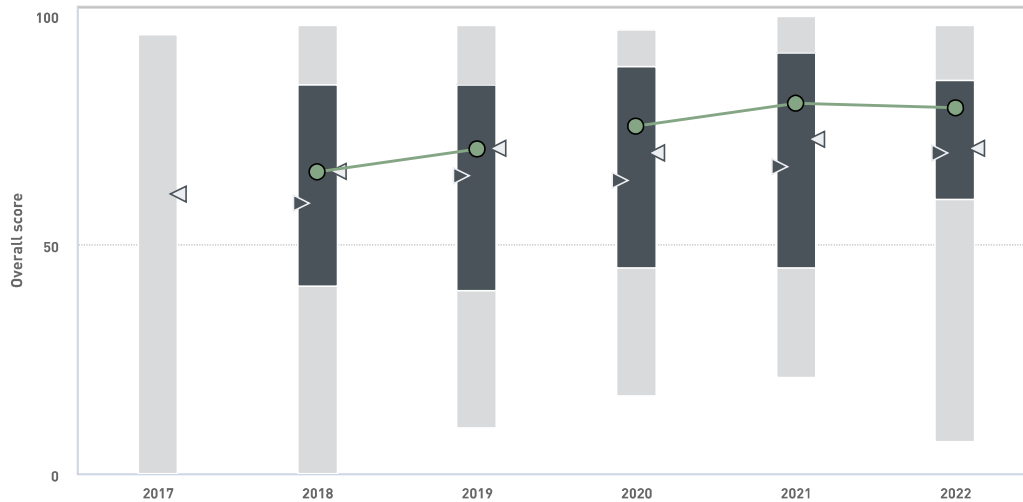


Social
GRESB Average 16 Benchmark Average 15



Governance
GRESB Average 18 Benchmark Average 16

Trend



2022 Score change ↘ -1

2022 Rating change
★★★★★ +0

● This Entity
● Peer Group Range
● GRESB Range
▶ Peer Group Average
◀ GRESB Average

Note: In 2020, the GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. As a result, GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. For more information, see the 2020 Benchmark Reports.

Aspect, Strengths & Opportunities

2022 GRESB Development Benchmark Report

Local Tapiola Real Estate Asset Management Ltd.

Local Tapiola Real Estate Asset Management Ltd.

GRESB Rating



Participation & Score



Peer Comparison

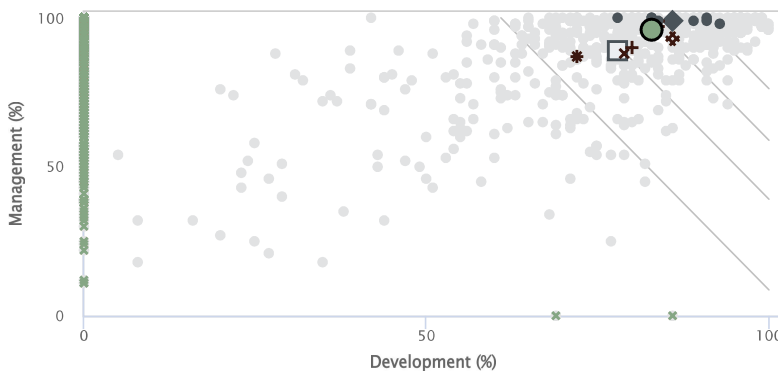


Status: Non-listed	Strategy: Core	Location: Finland	Property Type: Diversified
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Rankings



GRESB Model



- This Entity
- ◆ Peer Group Avg.
- Peer Group
- GRESB Average
- GRESB Universe
- + Asia
- × Europe
- * Americas
- ⊛ Oceania
- ⊞ Globally diversified
- × Entities with only one component submitted

