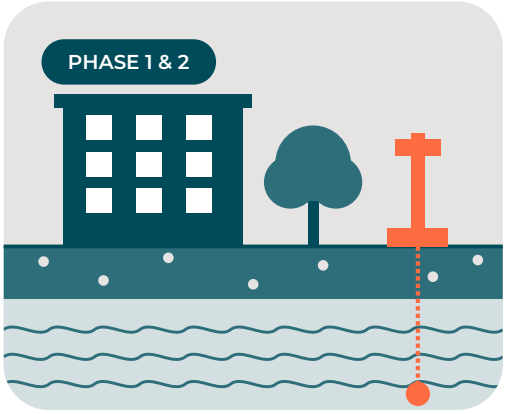
Environmental Due Diligence (EDD1 and EDD2)

EDD is an environmental risk assessment which aims to uncover environmental risks and liabilities in real estate trading, corporate arrangements and operational changes.



General

An EDD report assesses the real estate, the areas around it and the land it is on. An EDD report is usually drafted because risks and liabilities concerning environmental issues can be financially expensive when realized. Korjauspartnerit does both Phase 1 and Phase 2 due diligences.

Contents

PHASE 1 EDD1

Risks are surveyed through interviews, existing documents and reports, materials acquired from officials and often an on-site inspection. Phase 1 assesses the possible significant environmental risks and liabilities and the need for further examinations in Phase 2.

PHASE 2 EDD2

Land samples and other samples are taken to verify the risks and analyzed in a laboratory. Examinations usually concern land degradation, building contaminants and groundwater, inspecting issues from Phase 1 more specifically.

» The result of an EDD evaluation is an assessment of the environmental risks and liabilities, and sometimes of the related costs.

Reporting

» Phase 1 reports present evaluations of the environmental risks based on received information.

» The report relies on interviews with officials, observations made during the on-site inspection, received documents and publicly available information.

» Environmental assessments often include:

- Asbestos & contaminants
- Emissions
- Water & waste water
- Waste disposal
- Noise
- Chemicals
- Radon

Other considerations

» Environmental Due Diligence aims to survey environmental risks and connected financial risks.

» Korjauspartnerit does Phase 1 and Phase 2 assessments.