



Fabege

Real Estate Assessment 2021-06-28 11:11:35

SUBMITTED: 2021-06-28 11:11:35

GRESB Standing Investments Benchmark Report

2021
GRESB
Real Estate
AssessmentFaberge
Faberge

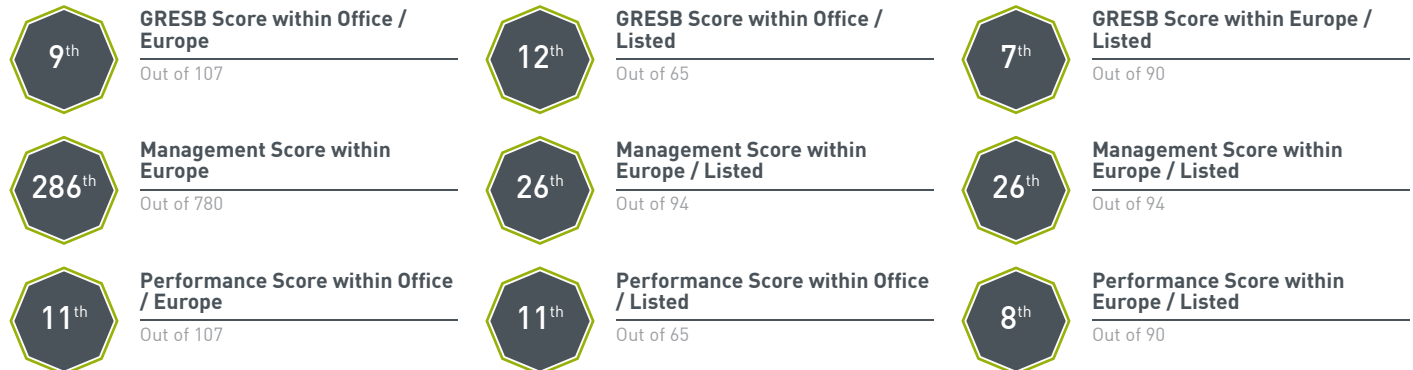
Status: Listed
Location: Sweden
Property Type: Office: Other



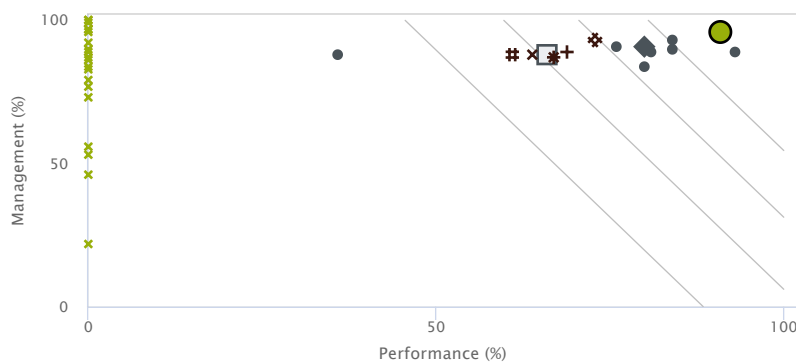
Northern Europe |
Office | Listed
Out of 9



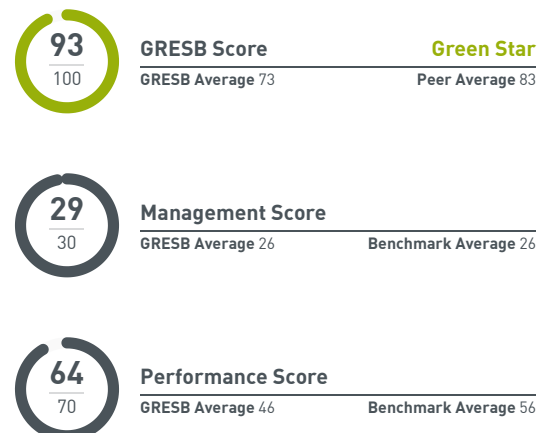
Rankings



GRESB Model



● This Entity ◆ Peer Group Avg. ● Peer Group □ GRESB Average
 ● GRESB Universe + Asia × Europe * Americas * Oceania
 # Globally diversified x Entities with only one component submitted



Please use this textbox to explain the results for investors

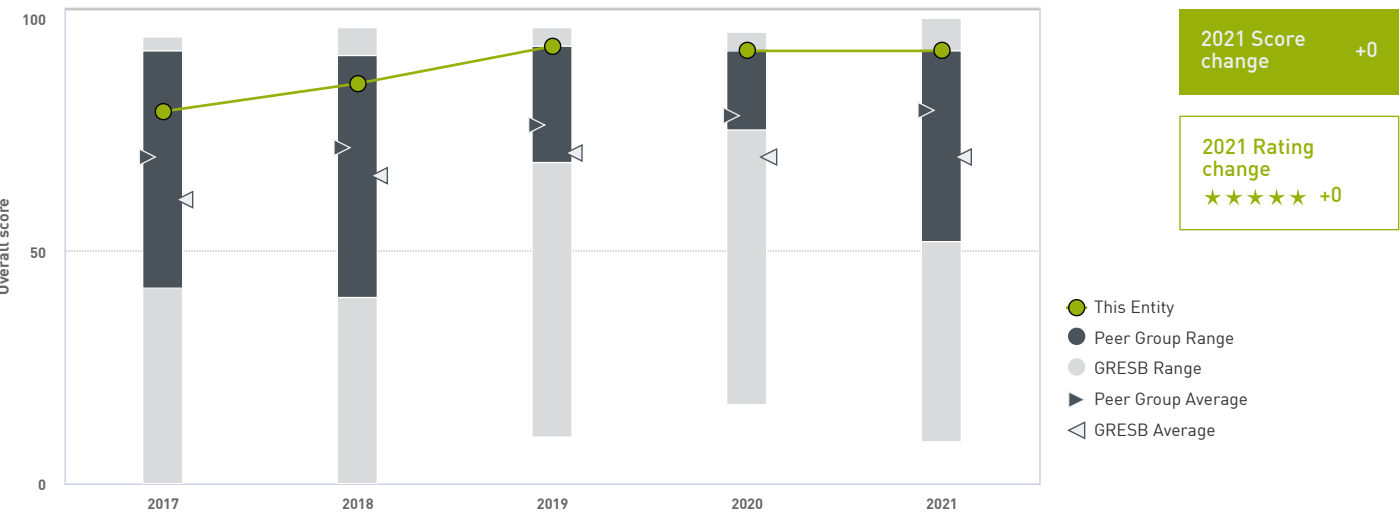
Add the info

Save

ESG Breakdown

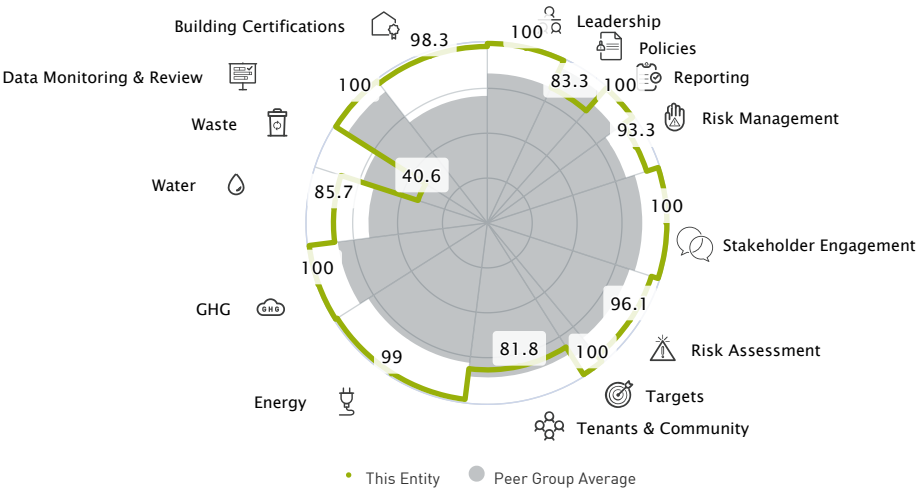


Trend



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



MANAGEMENT COMPONENT

Europe | Listed (94 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	7	5.83	
Policies 4.5 points	15%	4.5%	3.75	4.31	
Reporting 3.5 points	11.7%	3.5%	3.5	3.09	
Risk Management 5 points	16.7%	5%	4.67	4.07	
Stakeholder Engagement 10 points	33.3%	10%	10	8.63	

PERFORMANCE COMPONENT

Northern Europe | Office | Listed (9 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Risk Assessment 9 points	12.9%	9%	8.65	7.5	
Targets 2 points	2.9%	2%	2	1.78	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Tenants & Community 11 points	15.7%	11%	9	9.46	
 Energy 14 points	20%	14%	13.86	10.99	
 GHG 7 points	10%	7%	7	5.88	
 Water 7 points	10%	7%	6	4.64	
 Waste 4 points	5.7%	4%	1.63	2.92	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	5.09	
 Building Certifications 10.5 points	15%	10.5%	10.32	7.43	

Entity & Peer Group Characteristics

This entity		Peer Group (9 entities)	
Primary Geography:	Sweden	Primary Geography:	Northern Europe
Primary Sector:	Office: Other	Primary Sector:	Office
Nature of the Entity:	Public (listed on a Stock Exchange) entity	Nature of the Entity:	Listed
Total GAV:	\$9.33 Billion	Average GAV:	\$3.74 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	100% Sweden	56% United Kingdom 11% Ireland 11% Norway 11% Sweden 9% Lithuania 2% Latvia	

Sector allocation of assets	100% Office: Other	80% Office: Corporate 11% Office: Other 2% Office: Business Park 2% Residential: Multi-Family 1% Retail: High Street < 1% Industrial: Industrial Park < 1% Mixed use: Office/Retail < 1% Other < 1% Education: University < 1% Retail: Retail Centers < 1% Industrial: Manufacturing < 1% Industrial: Distribution Warehouse < 1% Residential: Other < 1% Lodging, Leisure & Recreation: Fitness Center < 1% Hotel < 1% Mixed use: Other < 1% Education: School < 1% Retail: Other < 1% Other: Parking (Indoors) < 1% Retail: Restaurants/Bars < 1% Education: Other < 1% Industrial: Other < 1% Office: Medical Office < 1% Residential: Student Housing < 1% Lodging, Leisure & Recreation: Other	
Control	100% Landlord controlled 0% Tenant controlled	67% Landlord controlled 33% Tenant controlled	
Peer Group Constituents			
Derwent London Plc (1)	Eastnine AB (1)	Entra ASA (1)	
Great Portland Estates plc (1)	Helical PLC (1)	Hibernia REIT plc (1)	
Regional REIT (1)	Workspace (1)		

Validation

GRESB Validation		
Automatic	Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate.	
Manual	Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency.	
Boundaries	The evidence provided in Performance R1.1 Reporting Characteristics is reviewed for a subset of participants to confirm that all direct real estate assets held by the reporting entity during the reporting year are included in the reporting boundaries.	Not Selected
Asset-level Data Validation		
Logic Checks	There is a comprehensive set of validation rules implemented for asset-level reporting. These rules consist of logical checks on the relationships between different data fields in the Asset Portal. These errors appear in red around the relevant fields in the Asset Portal Data Editor, along with a message explaining the error. Participants cannot aggregate their asset data to the portfolio level, and therefore cannot submit their Performance Component, until all validation errors are resolved.	
Outlier Detection	Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset.	

Evidence Manual Validation							
LE6	P01	P02	P03	RM1	SE2.1	RP1	Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure
SE5	TC2.1	MR1	MR2	MR3	MR4		

■ = Accepted

■ = Partially Accepted

■ = Not Accepted/Duplicate

■ = No response

Manual Validation Decisions - Excluding Accepted Answers

Evidence		
Indicator	Decision	Reason(s):
P01	Partially Accepted	Does not support some of the selected issues
TC2.1	Not Accepted	Not applicable to the reporting year requirements
Other Answers		
Indicator	Decision	Other answer provided:

Reporting Boundaries

Additional context on reporting boundaries

Page 135 in our Annual report 2020 shows the value of Fabeges assets. Standing investments in this GRESB report (reporting boundaries) is 63 properties. Svetsaren 2 is the same property as Svetsaren 1 but a separate building. Svetsaren 2 is therefore regarded as a separate asset in GRESB, since it have separate media follow up. The reporting boundaries of standing investment in GRESB is almost aligned with Fabeges EPRA sustainability best practice performance measures 2020, see page 109, that shows 61 applicable properties 2020. We made two acquisitions during the year though : Påsen 1 in Hammarby Sjöstad and Regulatörn 2 in Flemingsberg. Both properties have considerable development potential and are regarded as development properties in the annual report, but as standing investments in GRESB. Portfolio composition according to Fabeges annual report (financial definition) per december 2020: Investment properties (60): Properties that are being actively managed on an ongoing basis (standings investments 63 in GRESB 2020) Development properties (20): Properties in which a conversion or extension is in progress (or are planned) that has a SIGNIFICANT impact on the property's net operating income. Net operating incomes are affected either directly by the project or by limitations on lettings prior to impending improvement work. (Changed net operated income does not always have an impact on technical operations, energy, water, waste or GHG, and therefore four of these properities are regarded as standing investments in GRESB.) Ten development properties is actively being vacated on all tenants prior to demolition or project development and is therefore excluded from our submission. In GRESB we report (reporting boundaries) 4 development properties as Major renovation projects 2020. Land and project properties(14): Land and project properties in which a new build/complete redevelopment is in progress. Three of these (reporting boundaries) are ongoing New Construction Projects 2020. All areas are reported in Atemp. Atemp is the internal area including floors, loft and basement that is heated to more than 10°C in the building. Including common areas. Atemp is the area used i EPCs.

Applicable evidence

Evidence provided (but not shared with investors)

2021 GRESB Real Estate Assessment

Fabege
Fabege



Status: Listed
Location: Sweden
Property Type: Office: Other

2nd

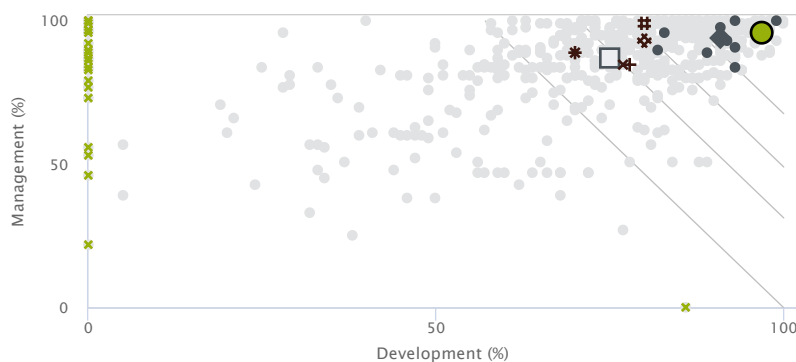
Northern Europe |
Office | Listed
Out of 10



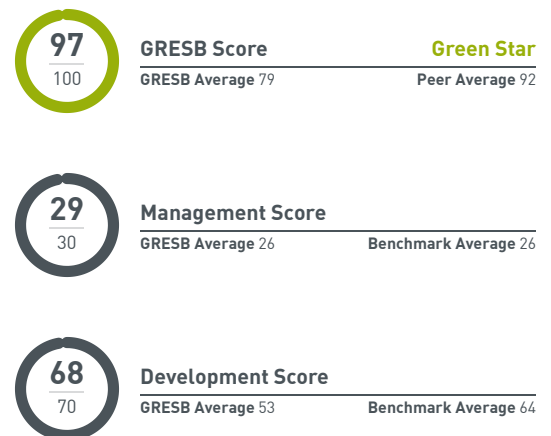
Rankings



GRESB Model



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



Please use this textbox to explain the results for investors

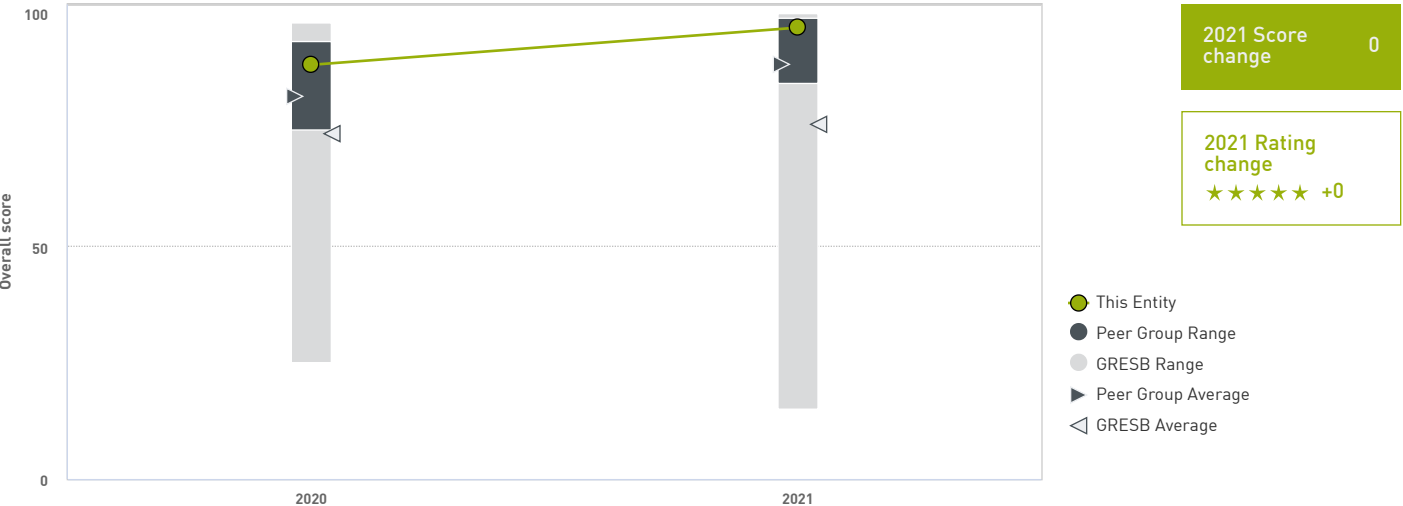
Add the info

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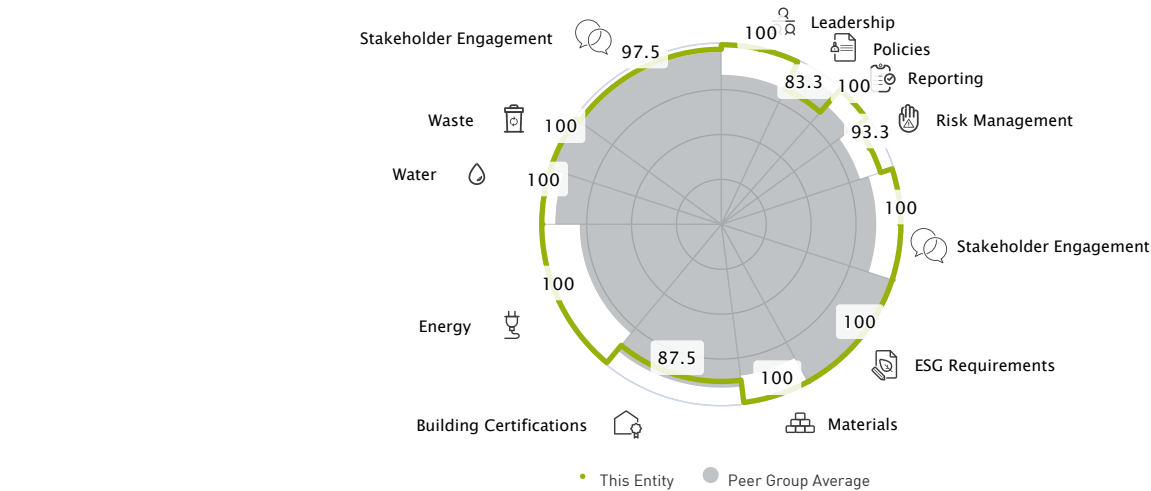
ESG Breakdown



Trend




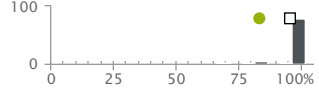

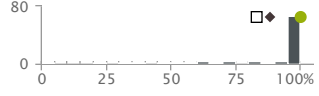

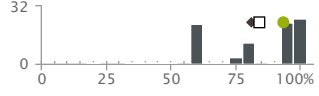

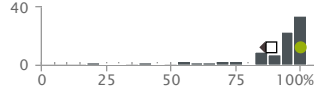
Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT

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DEVELOPMENT COMPONENT

Northern Europe | Office | Listed (10 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 ESG Requirements 12 points	17.1%	12%	12	12	
 Materials 6 points	8.6%	6%	6	5.1	
 Building Certifications 13 points	18.6%	13%	11.38	11.84	
 Energy 14 points	20%	14%	14	11.04	
 Water 5 points	7.1%	5%	5	4.62	
 Waste 5 points	7.1%	5%	5	5	
 Stakeholder Engagement 15 points	21.4%	15%	14.62	14.4	

Entity & Peer Group Characteristics

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Sector allocation of assets	100% Office: Other	87% Office: Corporate 10% Office: Other 1% Industrial: Distribution Warehouse < 1% Mixed use: Office/Retail < 1% Residential: Multi-Family < 1% Residential: Other	
Peer Group Constituents			
British Land Company Plc (1)	Castellum AB (1)		Derwent London Plc (1)
Entra ASA (1)	Great Portland Estates plc (1)		Helical PLC (1)
Hibernia REIT plc (1)	Land Securities Group PLC (1)		Workspace (1)

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Evidence Manual Validation							
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SE5	DRE1	DMA1	DEN1	DWT1	DSE5.2		

■ = Accepted

■ = Partially Accepted

■ = Not Accepted/Duplicate

■ = No response

Manual Validation Decisions - Excluding Accepted Answers

Evidence		
Indicator	Decision	Reason(s):
P01	Partially Accepted	Does not support some of the selected issues
Other Answers		
Indicator	Decision	Other answer provided:
DEN2.2	Not Accepted	Beyond BBR 29 (The Swedish Building Regulations), Fabeges projects is at least 25-75% lower than BBR (BBR 29 is NZE). All our projects are therefore highly energy efficient buildings. They are also fully powered from on-site and off-site renewable energy sources with Solarpanels on the roofs and Fabege uses Guarantee of Origin (GO-labelled) electricity produces with Wind turbines and GO-labelled renewable district heating and district cooling. Any remaining carbon emissions are compensated with purchase of GHG offsets (publicly disclosed in the annual report).

Management

Management

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Leadership	7.00p 23.3%	7	5.83	72% of peers scored lower
LE1	ESG leadership commitments			Not scored	
LE2	ESG Objectives	1	1	0.98	8% of peers scored lower
LE3	Individual responsible for ESG	2	2	1.97	3% of peers scored lower
LE4	ESG taskforce/committee	1	1	0.97	8% of peers scored lower
LE5	ESG senior decision-maker	1	1	0.98	2% of peers scored lower
LE6	Personnel ESG performance targets	2	2	0.93	72% of peers scored lower
	Policies	4.50p 15%	3.75	4.31	88% of peers scored higher
P01	Policy on environmental issues	1.5	0.75	1.42	95% of peers scored higher
P02	Policy on social issues	1.5	1.5	1.41	8% of peers scored lower
P03	Policy on governance issues	1.5	1.5	1.47	5% of peers scored lower
	Reporting	3.50p 11.7%	3.5	3.09	31% of peers scored lower
RP1	ESG reporting	3.5	3.5	3.09	31% of peers scored lower

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
RP2.1	ESG incident monitoring			Not scored	
RP2.2	ESG incident occurrences			Not scored	
	Risk Management	5.00p 16.7%	4.67	4.07	49% of peers scored lower
RM1	Environmental Management System (EMS)	2	1.67	1.16	47% of peers scored lower
RM2	Process to implement governance policies	0.5	0.5	0.49	4% of peers scored lower
RM3.1	Social risk assessments	0.5	0.5	0.48	8% of peers scored lower
RM3.2	Governance risk assessments	0.5	0.5	0.47	13% of peers scored lower
RM4	ESG due diligence for new acquisitions	1.5	1.5	1.47	4% of peers scored lower
RM5	Resilience of strategy to climate-related risks			Not scored	
RM6.1	Transition risk identification			Not scored	
RM6.2	Transition risk impact assessment			Not scored	
RM6.3	Physical risk identification			Not scored	
RM6.4	Physical risk impact assessment			Not scored	
	Stakeholder Engagement	10.00p 33.3%	10	8.63	88% of peers scored lower
SE1	Employee training	1	1	0.85	47% of peers scored lower
SE2.1	Employee satisfaction survey	1	1	0.73	58% of peers scored lower
SE2.2	Employee engagement program	1	1	0.85	15% of peers scored lower
SE3.1	Employee health & well-being program	0.75	0.75	0.67	26% of peers scored lower
SE3.2	Employee health & well-being measures	1.25	1.25	1.1	24% of peers scored lower
SE4	Employee safety indicators	0.5	0.5	0.46	12% of peers scored lower
SE5	Inclusion and diversity	0.5	0.5	0.39	44% of peers scored lower
SE6	Supply chain engagement program	1.5	1.5	1.32	30% of peers scored lower
SE7.1	Monitoring property/asset managers	1	1	0.91	13% of peers scored lower
SE7.2	Monitoring external suppliers/service providers	1	1	0.88	14% of peers scored lower
SE8	Stakeholder grievance process	0.5	0.5	0.47	12% of peers scored lower

Leadership

ESG Commitments and Objectives

This aspect evaluates how the entity integrates ESG into its overall business strategy. The purpose of this section is to (1) identify public ESG commitments made by the entity, (2) identify who is responsible for managing ESG issues and has decision-making authority, (3) communicate to investors how the entity structures management of ESG issues, and (4) determine how ESG is embedded into the entity.

LE1 Not Scored

ESG leadership commitments

☒ Yes

95%

ESG leadership standards and principles

☐ Climate Action 100+

5%

☐ Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC)

6%

☒ International Labour Organization (ILO) Standards

22%

☐ Montreal Pledge

2%

☐ OECD - Guidelines for multinational enterprises

3%

☐ PRI signatory

14%

☐ RE 100

9%

☒ Science Based Targets initiative

29%

☒ Task Force on Climate-related Financial Disclosures (TCFD)

47%

☐ UN Environment Programme Finance Initiative

0%

☒ UN Global Compact

45%

☒ UN Sustainable Development Goals

78%

☐ WorldGBC's Net Zero Carbon Buildings Commitment

10%

☐ Other

36%

Applicable evidence

Evidence provided

☐ No

5%

LE2 Points: 1/1

ESG Objectives

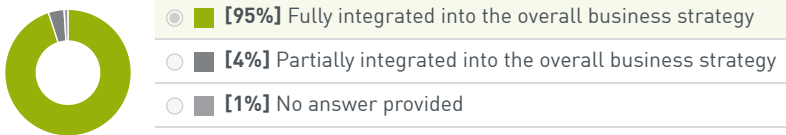
☒ Yes

99%

The objectives relate to

<input checked="" type="checkbox"/> General sustainability	95%	<div></div>
<input checked="" type="checkbox"/> Environment	98%	<div></div>
<input checked="" type="checkbox"/> Social	99%	<div></div>
<input checked="" type="checkbox"/> Governance	98%	<div></div>
<input checked="" type="checkbox"/> Health and well-being	88%	<div></div>

Business strategy integration



The objectives are

<input checked="" type="radio"/> Publicly available	98%	<div></div> ^
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Applicable evidence

Evidence provided

<input type="radio"/> Not publicly available	1%	<div></div>
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Communicate the objectives and explain how they are integrated into the overall business strategy (maximum 250 words)

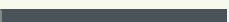
“ Fabege works with sustainable city district development, with a primary focus on well located submarkets in the Stockholm area. Our motto is ‘creating the right conditions’. For us it means developing long-term, sustainable city districts where our customers and their employees have the right conditions to evolve and grow both as companies and individuals. Our districts are Arenastaden, Hammarby Sjöstad, City, Solna Business Park, Haga Norra and Flemingsberg. The Board of Directors bears overall responsibility for the sustainability strategy and following up Fabege’s work on sustainability. The Board has appointed Emma Henriksson as Board member with particular responsibility for sustainability. • The CEO and the Executive Management Team bear overall responsibility for implementation of the sustainability strategy. Overall ESG objectives are approved by the Executive Management Team and established at Board level. • Fabeges Head of Sustainability coordinates and oversees the sustainability policy, ESG objectives and ESG issues at Fabege and acts as spokesman in external relations. Head of Sustainability reports to the Executive Management Team quarterly and the Board annual. • Fabege has a sustainability team. The sustainability team, under the supervision of the Sustainability Manager, proposes objectives and coordinates and follows up activities. • Managers and individual employees implement the strategy and perform the activities approved. Fabege’s activities are goal-oriented at all levels of the organisation. The ESG-goals are broken down, developed and established in the different business areas and at co-worker level. Performance measurements and reviews are conducted regularly.


<input type="radio"/> No	1%	<div></div>
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ESG Decision Making

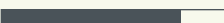
LE3 Points: 2/2

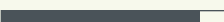
Individual responsible for ESG

☒ Yes 100%  ^

☒ ESG 100%  ^

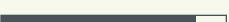
The individual(s) is/are

☒ Dedicated employee(s) for whom ESG is the core responsibility 80% 

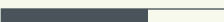
☒ Employee(s) for whom ESG is among their responsibilities 88% 


☐ External consultants/manager 57% 

☐ Investment partners (co-investors/JV partners) 4% 

☒ Climate-related risks and opportunities 87%  ^

The individual(s) is/are

☒ Dedicated employee(s) for whom climate-related issues are core responsibilities 65% 

☒ Employee(s) for whom climate-related issues are among their responsibilities 76% 


☐ External consultants/manager 38% 

☐ Investment partners (co-investors/JV partners) 3% 

☐ No 0% 

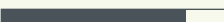
LE4 Points: 1/1

ESG taskforce/committee

☒ Yes 99%  ^


Members of the taskforce or committee

☐ Board of Directors 68% 

☒ C-suite level staff 82% 

☐ Investment Committee 44% 

☐ Fund/portfolio managers 64% 

☒ Asset managers 82% 

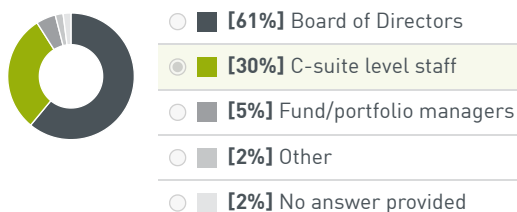
<input type="checkbox"/> ESG portfolio manager	28%	<div><div></div></div>
<input type="checkbox"/> Investment analysts	27%	<div><div></div></div>
<input checked="" type="checkbox"/> Dedicated staff on ESG issues	79%	<div><div></div></div>
<input type="checkbox"/> External managers or service providers	44%	<div><div></div></div>
<input checked="" type="checkbox"/> Investor relations	44%	<div><div></div></div>
<input type="checkbox"/> Other	29%	<div><div></div></div>
<input type="radio"/> No	1%	<div><div></div></div>

LE5 Points: 1/1

ESG senior decision-maker

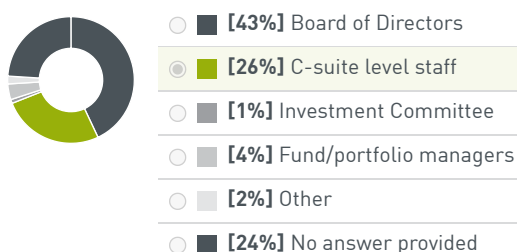
<input checked="" type="radio"/> Yes	98%	<div><div></div></div> ^
<input checked="" type="checkbox"/> ESG	98%	<div><div></div></div> ^

The individual's most senior role is as part of



<input checked="" type="checkbox"/> Climate-related risks and opportunities	76%	<div><div></div></div> ^
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The individual's most senior role is as part of



Process of informing the most senior decision-maker

¶¶ The Chief Executive Officer has ultimate responsibility for matters involving sustainability. Head of sustainability is responsible for establishing and updating the sustainability strategy and targets. On the day-to-day business the operational activities are supported by experts in environment, energy, work environment and fire and safety. These experts function as a resource and skills pool for the company's other departments. Fabège also has a sustainability group which is led by the sustainability manager that supports, drives, develops and communicates sustainability issues internally and externally. Head of Sustainability is manager of the group. This group includes representatives of the Executive Management Team and the Communications, Environmental, Purchasing, Accounting and HR

☐ No

2%

LE6 Points: 2/2

Personnel ESG performance targets

☒ Yes

82% ^

Predetermined consequences

☒ Yes

81% ^

☒ Financial consequences

77% ^

Personnel to whom these factors apply

☐ Board of Directors

40%

☒ C-suite level staff

64%

☐ Investment Committee

26%

☒ Fund/portfolio managers

34%

☒ Asset managers

45%

☒ ESG portfolio manager

27%

☐ Investment analysts

15%

☒ Dedicated staff on ESG issues

61%

☐ External managers or service providers

16%

☐ Investor relations

29%

☐ Other

27%

☒ Non-financial consequences

61% ^

Personnel to whom these factors apply

<input type="checkbox"/> Board of Directors	26%	<div></div>
<input checked="" type="checkbox"/> C-suite level staff	47%	<div></div>
<input type="checkbox"/> Investment Committee	23%	<div></div>
<input checked="" type="checkbox"/> Fund/portfolio managers	31%	<div></div>
<input checked="" type="checkbox"/> Asset managers	41%	<div></div>
<input checked="" type="checkbox"/> ESG portfolio manager	24%	<div></div>
<input type="checkbox"/> Investment analysts	19%	<div></div>
<input checked="" type="checkbox"/> Dedicated staff on ESG issues	50%	<div></div>
<input type="checkbox"/> External managers or service providers	14%	<div></div>
<input type="checkbox"/> Investor relations	24%	<div></div>
<input type="checkbox"/> Other	16%	<div></div>

☐ No

1%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

18%

ESG Policies

This aspect confirms the existence and scope of the entity’s policies that address environmental, social, and governance issues.

P01 Points: 0.75/1.5

Policy on environmental issues

☒ Yes

97%

^

Environmental issues included

☐ Biodiversity and habitat

74%

<input checked="" type="checkbox"/> Climate/climate change adaptation	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy consumption	96%	<div><div></div></div>
<input checked="" type="checkbox"/> Greenhouse gas emissions	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor environmental quality	65%	<div><div></div></div>
<input checked="" type="checkbox"/> Material sourcing	85%	<div><div></div></div>
<input checked="" type="checkbox"/> Pollution prevention	73%	<div><div></div></div>
<input checked="" type="checkbox"/> Renewable energy	84%	<div><div></div></div>
<input checked="" type="checkbox"/> Resilience to catastrophe/disaster	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Sustainable procurement	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Water consumption	91%	<div><div></div></div>
<input type="checkbox"/> Other	16%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[PARTIALLY ACCEPTED]

<input type="radio"/> No	3%	<div><div></div></div>
--------------------------	----	------------------------

P02 Points: 1.5/1.5

Policy on social issues

<input checked="" type="radio"/> Yes	97%	<div><div></div></div> ^
--------------------------------------	-----	--------------------------

Social issues included

<input checked="" type="checkbox"/> Child labor	85%	<div><div></div></div>
<input checked="" type="checkbox"/> Community development	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Customer satisfaction	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee engagement	77%	<div><div></div></div>

<input checked="" type="checkbox"/> Employee health & well-being	93%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee remuneration	87%	<div><div></div></div>
<input checked="" type="checkbox"/> Forced or compulsory labor	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Freedom of association	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: community	60%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: contractors	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: employees	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: tenants/customers	77%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusion and diversity	93%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Social enterprise partnering	34%	<div><div></div></div>
<input checked="" type="checkbox"/> Stakeholder relations	77%	<div><div></div></div>
<input type="checkbox"/> Other	7%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

3%

P03 Points: 1.5/1.5

Policy on governance issues

☒ Yes

100%^

Governance issues included

<input checked="" type="checkbox"/> Bribery and corruption	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Cybersecurity	90%	<div><div></div></div>

<input checked="" type="checkbox"/> Data protection and privacy	98%	<div><div></div></div>
<input checked="" type="checkbox"/> Executive compensation	91%	<div><div></div></div>
<input type="checkbox"/> Fiduciary duty	66%	<div><div></div></div>
<input checked="" type="checkbox"/> Fraud	97%	<div><div></div></div>
<input type="checkbox"/> Political contributions	66%	<div><div></div></div>
<input checked="" type="checkbox"/> Shareholder rights	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Other Whistleblower protection, Employee remuneration	40%	<div><div></div></div> <div>[ACCEPTED]</div>

Applicable evidence

Evidence provided (but not shared with investors) [ACCEPTED]

☐ No 0%

Reporting
ESG Disclosure

Institutional investors and other shareholders are primary drivers for greater sustainability reporting and disclosure among investable entities. Real estate companies and managers share how ESG management practices performance impacts the business through formal disclosure mechanisms. This aspect evaluates how the entity communicates its ESG actions and/or performance.

RP1 Points: 3.5/3.5

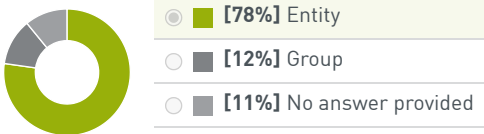
ESG reporting

☒ Yes 98% ^

Types of disclosure

☒ Section in Annual Report 89% ^

Reporting level



Aligned with



- ☒ **[47%]** EPRA Best Practice Recommendations in Sustainability Reporting, 2017
- ☐ **[19%]** GRI Standards, 2016
- ☐ **[1%]** GRI Sustainability Reporting Guidelines, G4
- ☐ **[1%]** INREV Sustainability Reporting Recommendations, 2016
- ☐ **[4%]** TCFD Recommendations, 2017
- ☐ **[7%]** Other
- ☐ **[20%]** No answer provided

Third-party review

- ☒ Yes 69% ^
- ☐ Externally checked 26%
- ☐ Externally verified 10%
- ☒ Externally assured 34% ^

using



- ☐ **[6%]** AA1000AS
- ☐ **[1%]** ASAE3000
- ☐ **[1%]** Australia National Greenhouse and Energy Regulations (NGER Act)
- ☐ **[1%]** Compagnie Nationale des Commissaires aux Comptes (CNCC)
- ☒ **[23%]** ISAE 3000
- ☐ **[1%]** RevR6 Procedure for assurance of sustainability report from Far, the Swedish auditors professional body
- ☐ **[66%]** No answer provided

- ☐ No 20%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- ☒ Stand-alone sustainability report(s) 66% ^

Reporting level



- ☒ **[51%]** Entity
- ☐ **[1%]** Investment manager
- ☐ **[14%]** Group
- ☐ **[34%]** No answer provided

Aligned with



- ☒ **[38%]** EPRA Best Practice Recommendations in Sustainability Reporting, 2017
- ☐ **[12%]** GRI Standards, 2016
- ☐ **[4%]** GRI Sustainability Reporting Guidelines, G4
- ☐ **[4%]** TCFD Recommendations, 2017
- ☐ **[4%]** Other
- ☐ **[37%]** No answer provided

Third-party review

- ☒ Yes 53% ^
- ☐ Externally checked 14%
- ☐ Externally verified 10%
- ☒ Externally assured 30% ^

using



- ☐ **[5%]** AA1000AS
- ☐ **[1%]** Australia National Greenhouse and Energy Regulations (NGER Act)
- ☐ **[1%]** Compagnie Nationale des Commissaires aux Comptes (CNCC)
- ☒ **[22%]** ISAE 3000
- ☐ **[70%]** No answer provided

- ☐ No 13%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

- ☐ Integrated Report 11%
- ☒ Dedicated section on corporate website 88% ^

Reporting level



- ☒ **[70%]** Entity
- ☐ **[5%]** Investment manager
- ☐ **[13%]** Group
- ☐ **[12%]** No answer provided

Applicable evidence

Evidence provided

[ACCEPTED]

- ☐ Section in entity reporting to investors 53%
- ☐ Other 18%

☐ No

2%

ESG Incident Monitoring

RP2.1 Not Scored

ESG incident monitoring


☒ Yes

88% ^

Stakeholders covered

<input checked="" type="checkbox"/> Clients/Customers	76% <div></div>
<input checked="" type="checkbox"/> Community/Public	71% <div></div>
<input checked="" type="checkbox"/> Contractors	60% <div></div>
<input checked="" type="checkbox"/> Employees	73% <div></div>
<input checked="" type="checkbox"/> Investors/Shareholders	78% <div></div>
<input checked="" type="checkbox"/> Regulators/Government	62% <div></div>
<input checked="" type="checkbox"/> Special interest groups (NGOs, Trade Unions, etc)	35% <div></div>
<input checked="" type="checkbox"/> Suppliers	56% <div></div>
<input type="checkbox"/> Other stakeholders	18% <div></div>

Process for communicating ESG-related incidents

 Fabege is a credible counterparty on all levels. High ethical and moral standards are a fundamental prerequisite in helping us to create long-term, sustainable business relationships and be a credible counterparty for all our stakeholders. By involving and communicating with both employees as well as customers and suppliers, we facilitate ethical conduct in all situations. We are determined to intercept suspicions of any irregularities at an early stage, preferably through dialogue but also via anonymous reporting systems. In order to improve opportunities to convey information about possible irregularities, we have established a new whistleblower service in which the report and subsequent dialogue are password protected and anonymised for those who wish. A working group ensures that the reports that come in are investigated immediately and that suitable action is taken. In response to the wave of MeToo accounts that emerged in Sweden in 2018, Fabege carried out an anonymous employee questionnaire to look into any cases of harassment in our own organisation. In connection with the questionnaire, Fabege also took the opportunity to clarify its zero tolerance policy against all forms of harassment, and to inform employees about the channels they can use to report any irregularities.

☐ No

12%

RP2.2 Not Scored

ESG incident occurrences

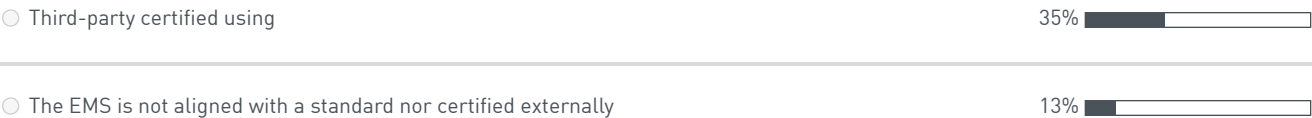
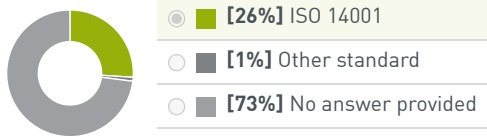


Risk Management

This aspect evaluates the processes used by the entity to support ESG implementation and investigates the steps undertaken to recognize and prevent material ESG related risks.

RM1 Points: 1.67/2

Environmental Management System (EMS)



Applicable evidence

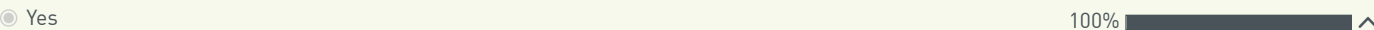
Evidence provided (but not shared with investors)

[ACCEPTED]



RM2 Points: 0.5/0.5

Process to implement governance policies



Systems and procedures used



<input type="checkbox"/> Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy	90%	<div><div></div></div>
<input type="checkbox"/> Employee performance appraisal systems integrate compliance with codes of conduct	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Investment due diligence process	96%	<div><div></div></div>
<input checked="" type="checkbox"/> Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Training related to governance risks for employees	95%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Regular follow-ups	91%	<div><div></div></div>
<input checked="" type="checkbox"/> When an employee joins the organization	85%	<div><div></div></div>
<input checked="" type="checkbox"/> Whistle-blower mechanism	89%	<div><div></div></div>
<input type="checkbox"/> Other	14%	<div><div></div></div>

☐ No 0%

☐ Not applicable 0%

Risk Assessments

RM3.1 Points: 0.5/0.5

Social risk assessments

☒ Yes 96% ^

Issues included

<input checked="" type="checkbox"/> Child labor	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Community development	46%	<div><div></div></div>
<input checked="" type="checkbox"/> Controversies linked to social enterprise partnering	14%	<div><div></div></div>
<input checked="" type="checkbox"/> Customer satisfaction	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee engagement	89%	<div><div></div></div>

<input checked="" type="checkbox"/> Employee health & well-being	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Forced or compulsory labor	68%	<div><div></div></div>
<input checked="" type="checkbox"/> Freedom of association	37%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: community	47%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: contractors	74%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: employees	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: tenants/customers	82%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: supply chain (beyond tier 1 suppliers and contractors)	43%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	59%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusion and diversity	79%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	79%	<div><div></div></div>
<input checked="" type="checkbox"/> Stakeholder relations	57%	<div><div></div></div>
<input type="checkbox"/> Other	1%	<div><div></div></div>

☐ No

4%

RM3.2 Points: 0.5/0.5

Governance risk assessments

☒ Yes 99% ^

Issues included

<input checked="" type="checkbox"/> Bribery and corruption	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Cybersecurity	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Data protection and privacy	98%	<div><div></div></div>
<input checked="" type="checkbox"/> Executive compensation	85%	<div><div></div></div>

<input checked="" type="checkbox"/> Fiduciary duty	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Fraud	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Political contributions	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Shareholder rights	84%	<div><div></div></div>
<input type="checkbox"/> Other	16%	<div><div></div></div>

☐ No 1%

RM4 Points: 1.5/1.5

ESG due diligence for new acquisitions

☒ Yes 99% ^

Issues included

<input type="checkbox"/> Biodiversity and habitat	59%	<div><div></div></div>
<input checked="" type="checkbox"/> Building safety	96%	<div><div></div></div>
<input checked="" type="checkbox"/> Climate/Climate change adaptation	57%	<div><div></div></div>
<input checked="" type="checkbox"/> Compliance with regulatory requirements	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Contaminated land	97%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy efficiency	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy supply	84%	<div><div></div></div>
<input checked="" type="checkbox"/> Flooding	88%	<div><div></div></div>
<input checked="" type="checkbox"/> GHG emissions	77%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	73%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor environmental quality	68%	<div><div></div></div>
<input type="checkbox"/> Natural hazards	83%	<div><div></div></div>

<input type="checkbox"/> Socio-economic	52%	<div></div>
<input checked="" type="checkbox"/> Transportation	84%	<div></div>
<input checked="" type="checkbox"/> Waste management	76%	<div></div>
<input checked="" type="checkbox"/> Water efficiency	72%	<div></div>
<input checked="" type="checkbox"/> Water supply	82%	<div></div>
<input type="checkbox"/> Other	11%	<div></div>
<input type="radio"/> No	1%	<div></div>
<input type="radio"/> Not applicable	0%	<div></div>

Climate Related Risk Management

RM5 Not Scored


Resilience of strategy to climate-related risks

☒ Yes

73%

^

Description of the resilience of the organization's strategy

 Regarding resilience to climate-related risks Fabege has chosen to gradually adapt accounting of potential physical climate risks and transition risks to the Task Force on Climate-related Financial Disclosures' (TCFD) recommendation. During the year Fabege continued with efforts to identify and evaluate climate-related risks and opportunities via an advanced risk analysis. This has enabled us to assess their impact on the company's strategy. Fabege has analysed the business to ensure that the company is well equipped to cope with the climate-related challenges that are already evident, but also those risks that are likely to affect the business in the future. Managing climate change and the ongoing transition in line with the Paris Agreement also generates major opportunities for companies like Fabege that are highly ambitious in terms of their sustainability work – opportunities that we are constantly working to develop. Fabege will continue to work on identifying and evaluating climate-related risks. Find out more about our scenario analysis on our website at www.faberge.se/en/sustainability/climate-issues/scenario-analysis/: FN Staden = RCP 2,6; Nätverkstaden = RCP 4,5; Techstaden= RCP 6,0; Stadsregionen=RCP 8,5.

Use of scenario analysis

☒ Yes

47%

^

Scenarios used

☒ Transition scenarios

35%

^

☐ CRREM 2C

10%

<input type="checkbox"/> CRREM 1.5C	15%	<div><div></div></div>
<input type="checkbox"/> IEA SDS	2%	<div><div></div></div>
<input type="checkbox"/> IEA B2DS	2%	<div><div></div></div>
<input type="checkbox"/> IEA NZE2050	0%	<div><div></div></div>
<input type="checkbox"/> IPR FPS	0%	<div><div></div></div>
<input type="checkbox"/> NGFS Current Policies	0%	<div><div></div></div>
<input type="checkbox"/> NGFS Nationally determined contributions	0%	<div><div></div></div>
<input type="checkbox"/> NGFS Immediate 2C scenario with CDR	0%	<div><div></div></div>
<input type="checkbox"/> NGFS Immediate 2C scenario with limited CDR	0%	<div><div></div></div>
<input type="checkbox"/> NGFS Immediate 1.5C scenario with CDR	1%	<div><div></div></div>
<input type="checkbox"/> NGFS Delayed 2C scenario with limited CDR	0%	<div><div></div></div>
<input type="checkbox"/> NGFS Delayed 2C scenario with CDR	0%	<div><div></div></div>
<input type="checkbox"/> NGFS Immediate 1.5C scenario with limited CDR	1%	<div><div></div></div>
<input checked="" type="checkbox"/> SBTi	17%	<div><div></div></div>
<input type="checkbox"/> TPI	1%	<div><div></div></div>
<input type="checkbox"/> Other	12%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical scenarios	38%	<div><div></div></div> ^
<input checked="" type="checkbox"/> RCP2.6	17%	<div><div></div></div>
<input checked="" type="checkbox"/> RCP4.5	15%	<div><div></div></div>
<input checked="" type="checkbox"/> RCP6.0	6%	<div><div></div></div>
<input checked="" type="checkbox"/> RCP8.5	29%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>

☐ No

27%

☐ No

27%

Additional context

[Not provided]

RM6.1 Not Scored

Transition risk identification

☒ Yes

62%

^

Elements covered

☒ Policy and legal

61%

^

Any risks identified

☒ Yes

60%

^

Risks are

☐ Increasing price of GHG emissions

37%

☒ Enhancing emissions-reporting obligations

46%

☒ Mandates on and regulation of existing products and services

50%

☐ Exposure to litigation

18%

☐ Other

4%

☐ No

1%

☒ Technology

50%

^

Any risks identified

☒ Yes

46%

^

Risks are

☒ Substitution of existing products and services with lower emissions options

34%

☐ Unsuccessful investment in new technologies

14%

☒ Costs to transition to lower emissions technology

40%

☐ Other

4%

☐ No

4%

☒ Market

53%

^

Any risks identified

☒ Yes

53%

^

Risks are

☒ Changing customer behavior

51%

☒ Uncertainty in market signals

19%

☒ Increased cost of raw materials

29%

☐ Other

4%

☐ No

0%

☒ Reputation

59%

^

Any risks identified

☒ Yes

55%

^

Risks are

☒ Shifts in consumer preferences

40%

☐ Stigmatization of sector

12%

☒ Increased stakeholder concern or negative stakeholder feedback

47%

☐ Other

1%

☐ No

3%

Applicable evidence

Evidence not provided

Processes for prioritizing transition risks

🗨️ We validate financial impact and likelihood in accordance to TCFD. In the medium and long term, Fabège can see a strong likelihood of tougher legal requirements having a knock-on effect on companies in the form of more stringent requirements. Areas that may be subject to such requirements include measuring and reducing energy consumption and carbon dioxide emissions. There is currently no price for carbon dioxide, but Fabège expects that it will come. A higher carbon dioxide price would, for example, mean increased material costs, partly in the production of materials such as concrete, crushed stone and steel. A clear risk we are currently seeing is that political measures are stopping property owners from launching largescale production of self-produced energy. The current energy market may also lead to higher energy prices. In some cases it could mean that the trend towards more sustainable energy consumption will slow down. Fabège works constantly to satisfy requirements and expectations from customers and other stakeholders. Over the course of several years, demand for sustainable and certified buildings has increased. Environmental certification of our properties is an area we've been focusing on for a long time, and we're now raising our level of ambition. Municipalities that allocate land to us, and financiers that influence our economic circumstances are crucial for our business. Requirements and expectations regarding sustainability are also increasing in these groups. The EU's taxonomy system for sustainable activities is an example of guideline that subject our sustainability work to enhanced requirements.

☐ No

38%

Additional context

[Not provided]

RM6.2 Not Scored

Transition risk impact assessment

☒ Yes

52%^

Elements covered

☒ Policy and legal

50%^

Any material impacts to the entity

☐ Yes

43%

☒ No

7%

☒ Technology

45%^

Any material impacts to the entity

☒ Yes

33%^

Impacts are

☐ Write-offs and early retirement of existing assets

9%

☐ Reduced demand for products and services

14%

☒ Research and development (R&D) expenditures in new and alternative technologies

15%

☐ Capital investments in technology development

18%

☒ Costs to adopt/deploy new practices and processes

28%

☐ Other3% ☐ No12% ☒ Market40%  ^**Any material impacts to the entity**☒ Yes37%  ^**Impacts are**☒ Reduced demand for goods and services due to shift in consumer preferences34% ☒ Increased production costs due to changing input prices and output requirements18% ☐ Abrupt and unexpected shifts in energy costs11% ☐ Change in revenue mix and sources, resulting in decreased revenues4% ☐ Re-pricing of assets17% ☐ Other2% ☐ No3% ☒ Reputation41%  ^**Any material impacts to the entity**☒ Yes37%  ^**Impacts are**☒ Reduced revenue from decreased demand for goods/services24% ☐ Reduced revenue from decreased production capacity1% ☐ Reduced revenue from negative impacts on workforce management and planning5% ☒ Reduction in capital availability22% ☐ Other3% ☐ No4% 

Applicable evidence

Evidence not provided

Integration of transition risk identification, assessment, and management into the entity's overall risk management

 Fabege's Executive Management Team conducts an annual review and evaluation of risk areas, for the purpose of identifying and managing risks (including Risk area Climate and Sustainability: climate change, emissions in accordance to TCFD). This is done in consultation with the Board and the Audit Committee, for examination by the auditors. The company's internal processes and procedures provide support for the continuous management of risks. Find out more in our Corporate governance report page 89 <https://www.fabege.se/siteassets/rapporter-och-kvartalspresenationer/fabege-annual-report-2020-210324.pdf>

☐ No

48%

Additional context

[Not provided]

RM6.3 Not Scored

Physical risk identification

☒ Yes

64%

^

Elements covered

☒ Acute hazards

63%

^

Any acute hazards identified

☒ Yes

53%

^

Factors are

☐ Extratropical storm

9%

☒ Flash flood

39%

☐ Hail

14%

☐ River flood

43%

☒ Storm surge

28%

☐ Tropical cyclone

1%

☐ Other

9%

☐ No

10%

☒ Chronic stressors

54%

Any chronic stressors identified

☒ Yes

50%

Factors are

☒ Drought stress

29%

☐ Fire weather stress

11%

☒ Heat stress

37%

☒ Precipitation stress

35%

☒ Rising mean temperatures

41%

☐ Rising sea levels

29%

☐ Other

3%


☐ No

4%

Applicable evidence

Evidence not provided

Physical risks prioritization process

 We validate financial impact and likelihood in accordance to TCFD. Changed weather patterns are already affecting Fabege’s properties and districts. There are a number of challenges that arise as a result of a warmer climate and higher temperatures. In the future, the direct effects of rising temperatures are likely to be that the cost of cooling properties will be higher, although heating costs may decrease somewhat. In the longer term there is a risk of groundwater levels falling, which may lead to more water shortages and temporary restrictions on drinking water in several locations across Sweden. Higher annual precipitation and more days of heavy rain or snowfall also means large quantities of water collect more easily. In buildings with basements on level ground there is a risk of insufficient drainage capacity, which increases the likelihood of damage caused by damp. Extended periods with no rain cause groundwater levels to fall. For open natural environments and ground prone to subsidence it can have a negative impact on bearing resistance and cause subsidence damage, particularly in structures with shallow foundations. Prolonged dry spells can also cause cracks to form near the surface of the ground, which can affect basic infrastructure such as cycle paths, parking areas and small roads. These cracks can be a direct result of the dry conditions, but can also be due to water in the ground being sucked up by plants and trees.

☐ No

36%

Additional context

[Not provided]

RM6.4 Not Scored

Physical risk impact assessment

Yes

50%

^

Elements covered

☒

Direct impacts

47%

^

Any material impacts to the entity

Yes

34%

^

Impacts are

☒

Increased capital costs

32%

☐

Other

6%

No

13%

☒

Indirect impacts

47%

^

Any material impacts to the entity

☒

Yes

38%

^

Impacts are

☒

Increased insurance premiums and potential for reduced availability of insurance on assets in "high-risk" locations

21%

☒

Increased operating costs

30%

☐

Reduced revenue and higher costs from negative impacts on workforce

4%

☐

Reduced revenue from decreased production capacity

4%

☐

Reduced revenues from lower sales/output

12%

☐

Write-offs and early retirement of existing assets

16%

☐

Other

3%

No

9%

Applicable evidence

Evidence not provided

Integration of physical risk identification, assessment, and management into the entity's overall risk management

Fabège's Executive Management Team conducts an annual review and evaluation of risk areas, for the purpose of identifying and

 managing risks (including Risk area Climate and Sustainability: climate change, emissions in accordance to TCFD). This is done in consultation with the Board and the Audit Committee, for examination by the auditors. The company's internal processes and procedures provide support for the continuous management of risks. Find out more in our Corporate governance report page 89 <https://www.fabege.se/siteassets/rapporter-och-kvartalspresenationer/fabege-annual-report-2020-210324.pdf>

☐ No

50%

Additional context

[Not provided]

Stakeholder Engagement

Employees

Improving the sustainability performance of a real estate portfolio requires dedicated resources, a commitment from senior management and tools for measurement/management of resource consumption. It also requires the cooperation of other stakeholders, including employees and suppliers. This aspect identifies actions taken to engage with those stakeholders, as well as the nature of the engagement.

SE1 Points: 1/1

Employee training

☒ Yes

99% ^

Percentage of employees who received professional training: 100%

Percentage of employees who received ESG-specific training: 100%

ESG-specific training focuses on (multiple answers possible):

☒ Environmental issues

84%

☒ Social issues

82%

☒ Governance issues

87%

☐ No

1%

SE2.1 Points: 1/1

Employee satisfaction survey

☒ Yes

88% ^

The survey is undertaken

☐ Internally

40%

☒ By an independent third party

63%

Percentage of employees covered : 100%

Survey response rate: 99%

Quantitative metrics included

☒ Yes

84%

^

Metrics include

☐ Net Promoter Score

33%

☒ Overall satisfaction score

77%

☒ Other

43%

The employee satisfaction survey covers multiple quantitative metrics. The survey measures the average trust index among employees (Genomsnittligt förtroendeindex p. 5), Trustworthiness among managers (Trovärdighet p. 6), Respect in the workplace (Respekt p. 7), Justice for how employees are treated in an equal way (Rättvisa p.8), Pride to work at Fabegé (Stolthet p. 9) and camaraderie among employees (Kamratskap p. 10). In total there are 61 claims that are based on a composite measure of how inclusive a company is as well as how consistently employees rate their workplace on a scale of 1 to 5.

[ACCEPTED]

☐ No

4%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

12%

SE2.2 Points: 1/1

Employee engagement program

☒ Yes

87%

^

Program elements

☐ Planning and preparation for engagement

57%

☒ Development of action plan

80%

☒ Implementation

66%

☐ Training

62%

☐ Program review and evaluation

60%

☒ Feedback sessions with c-suite level staff

77%

☒ Feedback sessions with separate teams/departments

77%

☒ Focus groups

52%

☐ Other

10%

☐ No

5%

☐ Not applicable

7%

SE3.1 Points: 0.75/0.75

Employee health & well-being program

☒ Yes

99%

The program includes

☒ Needs assessment

93%

☒ Goal setting

79%

☒ Action

96%

☒ Monitoring

88%

☐ No

1%

SE3.2 Points: 1.25/1.25

Employee health & well-being measures

☒ Yes

99%

Measures covered

☒ Needs assessment

88%

Monitoring employee health and well-being needs through

☒ Employee surveys on health and well-being

79%

Percentage of employees: 100%

☒ Physical and/or mental health checks

63%

Percentage of employees: 88%

☐ Other

6%

☒ Goals address

76%

^

☒ Mental health and well-being

63%

☒ Physical health and well-being

68%

☒ Social health and well-being

61%

☐ Other

1%

☒ Health is promoted through

96%

^

☒ Acoustic comfort

66%

☐ Biophilic design

41%

☐ Childcare facilities contributions

39%

☒ Flexible working hours

89%

☒ Healthy eating

81%

☐ Humidity

39%

☐ Illumination

53%

☒ Inclusive design

45%

☒ Indoor air quality

72%

☒ Lighting controls and/or daylight

76%

☒ Noise control

54%

☒ Paid maternity leave in excess of legally required minimum

50%

☒ Paid paternity leave in excess of legally required minimum

45%

☒ Physical activity

80%

☒ Physical and/or mental healthcare access

79%

<input checked="" type="checkbox"/> Social interaction and connection	81%	<div><div></div></div>
<input checked="" type="checkbox"/> Thermal comfort	73%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Working from home arrangements	93%	<div><div></div></div>

☐ Other

9%

<input checked="" type="checkbox"/> Outcomes are monitored by tracking	74%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Environmental quality	41%	<div><div></div></div>
<input checked="" type="checkbox"/> Population experience and opinions	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Program performance	38%	<div><div></div></div>

☐ Other

3%

☐ No

0%

☐ Not applicable

1%

SE4 Points: 0.5/0.5

Employee safety indicators

☒ Yes

95%

 ^


Indicators monitored

<input checked="" type="checkbox"/> Work station and/or workplace checks Percentage of employees: 100%	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Absentee rate 2.9	84%	<div><div></div></div>
<input checked="" type="checkbox"/> Injury rate 1.7	77%	<div><div></div></div>
<input checked="" type="checkbox"/> Lost day rate 0.00016	51%	<div><div></div></div>

☐ Other metrics

23%

Safety indicators calculation method

 The calculations cover events arising from on-site operations, building maintenance and employees commuting to and from their workplace. Injuries and fatalities (including third-party workers, visitors, members of the public) that occur during construction or major renovation projects is always reported to the Swedish Work Environment Authority. We are conducting working environment inspections each year in the buildings public areas, Fabège´s technical areas and Fabège´s office space. The risk assessment cover on-site operations, building maintenance and employee commuting to and from their workplace. Aggregated results is presented in our internal Health and Safety Committee. Fabège has a sick leave up 2.9% - Calculation basis is total sickness absence reported in our in relation to normal working hours. All employees report sickness absence through Hogia - a web-based Salary and Human Resource System. Result is presented in annual report and in Fabèges sustainability report, page 19. The injury rate is defined as the number of workplace accidents resulting in absence of one or more contracted working days per 200,000 hours worked, divided by hours worked. Number of hours worked for our own employees in 2020 was 342,999.

☐ No

5%

SE5 Points: 0.5/0.5

Inclusion and diversity

☒ Yes

98% ^

☒ Diversity of governance bodies

90% ^

Diversity metrics

☒ Age group distribution

65%

☒ Board tenure

78%

☐ Gender pay gap

49%

☒ Gender ratio

90%

Women: 50%

Men: 50%

☐ International background

46%

☐ Racial diversity

19%

☐ Socioeconomic background

20%

☒ Diversity of employees

97% ^

Diversity metrics

<input checked="" type="checkbox"/> Age group distribution	87%	<div><div></div></div>
Under 30 years old: 10%		
Between 30 and 50 years old: 53%		
Over 50 years old: 37%		
<input checked="" type="checkbox"/> Gender pay gap	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Gender ratio	97%	<div><div></div></div>
Women: 37%		
Men: 63%		
<input type="checkbox"/> International background	40%	<div><div></div></div>
<input type="checkbox"/> Racial diversity	28%	<div><div></div></div>
<input type="checkbox"/> Socioeconomic background	15%	<div><div></div></div>

Additional context

At year-end, women accounted for two out of six members of the Executive Management Team, or 33 per cent. The total proportion of women working at the company was 37 per cent. An increasing number of men are taking extended parental leave, and we see this as a positive from a gender equality perspective. Although the property industry has traditionally been viewed as male dominated, it is attracting a growing number of women. We would like to see more women joining these job categories, and we continually strive to achieve a better gender distribution. We are convinced that our company will benefit from attracting more women to various functions. According to Swedish law, wage surveys regarding gender pay gape are conducted regularly to identify unfair wage differences. Board of Directors and senior executives gender ratio and tenure: p 72 annual report 2020 Age group distribution for employees and Governance bodies: p 117 annual report 2020 Gender ratio employees: p 117 annual report 2020 According to the Swedish discrimination act (diskrimineringslagen) it is illegal to discriminate anyone based on religious affiliation or ethnicity. Fabeges policies and guidelines for communication, personnel and business support are decided on by the Executive Management Team, continually updated and made available to all employees via Fabege’s intranet. No-one at Fabege should be discriminated against on the basis of their sex, gender identity or expression, ethnicity, disability, religion or other belief, sexual orientation or age. No cases of discrimination were reported in 2020.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No 2%

Suppliers

SE6 Points: 1.5/1.5

Supply chain engagement program

☒ Yes 91%

Program elements

☒ Developing or applying ESG policies 87%

<input type="checkbox"/> Planning and preparation for engagement	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Development of action plan	60%	<div><div></div></div>
<input type="checkbox"/> Implementation of engagement plan	53%	<div><div></div></div>
<input type="checkbox"/> Training	31%	<div><div></div></div>
<input checked="" type="checkbox"/> Program review and evaluation	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Feedback sessions with stakeholders	66%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>

Topics included



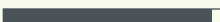

<input checked="" type="checkbox"/> Business ethics	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Child labor	74%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental process standards	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental product standards	74%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: employees	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	62%	<div><div></div></div>
<input checked="" type="checkbox"/> Human health-based product standards	53%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	87%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	86%	<div><div></div></div>
<input type="checkbox"/> Other	12%	<div><div></div></div>

External parties to whom the requirements apply

<input checked="" type="checkbox"/> Contractors	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Suppliers	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Supply chain (beyond 1 tier suppliers and contractors)	47%	<div><div></div></div>
<input type="checkbox"/> Other	5%	<div><div></div></div>

☐ No9% **SE7.1** Points: 1/1**Monitoring property/asset managers**☒ Yes95%  ^**Monitoring compliance of**

- ☒ **[32%]** Internal property/asset managers
- ☐ **[11%]** External property/asset managers
- ☐ **[52%]** Both internal and external property/asset managers
- ☐ **[5%]** No answer provided

Methods used
☒ Checks performed by independent third party 48% 
☒ Property/asset manager ESG training 70% 
☐ Property/asset manager self-assessments 50% 
☒ Regular meetings and/or checks performed by the entity's employees 93% 
☐ Require external property/asset managers' alignment with a professional standard 24% 
☐ Other 10% 
☐ No1% ☐ Not applicable4% **SE7.2** Points: 1/1**Monitoring external suppliers/service providers**☒ Yes89%  ^**Methods used**
☒ Checks performed by an independent third party 46% 
☐ Regular meetings and/or checks performed by external property/asset managers 57% 
☐ Regular meetings and/or checks performed by the entity's employees 83% 

<input checked="" type="checkbox"/> Require supplier/service providers' alignment with a professional standard Standard: ISO 45001	41% <div><div></div></div>
<input type="checkbox"/> Supplier/service provider ESG training	24% <div><div></div></div>
<input checked="" type="checkbox"/> Supplier/service provider self-assessments	54% <div><div></div></div>
<input type="checkbox"/> Other	12% <div><div></div></div>
<input type="radio"/> No	9% <div><div></div></div>
<input type="radio"/> Not applicable	2% <div><div></div></div>

SE8 Points: 0.5/0.5

Stakeholder grievance process

<input checked="" type="radio"/> Yes	97% <div><div></div></div>
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Process characteristics

<input checked="" type="checkbox"/> Accessible and easy to understand	86% <div><div></div></div>
<input checked="" type="checkbox"/> Anonymous	64% <div><div></div></div>
<input checked="" type="checkbox"/> Dialogue based	89% <div><div></div></div>
<input checked="" type="checkbox"/> Equitable & rights compatible	61% <div><div></div></div>
<input checked="" type="checkbox"/> Improvement based	65% <div><div></div></div>
<input checked="" type="checkbox"/> Legitimate & safe	82% <div><div></div></div>
<input checked="" type="checkbox"/> Predictable	43% <div><div></div></div>
<input checked="" type="checkbox"/> Prohibitive against retaliation	49% <div><div></div></div>
<input checked="" type="checkbox"/> Transparent	80% <div><div></div></div>
<input type="checkbox"/> Other	1% <div><div></div></div>

The process applies to


<input checked="" type="checkbox"/> Contractors	76% <div><div></div></div>
---	----------------------------







<input checked="" type="checkbox"/> Suppliers	78%	<div><div></div></div>
<input type="checkbox"/> Supply chain (beyond tier 1 suppliers and contractors)	44%	<div><div></div></div>
<input checked="" type="checkbox"/> Clients/Customers	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Community/Public	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Employees	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Investors/Shareholders	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Regulators/Government	45%	<div><div></div></div>
<input checked="" type="checkbox"/> Special interest groups (NGO's, Trade Unions, etc)	34%	<div><div></div></div>
<input type="checkbox"/> Other	5%	<div><div></div></div>

☐ No
3%

Performance

Performance

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Risk Assessment	9.00p 12.9%	8.65	7.5	75% of peers scored lower
RA1	Risk assessments performed on standing investments portfolio	3	3	2.68	12% of peers scored lower
RA2	Technical building assessments	3	2.65	1.95	62% of peers scored lower
RA3	Energy efficiency measures	1.5	1.5	1.44	25% of peers scored lower
RA4	Water efficiency measures	1	1	0.94	25% of peers scored lower
RA5	Waste management measures	0.5	0.5	0.47	12% of peers scored lower
	Targets	2.00p 2.9%	2	1.78	12% of peers scored lower
T1.1	Portfolio improvement targets	2	2	1.78	12% of peers scored lower
T1.2	Science-based targets			Not scored	
	Tenants & Community	11.00p 15.7%	9	9.46	75% of peers scored higher
TC1	Tenant engagement program	1	1	0.88	25% of peers scored lower
TC2.1	Tenant satisfaction survey	1	0	0.75	100% of peers scored higher

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
TC2.2	Program to improve tenant satisfaction	1	0	0.78	88% of peers scored higher
TC3	Fit-out & refurbishment program for tenants on ESG	1.5	1.5	1.11	50% of peers scored lower
TC4	ESG-specific requirements in lease contracts (green leases)	1.5	1.5	1.33	25% of peers scored lower
TC5.1	Tenant health & well-being program	0.75	0.75	0.67	38% of peers scored lower
TC5.2	Tenant health & well-being measures	1.25	1.25	1.18	12% of peers scored lower
TC6.1	Community engagement program	2	2	1.93	12% of peers scored lower
TC6.2	Monitoring impact on community	1	1	0.83	25% of peers scored lower
	Energy	14.00p 20%	13.86	10.99	100% of peers scored lower
EN1	Energy consumption	14	13.86	10.99	100% of peers scored lower
	GHG	7.00p 10%	7	5.88	100% of peers scored lower
GH1	GHG emissions	7	7	5.88	100% of peers scored lower
	Water	7.00p 10%	6	4.64	100% of peers scored lower
WT1	Water use	7	6	4.64	100% of peers scored lower
	Waste	4.00p 5.7%	1.63	2.92	88% of peers scored higher
WS1	Waste management	4	1.63	2.92	88% of peers scored higher
	Data Monitoring & Review	5.50p 7.9%	5.5	5.09	12% of peers scored lower
MR1	External review of energy data	1.75	1.75	1.62	12% of peers scored lower
MR2	External review of GHG data	1.25	1.25	1.16	12% of peers scored lower
MR3	External review of water data	1.25	1.25	1.16	12% of peers scored lower
MR4	External review of waste data	1.25	1.25	1.16	12% of peers scored lower
	Building Certifications	10.50p 15%	10.32	7.43	88% of peers scored lower
BC1.1	Building certifications at the time of design/construction	7	5.26	4.51	62% of peers scored lower
BC1.2	Operational building certifications	8.5	7.31	2.23	100% of peers scored lower
BC2	Energy ratings	2	1.82	1.8	62% of peers scored lower

Portfolio Impact

Absolute Footprint	Like-for-like Change and Impact	Portfolio Improvement Targets
<div><div>100% Data Coverage</div><div><div>Energy Consumption</div><div>85,679 MWh</div></div><div><div>79,739 MWh</div><div>Renewable Energy</div></div></div>	<div><div>-8,780 MWh</div><div>-10.4%</div><div>89% LFL Portfolio Coverage</div></div> <div><div>Equivalent to 722 homes</div><div></div></div>	<div>Target Type: Intensity-based</div> <div>Long-term target: 21%</div> <div>Baseline target: 2018</div> <div>End year: 2023</div>
Data externally assured using ISAE 3000		
<div><div>100% Data Coverage</div><div><div>GHG Emissions</div><div>1,186 tCO₂</div></div><div><div>1,007 tCO₂</div><div>GHG Offsets</div></div></div>	<div><div>-499 tCO₂</div><div>-33.9%</div><div>89% LFL Portfolio Coverage</div></div> <div><div>Equivalent to 104 passenger cars</div><div></div></div>	<div>Target Type: Absolute</div> <div>Long-term target: 100%</div> <div>Baseline target: 2018</div> <div>End year: 2030</div>
Data externally assured using ISAE 3000		
<div><div>100% Data Coverage</div><div><div>Water Consumption</div><div>359,677 m³</div></div><div><div>0 m³</div><div>Water Reuse</div></div></div>	<div><div>-102,208 m³</div><div>-22.9%</div><div>89% LFL Portfolio Coverage</div></div> <div><div>Equivalent to 41 olympic pools</div><div></div></div>	<div>Target Type: Absolute</div> <div>Long-term target: 5%</div> <div>Baseline target: 2019</div> <div>End year: 2022</div>
Data externally assured using ISAE 3000		
<div><div>81% Data Coverage</div><div><div>Waste Weight</div><div>2,713 t</div></div><div><div>0 t</div><div>Diverted Waste</div></div></div>	<div><div>Equivalent to 0 truck loads</div><div></div></div>	<div>Target Type: Absolute</div> <div>Long-term target: 100%</div> <div>Baseline target: 2019</div> <div>End year: 2030</div>
Data externally assured using ISAE 3000		

Portfolio Improvement Targets (Summary)

Points: 2/2

Type	Long-term target	Baseline year	End year	Externally communicated
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	Type	Long-term target	Baseline year	End year	Externally communicatded
💡 Energy consumption	Intensity-based	21%	2018	2023	Yes
🌳 Renewable energy use	Absolute	100%	2005	2021	Yes
☁ GHG emissions *	Absolute	100%	2018	2030	Yes
💧 Water consumption	Absolute	5%	2019	2022	Yes
♻ Waste diverted from landfill	Absolute	100%	2019	2030	Yes
🏢 Building certifications	Absolute	100%	2018	2021	Yes
🖨 Data coverage	Absolute	100%	2019	2030	No

* This target is science-based and was approved by the Science-Based Target initiative (Scope 1+2 (location-based) + Scope 3)

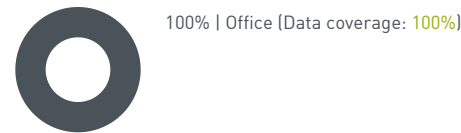
Methodology used to establish the targets and anticipated pathways to achieve them:

🗣 Our ambition is to be an industry leader within the area of energy efficiency and sustainable office properties. For over 15 years now we have been working systematically to make energy consumption in our properties more efficient to reduce our carbon footprint, with good results. The current target for existing properties is to reach an energy performance of 77 kWh/m2, which means to reduce energy requirements by 21 per cent compared with the base year 2018. We're improving our knowledge of our carbon footprint and working proactively to reduce our greenhouse gas emissions. The goal is for Fabège's property management to be climate neutral, with zero net carbon dioxide emissions by the year 2030.

Reported Consumption and Emissions

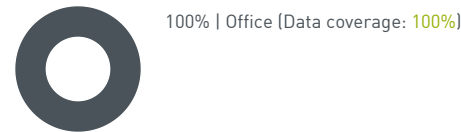
Energy Consumption

Total: 85,679 MWh



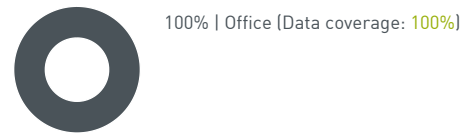
Water Consumption

Total: 359,676 m³



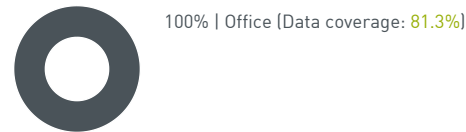
GHG Emissions

Total: 1,185 tCO₂



Waste Management

Total: 2,713 t



Note that the Consumption and Emissions contributions breakdown per Property Sector displayed above is solely based on the reported values by the entities. In the case of an incomplete Data Coverage for any Property Sector, the visuals may not provide a fully complete and accurate view on each contribution.

Building Certifications

Building certifications at the time of design/construction

		Portfolio			
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets
BREEAM	New Construction Excellent	17.81%	N/A	4	N/A
	New Construction Very Good	5.6%	N/A	5	
	Sub-total	23.42%	N/A	9	
Miljöbyggnad	New Buildings Silver	9.33%	N/A	3	N/A
	Sub-total	9.33%	N/A	3	
Total		32.75%*	N/A	12	63

*In case of assets certified more than once, this number is capped at 100%.
**Given that this field is optional, it may not be provided for all reporting entities.

Operational building certifications

		Portfolio			
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets
BREEAM	In Use Excellent	1.87%	N/A	2	N/A
	In Use Very Good	43.24%	N/A	29	
	In Use Good	7.96%	N/A	8	
	In Use Pass	0.49%	N/A	1	
	Sub-total	53.56%	N/A	40	
Total		53.56%*	N/A	40	63

*In case of assets certified more than once, this number is capped at 100%.
**Given that this field is optional, it may not be provided for all reporting entities.

Energy Ratings

	Portfolio			
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets
EU EPC - D	22.23%	N/A	19	N/A
EU EPC - B	19.21%	N/A	10	N/A
EU EPC - A	18.86%	N/A	5	N/A
EU EPC - C	14.95%	N/A	12	N/A
EU EPC - E	11.41%	N/A	7	N/A
EU EPC - F	4.27%	N/A	3	N/A
Total	90.93%	N/A	56	63

*Given that this field is optional, it may not be provided for all reporting entities.

Risk Assessment

This aspect identifies the physical and transition risks that could adversely impact the value or longevity of the real estate assets owned by the entity. Moreover, it tracks the efficiency measures implemented by the entity over a period of three years.

Risk assessments performed on standing investments portfolio

☒ Yes

100%

Issues included

<input type="checkbox"/> Biodiversity and habitat	33% <div></div>
<div><div><input checked="" type="checkbox"/> Building safety and materials</div><div>Percentage of portfolio covered: 100%</div></div>	78% <div></div>
<div><div><input checked="" type="checkbox"/> Climate/climate change adaptation</div><div>Percentage of portfolio covered: 100%</div></div>	67% <div></div>
<div><div><input checked="" type="checkbox"/> Contaminated land</div><div>Percentage of portfolio covered: 100%</div></div>	67% <div></div>
<div><div><input checked="" type="checkbox"/> Energy efficiency</div><div>Percentage of portfolio covered: 100%</div></div>	89% <div></div>
<div><div><input checked="" type="checkbox"/> Energy supply</div><div>Percentage of portfolio covered: 100%</div></div>	89% <div></div>
<div><div><input checked="" type="checkbox"/> Flooding</div><div>Percentage of portfolio covered: 100%</div></div>	89% <div></div>
<div><div><input checked="" type="checkbox"/> GHG emissions</div><div>Percentage of portfolio covered: 100%</div></div>	78% <div></div>
<div><div><input checked="" type="checkbox"/> Health and well-being</div><div>Percentage of portfolio covered: 100%</div></div>	67% <div></div>
<div><div><input checked="" type="checkbox"/> Indoor environmental quality</div><div>Percentage of portfolio covered: 100%</div></div>	89% <div></div>
<input type="checkbox"/> Natural hazards	56% <div></div>
<div><div><input checked="" type="checkbox"/> Regulatory</div><div>Percentage of portfolio covered: 100%</div></div>	89% <div></div>
<div><div><input checked="" type="checkbox"/> Resilience</div><div>Percentage of portfolio covered: 100%</div></div>	44% <div></div>
<input type="checkbox"/> Socio-economic	44% <div></div>

☒ Transportation

67%

Percentage of portfolio covered: 100%

☐ Waste management

78%

☒ Water efficiency

89%

Percentage of portfolio covered: 100%

☒ Water supply

56%

Percentage of portfolio covered: 100%

☐ Other

11%

Aligned with

☐ Yes

22%

☒ No

78%

Use of risk assessment outcomes

66 Fabege’s principal stakeholders are customers, employees, creditors, shareholders and analysts, suppliers and municipalities in which the company operates. ESG is integrated in Fabeges internal control and company risk assessment: Fabeges risks and critical processes, functions and areas are defined on the basis of the control environment, significant results and balance sheet items, as well as significant business processes. Defined critical risk areas: • Property Management: Customer relations and customer satisfaction, changes in customer needs, risk of rent losses. • Technical Operation: Technical work environment and physical buildings. • Property Development and Projects: Planning process and projects, implementation, procurement/ purchasing. • Valuation and Transactions • Financial Control and Finance • Communication • Employees • Climate and Sustainability: climate change, emissions. During 2020 Fabege continued with efforts to identify and evaluate climate-related risks and opportunities via an advanced risk analysis aligned with TCFD External consultants also conducts assessments on each property to identify whether certain properties runs a higher risk of being flooded in the event of heavy rainfall and / or rising water levels. The models used in this studies take a climate factor of 1.25 into account. • Risk area Cyber Security and IT Fabege’s Executive Management Team conducts an annual review and evaluation of risk areas, for the purpose of identifying and managing risks. This is done in consultation with the Board and the Audit Committee. The company’s internal processes and procedures provide support for the continuous management of risks. Annual report page 89 and 126,

☐ No

0%

RA2 Points: 2.65/3

Technical building assessments

Topics	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Energy	51	88%	250	70%
Water	53	89%	215	60%
Waste	52	86%	237	61%

RA3 Points: 1.5/1.5

Energy efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	60	94%	217	57%
Automation system upgrades / replacements	37	69%	178	44%
Management systems upgrades / replacements	45	77%	214	51%
Installation of high-efficiency equipment and appliances	49	82%	192	59%
Installation of on-site renewable energy	8	25%	34	14%
Occupier engagement / informational technologies	46	77%	211	67%
Smart grid / smart building technologies	39	73%	121	58%
Systems commissioning or retro-commissioning	61	95%	177	54%
Wall / roof insulation	12	32%	36	20%
Window replacements	17	37%	27	13%

RA4 Points: 1/1

Water efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	55	90%	178	45%
Cooling tower	0	0%	2	12%
Drip / smart irrigation	0	0%	2	18%
Drought tolerant / native landscaping	0	0%	62	44%
High efficiency / dry fixtures	53	88%	148	53%
Leak detection system	7	22%	96	44%
Metering of water subsystems	54	89%	71	35%
On-site waste water treatment	0	0%	7	98%
Reuse of storm water and/or grey water	0	0%	46	32%

RA5 Points: 0.5/0.5

Waste management measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Composting landscape and/or food waste	11	28%	132	57%
Ongoing waste performance monitoring	63	100%	433	80%
Recycling	63	100%	319	89%
Waste stream management	6	18%	261	79%
Waste stream audit	6	18%	173	61%

Tenants & Community

Tenants/Occupiers

This aspect identifies actions to engage with tenants and community, as well as the nature of the engagement.

TC1 Points: 1/1

Tenant engagement program


☒ Yes

89%

Engagement methods

☒ Building/asset communication

89%




☐ [11%] ≥50%, <75%

☒ [78%] ≥75, ≤100%

☐ [11%] No answer provided

☒ Feedback sessions with individual tenants

78%



☐ [11%] 0%, <25%


☐ [11%] ≥50%, <75%

☒ [56%] ≥75, ≤100%

☐ [22%] No answer provided

☒ Provide tenants with feedback on energy/water consumption and waste

89%



☐ [11%] ≥25%, <50%


☐ [22%] ≥50%, <75%

☒ [56%] ≥75, ≤100%

☐ [11%] No answer provided

☒ Social media/online platform

89%



☐ [11%] ≥25%, <50%

☐ [22%] ≥50%, <75%

☒ [56%] ≥75, ≤100%

☐ [11%] No answer provided

☒ Tenant engagement meetings

89%



- ☐ [11%] 0%, <25%
- ☐ [11%] >50%, <75%
- ☒ [67%] >75, ≤100%
- ☐ [11%] No answer provided

☒ Tenant ESG guide

56%



- ☒ [33%] >25%, <50%
- ☐ [22%] >75, ≤100%
- ☐ [44%] No answer provided

☒ Tenant ESG training

33%



- ☒ [11%] >25%, <50%
- ☐ [22%] >75, ≤100%
- ☐ [67%] No answer provided

☒ Tenant events focused on increasing ESG awareness

89%



- ☐ [22%] >25%, <50%
- ☐ [11%] >50%, <75%
- ☒ [56%] >75, ≤100%
- ☐ [11%] No answer provided

☐ Other

11%

Program description and methods used to improve tenant satisfaction

Fabège is landlord to over 900 companies, and more than 100,000 people spend time in our buildings every day. Our approach is long-term, purposeful and systematic, and we aim to be a cooperative partner to our customers to establish mutual loyalty and develop sustainable concepts for our customers and their employees. Surveys and dialogue promote stronger relationships. That is why satisfied customers are central to our business. In order to understand and meet the needs and requests of our customers in the best possible way, we have several tools for dialogue, follow-up and evaluation. Feedback from our various customer dialogues is used to develop sustainable concepts and implement quality improvements in areas that our tenants feel are important. To complement this, we also carry out Customer Satisfaction surveys every three years, in which our aim is to achieve a rating of 80. The next CSI survey will take place in autumn 2021. Insights from the various customer dialogues and customer meetings create more points of contact, strengthen relationships and boost understanding of each other's businesses and proactive improvement efforts. We also receive prompt feedback about how well we have done our job via the feedback function 'Moment of truth'. When reporting faults, customers can give an immediate response as to how well we have managed the incident, by choosing: highly satisfied, satisfied or dissatisfied. 98 per cent of our customers currently say they are satisfied or highly satisfied, and we are working towards the goal of 100 per cent satisfaction.

☐ No

11%

TC2.1 Points: 0/1

Tenant satisfaction survey

☒ Yes

100%

The survey is undertaken

☐ Internally

33%

☒ By an independent third party

67%

Percentage of tenants covered: 100%

Survey response rate: 56%

Quantitative metrics included

☒ Yes

100%

Metrics include

☐ Net Promoter Score

78%

☒ Overall satisfaction score

100%

☒ Satisfaction with communication

78%

☒ Satisfaction with property management

89%

☒ Satisfaction with responsiveness

78%

☒ Understanding tenant needs

100%

☐ Value for money

44%

☐ Other

22%

☐ No

0%

Applicable evidence

Evidence provided (but not shared with investors)

[NOT ACCEPTED]

☐ No

0%

TC2.2 Points: 0/1

Program to improve tenant satisfaction

☒ Yes

89%

Program elements

<input checked="" type="checkbox"/> Development of an asset-specific action plan	78%	<div></div>
<input checked="" type="checkbox"/> Feedback sessions with asset/property managers	89%	<div></div>
<input checked="" type="checkbox"/> Feedback sessions with individual tenants	89%	<div></div>
<input type="checkbox"/> Other	11%	<div></div>

Program description

Yes, Fabège works systematically, evaluates and prioritize the issues that the tenant satisfaction programs identify as improvement points. This is done by action plans through which we monitor continuously both aspects and property. Improvement points may include process-controlled work, information activities as well as improvements in the organization.

<input type="radio"/> No	11%	<div></div>
<input type="radio"/> Not applicable	0%	<div></div>

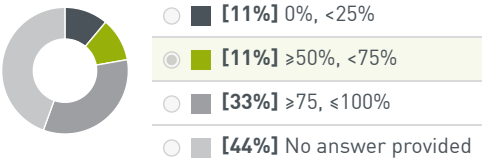
TC3 Points: 1.5/1.5

Fit-out & refurbishment program for tenants on ESG

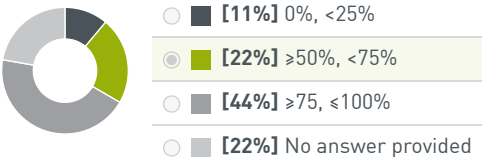
<input checked="" type="radio"/> Yes	100%	<div></div>
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Topics included

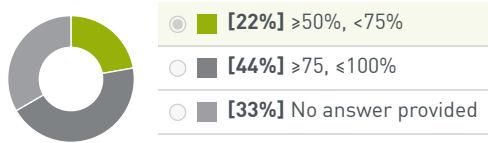
<input checked="" type="checkbox"/> Fit-out and refurbishment assistance for meeting the minimum fit-out standards	56%	<div></div>
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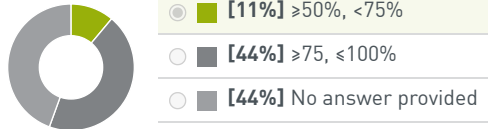
<input checked="" type="checkbox"/> Tenant fit-out guides	78%	<div></div>
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<input checked="" type="checkbox"/> Minimum fit-out standards are prescribed	67%	<div></div>
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☒ Procurement assistance for tenants 56%



☐ Other 11%

☐ No 0%

TC4 Points: 1.5/1.5

ESG-specific requirements in lease contracts (green leases)

☒ Yes 100%
Percentage of contracts with ESG clause: 73%

Topics included

☒ Cooperation and works: 89%

☒ Environmental initiatives 89%

☐ Enabling upgrade works 67%

☒ ESG management collaboration 78%

☒ Premises design for performance 44%

☒ Managing waste from works 44%

☐ Social initiatives 0%

☐ Other 0%

☒ Management and consumption: 89%

☒ Energy management 89%

<input checked="" type="checkbox"/> Water management	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor environmental quality management	33%	<div><div></div></div>
<input type="checkbox"/> Sustainable procurement	11%	<div><div></div></div>
<input type="checkbox"/> Sustainable utilities	33%	<div><div></div></div>
<input checked="" type="checkbox"/> Sustainable transport	33%	<div><div></div></div>
<input type="checkbox"/> Sustainable cleaning	22%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<input checked="" type="checkbox"/> Reporting and standards:	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Information sharing	78%	<div><div></div></div>
<input type="checkbox"/> Performance rating	67%	<div><div></div></div>
<input type="checkbox"/> Design/development rating	33%	<div><div></div></div>
<input type="checkbox"/> Performance standards	11%	<div><div></div></div>
<input checked="" type="checkbox"/> Metering	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Comfort	22%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

TC5.1 Points: 0.75/0.75

Tenant health & well-being program

☒ Yes 100%

The program includes

☒ Needs assessment 100%

<input checked="" type="checkbox"/> Goal setting	78% <div><div></div></div>
<input checked="" type="checkbox"/> Action	89% <div><div></div></div>
<input checked="" type="checkbox"/> Monitoring	89% <div><div></div></div>
<input type="radio"/> No	0% <div><div></div></div>

TC5.2 Points: 1.25/1.25

Tenant health & well-being measures

<input checked="" type="radio"/> Yes	100% <div><div></div></div> ^
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Measures include

<input checked="" type="checkbox"/> Needs assessment	100% <div><div></div></div> ^
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Monitoring methods

<input checked="" type="checkbox"/> Tenant survey	89% <div><div></div></div>
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<input type="checkbox"/> Community engagement	67% <div><div></div></div>
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<input checked="" type="checkbox"/> Use of secondary data	44% <div><div></div></div>
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<input type="checkbox"/> Other	0% <div><div></div></div>
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<input checked="" type="checkbox"/> Goals address	78% <div><div></div></div> ^
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<input type="checkbox"/> Mental health and well-being	56% <div><div></div></div>
---	----------------------------

<input checked="" type="checkbox"/> Physical health and well-being	78% <div><div></div></div>
--	----------------------------

<input checked="" type="checkbox"/> Social health and well-being	56% <div><div></div></div>
--	----------------------------

<input type="checkbox"/> Other	0% <div><div></div></div>
--------------------------------	---------------------------

<input checked="" type="checkbox"/> Health is promoted through	89% <div><div></div></div> ^
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<input checked="" type="checkbox"/> Acoustic comfort	44% <div><div></div></div>
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<input checked="" type="checkbox"/> Biophilic design	44% <div><div></div></div>
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<input checked="" type="checkbox"/> Community development	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical activity	78%	<div><div></div></div>
<input type="checkbox"/> Healthy eating	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Hosting health-related activities for surrounding community	33%	<div><div></div></div>
<input checked="" type="checkbox"/> Improving infrastructure in areas surrounding assets	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusive design	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor air quality	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Lighting controls and/or daylight	89%	<div><div></div></div>
<input type="checkbox"/> Physical and/or mental healthcare access	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Social interaction and connection	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Thermal comfort	78%	<div><div></div></div>
<input type="checkbox"/> Urban regeneration	33%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	56%	<div><div></div></div>
<input type="checkbox"/> Other activity in surrounding community	11%	<div><div></div></div>
<input type="checkbox"/> Other building design and construction strategy	0%	<div><div></div></div>
<input type="checkbox"/> Other building operations strategy	0%	<div><div></div></div>
<input type="checkbox"/> Other programmatic intervention	0%	<div><div></div></div>
<input type="checkbox"/> Outcomes are monitored by tracking	89%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>
<input type="radio"/> Not applicable	0%	<div><div></div></div>

Community

TC6.1 Points: 2/2

Community engagement program


☒ Yes

100%

Topics included

<input checked="" type="checkbox"/> Community health and well-being	89% <div></div>
<input checked="" type="checkbox"/> Effective communication and process to address community concerns	89% <div></div>
<input checked="" type="checkbox"/> Enhancement programs for public spaces	67% <div></div>
<input checked="" type="checkbox"/> Employment creation in local communities	89% <div></div>
<input checked="" type="checkbox"/> Research and network activities	44% <div></div>
<input checked="" type="checkbox"/> Resilience, including assistance or support in case of disaster	44% <div></div>
<input checked="" type="checkbox"/> Supporting charities and community groups	100% <div></div>
<input checked="" type="checkbox"/> ESG education program	56% <div></div>
<input type="checkbox"/> Other	0% <div></div>

Program description

 An important part of Fabeges social involvement entails contributing to improvements in the local communities where the company is active. This is done, for example, by participating in the development of the service offering, public transport and other factors that facilitate the everyday life of the people who live and work in the area. Fabeges is for example a national sponsor of Friends, a non-profit anti-bullying organization with the vision of creating a society in which children and Young people can grow up in a secure and equal manner. The organization educates and supports schools, preschools and sports associations throughout Sweden and provides advice and shapes opinion with a view to increasing knowledge and commitment among adults and children. Monitoring of community engagement program is done in a few different ways. The sustainability group that supports, drives, develops and communicates sustainability issues internally and externally includes representatives of the Executive Management Team and the Communications, Environmental, Purchasing, Accounting and HR departments. The group is set to report to the board on the engagement on regular as well as on annual basis.

☐ No

0%

TC6.2 Points: 1/1

Monitoring impact on community

☒ Yes

89%

Topics included

<input type="checkbox"/> Housing affordability	0% <div></div>
--	----------------

<input checked="" type="checkbox"/> Impact on crime levels	56%	<div><div></div></div>
<input type="checkbox"/> Livability score	11%	<div><div></div></div>
<input type="checkbox"/> Local income generated	22%	<div><div></div></div>
<input checked="" type="checkbox"/> Local residents' well-being	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Walkability score	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Other	33%	<div><div></div></div>
Sustainable travel habit survey - to make public transport more accessible and attractive and thereby reduce car use [ACCEPTED]		
<input type="radio"/> No	11%	<div><div></div></div>

Energy

Office: Other (100% of GAV)

Portfolio Characteristics

Overall

63 Assets
1,186,951 m²
100% Landlord Controlled area
0% Tenant Controlled area

Intensities *

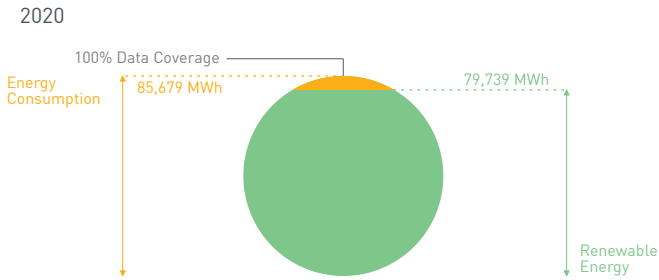
61 Assets
1,126,651 m²

Like-for-like **

54 Assets
1,054,548 m²

*Includes only assets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Energy Overview



Additional information provided by the participant:

 N/A

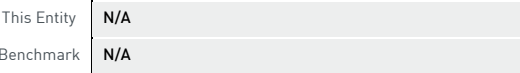
Data Coverage (Area/Time)

Points: 8.5/8.5

Landlord Controlled

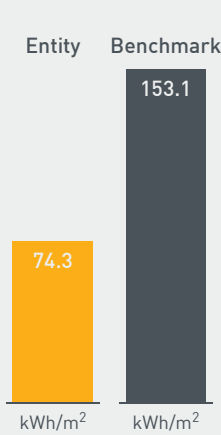


Tenant Controlled



Benchmark Landlord Controlled: Office: Other | Europe
Benchmark Tenant Controlled: No Benchmark Available

Energy Intensities



ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

Thanks to an industry-wide commitment to reporting energy data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

Energy intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Energy intensity for the Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, the energy consumption was reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

Future developments

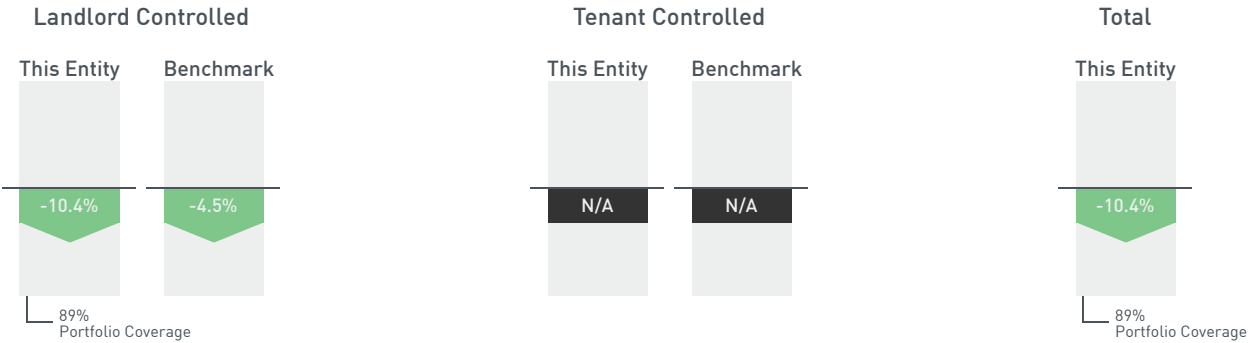
We will continue to refine the intensities calculation methodology to account for additional normalization factors. GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Office: Other | Europe

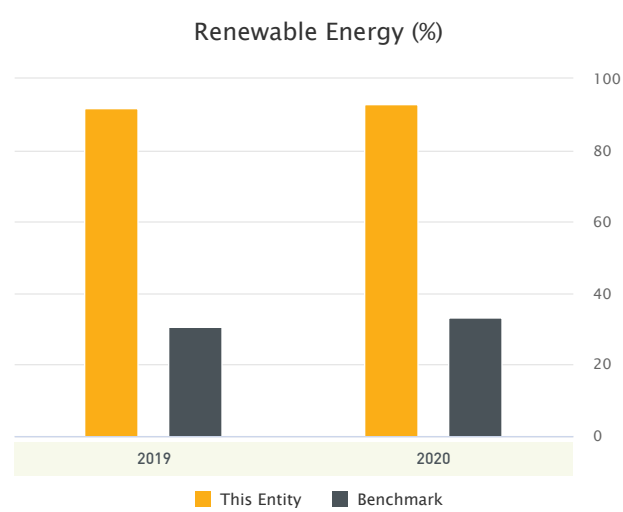
Like-for-like performance for Energy

Points: 2.5/2.5

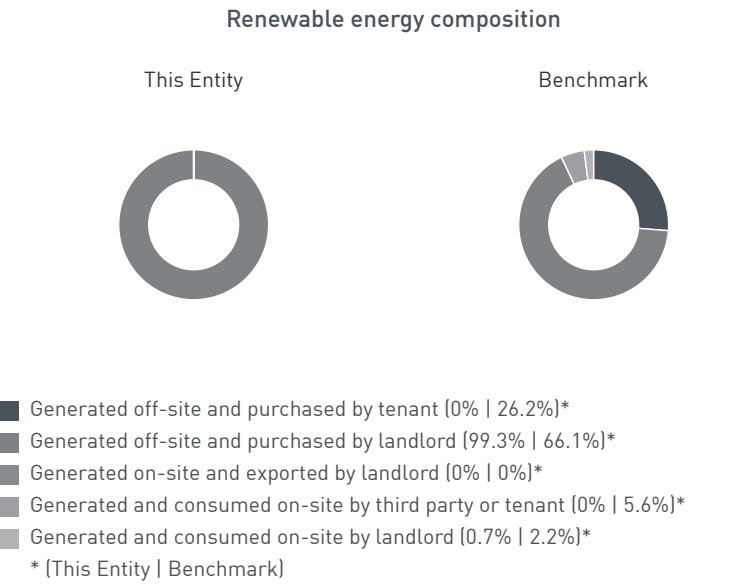


Benchmark Landlord Controlled: Office: Other | Europe
Benchmark Tenant Controlled: No Benchmark Available

Renewable Energy



Benchmark Group: Office: Other | Europe



GHG

Office: Other (100% of GAV)

Portfolio Characteristics

Overall

63 Assets
1,186,951 m²
100% Scope I & II
0% Scope III

Intensities *

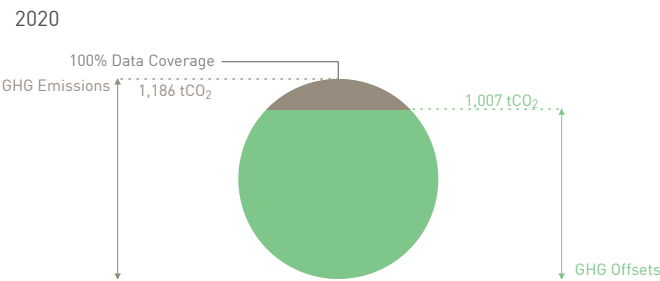
61 Assets
1,126,651 m²

Like-for-like **

53 Assets
1,053,253 m²

*Includes only assets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

GHG Overview



Scope I	Scope II (Location-based)	Scope II (Market-based)	Scope III
tCO ₂ e	1,186 tCO ₂ e	tCO ₂ e	tCO ₂ e

GRESB classifies all emissions relating to tenant areas as Scope III.

- Additional information on:
- (a) GHG emissions calculation standard/methodology/protocol
 - (b) used emission factors
 - (c) level of uncertainty in data accuracy
 - (d) source and characteristics of GHG emissions offsets

(a) Calculation of GHG emissions: To be able to compare emissions of different gases, they are recalculated as carbon dioxide equivalents (CO₂e). Energy * emissionfactor gives the volume of GHG emissions. We conduct our calculations in accordance with the Green House Gas Protocol. (b) Fabège uses emissionfactors (in g CO₂e/kWh) from our suppliers to calculate the volume of emissions. Fabège uses Guarantee of Origin (GO-labelled) electricity and GO-labelled renewable district heating and district cooling. (d) The GHG offsets purchased consists of renewable district heating.

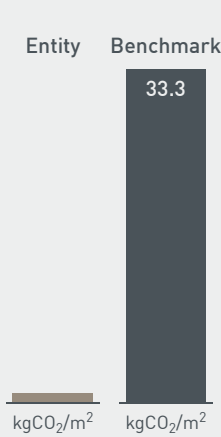
Data Coverage (Area/Time)

Points: 5/5

Scopes I & II	This Entity	100%
	Benchmark	76%
Scope III	This Entity	N/A
	Benchmark	N/A

Benchmark Scope I & II Controlled: No Benchmark Available
Benchmark Scope III Controlled: No Benchmark Available

GHG Intensities



ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

Thanks to an industry-wide commitment to reporting ghg data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

GHG intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average GHG intensity for the Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, the ghg consumption was reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either tCO₂/m2 or tCO₂/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

Future developments

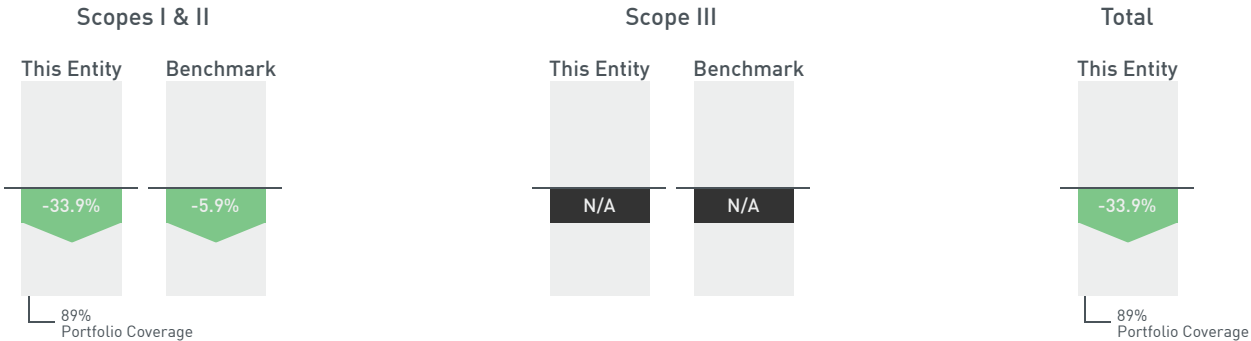
We will continue to refine the intensities calculation methodology to account for additional normalization factors. GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Office: Other | Europe

Like-for-like performance for GHG

Points: 2/2



Benchmark Scope I & II Controlled: Office: Other | Europe
Benchmark Scope III Controlled: No Benchmark Available

Water

Office: Other (100% of GAV)

Portfolio Characteristics

Overall

63 Assets
1,186,951 m²
100% Landlord Controlled area
0% Tenant Controlled area

*Includes only assets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

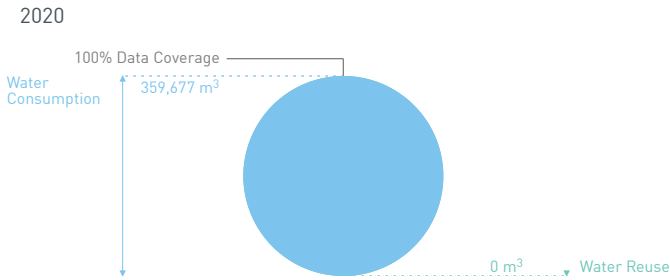
Intensities *

61 Assets
1,126,651 m²

Like-for-like **

54 Assets
1,054,548 m²

Water Overview



Additional information provided by the participant:

 N/A

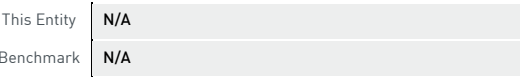
Data Coverage (Area/Time)

Points: 4/4

Landlord Controlled

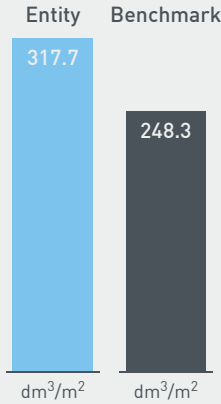


Tenant Controlled



Benchmark Landlord Controlled: Office: Other | Europe
Benchmark Tenant Controlled: No Benchmark Available

Water Intensities



ESG transparency is the foundation for improving the operational performance of assets in real estate portfolios and making progress towards sustainable real assets.

Thanks to an industry-wide commitment to reporting water data at the asset level, we are able to provide clearer and more granular ESG data and insights as well as conduct asset-level validation with automated error and outlier checks. The algorithms are iterative, they will be developed based on feedback provided on an on-going basis. The results provide access to consolidated ESG performance at the portfolio level that is underscored by improved data quality at the asset level.

Water intensities are a fundamental metric of the environmental performance of an asset. These metrics can be used for measuring asset performance over time and for comparison against local/national targets and global goals.

Calculation methodology

The average Water intensity for the Entity is calculated for all assets from this Property Sub-Type where the Data Coverage (in terms of floor area and time) is 100% and it is weighted by floor area.

- If Data Coverage (Area/Time) = 100%, the water consumption was reported for the full Gross Floor Areas (GFA) and the entire ownership period of the asset in the reporting year.
- If Data Coverage (Area/Time) < 100%, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either m³/m2 or m³/sq.ft. depending on the unit selected by the participant.

Assets with identified outliers substantially higher than the upper thresholds as defined in the [GRESB Data Validation Process](#) are excluded from the calculations.

Future developments

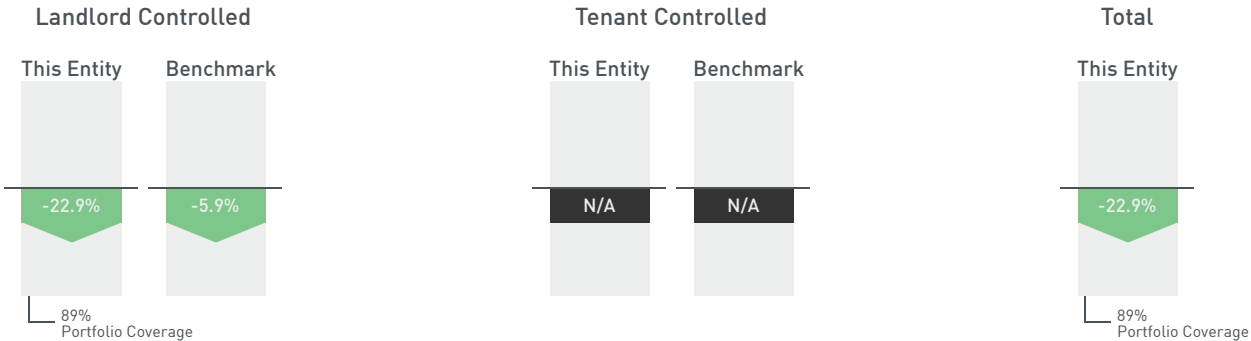
We will continue to refine the intensities calculation methodology to account for additional normalization factors. GRESB started collecting the necessary data points, including asset geolocation data, to calculate these factors. Having this universal baseline allows for the consistent calculation of intensities and metrics across the entire GRESB Universe. This in turn will serve as a basis for future calculations of normalized intensities for all reported assets in a format that can then be incorporated into the benchmarking and scoring mechanisms.

*All GRESB participants are required to use the GFA to report the size of their assets. Participants with information on the Lettable Floor Area (LFA) only were allowed to estimate the size of their common areas (difference between GFA and LFA) using ratio ranges pre-determined by GRESB.

Benchmark: Office: Other | Europe

Like-for-like performance for Water

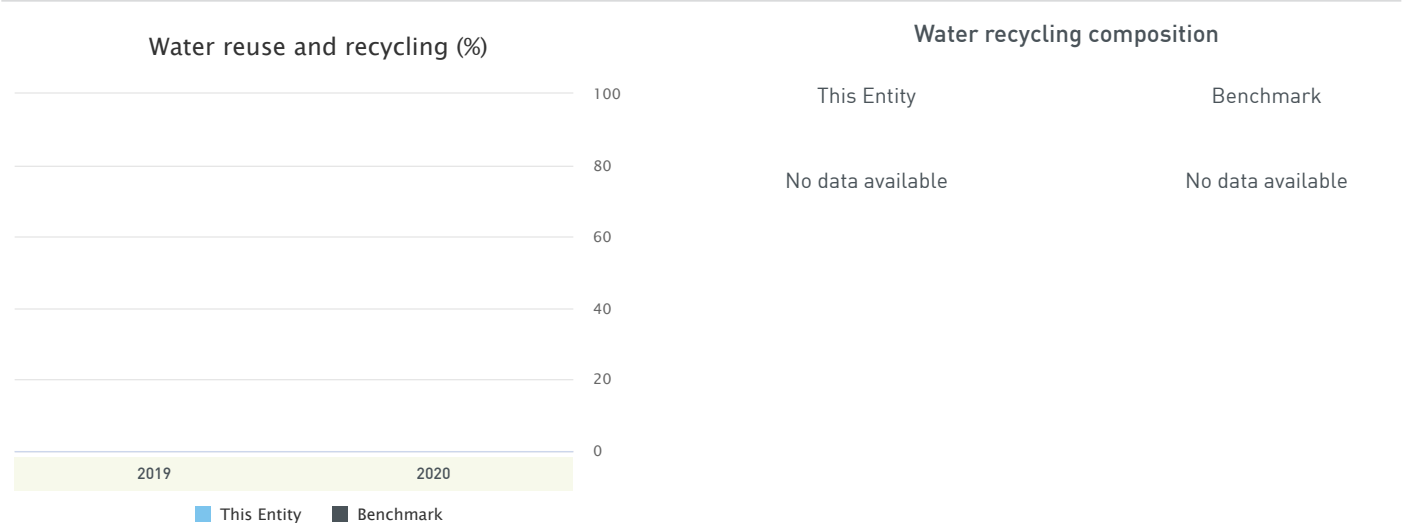
Points: 2/2



Benchmark Landlord Controlled: Office: Other | Europe
Benchmark Tenant Controlled: No Benchmark Available

Water reuse and recycling

Points: 0/1



Benchmark Group: Office | Europe

Waste

Office: Other (100% of GAV)

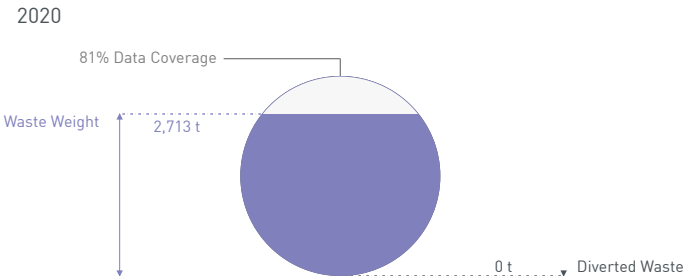
Portfolio Characteristics

Overall

63 Assets
1,186,951 m²
100% Landlord Controlled area
0% Tenant Controlled area

*Includes only assets with 100% data coverage
** Includes only assets eligible for inclusion in the like-for-like portfolio

Waste Overview



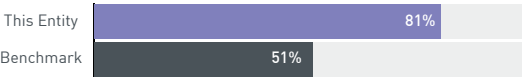
Additional information provided by the participant:

 N/A

Data Coverage (Area/Time)

Points: 1.63/2

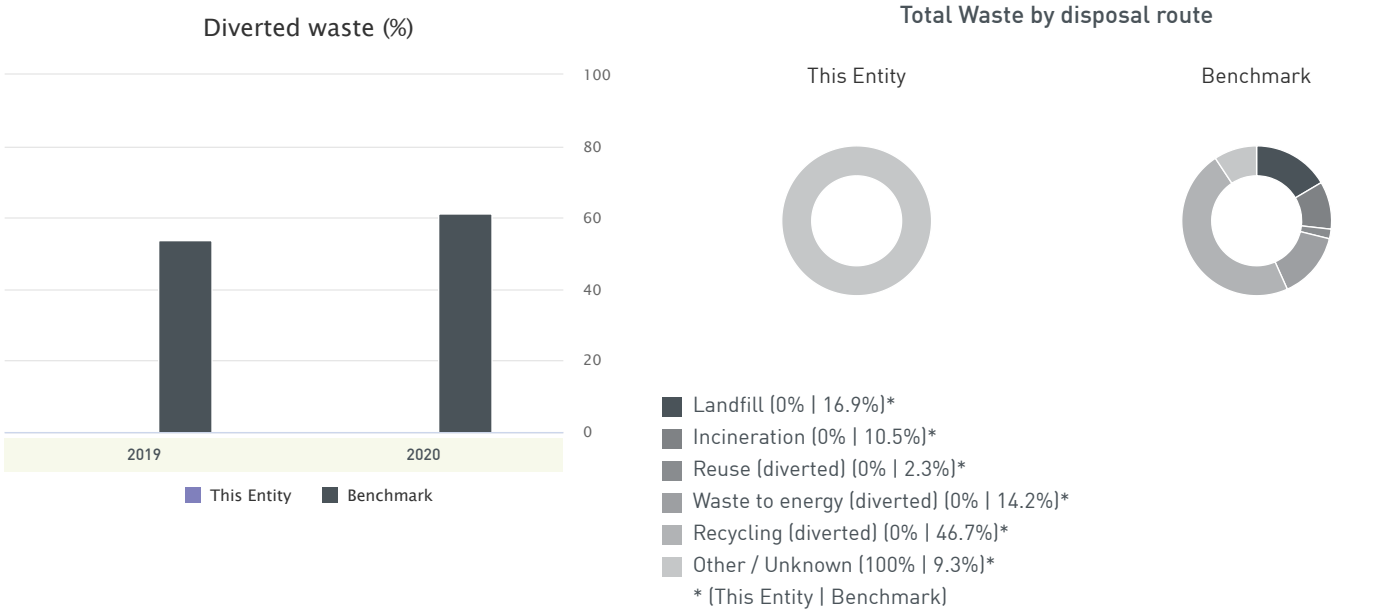
Landlord Controlled



Tenant Controlled



Benchmark Landlord Controlled: Office: Other | Europe
Benchmark Tenant Controlled: No Benchmark Available



Benchmark Group: Office: Other | Europe

Data Monitoring & Review

Review, verification and assurance of ESG data

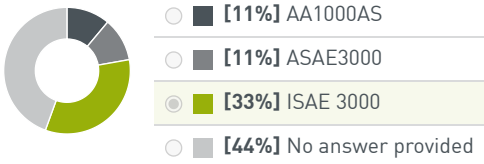
Submitting ESG data for third-party review improves data quality and provides investors with confidence regarding the integrity and reliability of the reported information. This aspect recognizes the existence and level of third party review of energy, GHG emissions, water, and waste data.

MR1 Points: 1.75/1.75

External review of energy data



Using scheme



Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

0%

☐ Not applicable

0%

MR2 Points: 1.25/1.25

External review of GHG data

☒ Yes

100%

☐ Externally checked

11%

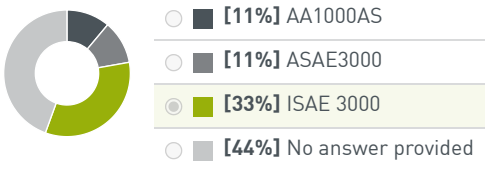
☐ Externally verified

33%

☒ Externally assured

56%

Using scheme



Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

0%

☐ Not applicable

0%

MR3 Points: 1.25/1.25

External review of water data

☒ Yes

100%

☐ Externally checked

11%

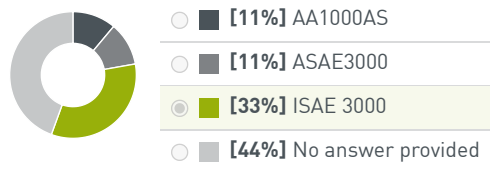
☐ Externally verified

33%

☒ Externally assured

56%

Using scheme



Applicable evidence

Evidence provided (but not shared with investors) [ACCEPTED]

No 0%

Not applicable 0%

MR4 Points: 1.25/1.25

External review of waste data

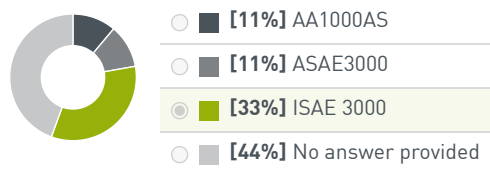
Yes 100%

Externally checked 11%

Externally verified 33%

Externally assured 56%

Using scheme



Applicable evidence

Evidence provided (but not shared with investors) [ACCEPTED]

No 0%

Not applicable 0%

Building Certifications

Office: Other (100% of GAV)

Portfolio Characteristics

Overall
63 Assets
1,186,951 m²

Building certifications at the time of design/construction Points: 5.26/7

Portfolio						Benchmark		
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
BREEAM	New Construction Excellent	17.81%	N/A	4	N/A			
	New Construction Very Good	5.6%	N/A	5				N/A
	Sub-total	23.42%	N/A	9				
Miljöbyggnad	New Buildings Silver	9.33%	N/A	3	N/A			N/A
	Sub-total	9.33%	N/A	3				
Total		32.75%*	N/A	12	63	15.79% ***	130 ***	1087

*In case of assets certified more than once, this number is capped at 100%.
**Given that this field is optional, it may not be provided for all reporting entities.
***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

Operational building certifications Points: 7.31/8.5

Portfolio						Benchmark		
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
BREEAM	In Use Excellent	1.87%	N/A	2	N/A			
	In Use Very Good	43.24%	N/A	29				
	In Use Good	7.96%	N/A	8				N/A
	In Use Pass	0.49%	N/A	1				
	Sub-total	53.56%	N/A	40				
Total		53.56%*	N/A	40	63	15.05% ***	201 ***	1087

*In case of assets certified more than once, this number is capped at 100%.
**Given that this field is optional, it may not be provided for all reporting entities.
***These figures represent all certified assets in the Benchmark, regardless of certification brand. It includes certifications with brands that are not included in this Entity's portfolio.

Energy Ratings Points: 1.82/2

Portfolio					Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
EU EPC - D	22.23%	N/A	19	N/A			N/A
EU EPC - B	19.21%	N/A	10	N/A			N/A
EU EPC - A	18.86%	N/A	5	N/A			N/A







	Portfolio				Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
EU EPC - C	14.95%	N/A	12	N/A			N/A
EU EPC - E	11.41%	N/A	7	N/A			N/A
EU EPC - F	4.27%	N/A	3	N/A			N/A
Total	90.93%	N/A	56	63	76.19% **	855 **	1087


*Given that this field is optional, it may not be provided for all reporting entities.

**These figures represent all rated assets in the Benchmark, regardless of rating brand. It includes ratings with brands that are not included in this Entity's portfolio.

Development

Development

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	ESG Requirements	12.00p 17.1%	12	12	0% of peers scored lower
DRE1	ESG strategy during development	4	4	4	0% of peers scored lower
DRE2	Site selection requirements	4	4	4	0% of peers scored lower
DRE3	Site design and development requirements	4	4	4	0% of peers scored lower
	Materials	6.00p 8.6%	6	5.1	56% of peers scored lower
DMA1	Materials selection requirements	6	6	5.1	56% of peers scored lower
DMA2.1	Life cycle assessments			Not scored	
DMA2.2	Embodied carbon disclosure			Not scored	
	Building Certifications	13.00p 18.6%	11.38	11.84	67% of peers scored higher
DBC1.1	Green building standard requirements	4	4	3.76	44% of peers scored lower
DBC1.2	Green building certifications	9	7.38	8.07	67% of peers scored higher
	Energy	14.00p 20%	14	11.04	100% of peers scored lower
DEN1	Energy efficiency requirements	6	6	5.6	11% of peers scored lower
DEN2.1	On-site renewable energy	6	6	4.82	56% of peers scored lower
DEN2.2	Net-zero carbon design and standards	2	2	0.62	100% of peers scored lower
	Water	5.00p 7.1%	5	4.62	33% of peers scored lower
DWT1	Water conservation strategy	5	5	4.62	33% of peers scored lower
	Waste	5.00p 7.1%	5	5	0% of peers scored lower
DWS1	Waste management strategy	5	5	5	0% of peers scored lower

Aspect indicator		Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Stakeholder Engagement	15.00p 21.4%	14.62	14.4	56% of peers scored lower
	DSE1 Health & well-being	2	2	1.85	33% of peers scored lower
	DSE2.1 On-site safety	1.5	1.5	1.5	0% of peers scored lower
	DSE2.2 Safety metrics	1.5	1.12	1.35	78% of peers scored higher
	DSE3.1 Contractor ESG requirements	2	2	2	0% of peers scored lower
	DSE3.2 Contractor monitoring methods	2	2	2	0% of peers scored lower
	DSE4 Community engagement program	2	2	2	0% of peers scored lower
	DSE5.1 Community impact assessment	2	2	1.9	11% of peers scored lower
	DSE5.2 Community impact monitoring	2	2	1.8	22% of peers scored lower

ESG Requirements

Integrating ESG requirements into construction activities can help mitigate the negative impact on ecological systems, and at the same time improve the environmental efficiency of buildings in the operational phase. This aspect assesses the entity's efforts to address ESG-issues during the design, construction, and site development of new buildings.

DRE1 Points: 4/4

ESG strategy during development

☒ Yes

100%

Strategy elements

☐ Biodiversity and habitat

90%

☒ Building safety

90%

☒ Climate/climate change adaptation

100%

☒ Energy consumption

100%

☒ Green building certifications

100%

☒ Greenhouse gas emissions

100%

☒ Health and well-being

100%

☒ Indoor environmental quality

90%

☒ Life-cycle assessments/embodied carbon

100%

<input checked="" type="checkbox"/> Location and transportation	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Material sourcing	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Net-zero/carbon neutral design	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Pollution prevention	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Renewable energy	100%	<div><div></div></div>
<input type="checkbox"/> Resilience to catastrophe/disaster	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Site selection and land use	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Sustainable procurement	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Water consumption	100%	<div><div></div></div>
<input type="checkbox"/> Other	20%	<div><div></div></div>

The strategy is



☒ **[100%]** Publicly available

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

Business strategy integration

At Fabege we always work with impartial system for environmental certification and sustainability review for new buildings and major redevelopments. Fabeges concentrated property portfolio and long-term approach allow the company to make investments in the urban environment from a broader perspective, such as by helping improve access to public transport, making life easier for cyclists and creating safe, attractive street settings with an appealing range of services and green space. Fabege look at the whole area both for business and society, and are keen to make a positive contribution to the city and want to help all the people in the area to achieve a healthy work-life balance. There is a strategy in place for every new project (BREEAM New Construction - an assesment method that is used to improve, measure and certify the social, environmental and economic sustainability of new buildings) which addresses the following nine key categories: management, health and wellbeing, energy, transport, water, materials, waste, land use and ecology, pollution. All new builds and major redevelopments are to be certified according to BREEAM with the aim of achieving 'Excellent' For smaller renovation projects standards are set to reach BREEAM In-Use, level Very Good, and focus on indoor climate, material, waste, energy, waster use and land use when applicable. What also is important and part of the project development process is to incorporate Fabege's core values and ethical issues, personal development and anticorruption issues

☐ No

0%

Site selection requirements

☒ Yes

100%

Criteria included

☒ Connect to multi-modal transit networks

100%

☒ Locate projects within existing developed areas

100%

☐ Protect, restore, and conserve aquatic ecosystems

50%

☐ Protect, restore, and conserve farmland

30%

☒ Protect, restore, and conserve floodplain functions

60%

☒ Protect, restore, and conserve habitats for native, threatened and endangered species

80%

☐ Protect, restore, and conserve historical and heritage sites

60%

☒ Redevelop brownfield sites

90%

☐ Other

10%

☐ No

0%

DRE3 Points: 4/4

Site design and development requirements

☒ Yes

100%

Criteria included

☒ Manage waste by diverting construction and demolition materials from disposal

100%

☒ Manage waste by diverting reusable vegetation, rocks, and soil from disposal

80%

☒ Minimize light pollution to the surrounding community

80%

☒ Minimize noise pollution to the surrounding community

100%

☒ Perform environmental site assessment

100%

☒ Protect air quality during construction

100%

<input checked="" type="checkbox"/> Protect and restore habitat and soils disturbed during construction and/or during previous development	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Protect surface water and aquatic ecosystems by controlling and retaining construction pollutants	100%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

Materials

Consideration of the environmental attributes of materials during the design of development projects can reduce the overall life cycle emissions. In addition, consideration of health attributes for materials affects the on-site health and safety of personnel and health and well-being of occupants once the development is completed. This aspect assesses criteria on material selection related to (1) environmental and health attributes and (2) life cycle emissions, as well as disclosure on embodied carbon emissions.


DMA1 Points: 6/6


Materials selection requirements


<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
--------------------------------------	------	--------------------------

Issues addressed

<input checked="" type="checkbox"/> Requirement for disclosure about the environmental and/or health attributes of building materials (multiple answers possible)	80%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Environmental Product Declarations	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Health Product Declarations	60%	<div><div></div></div>
<input type="checkbox"/> Other types of required health and environmental disclosure:	10%	<div><div></div></div>
<input checked="" type="checkbox"/> Material characteristics	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Locally extracted or recovered materials	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Low embodied carbon materials	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Low-emitting VOC materials	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials and packaging that can easily be recycled	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials that disclose environmental impacts	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials that disclose potential health hazards	80%	<div><div></div></div>

☒ Rapidly renewable materials and recycled content materials 90% 

☒ "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts 60% 

☐ Third-party certified wood-based materials and products 90% 

☐ Other 0% 

Applicable evidence

Evidence provided (but not shared with investors)


[ACCEPTED]

 <https://byggvarubedomningen.com/globalassets/engelska/criteria-5.0.pdf>

☐ No 0% 

DMA2.1 Not Scored


Life cycle assessments


☒ Yes 100%  ^

Percentage of projects completed during the last three years using any calculation method: 100%


Percentage of projects completed during the last three years using whole life LCA: 0%


Assessment type

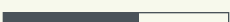
☒ Quantitative assessment 100% 


☒ Qualitative assessment 60% 


Boundaries of the calculation applied

☒ Cradle-to-gate 40% 

☒ Cradle-to-practical completion/handover 70% 

☒ Use stage 60% 

☒ End-of-life stage 40% 

☒ Cradle-to-grave 40% 


☐ Whole life 80% 

☐ Other 0% 

Standards/methodologies/tools applied

<input type="checkbox"/> BBCA Label (Bâtiment Bas Carbone)	0%	<div></div>
<input type="checkbox"/> E+C- Label (Énergie Positive & Réduction Carbone)	0%	<div></div>
<input type="checkbox"/> Embodied Carbon in Construction Calculator (EC3) Tool	0%	<div></div>
<input type="checkbox"/> EN 15978	60%	<div></div>
<input checked="" type="checkbox"/> EN 15804	20%	<div></div>
<input type="checkbox"/> GHG Protocol - Product Life Cycle Accounting and Reporting Standard	0%	<div></div>
<input type="checkbox"/> ISO 14040/44	10%	<div></div>
<input checked="" type="checkbox"/> ISO 14025	10%	<div></div>
<input type="checkbox"/> One Click LCA	60%	<div></div>
<input type="checkbox"/> The Carbon Smart Materials Palette®	0%	<div></div>
<input type="checkbox"/> Whole life carbon assessment for the built environment, RICS	70%	<div></div>
<input checked="" type="checkbox"/> Other ISO 21930	70%	<div></div>

Embodied carbon calculation method applied and results of the assessment

 Fabege is using BREEAM International New Construction aiming for Mat 01 Life cycle impacts. The following is required to demonstrate compliance: One to five credits 1. The project uses a life cycle assessment (LCA1) tool to measure the life cycle environmental impact of the building elements. 2. The LCA includes at least the mandatory building elements indicated in the 'Materials assessment scope' section of the BREEAM International Mat 01 calculator (where present in the building). 3. The mandatory requirements identified in the 'Materials assessment tool, method and data' section of the BREEAM International Mat 01 calculator on page 263 have been met. 4. A member of the project team completes the BREEAM International Mat 01 calculator on page 263 and determines a score based on the robustness of the LCA tool used and the scope of the assessment in terms of the elements considered.

☐ No

0%

DMA2.2 Not Scored

Embodied carbon disclosure

☒ Yes

90%

^

The disclosure is

☐ Publicly available

70%

☒ Not publicly available

20%

☐ No

10%

☐ Not applicable

0%

Building Certifications

DBC1.1 Points: 4/4

Green building standard requirements

☒ Yes

100%

Requirements

☐ Projects required to align with requirements of a third-party green building rating system

10%

☐ Projects required to achieve certification with a green building rating system

0%

☒ Projects required to achieve a specific level of certification

100%

Percentage of portfolio covered: 100%

Green building rating systems: BREEAM/New Construction [FULL POINTS]

Level of certification: BREEAM New Construction Excellent [FULL POINTS]

☐ No

0%

DBC1.2 Points: 7.38/9

Green building certifications

☒ Yes

100%

Certification schemes used

☒ Projects registered to obtain a green building certificate

80%

Scheme name / sub-scheme name	Area Certified (m²)	% portfolio certified by floor area 2020	Number of Assets	% of GAV certified - optional 2020
BREEAM/New Construction	57,482	38	1	N/A
Fitwel/Fitwel - Design & Construction	10,171	7	1	N/A

https://portal.gresb.com/r/20886

87/102

☒ Projects that obtained a green building certificate or official pre-certification

70%

^

Scheme name / sub-scheme name	Area Certified (m ²)	% portfolio certified by floor area 2020	Number of Assets	% of GAV certified - optional 2020
BREEAM/New Construction	53,183	35	2	N/A
	8,686	6	1	N/A

☐ No

0%

☐ Not applicable

0%

Energy

This aspect describes the entity’s strategy to integrate energy efficiency measures, incorporate on-site renewable energy generation and approach to define and achieve net-zero energy performance throughout design and construction activities.

DEN1 Points: 6/6

Energy efficiency requirements

☒ Yes

100%

^

☒ Requirements for planning and design

100%

^

☐ Development and implementation of a commissioning plan

80%

☒ Integrative design process

90%

☒ To exceed relevant energy codes or standards

100%

☐ Requirements for minimum energy use intensity post-occupancy

70%

☐ Other

10%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☒ Energy efficiency measures

90%

^

☒ Air conditioning

90%

<input checked="" type="checkbox"/> Commissioning	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy modeling	90%	<div><div></div></div>
<input checked="" type="checkbox"/> High-efficiency equipment and appliances	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Lighting	90%	<div><div></div></div>
<input type="checkbox"/> Occupant controls	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Passive design	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Space heating	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Ventilation	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Water heating	90%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>
<div><input checked="" type="checkbox"/> Operational energy efficiency monitoring100%<div><div></div></div>^</div>		
<input checked="" type="checkbox"/> Building energy management systems	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy use analytics	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Post-construction energy monitoring For on average years: 15	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Sub-meter	100%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

DEN2.1 Points: 6/6

On-site renewable energy

<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
Average design target for on-site production: 12.5%		

Renewable energy types

<input type="checkbox"/> Biofuels	0%	<div></div>
<input type="checkbox"/> Geothermal Steam	30%	<div></div>
<input type="checkbox"/> Hydro	10%	<div></div>
<input checked="" type="checkbox"/> Solar/photovoltaic	100%	<div></div>
Percentage of all projects: 100%		
<input type="checkbox"/> Wind	0%	<div></div>
<input type="checkbox"/> Other	20%	<div></div>
<input type="radio"/> No	0%	<div></div>
<input type="radio"/> Not applicable	0%	<div></div>

DEN2.2 Points: 2/2

Net-zero carbon design and standards

<input checked="" type="radio"/> Yes	50%	<div></div>
Percentage of projects covered: 100%		

The entity’s definition of “net zero carbon” includes

<input type="checkbox"/> Net zero carbon - construction	40%	<div></div>
<input checked="" type="checkbox"/> Net zero carbon - operational energy	50%	<div></div>
<input type="checkbox"/> Other	0%	<div></div>

The entity uses net zero carbon code/standard

<input type="checkbox"/> National/local green building council standard, specify	40%	<div></div>
<input checked="" type="checkbox"/> National/local government standard, specify	10%	<div></div>
Beyond BBR 29 (The Swedish Building Regulations). Fabeges projects is at least 25-75% lower than BBR (BBR 29 is NZE). All our projects are therefore highly energy efficient buildings. They are also fully powered from on-site and off-site renewable energy sources with Solarpanels on the roofs and Fabege uses Guarantee of Origin (GO-labelled) electricity produces with Wind turbines and GO-labelled renewable district heating and district cooling. Any remaining carbon emissions are compensated with purchase of GHG offsets (publicly disclosed in the annual report).		
<input type="checkbox"/> International standard, specify	10%	<div></div>

[NOT ACCEPTED]

☒ Other

20%

FEBY18 www.feby.se FEBY Guld Plushus – The definition in FEBY 18: The Annual weighted delivered energy to the building, is equal or lower then the annual weighted delivered energy from the building. Delivered energies are weighted by each energy source’s primary energy factor, which is based on their corresponding carbon footprint. Which motivates the building as a Net Zero Carbon building, in terms of operational energy. The recognition of very low energy efficient buildings in Germany and elsewhere in Europe and the absence of this kind of buildings in Northern Europe was the starting point for the FEBY programme. In order to stimulate the Passive House concept in Sweden it was decided to support the establishment of this kind of buildings. With finical support from STEM3 and VRG4 , FEBY have produced national guidelines for Passive Houses, training materials, program for evaluation and collecting of experiences for knowledge transfer. In the development for the national guidelines for Passive House it was a goal to follow the Passive House concept and to define a criteria document with definitions that allows difference in energy performance in different regions. Consequently, the definition of a Passive House in Sweden started with a definition valid for the south part of Sweden that is basically the same as the common European definition, which historically was developed by the Passive House Institute.

[ACCEPTED]

☐ No

50%

Water Conservation

This aspect describes the entity’s strategy to integrate water conservation measures in development projects.

DWT1 Points: 5/5

Water conservation strategy

☒ Yes

100%

Strategy elements

☒ Requirements for planning and design include

100%

☒ Development and implementation of a commissioning plan

80%

☒ Integrative design for water conservation

90%

☒ Requirements for indoor water efficiency

100%

☒ Requirements for outdoor water efficiency

70%

☒ Requirements for process water efficiency

40%

☐ Requirements for water supply

30%

☐ Requirements for minimum water use intensity post-occupancy

60%

☐ Other

0%

Applicable evidence

Evidence provided

[ACCEPTED]

 [Fabegge Breeam SE.pdf](#)

☒ Common water efficiency measures include

90%

^

☒ Commissioning of water systems

80%

☐ Drip/smart irrigation

50%

☒ Drought tolerant/low-water landscaping

50%

☒ High-efficiency/dry fixtures

80%

☒ Leak detection system

90%

☒ Occupant sensors

90%

☐ On-site wastewater treatment

40%

☐ Reuse of stormwater and greywater for non-potable applications

60%

☐ Other

0%

☒ Operational water efficiency monitoring

100%

^

☒ Post-construction water monitoring

For on average years: 15

90%

☒ Sub-meter

90%

☒ Water use analytics

80%

☐ Other

0%

☐ No

0%

Waste Management

This aspect describes the entity’s strategy to integrate efficient on-site waste management during the construction phase of its development projects.

DWS1 Points: 5/5

Waste management strategy

☒ Yes

100%

^

https://portal.gresb.com/r/20886

92/102

Efficient solid waste management promotion strategies

<input checked="" type="checkbox"/> Management and construction practices (multiple answers possible)	100%	<div><div></div></div> ^
<input type="checkbox"/> Construction waste signage	70%	<div><div></div></div>
<input type="checkbox"/> Diversion rate requirements	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Education of employees/contractors on waste management	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Incentives for contractors for recovering, reusing and recycling building materials	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Targets for waste stream recovery, reuse and recycling	100%	<div><div></div></div>
<input type="checkbox"/> Waste management plans	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste separation facilities	80%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

<input checked="" type="checkbox"/> On-site waste monitoring	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Hazardous waste monitoring/audit	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Non-hazardous waste monitoring/audit	100%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

<input type="radio"/> No	0%	<div><div></div></div>
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Stakeholder Engagement

Health, Safety & Well-being

This aspect identifies actions to engage with contractors and community, as well as the nature of the engagement during the project development phase.

DSE1 Points: 2/2

Health & well-being

<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
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Design promotion activities

<input checked="" type="checkbox"/> Requirements for planning and design	100%	<div><div></div></div>	^
<input checked="" type="checkbox"/> Health Impact Assessment	70%	<div><div></div></div>	
<input checked="" type="checkbox"/> Integrated planning process	100%	<div><div></div></div>	
<input type="checkbox"/> Other planning process	30%	<div><div></div></div>	
<input checked="" type="checkbox"/> Health & well-being measures	100%	<div><div></div></div>	^
<input checked="" type="checkbox"/> Acoustic comfort	100%	<div><div></div></div>	
<input checked="" type="checkbox"/> Active design features	90%	<div><div></div></div>	
<input type="checkbox"/> Biophilic design	70%	<div><div></div></div>	
<input checked="" type="checkbox"/> Commissioning	100%	<div><div></div></div>	
<input checked="" type="checkbox"/> Daylight	100%	<div><div></div></div>	
<input type="checkbox"/> Ergonomic workplace	50%	<div><div></div></div>	
<input checked="" type="checkbox"/> Humidity	80%	<div><div></div></div>	
<input type="checkbox"/> Illumination	60%	<div><div></div></div>	
<input type="checkbox"/> Inclusive design	80%	<div><div></div></div>	
<input checked="" type="checkbox"/> Indoor air quality	100%	<div><div></div></div>	
<input type="checkbox"/> Natural ventilation	90%	<div><div></div></div>	
<input checked="" type="checkbox"/> Occupant controls	100%	<div><div></div></div>	
<input checked="" type="checkbox"/> Physical activity	90%	<div><div></div></div>	
<input checked="" type="checkbox"/> Thermal comfort	90%	<div><div></div></div>	
<input checked="" type="checkbox"/> Water quality	90%	<div><div></div></div>	
<input type="checkbox"/> Other	10%	<div><div></div></div>	
<input checked="" type="checkbox"/> Monitoring health and well-being performance through	90%	<div><div></div></div>	^

<input checked="" type="checkbox"/> Occupant education	70%	<div><div></div></div>
<input checked="" type="checkbox"/> Post-construction health and well-being monitoring For on average years: 100	90%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<hr/>		
<input type="radio"/> No	0%	<div><div></div></div>
<hr/>		

DSE2.1 Points: 1.5/1.5

On-site safety

<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
<hr/>		
<p>On-site safety promotion activities</p>		
<hr/>		
<input type="checkbox"/> Availability of medical personnel	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Communicating safety information	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Continuously improving safety performance	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Demonstrating safety leadership	90%	<div><div></div></div>
<input type="checkbox"/> Entrenching safety practices	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Managing safety risks	90%	<div><div></div></div>
<input type="checkbox"/> On-site health and safety professional (coordinator)	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Personal Protective and Life Saving Equipment	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Promoting design for safety	100%	<div><div></div></div>
<input type="checkbox"/> Training curriculum	70%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<hr/>		
<input type="radio"/> No	0%	<div><div></div></div>
<hr/>		

DSE2.2 Points: 1.12/1.5

Safety metrics

Yes

100%

Indicators monitored

Injury rate

90%

1.97

Explain the injury rate calculation method (maximum 250 words)

Monitoring of and reporting on on-site health and safety is conducted by external contractors who report injury rate to Fabeges project managers. A measure of the total number of instances of being injured, (including occupational diseases and occupational disabilities, and fatalities) arising from operations expressed as a percentage of total number of employees. Injuries and fatalities (including third-party workers, visitors, members of the public) that occur during construction or major renovation projects is always reported to Work Environment Authority. In general it is the developer (the party commissioning the work), the project leaders Bas-P (building work environment co-ordinator for planning and design) and Bas-U (building work environment co-ordinator for execution) that have a certain work environment responsibility within the framework of their working tasks. The developer always has a so-called 'backup' responsibility to make sure that everyone carries out their work environment tasks. To aid him or her, the client should appoint competent Bas-P and Bas-U who coordinate the common work environment management throughout the entire construction process, from beginning to end. Injury rate is defined as the number of workplace accidents resulting in absence of one or more contracted working days per 200,000 hours worked, divided by hours worked.

Fatalities

90%

0

Near misses

50%

Lost day rate

80%

8.0e-05

Severity rate

40%

Other metrics

50%

No

0%

Supply Chain

DSE3.1 Points: 2/2

Contractor ESG requirements

Yes

100%

Percentage of projects covered: 100%

Topics included

Business ethics

100%

<input checked="" type="checkbox"/> Child labor	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Community engagement	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental process standards	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental product standards	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Human health-based product standards	70%	<div><div></div></div>
<input checked="" type="checkbox"/> Occupational safety	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	100%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>

☐ No 0%

DSE3.2 Points: 2/2

Contractor monitoring methods

☒ Yes 100% ^

Methods used

☐ Contractor ESG training 40%

☒ Contractors provide update reports on environmental and social aspects during construction 100%

☒ External audits by third party 70%
Projects externally audited: 100%

☐ Internal audits 70%

☒ Weekly/monthly (on-site) meetings and/or ad hoc site visits 100%
Projects' meetings and/or site visits: 100%

☐ Other 0%

☐ No

0%

☐ Not applicable

0%

Community Impact and Engagement

DSE4 Points: 2/2

Community engagement program

☒ Yes

100%

Topics included

☒ Community health and well-being

90%

☒ Effective communication and process to address community concerns

90%

☒ Employment creation in local communities

90%

☒ Enhancement programs for public spaces

90%

☒ ESG education program

30%

☒ Research and network activities

70%

☐ Resilience, including assistance or support in case of disaster

40%

☒ Supporting charities and community groups

100%

☐ Other

0%

Program description

¶¶ Fabege is always integrating sustainable design into the masterplanning of new communities or regeneration projects by using the swedish certification system Citylab Action. We take a longterm approach to the entire development phase, from planning to project implementation and property management. Thus Fabege is able to take responsibility throughout the entire social construction process, and make the city a better place for its inhabitants. An important part of Fabege’s social involvement entails contributing to improvements in the local communities. This is done, by participating in the development of the service offering, public transport and other factors that facilitate the everyday life of the people who live and work in the area. it is important to contribute to enhancing both well-being and peace of mind in our local areas. We work closely with other property owners, local authorities and associations, as well as with the business community and schools, to make our neighbourhoods even more attractive. We have launched an in-house project entitled “Life between the buildings” in order to place additional focus on enhanced well-being and security in our street environments. Over the past year, in partnership with Generation Pep, we officially opened the second Pep Park in Arenastaden, while in Solna Business Park, we have established the Street Gallery concept. Our Sustainability Manager, reports directly to the Group management and to the Board of Directors. She also holds strategic responsibility for our city district sustainability programme.

☐ No

0%

DSE5.1 Points: 2/2

Community impact assessment

☒ Yes

100%^

Assessed areas of impact

☐ Housing affordability

30%

☒ Impact on crime levels

60%

☐ Livability score

20%

☐ Local income generated

50%

☒ Local job creation

80%

☒ Local residents' well-being

70%

☒ Walkability score

70%

☐ Other

10%

☐ No

0%

DSE5.2 Points: 2/2

Community impact monitoring

☒ Yes

100%^

Monitoring process includes

☒ Analysis and interpretation of monitoring data

60%

☒ Development and implementation of a communication plan

100%

☒ Development and implementation of a community monitoring plan


80%

☒ Development and implementation of a risk mitigation plan

70%

<input checked="" type="checkbox"/> Identification of nuisance and/or disruption risks	90% <div><div></div></div>
<input checked="" type="checkbox"/> Identification of stakeholders and impacted groups	100% <div><div></div></div>
<input checked="" type="checkbox"/> Management practices to ensure accountability for performance goals and issues identified during community monitoring	60% <div><div></div></div>
<input type="checkbox"/> Other	0% <div><div></div></div>

Process description

 Fabege takes responsibility throughout the entire public construction process. At Fabege we endeavour to get involved early on in the planning process. We take responsibility throughout the entire process and set the bar high, together with municipalities. Swedish Environmental Law is regulating when Environmental Impact Statements (EISs) are required. The purpose of an EIS is to establish and describe the direct and indirect impacts of the planned activity or plan, so that an adequate assessment of the environmental impacts of the activity or plan can be made (Environmental Impact Assessment (EIA)). Consequently, the EIS must describe the impact of the activity or plan on people, flora and fauna, land, water, air, the climate, the landscape and the cultural environment, on the management of land, water and the physical environment in general and on the management of materials, raw materials and energy. Fabege is always integrating sustainable design into the masterplanning of new communities or regeneration projects by using the swedish certification system Citylab Action. Fabege is now a significant property owner in the inner city, and the largest office owner in our other areas. With numerous properties gathered together in attractively situated clusters, we can be a driving force behind investments aimed at creating sustainable environments. We take a longterm approach to the entire development phase, from planning to project implementation and property management. Thus Fabege is able to take responsibility throughout the entire social construction process, and make the city a better place for its inhabitants.

Applicable evidence

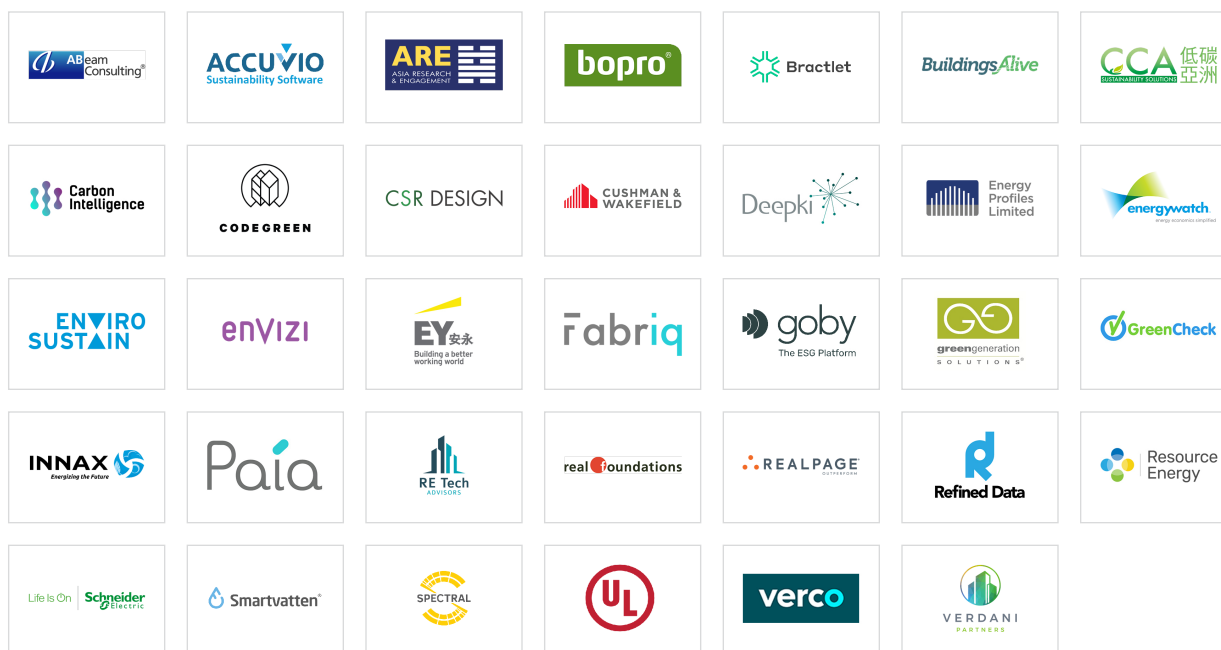
Evidence provided (but not shared with investors)	[ACCEPTED]
<input type="radio"/> No	0% <div><div></div></div>

GRESB Partners

Global Partners



Premier Partners



Partners

