



GRESB Real Estate Benchmark Report

2022

Fabege
Fabege



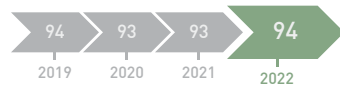
2022 GRESB Standing Investments Benchmark Report

Fabege | Fabege

GRESB Rating



Participation & Score



Peer Comparison



Northern Europe | Office | Listed

Out of 9

Status:
Listed

Location:
Sweden

Property Type:
Office: Other

Rankings



GRESB Score within Office / Europe

Out of 118



GRESB Score within Office / Listed

Out of 66



GRESB Score within Europe / Listed

Out of 100



Management Score within Europe

Out of 901



Management Score within Europe / Listed

Out of 105



Management Score within Europe / Listed

Out of 105



Performance Score within Office / Europe

Out of 118



Performance Score within Office / Listed

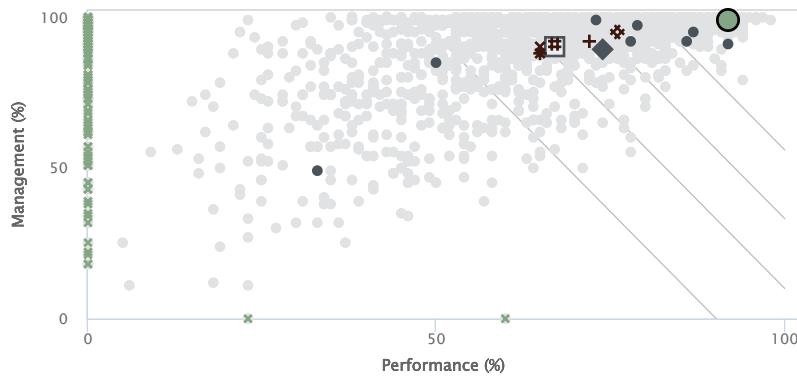
Out of 66



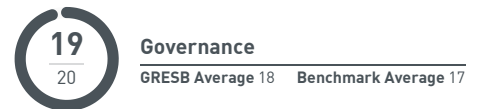
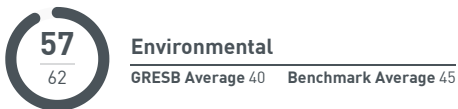
Performance Score within Europe / Listed

Out of 100

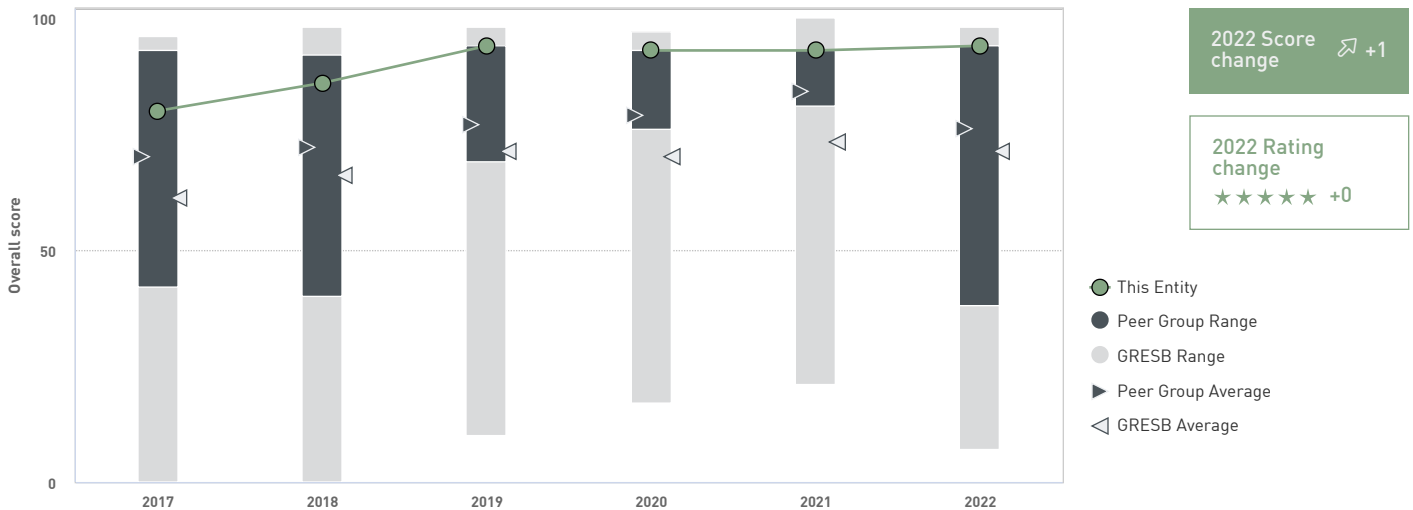
GRESB Model



ESG Breakdown

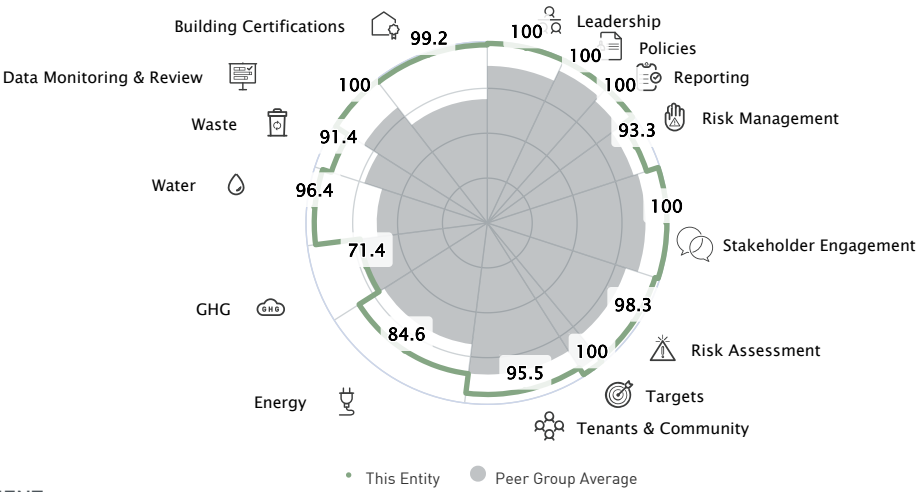


Trend



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


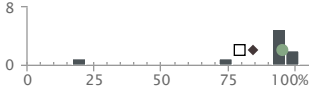

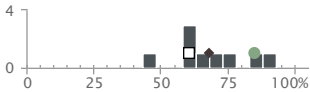

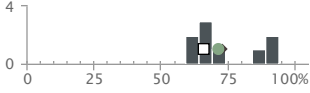

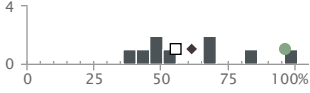


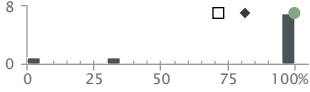

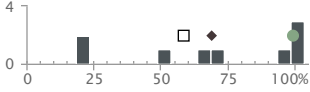
Europe | Listed (105 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	7	6.12	
Policies 4.5 points	15%	4.5%	4.5	4.22	
Reporting 3.5 points	11.7%	3.5%	3.5	3.18	
Risk Management 5 points	16.7%	5%	4.67	4.29	
Stakeholder Engagement 10 points	33.3%	10%	10	8.81	

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%	8.85	7.31	
Targets 2 points	2.9%	2%	2	1.93	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Tenants & Community 11 points	15.7%	11%	10.5	9.29	
 Energy 14 points	20%	14%	11.85	9.53	
 GHG 7 points	10%	7%	5	5.12	
 Water 7 points	10%	7%	6.75	4.31	
 Waste 4 points	5.7%	4%	3.66	2.88	
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	4.48	
 Building Certifications 10.5 points	15%	10.5%	10.42	7.25	

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:	\$9.21 Billion	Average GAV:	\$3.93 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	100% Sweden	67% United Kingdom 11% Norway 11% Sweden 9% Lithuania 2% Latvia	

Sector allocation of assets	100% Office: Other	83% Office: Corporate 11% Office: Other 1% Office: Business Park < 1% Retail: High Street < 1% Industrial: Industrial Park < 1% Retail: Retail Centers < 1% Mixed use: Office/Retail < 1% Other < 1% Education: University < 1% Industrial: Manufacturing < 1% Residential: Multi-Family < 1% Industrial: Distribution Warehouse < 1% Hotel < 1% Residential: Other < 1% Lodging, Leisure & Recreation: Fitness Center < 1% Retail: Other < 1% Mixed use: Other < 1% Education: School < 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	64% Landlord controlled 36% Tenant controlled
Peer Group Constituents		
Derwent London Plc (1)	Eastnine AB (1)	Elite Commercial REIT (1)
Entra ASA (1)	Great Portland Estates plc (1)	Helical 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):
TC2.1	Partially Accepted	Cannot confirm the nature of the survey (internal/external)
Other Answers		
Indicator	Decision	Other answer provided:

Reporting Boundaries

Additional context on reporting boundaries

66 Standing investments in this GRESB report (reporting boundaries) is 66 properties. The reporting boundries of standing investment in GRESB is aligned with water and energy in Fabeges EPRA sustainability best practice performance measures 2021, see page 128, that shows 66 applicable properties 2021. Regarding GHG and Waste EPRA and GRESB is not aligned. The portfolio composition on page 139 in annual report 2021 summarizes all properties defined by financial definition: Portfolio composition according to Fabeges annual report (financial definition) per december 2021: Investment properties (58): Properties that are being actively managed on an ongoing basis (standings investments 66 in GRESB 2021). One of the investment properties in the annual report is classified as a New Construction in GRESB because it was Project property for the most part of the year, but finished in the end of the year. The annual report only shows status at 2021-12-31. Development properties (19): 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 twelve of these properites are regarded as standing investments in GRESB.) Seven development properties is actively being vacated on all tenants prior to demolition or project development and is therefore excluded from our submission. Land and project properties(17): Land and project properties in which a new build/complete redevelopment is in progress. Five of these were ongoing (reporting boundaries) New Construction Projects or major renovation 2021. Twelve of theses are land properties that are excluded from the GRESB reporting. 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)

[Overview status classification of assets Fabege 2021 \(ÅR2021\).xlsx](#)

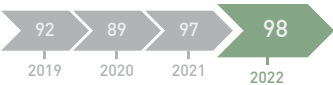
2022 GRESB Development Benchmark Report

Fabège | Fabège

GRESB Rating

★★★★★

Participation & Score

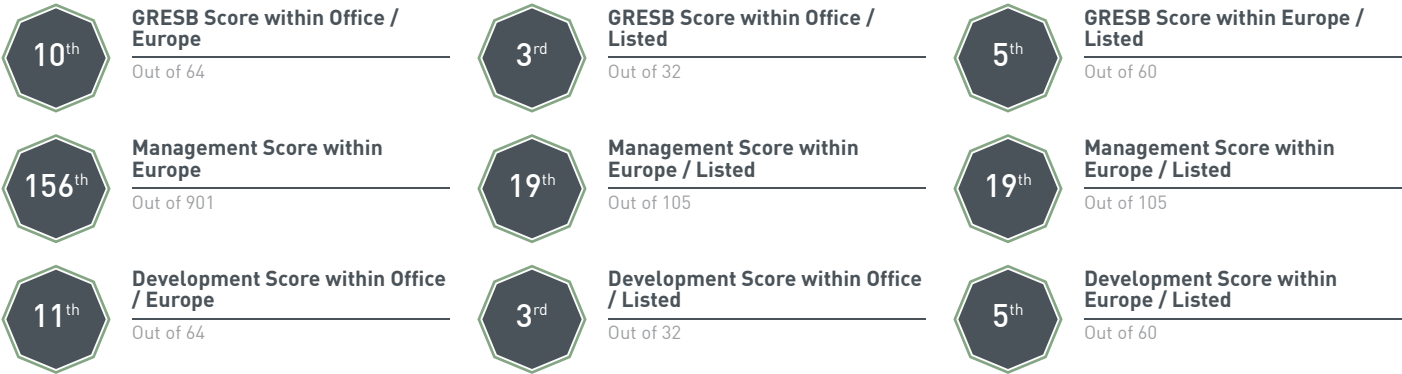


Peer Comparison

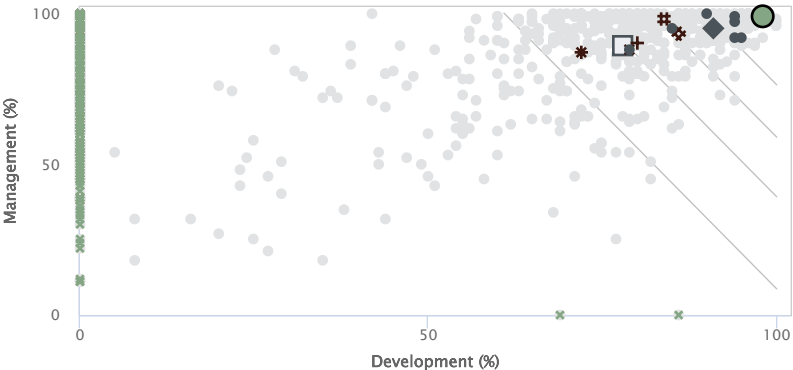


Status: Listed	Location: Sweden	Property Type: Office: Other
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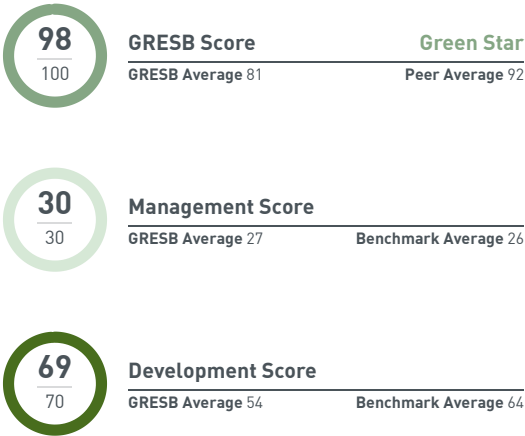
Rankings



GRESB Model



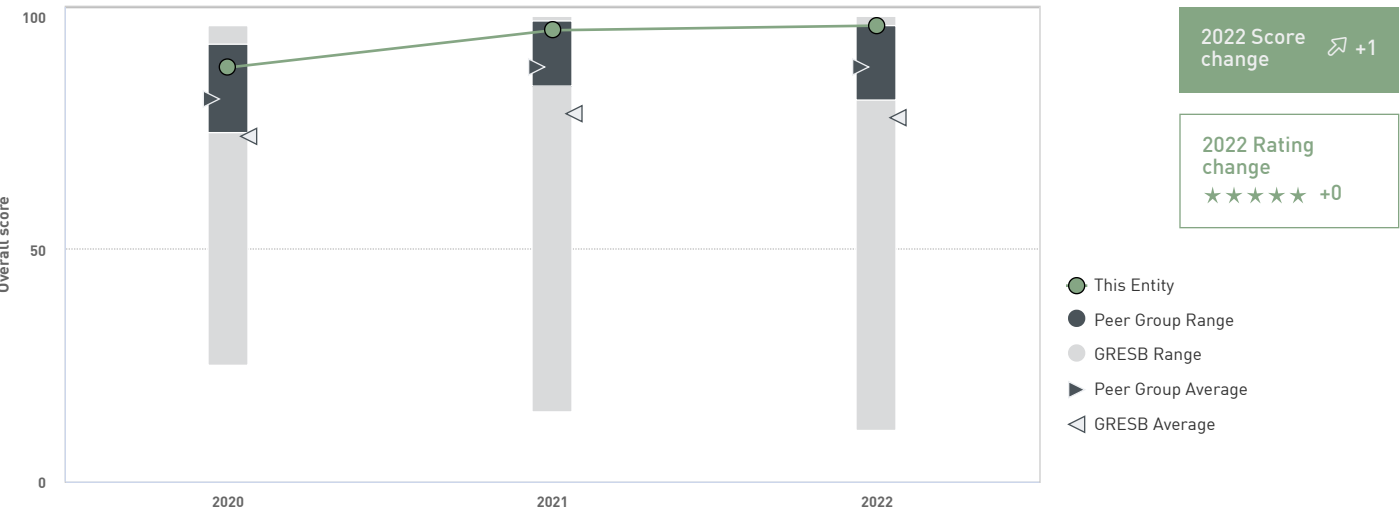
● This Entity ◆ Peer Group Avg. ● Peer Group □ GRESB Average
● GRESB Universe + Asia × Europe * Americas * Oceania
* Globally diversified x Entities with only one component submitted



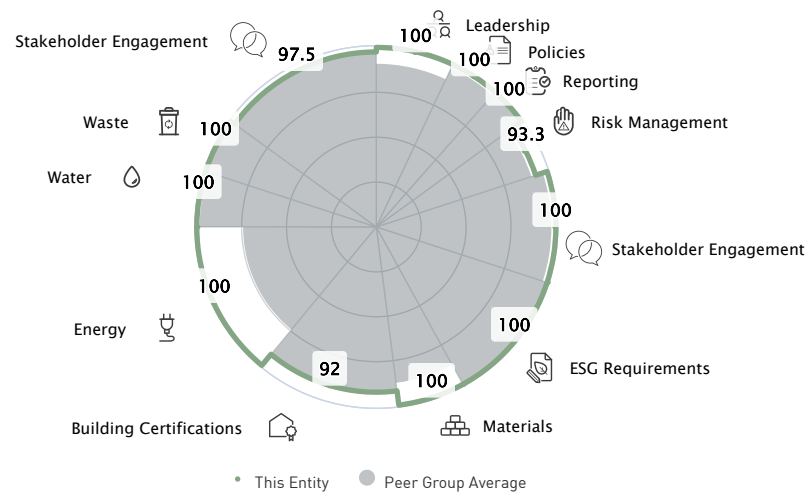
ESG Breakdown



Trend




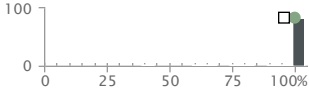

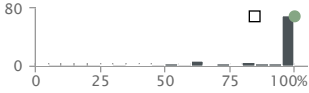

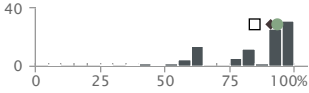

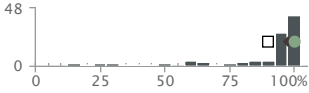
Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT

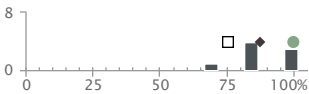
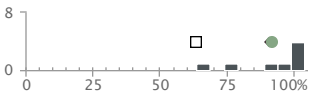

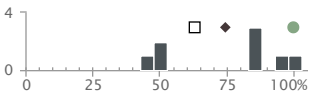

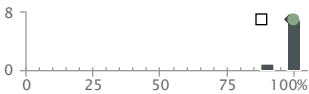

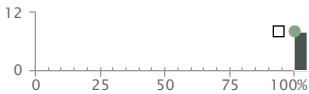
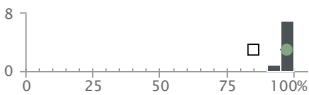
Europe | Listed (105 entities)

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership 7 points	23.3%	7%	7	6.36	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Policies 4.5 points	15%	4.5%	4.5	4.41	
 Reporting 3.5 points	11.7%	3.5%	3.5	3.5	
 Risk Management 5 points	16.7%	5%	4.67	4.54	
 Stakeholder Engagement 10 points	33.3%	10%	10	9.75	

DEVELOPMENT COMPONENT

Northern Europe | Office | Listed (8 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	5.25	
 Building Certifications 13 points	18.6%	13%	11.96	11.8	
 Energy 14 points	20%	14%	14	10.38	
 Water 5 points	7.1%	5%	5	4.92	
 Waste 5 points	7.1%	5%	5	5	
 Stakeholder Engagement 15 points	21.4%	15%	14.62	14.49	

Entity & Peer Group Characteristics

This entity		Peer Group (8 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:	\$9.21 Billion	Average GAV:	\$6.22 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	100% Sweden	75% United Kingdom 12% Norway 12% Sweden	
Sector allocation of assets	95% Office: Other 5% Residential: Other	88% Office: Corporate 12% Office: Other < 1% Residential: Other	
Peer Group Constituents			
Derwent London Plc (1)	Entra ASA (1)	Great Portland Estates plc (1)	
Helical PLC (1)	Land Securities Group PLC (1)	McKay Securities PLC (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.					
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	DRE1	DMA1	DEN1	DWT1	DSE5.2		
<div><div></div> = Accepted<div></div> = Partially Accepted<div></div> = Not Accepted/Duplicate<div></div> = No response</div>							

Manual Validation Decisions - Excluding Accepted Answers





Evidence


Indicator	Decision	Reason(s):
Other Answers		
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).
DSE2.2	Not Accepted	Absentee rate (days per direct employees)

Other Answers

Management

Management

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Leadership	7.00p 23.3%	7	6.1	62% of peers scored lower
LE1	ESG leadership commitments			Not scored	
LE2	ESG Objectives	1	1	0.99	8% of peers scored lower
LE3	Individual responsible for ESG	2	2	1.96	5% of peers scored lower
LE4	ESG taskforce/committee	1	1	0.99	4% of peers scored lower
LE5	ESG senior decision-maker	1	1	1	0% of peers scored lower
LE6	Personnel ESG performance targets	2	2	1.16	59% of peers scored lower
	Policies	4.50p 15%	4.5	4.24	21% of peers scored lower
P01	Policy on environmental issues	1.5	1.5	1.39	13% of peers scored lower
P02	Policy on social issues	1.5	1.5	1.44	10% of peers scored lower
P03	Policy on governance issues	1.5	1.5	1.41	16% of peers scored lower
	Reporting	3.50p 11.7%	3.5	3.09	35% of peers scored lower
RP1	ESG reporting	3.5	3.5	3.09	35% of peers scored lower
RP2.1	ESG incident monitoring			Not scored	
RP2.2	ESG incident occurrences			Not scored	
	Risk Management	5.00p 16.7%	4.67	4.12	45% of peers scored lower
RM1	Environmental Management System (EMS)	2	1.67	1.25	41% of peers scored lower
RM2	Process to implement governance policies	0.5	0.5	0.49	6% of peers scored lower
RM3.1	Social risk assessments	0.5	0.5	0.47	8% of peers scored lower

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
RM3.2	Governance risk assessments	0.5	0.5	0.47	16% of peers scored lower
RM4	ESG due diligence for new acquisitions	1.5	1.5	1.44	6% 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	8.51	82% of peers scored lower
SE1	Employee training	1	1	0.88	41% of peers scored lower
SE2.1	Employee satisfaction survey	1	1	0.72	60% 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	0.66	25% of peers scored lower
SE3.2	Employee health & well-being measures	1.25	1.25	1.1	21% of peers scored lower
SE4	Employee safety indicators	0.5	0.5	0.46	11% of peers scored lower
SE5	Inclusion and diversity	0.5	0.5	0.4	41% of peers scored lower
SE6	Supply chain engagement program	1.5	1.5	1.3	33% of peers scored lower
SE7.1	Monitoring property/asset managers	1	1	0.86	16% of peers scored lower
SE7.2	Monitoring external suppliers/service providers	1	1	0.81	21% of peers scored lower
SE8	Stakeholder grievance process	0.5	0.5	0.48	9% of peers scored lower

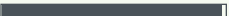
Leadership

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 98% 

ESG leadership standards and principles

☐ Climate Action 100+ 6% 

☐ Global Investor Coalition on Climate Change (including AIGCC, Ceres, IGCC, IIGCC) 6% 

<input checked="" type="checkbox"/> International Labour Organization (ILO) Standards	33% <div><div></div></div>
<input type="checkbox"/> Montreal Pledge	2% <div><div></div></div>
<input type="checkbox"/> OECD - Guidelines for multinational enterprises	9% <div><div></div></div>
<input type="checkbox"/> PRI signatory	16% <div><div></div></div>
<input type="checkbox"/> RE 100	6% <div><div></div></div>
<input checked="" type="checkbox"/> Science Based Targets initiative	40% <div><div></div></div>
<input checked="" type="checkbox"/> Task Force on Climate-related Financial Disclosures (TCFD)	60% <div><div></div></div>
<input type="checkbox"/> UN Environment Programme Finance Initiative	3% <div><div></div></div>
<input checked="" type="checkbox"/> UN Global Compact	43% <div><div></div></div>
<input checked="" type="checkbox"/> UN Sustainable Development Goals	80% <div><div></div></div>
<input type="checkbox"/> WorldGBC's Net Zero Carbon Buildings Commitment	11% <div><div></div></div>
<input type="checkbox"/> Other	39% <div><div></div></div>

Applicable evidence

Evidence provided

<input type="radio"/> No	2% <div><div></div></div>
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LE2 Points: 1/1

ESG Objectives

<input checked="" type="radio"/> Yes	100% <div><div></div></div> ^
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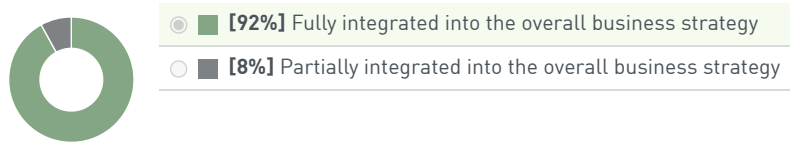
The objectives relate to

<input checked="" type="checkbox"/> General sustainability	94% <div><div></div></div>
<input checked="" type="checkbox"/> Environment	100% <div><div></div></div>
<input checked="" type="checkbox"/> Social	100% <div><div></div></div>
<input checked="" type="checkbox"/> Governance	99% <div><div></div></div>

☒ Health and well-being

93%

Business strategy integration



The objectives are

☒ Publicly available

99%

Applicable evidence

Evidence provided

☐ Not publicly available

<1%

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.

☐ No

0%

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/manager64% ☐ Investment partners (co-investors/JV partners)5% ☒ Climate-related risks and opportunities92%  ^**The individual(s) is/are**☒ Dedicated employee(s) for whom climate-related issues are core responsibilities62% ☒ Employee(s) for whom climate-related issues are among their responsibilities80% ☐ External consultants/manager54% ☐ Investment partners (co-investors/JV partners)4% ☐ No0% **LE4** Points: 1/1**ESG taskforce/committee**☒ Yes100%  ^**Members of the taskforce or committee**☐ Board of Directors70% ☒ C-suite level staff/Senior management91% ☐ Investment Committee42% ☐ Fund/portfolio managers59% ☒ Asset managers81% ☐ ESG portfolio manager32% ☐ Investment analysts27% ☒ Dedicated staff on ESG issues80% ☐ External managers or service providers49% ☒ Investor relations48% 

☐ Other

29%

☐ No

0%

LE5

Points: 1/1

ESG senior decision-maker

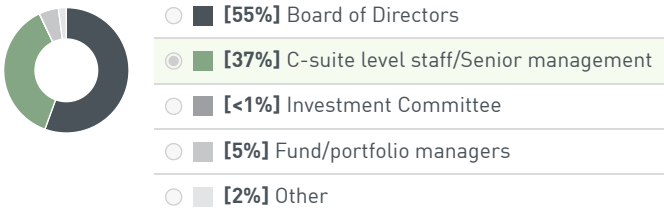
☒ Yes

100%

☒ ESG

100%

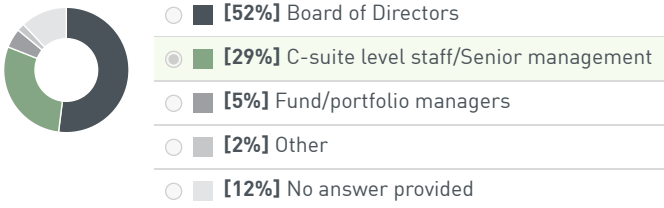
The individual's most senior role is as part of



☒ Climate-related risks and opportunities

88%

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. Fabege 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 departments. Head of sustainability presents the ESG strategy and performance to the board of Directors annually, while the Executive Management Team and c-suite level staff gets reports at least every quarter indicating the ESG performance progress. ESG performance is also communicated through Fabeges annual report, interim-reports and investor presentations.

☐ No

0%

LE6

Points: 2/2

Personnel ESG performance targets

☒ Yes

82%

Predetermined consequences☒ Yes81%  ^☒ Financial consequences77%  ^**Personnel to whom these factors apply**☐ Board of Directors41% ☒ C-suite level staff/Senior management70% ☐ Investment Committee30% ☒ Fund/portfolio managers41% ☒ Asset managers52% ☒ ESG portfolio manager28% ☐ Investment analysts22% ☒ Dedicated staff on ESG issues63% ☐ External managers or service providers16% ☐ Investor relations31% ☐ Other16% ☒ Non-financial consequences66%  ^**Personnel to whom these factors apply**☐ Board of Directors30% ☒ C-suite level staff/Senior management55% ☐ Investment Committee23% ☒ Fund/portfolio managers38% ☒ Asset managers49% ☒ ESG portfolio manager25% 

<input type="checkbox"/> Investment analysts	24%	<div><div></div></div>
<input checked="" type="checkbox"/> Dedicated staff on ESG issues	54%	<div><div></div></div>
<input type="checkbox"/> External managers or service providers	17%	<div><div></div></div>
<input type="checkbox"/> Investor relations	29%	<div><div></div></div>
<input type="checkbox"/> Other	16%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

<1%

☐ 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: 1.5/1.5

Policy on environmental issues

☒ Yes

99%

^

Environmental issues included

<input type="checkbox"/> Biodiversity and habitat	70%	<div><div></div></div>
<input checked="" type="checkbox"/> Climate/climate change adaptation	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy consumption	97%	<div><div></div></div>
<input checked="" type="checkbox"/> Greenhouse gas emissions	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor environmental quality	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Material sourcing	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Pollution prevention	75%	<div><div></div></div>

<input checked="" type="checkbox"/> Renewable energy	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Resilience to catastrophe/disaster	58%	<div><div></div></div>
<input checked="" type="checkbox"/> Sustainable procurement	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Water consumption	86%	<div><div></div></div>
<input type="checkbox"/> Other	19%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

<input type="radio"/> No	<1%	<div><div></div></div>
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P02 Points: 1.5/1.5

Policy on social issues

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

Social issues included

<input checked="" type="checkbox"/> Child labor	84%	<div><div></div></div>
<input checked="" type="checkbox"/> Community development	70%	<div><div></div></div>
<input checked="" type="checkbox"/> Customer satisfaction	70%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee engagement	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee health & well-being	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee remuneration	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Forced or compulsory labor	87%	<div><div></div></div>
<input checked="" type="checkbox"/> Freedom of association	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: community	58%	<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	95%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: tenants/customers	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	93%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusion and diversity	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Social enterprise partnering	33%	<div><div></div></div>
<input checked="" type="checkbox"/> Stakeholder relations	81%	<div><div></div></div>

☐ Other

12%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

0%

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	91%	<div><div></div></div>
<input checked="" type="checkbox"/> Data protection and privacy	97%	<div><div></div></div>
<input checked="" type="checkbox"/> Executive compensation	90%	<div><div></div></div>
<input type="checkbox"/> Fiduciary duty	70%	<div><div></div></div>
<input checked="" type="checkbox"/> Fraud	96%	<div><div></div></div>
<input type="checkbox"/> Political contributions	68%	<div><div></div></div>
<input checked="" type="checkbox"/> Shareholder rights	83%	<div><div></div></div>

☒ Other

Whistleblower protection, Employee remuneration

[ACCEPTED]

42%

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

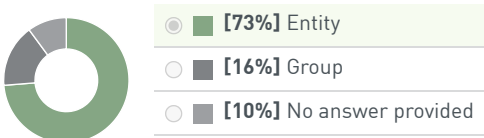
100%

Types of disclosure

☒ Section in Annual Report

90%

Reporting level



Aligned with



Third-party review

☒ Yes

75%

☐ Externally checked

26%

☐ Externally verified

12% 

☒ Externally assured

37%  ^

using



☐ [6%] AA1000AS

☐ [<1%] ASAE3000

☐ [<1%] Compagnie Nationale des Commissaires aux Comptes (CNCC)

☐ [<1%] Dutch Standard for Assurance assignments 3000A

☒ [25%] ISAE 3000

☐ [3%] ISAE 3410, Assurance Engagements on Greenhouse Gas Statements

☐ [<1%] RevR6 Procedure for assurance of sustainability report from Far, the Swedish auditors professional body

☐ [63%] No answer provided

☐ No

14% 

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☒ Stand-alone sustainability report(s)

67%  ^

Reporting level



☒ [50%] Entity

☐ [<1%] Investment manager

☐ [16%] Group

☐ [33%] No answer provided

Aligned with



☒ [40%] EPRA Best Practice Recommendations in Sustainability Reporting, 2017

☐ [10%] GRI Standards, 2016

☐ [3%] GRI Sustainability Reporting Guidelines, G4

☐ [<1%] IIRC International Integrated Reporting Framework, 2013

☐ [<1%] INREV Sustainability Reporting Recommendations, 2016

☐ [5%] TCFD Recommendations, 2017

☐ [3%] Other

☐ [37%] No answer provided

Third-party review

☒ Yes

50%  ^

☐ Externally checked

12% 

☐ Externally verified

9% 

☒ Externally assured

29%

using



- ☐ [6%] AA1000AS
- ☐ [<1%] Compagnie Nationale des Commissaires aux Comptes (CNCC)
- ☐ [<1%] Dutch Standard for Assurance assignments 3000A
- ☒ [21%] ISAE 3000
- ☐ [71%] No answer provided

☐ No

17%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ Integrated Report

11%

☒ Dedicated section on corporate website

88%

Reporting level



- ☒ [67%] Entity
- ☐ [4%] Investment manager
- ☐ [17%] Group
- ☐ [12%] No answer provided

Applicable evidence

Evidence provided

[ACCEPTED]

☐ Section in entity reporting to investors

51%

☐ Other

15%

☐ No

0%

ESG Incident Monitoring

RP2.1 Not Scored

ESG incident monitoring

☒ Yes

92%

Stakeholders covered

☒ Clients/Customers

74%

<input checked="" type="checkbox"/> Community/Public	70% <div><div></div></div>
<input checked="" type="checkbox"/> Contractors	60% <div><div></div></div>
<input checked="" type="checkbox"/> Employees	79% <div><div></div></div>
<input checked="" type="checkbox"/> Investors/Shareholders	82% <div><div></div></div>
<input checked="" type="checkbox"/> Regulators/Government	61% <div><div></div></div>
<input checked="" type="checkbox"/> Special interest groups (NGOs, Trade Unions, etc)	34% <div><div></div></div>
<input checked="" type="checkbox"/> Suppliers	55% <div><div></div></div>
<input type="checkbox"/> Other stakeholders	15% <div><div></div></div>

Process for communicating ESG-related incidents

66 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 8%

RP2.2 Not Scored

ESG incident occurrences

☐ Yes 2%

☒ No 98%

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)

☒ Yes

78%

☒ Aligned with

32%



- ☒ [29%] ISO 14001
- ☐ [<1%] EMAS (EU Eco-Management and Audit Scheme)
- ☐ [3%] Other standard
- ☐ [68%] No answer provided

☐ Third-party certified using

34%

☐ The EMS is not aligned with a standard nor certified externally

11%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

22%

RM2 Points: 0.5/0.5

Process to implement governance policies

☒ Yes

100%

Systems and procedures used

☒ Compliance linked to employee remuneration

56%

☐ Dedicated help desks, focal points, ombudsman, hotlines

65%

☐ Disciplinary actions in case of breach, i.e. warning, dismissal, zero tolerance policy

89%

☐ Employee performance appraisal systems integrate compliance with codes of conduct

53%

☒ Investment due diligence process

92%

☒ Responsibilities, accountabilities and reporting lines are systematically defined in all divisions and group companies

84%

☒ Training related to governance risks for employees

95%

☒ Regular follow-ups

89%

☒ When an employee joins the organization

87%

<input checked="" type="checkbox"/> Whistle-blower mechanism	92%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>
<input type="radio"/> Not applicable	0%	<div><div></div></div>

Risk Assessments

RM3.1 Points: 0.5/0.5

Social risk assessments		
<input checked="" type="radio"/> Yes	98%	<div><div></div></div> ^
Issues included		
<input checked="" type="checkbox"/> Child labor	59%	<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	18%	<div><div></div></div>
<input checked="" type="checkbox"/> Customer satisfaction	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee engagement	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Employee health & well-being	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Forced or compulsory labor	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Freedom of association	34%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: community	46%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: contractors	71%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: employees	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: tenants/customers	80%	<div><div></div></div>

<input checked="" type="checkbox"/> Health and safety: supply chain (beyond tier 1 suppliers and contractors)	40%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusion and diversity	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Stakeholder relations	62%	<div><div></div></div>
<input type="checkbox"/> Other	5%	<div><div></div></div>
<input type="radio"/> No	2%	<div><div></div></div>

RM3.2 Points: 0.5/0.5

Governance risk assessments

<input checked="" type="radio"/> Yes	99%	<div><div></div></div> ^
Issues included		
<input checked="" type="checkbox"/> Bribery and corruption	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Cybersecurity	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Data protection and privacy	97%	<div><div></div></div>
<input checked="" type="checkbox"/> Executive compensation	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Fiduciary duty	61%	<div><div></div></div>
<input checked="" type="checkbox"/> Fraud	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Political contributions	60%	<div><div></div></div>
<input checked="" type="checkbox"/> Shareholder rights	77%	<div><div></div></div>
<input type="checkbox"/> Other	15%	<div><div></div></div>
<input type="radio"/> No	<1%	<div><div></div></div>

RM4 Points: 1.5/1.5

ESG due diligence for new acquisitions

☒ Yes

97%

^

Issues included

<input type="checkbox"/> Biodiversity and habitat	54%	<div><div></div></div>
<input checked="" type="checkbox"/> Building safety	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Climate/Climate change adaptation	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Compliance with regulatory requirements	92%	<div><div></div></div>
<input checked="" type="checkbox"/> Contaminated land	93%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy efficiency	93%	<div><div></div></div>
<input checked="" type="checkbox"/> Energy supply	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Flooding	90%	<div><div></div></div>
<input checked="" type="checkbox"/> GHG emissions	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	72%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor environmental quality	66%	<div><div></div></div>
<input type="checkbox"/> Natural hazards	77%	<div><div></div></div>
<input type="checkbox"/> Socio-economic	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Transportation	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Waste management	70%	<div><div></div></div>
<input checked="" type="checkbox"/> Water efficiency	69%	<div><div></div></div>
<input checked="" type="checkbox"/> Water supply	79%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>

☐ No

2%

☐ Not applicable

<1%

Climate Related Risk Management

RM5 Not Scored

Resilience of strategy to climate-related risks

☒ Yes

77%

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 via consultant by analysing properties based on a number of carefully selected climate risks, such as floods, landslides, intense snowfall and heat waves - a so-called climate screening. After an initial climate screening, we proceeded with an in-depth analysis of the properties in city district Arenastaden, Solna Business Park and Stockholm City Center. During 2022 we will continue with our properties in Hammarby Sjöstad and Flemingsberg. The in-depth analysis resulted in an action plan with risk-reducing initiatives and activities that are recommended for each building. In addition to this, Fabege has earlier (in 2019) analysed the whole 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. This has enabled us to assess their impact on the company's strategy. 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 sustainability work. Find out more about our scenario analysis 2019 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

58%

Scenarios used

☒ Transition scenarios

53%

☐ CRREM 2C

11%

☐ CRREM 1.5C

23%

☐ IEA SDS

2%

☐ IEA B2DS

4%

☐ IEA NZE2050

3%

☐ IPR FPS

0%

☐ NGFS Current Policies

3%

☐ NGFS Nationally determined contributions

<1%

☐ NGFS Immediate 2C scenario with CDR

2%

☐ NGFS Immediate 2C scenario with limited CDR

2%

☐ NGFS Immediate 1.5C scenario with CDR

6%

☐ NGFS Delayed 2C scenario with limited CDR

3%

☐ NGFS Delayed 2C scenario with CDR

<1%

☐ NGFS Immediate 1.5C scenario with limited CDR

2%

☒ SBTi

25%

☐ TPI

<1%

☐ Other

20%

☒ Physical scenarios

51%

^

☒ RCP2.6

23%

☒ RCP4.5

22%

☒ RCP6.0

8%

☒ RCP8.5

43%

☐ Other

10%

☐ No

19%

☐ No

23%

Additional context

[Not provided]

RM6.1 Not Scored

Transition risk identification

☒ Yes

70%

^

Elements covered

☒ Policy and legal69%  ^**Any risks identified**☒ Yes67%  ^**Risks are**☒ Increasing price of GHG emissions50% ☒ Enhancing emissions-reporting obligations50% ☒ Mandates on and regulation of existing products and services57% ☐ Exposure to litigation21% ☐ Other5% ☐ No2% ☒ Technology59%  ^**Any risks identified**☒ Yes54%  ^**Risks are**☒ Substitution of existing products and services with lower emissions options44% ☐ Unsuccessful investment in new technologies17% ☒ Costs to transition to lower emissions technology50% ☐ Other3% ☐ No5% ☒ Market63%  ^**Any risks identified**☒ Yes62%  ^**Risks are**☒ Changing customer behavior60% 

- ☒ Uncertainty in market signals 27%
- ☒ Increased cost of raw materials 39%
- ☐ Other 6%

☐ No <1%

☒ Reputation 67% ^

Any risks identified

☒ Yes 62% ^

Risks are


- ☒ Shifts in consumer preferences 49%
- ☐ Stigmatization of sector 16%
- ☒ Increased stakeholder concern or negative stakeholder feedback 53%
- ☐ Other 2%

☐ No 5%

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 is also leading 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 30%

Additional context

[Not provided]

RM6.2 Not Scored

Transition risk impact assessment

☒ Yes60%  ^

Elements covered

☒ Policy and legal57%  ^

Any material impacts to the entity

☐ Yes48% ☒ No10% ☒ Technology55%  ^

Any material impacts to the entity

☒ Yes42%  ^

Impacts are

☐ Write-offs and early retirement of existing assets16% ☐ Reduced demand for products and services19% ☒ Research and development (R&D) expenditures in new and alternative technologies15% ☐ Capital investments in technology development26% ☒ Costs to adopt/deploy new practices and processes36% ☐ Other3% ☐ No13% ☒ Market51%  ^

Any material impacts to the entity

☒ Yes49%  ^

Impacts are

☒ Reduced demand for goods and services due to shift in consumer preferences39% ☒ Increased production costs due to changing input prices and output requirements27% 

☐ Abrupt and unexpected shifts in energy costs

28%

☐ Change in revenue mix and sources, resulting in decreased revenues

10%

☐ Re-pricing of assets

24%

☐ Other

4%

☐ No

3%

☒ Reputation

50%

^

Any material impacts to the entity

☒ Yes

43%

^

Impacts are

☒ Reduced revenue from decreased demand for goods/services

30%

☐ Reduced revenue from decreased production capacity

6%

☐ Reduced revenue from negative impacts on workforce management and planning

8%

☒ Reduction in capital availability

29%

☐ Other

4%


☐ No

7%

Applicable evidence

Evidence provided (but not shared with investors)

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

 Fabegé'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.

☐ No

40%

Additional context

[Not provided]

Physical risk identification

☒ Yes

71%

^

Elements covered

☒ Acute hazards

70%

^

Any acute hazards identified

☒ Yes

57%

^

Factors are

☐ Extratropical storm

12%

☒ Flash flood

41%

☐ Hail

17%

☐ River flood

47%

☒ Storm surge

27%

☐ Tropical cyclone

2%

☐ Other

11%

☐ No

13%

☒ Chronic stressors

64%

^

Any chronic stressors identified

☒ Yes

58%

^

Factors are

☒ Drought stress

30%

☐ Fire weather stress

16%

☒ Heat stress

46%

☒ Precipitation stress

36%

☒ Rising mean temperatures

44%

☐ Rising sea levels31%

☐ Other4%

☐ No6%

Applicable evidence

Evidence provided (but not shared with investors)

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.

☐ No29%

Additional context

[Not provided]

RM6.4 Not Scored

Physical risk impact assessment

☒ Yes59%^

Elements covered

☒ Direct impacts57%^

Any material impacts to the entity

☒ Yes45%^

Impacts are

☒ Increased capital costs42%

☐ Other9%

☐ No12%

☒ Indirect impacts

56%

Any material impacts to the entity

☒ Yes

49%

Impacts are

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

32%

☒ Increased operating costs

36%

☐ Reduced revenue and higher costs from negative impacts on workforce

8%

☐ Reduced revenue from decreased production capacity

5%

☐ Reduced revenues from lower sales/output

18%

☐ Write-offs and early retirement of existing assets

21%

☐ Other

3%


☐ No

8%

Applicable evidence

Evidence provided (but not shared with investors)

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

 Fabegé'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.

☐ No

41%

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

100%

^

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

89%

☒ Social issues

80%

☒ Governance issues

91%

☐ No

0%

SE2.1 Points: 1/1

Employee satisfaction survey

☒ Yes

89%

^

The survey is undertaken

☐ Internally

38%

☒ By an independent third party

61%

Percentage of employees covered : 100%

Survey response rate: 100%

Quantitative metrics included

☒ Yes

82%

^

Metrics include

☐ Net Promoter Score

42%

☒ Overall satisfaction score

68%

☒ Other

45%

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



Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No



SE2.2 Points: 1/1

Employee engagement program

☒ Yes



Program elements

☐ Planning and preparation for engagement



☒ Development of action plan



☒ Implementation



☐ Training



☐ Program review and evaluation



☒ Feedback sessions with c-suite level staff



☒ Feedback sessions with separate teams/departments



☒ Focus groups



☐ Other



☐ No



☐ Not applicable



SE3.1 Points: 0.75/0.75

Employee health & well-being program

☒ Yes



The program includes

<input checked="" type="checkbox"/> Needs assessment	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Goal setting	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Action	92%	<div><div></div></div>
<input checked="" type="checkbox"/> Monitoring	89%	<div><div></div></div>
<input type="radio"/> No	5%	<div><div></div></div>

SE3.2 Points: 1.25/1.25

Employee health & well-being measures

<input checked="" type="radio"/> Yes	97%	<div><div></div></div> ^
Measures covered		
<input checked="" type="checkbox"/> Needs assessment	89%	<div><div></div></div> ^
Monitoring employee health and well-being needs through		
<input checked="" type="checkbox"/> Employee surveys on health and well-being Percentage of employees: 100%	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical and/or mental health checks Percentage of employees: 88%	59%	<div><div></div></div>
<input type="checkbox"/> Other	10%	<div><div></div></div>
<input checked="" type="checkbox"/> Goals address	72%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Mental health and well-being	59%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical health and well-being	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Social health and well-being	62%	<div><div></div></div>
<input type="checkbox"/> Other	4%	<div><div></div></div>
<input checked="" type="checkbox"/> Health is promoted through	94%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Acoustic comfort	67%	<div><div></div></div>

<input type="checkbox"/> Biophilic design	47%	<div><div></div></div>
<input type="checkbox"/> Childcare facilities contributions	34%	<div><div></div></div>
<input checked="" type="checkbox"/> Flexible working hours	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Healthy eating	78%	<div><div></div></div>
<input type="checkbox"/> Humidity	41%	<div><div></div></div>
<input type="checkbox"/> Illumination	53%	<div><div></div></div>
<input checked="" type="checkbox"/> Inclusive design	49%	<div><div></div></div>
<input checked="" type="checkbox"/> Indoor air quality	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Lighting controls and/or daylight	79%	<div><div></div></div>
<input checked="" type="checkbox"/> Noise control	54%	<div><div></div></div>
<input checked="" type="checkbox"/> Paid maternity leave in excess of legally required minimum	52%	<div><div></div></div>
<input checked="" type="checkbox"/> Paid paternity leave in excess of legally required minimum	46%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical activity	79%	<div><div></div></div>
<input checked="" type="checkbox"/> Physical and/or mental healthcare access	76%	<div><div></div></div>
<input checked="" type="checkbox"/> Social interaction and connection	83%	<div><div></div></div>
<input checked="" type="checkbox"/> Thermal comfort	79%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	68%	<div><div></div></div>
<input checked="" type="checkbox"/> Working from home arrangements	92%	<div><div></div></div>
<input type="checkbox"/> Other	14%	<div><div></div></div>
<input checked="" type="checkbox"/> Outcomes are monitored by tracking	79%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Environmental quality	41%	<div><div></div></div>
<input checked="" type="checkbox"/> Population experience and opinions	65%	<div><div></div></div>

☒ Program performance

42%

☐ Other

10%

☐ No

2%

☐ Not applicable

<1%

SE4 Points: 0.5/0.5

Employee safety indicators

☒ Yes

96%

Indicators monitored

☒ Work station and/or workplace checks

77%

Percentage of employees: 100%

☒ Absentee rate

80%

2.94

☒ Injury rate

76%

2.3

☒ Lost day rate


54%

0

☐ Other metrics

25%

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, Fabege´s technical areas and Fabege´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. Fabege has a sick leave on 2,94 - 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 2021 and in Fabeges sustainability report, page 31. 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. The accidents that occurred did not result in any long term absence, why the Lost day rate is zero.

☐ No

4%

SE5 Points: 0.5/0.5

Inclusion and diversity

☐ Yes

97%

☒ Diversity of governance bodies

96%

Diversity metrics

☒ Age group distribution

72%

☒ Board tenure

84%

☐ Gender pay gap

47%

☒ Gender ratio

96%

Women: 57%

Men: 43%

☐ International background

50%

☐ Racial diversity

30%

☐ Socioeconomic background

28%

☒ Diversity of employees

97%

Diversity metrics

☒ Age group distribution

84%

Under 30 years old: 6%

Between 30 and 50 years old: 58%

Over 50 years old: 36%

☒ Gender pay gap

60%

☒ Gender ratio

97%

Women: 35%

Men: 65%

☐ International background

43%

☐ Racial diversity

34%

☐ Socioeconomic background

29%

Additional context

At year-end, women accounted for 56% of the Executive Management Team. The total proportion of women working at the company was

https://portal.gresb.com/report_typed_response/25473/br

44/104

35 %. 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, 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 (particularly in technical operation). 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 128-129 annual report 2021 Age group distribution for employees and Governance bodies: p 129 annual report 2021 Gender ratio employees: p 128 annual report 2021 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 2021.

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

No



Suppliers

SE6 Points: 1.5/1.5

Supply chain engagement program

Yes



Program elements

Developing or applying ESG policies 84%

Planning and preparation for engagement 59%

Development of action plan 55%

Implementation of engagement plan 47%

Training 30%

Program review and evaluation 62%

Feedback sessions with stakeholders 64%

Other 11%

Topics included

Business ethics 84%

Child labor 74%

<input checked="" type="checkbox"/> Environmental process standards	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Environmental product standards	74%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and safety: employees	85%	<div><div></div></div>
<input checked="" type="checkbox"/> Health and well-being	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Human health-based product standards	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Human rights	86%	<div><div></div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	86%	<div><div></div></div>

☐ Other

10%

External parties to whom the requirements apply

<input checked="" type="checkbox"/> Contractors	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Suppliers	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Supply chain (beyond 1 tier suppliers and contractors)	47%	<div><div></div></div>

☐ Other

5%

☐ No

9%

SE7.1 Points: 1/1

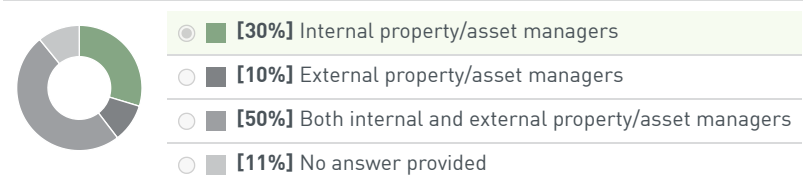
Monitoring property/asset managers

☒ Yes

89%

^

Monitoring compliance of



Methods used

<input checked="" type="checkbox"/> Checks performed by independent third party	42%	<div><div></div></div>
<input checked="" type="checkbox"/> Property/asset manager ESG training	71%	<div><div></div></div>

<input type="checkbox"/> Property/asset manager self-assessments	44%	<div></div>
<input checked="" type="checkbox"/> Regular meetings and/or checks performed by the entity's employees	87%	<div></div>
<input type="checkbox"/> Require external property/asset managers' alignment with a professional standard	30%	<div></div>
<input type="checkbox"/> Other	10%	<div></div>
<input type="radio"/> No	10%	<div></div>
<input type="radio"/> Not applicable	2%	<div></div>

SE7.2 Points: 1/1

Monitoring external suppliers/service providers

<input checked="" type="radio"/> Yes	85%	<div></div>	^
Methods used			
<input checked="" type="checkbox"/> Checks performed by an independent third party	41%	<div></div>	
<input type="checkbox"/> Regular meetings and/or checks performed by external property/asset managers	47%	<div></div>	
<input type="checkbox"/> Regular meetings and/or checks performed by the entity's employees	77%	<div></div>	
<input checked="" type="checkbox"/> Require supplier/service providers' alignment with a professional standard	36%	<div></div>	
Standard: ISO 45001		[ACCEPTED]	
<input type="checkbox"/> Supplier/service provider ESG training	22%	<div></div>	
<input checked="" type="checkbox"/> Supplier/service provider self-assessments	49%	<div></div>	
<input type="checkbox"/> Other	11%	<div></div>	
<input type="radio"/> No	12%	<div></div>	
<input type="radio"/> Not applicable	3%	<div></div>	

SE8 Points: 0.5/0.5

Stakeholder grievance process

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

<input checked="" type="checkbox"/> Accessible and easy to understand	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Anonymous	68%	<div><div></div></div>
<input checked="" type="checkbox"/> Dialogue based	90%	<div><div></div></div>
<input checked="" type="checkbox"/> Equitable & rights compatible	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Improvement based	64%	<div><div></div></div>
<input checked="" type="checkbox"/> Legitimate & safe	85%	<div><div></div></div>
<input checked="" type="checkbox"/> Predictable	48%	<div><div></div></div>
<input checked="" type="checkbox"/> Prohibitive against retaliation	57%	<div><div></div></div>
<input checked="" type="checkbox"/> Transparent	84%	<div><div></div></div>
<input type="checkbox"/> Other	3%	<div><div></div></div>








The process applies to



<input checked="" type="checkbox"/> Contractors	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Suppliers	83%	<div><div></div></div>
<input type="checkbox"/> Supply chain (beyond tier 1 suppliers and contractors)	45%	<div><div></div></div>
<input checked="" type="checkbox"/> Clients/Customers	94%	<div><div></div></div>
<input checked="" type="checkbox"/> Community/Public	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Employees	96%	<div><div></div></div>
<input checked="" type="checkbox"/> Investors/Shareholders	80%	<div><div></div></div>
<input checked="" type="checkbox"/> Regulators/Government	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Special interest groups (NGO's, Trade Unions, etc)	38%	<div><div></div></div>
<input type="checkbox"/> Other	8%	<div><div></div></div>

☐ No 3%

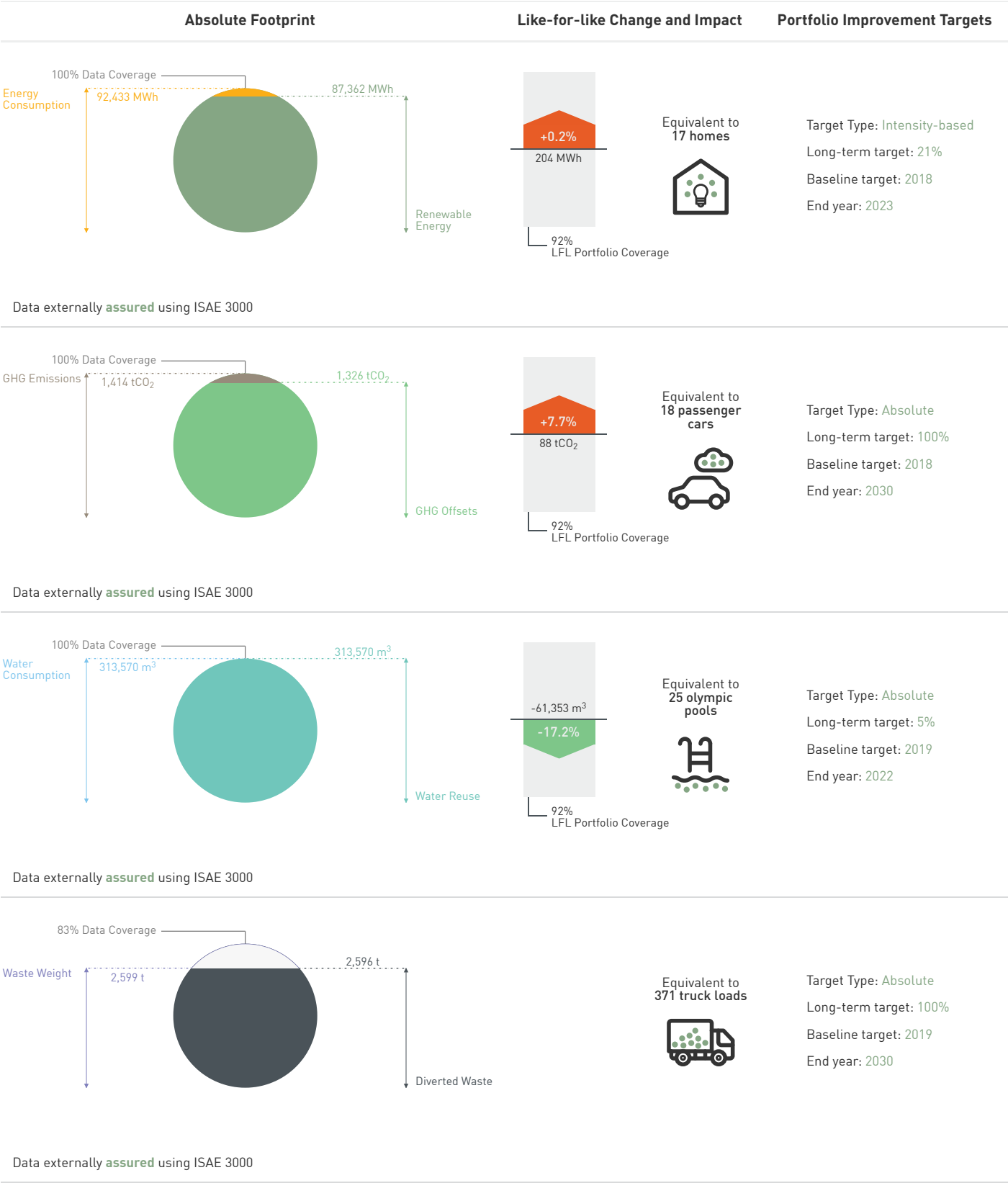
Performance

Performance

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
	Risk Assessment	9.00p 12.9%	8.85	7.31	88% of peers scored lower
RA1	Risk assessments performed on standing investments portfolio	3	3	2.72	12% of peers scored lower
RA2	Technical building assessments	3	2.85	1.95	75% of peers scored lower
RA3	Energy efficiency measures	1.5	1.5	1.36	25% of peers scored lower
RA4	Water efficiency measures	1	1	0.83	38% of peers scored lower
RA5	Waste management measures	0.5	0.5	0.44	12% of peers scored lower
	Targets	2.00p 2.9%	2	1.93	12% of peers scored lower
T1.1	Portfolio improvement targets	2	2	1.93	12% of peers scored lower
T1.2	Science-based targets			Not scored	
	Tenants & Community	11.00p 15.7%	10.5	9.29	62% of peers scored lower
TC1	Tenant engagement program	1	1	0.91	25% of peers scored lower
TC2.1	Tenant satisfaction survey	1	0.5	0.74	88% of peers scored higher
TC2.2	Program to improve tenant satisfaction	1	1	0.89	12% of peers scored lower
TC3	Fit-out & refurbishment program for tenants on ESG	1.5	1.5	1.15	38% of peers scored lower
TC4	ESG-specific requirements in lease contracts (green leases)	1.5	1.5	1.25	38% of peers scored lower
TC5.1	Tenant health & well-being program	0.75	0.75	0.62	38% of peers scored lower
TC5.2	Tenant health & well-being measures	1.25	1.25	1.08	25% 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	0.72	38% of peers scored lower
	Energy	14.00p 20%	11.85	9.53	88% of peers scored lower
EN1	Energy consumption	14	11.85	9.53	88% of peers scored lower
	GHG	7.00p 10%	5	5.12	62% of peers scored lower
GH1	GHG emissions	7	5	5.12	62% of peers scored lower
	Water	7.00p 10%	6.75	4.31	100% of peers scored lower
WT1	Water use	7	6.75	4.31	100% of peers scored lower
	Waste	4.00p 5.7%	3.66	2.88	62% of peers scored lower

	Aspect indicator	Score Max	Score Entity (p)	Score Benchmark (p)	Strengths & Opportunities
WS1	Waste management	4	3.66	2.88	62% of peers scored lower
	Data Monitoring & Review	5.50p 7.9%	5.5	4.48	25% of peers scored lower
MR1	External review of energy data	1.75	1.75	1.43	25% of peers scored lower
MR2	External review of GHG data	1.25	1.25	1.02	25% of peers scored lower
MR3	External review of water data	1.25	1.25	1.02	25% of peers scored lower
MR4	External review of waste data	1.25	1.25	1.02	25% of peers scored lower
	Building Certifications	10.50p 15%	10.42	7.25	75% of peers scored lower
BC1.1	Building certifications at the time of design/construction	7	4.79	3.97	50% of peers scored lower
BC1.2	Operational building certifications	8.5	7.7	2.97	100% of peers scored lower
BC2	Energy ratings	2	1.92	1.9	75% of peers scored higher

Portfolio Impact



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 communicated
💡 Energy consumption	Intensity-based	21%	2018	2023	Yes
🌿 Renewable energy use	Absolute	100%	2006	2023	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	2022	Yes
🖨 Data coverage	Absolute	100%	2019	2030	Yes

* This target is science-based and was approved by the Science-Based Target initiative [Scope 1+2 (market-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 by 2023, 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.

Portfolio Decarbonization

Disclaimer

This report presents an analysis of the potential risk of an asset being stranded based on pathways developed by CRREM. The CRREM pathways were initially developed as a European initiative to understand the carbon risk of the real estate sector. They have since been expanded to include both a decarbonisation pathway and an energy demand pathway for other countries as well.

The analysis presented in this report is based on the current version of the CRREM pathways (as of September 2022). Updated pathways are expected to be released in early 2023. The new pathways are expected to be more stringent and updated transition risk analysis with regards to this portfolio might result in different outcomes. It is important to note that the pathways are always liable to change based on the state and pace of development in the global real estate markets, modifications to the CRREM methodology, as well as revisions to the carbon budget based on the most recent science.

Furthermore, this report uses the CRREM national pathways. Given the variety of the countries covered, the diversity of sub-national energy grid systems therein, the information in this report is indicative. This is particularly true for the energy demand pathways. These insights are intended to drive conversation and analysis, not used as investment advice.

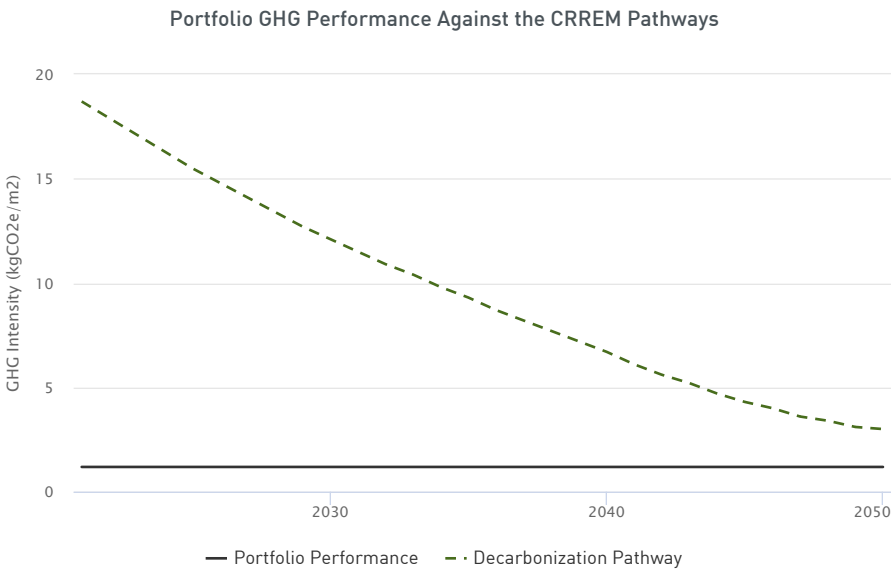
GHG Intensities Insights

This section provides an overview of the GHG intensity performance of this portfolio compared against the relevant [CRREM Decarbonization Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage of Floor area at risk, Assets at risk and Portfolio average stranding year are calculated taking into account the assets covered by the analysis; i.e. assets with 100% GHG emissions Data Coverage (area/time) that covers the entire reporting year, and an available corresponding decarbonization pathway.

For insights into which of your assets are most exposed to climate-related transition risk (regardless of data coverage) and how this may affect your portfolio over time, get your [Transition Risk Report](#).

The portfolio decarbonization pathway is a floor area-weighted aggregation of the top-down, property type and region-specific decarbonization pathways derived by [CRREM](#).

The portfolio performance is a floor area-weighted aggregation, of the GHG intensity for all assets with 100% GHG emissions Data Coverage (area/time) that covers the entire reporting year, and an available corresponding decarbonization pathway.

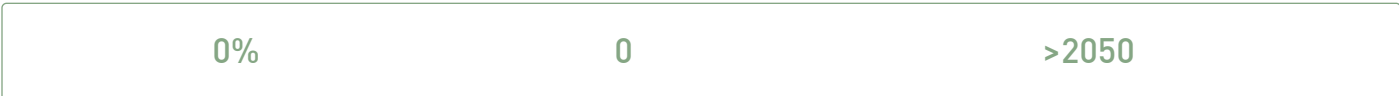


Assets covered in the analysis

- Covered (66)
- Not covered - assets without 100% Data Coverage (0)
- Not covered - assets without a CRREM pathway (0)

% Floor Area covered in the analysis

- Covered (100%)
- Not covered - floor area without 100% Data Coverage (0%)
- Not covered - floor area without a CRREM pathway (0%)

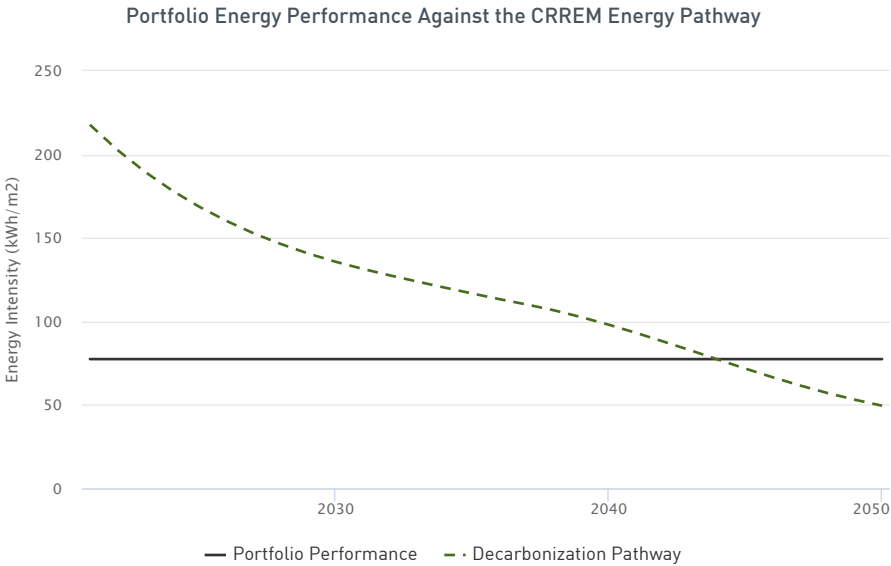


Energy Intensities Insights

This section provides an overview of the energy intensity performance of this portfolio compared against the relevant [CRREM Energy Pathways](#). It provides a high-level indication of the portfolio's current state of alignment with climate goals or transition risk objectives. The percentage of Floor area at risk, Assets at risk and Portfolio average stranding year are calculated taking into account the assets covered by the analysis; i.e. assets with 100% energy consumption Data Coverage (area/time) that covers the entire reporting year, and an available corresponding energy pathway.

The portfolio energy pathway is a floor area-weighted aggregation of the top-down, property type and region-specific pathways derived by [CRREM](#).

The portfolio performance is a floor area-weighted aggregation, of the energy intensity for all assets with 100% energy consumption Data Coverage (area/time) that covers the entire reporting year, and an available corresponding energy pathway.



Assets covered in the analysis

- Covered **(66)**
- Not covered - assets without 100% Data Coverage **(0)**
- Not covered - assets without a CRREM pathway **(0)**

% Floor Area covered in the analysis

- Covered **(100%)**
- Not covered - floor area without 100% Data Coverage **(0%)**
- Not covered - floor area without a CRREM pathway **(0%)**

0%

Floor Area at Risk

0

Asset(s) at risk

2044

Portfolio average stranding year

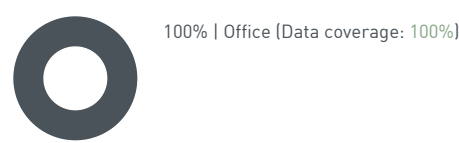
This report uses version: v1.093 - 19.07.2021 of the Global CRREM Pathways.



Reported Consumption and Emissions

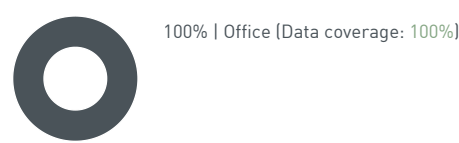
Energy Consumption

Total: 92,432 MWh



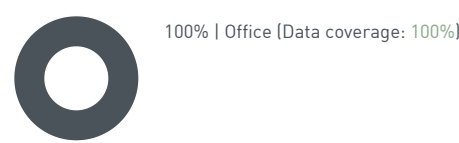
Water Consumption

Total: 313,569 m³



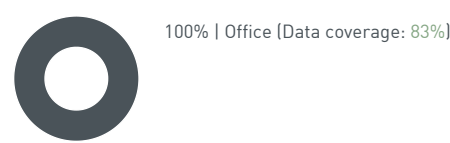
GHG Emissions

Total: 1,413 tCO₂



Waste Management

Total: 2,598 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	18.69%	N/A	5	N/A
	New Construction Very Good	5.32%	N/A	5	
	Sub-total	24.01%	N/A	10	
Total		24.01%*	N/A	10	66

*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	3.47%	N/A	4	N/A
	In Use Very Good	53.04%	N/A	35	
	In Use Good	5.33%	N/A	6	
	In Use Pass	1.18%	N/A	2	
	Sub-total	63.02%	N/A	47	
Miljöbyggnad	Existing Buildings Silver	2.55%	N/A	1	N/A
	Sub-total	2.55%	N/A	1	
Total		65.57%*	N/A	48	66

*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	22.27%	N/A	19	N/A
EU EPC - C	19.69%	N/A	14	N/A
EU EPC - B	19.59%	N/A	11	N/A
EU EPC - A	18.75%	N/A	5	N/A
EU EPC - E	11.34%	N/A	7	N/A
EU EPC - F	4.25%	N/A	3	N/A
Total	95.89%	N/A	59	66

*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.

RA1 Points: 3/3

Risk assessments performed on standing investments portfolio

☒ Yes 100% ^

Issues included

- ☐ Biodiversity and habitat 44%
- ☒ Building safety and materials 78%

Percentage of portfolio covered: 100%
- ☒ Climate/climate change adaptation 78%

Percentage of portfolio covered: 100%
- ☒ Contaminated land 78%

Percentage of portfolio covered: 100%
- ☒ Energy efficiency 89%

Percentage of portfolio covered: 100%
- ☒ Energy supply 78%

Percentage of portfolio covered: 100%
- ☒ Flooding 89%

Percentage of portfolio covered: 100%

<input checked="" type="checkbox"/> GHG emissions	89%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input checked="" type="checkbox"/> Health and well-being	56%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input checked="" type="checkbox"/> Indoor environmental quality	78%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input type="checkbox"/> Natural hazards	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Regulatory	78%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input checked="" type="checkbox"/> Resilience	44%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input type="checkbox"/> Socio-economic	44%	<div><div></div></div>
<input checked="" type="checkbox"/> Transportation	56%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input type="checkbox"/> Waste management	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Water efficiency	78%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input checked="" type="checkbox"/> Water supply	44%	<div><div></div></div>
Percentage of portfolio covered: 100%		
<input type="checkbox"/> Other	11%	<div><div></div></div>
Aligned with		
<input type="radio"/> Yes	33%	<div><div></div></div>
<input checked="" type="radio"/> No	67%	<div><div></div></div>

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 2021 Fabege continued with efforts to identify and evaluate climate-related risks and opportunities via an advanced risk analysis alined 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

☐ No

0%

RA2 Points: 2.85/3

Technical building assessments

Topics	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Energy	62	95%	292	70%
Water	62	95%	228	67%
Waste	60	96%	238	66%

RA3 Points: 1.5/1.5

Energy efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	63	96%	279	80%
Automation system upgrades / replacements	36	63%	219	62%
Management systems upgrades / replacements	53	90%	229	63%
Installation of high-efficiency equipment and appliances	53	89%	210	56%
Installation of on-site renewable energy	14	32%	36	15%
Occupier engagement / informational technologies	48	78%	213	55%
Smart grid / smart building technologies	40	70%	138	52%
Systems commissioning or retro-commissioning	66	100%	190	63%
Wall / roof insulation	12	27%	30	22%
Window replacements	11	18%	29	8%

RA4 Points: 1/1

Water efficiency measures

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Automatic meter readings (AMR)	61	93%	195	61%
Cooling tower	0	0%	3	27%
Drip / smart irrigation	0	0%	3	25%

	Portfolio		Benchmark Group	
	Total Assets	Portfolio Coverage	Total Assets	Portfolio Coverage
Drought tolerant / native landscaping	10	26%	70	47%
High efficiency / dry fixtures	57	90%	140	59%
Leak detection system	12	29%	106	49%
Metering of water subsystems	61	93%	83	43%
On-site waste water treatment	0	0%	13	35%
Reuse of storm water and/or grey water	0	0%	43	31%

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	10	22%	120	51%
Ongoing waste performance monitoring	60	96%	409	85%
Recycling	66	100%	347	85%
Waste stream management	56	90%	344	84%
Waste stream audit	56	90%	224	72%

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

100%

^

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%
- ☐ [22%] >50%, <75%
- ☒ [44%] >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
78%  ^

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

☒ Tenant engagement meetings
100%  ^


- ☐ [11%] 0%, <25%
- ☐ [11%] >50%, <75%
- ☒ [78%] >75, ≤100%

☒ Tenant ESG guide
78%  ^

- ☒ [33%] >25%, <50%
- ☐ [11%] >50%, <75%
- ☐ [33%] >75, ≤100%
- ☐ [22%] No answer provided

☒ Tenant ESG training
22%  ^

- ☒ [11%] >25%, <50%
- ☐ [11%] >75, ≤100%
- ☐ [78%] No answer provided

☒ Tenant events focused on increasing ESG awareness
78%  ^
☐ [11%] ≥25%, <50%

☐ [11%] ≥50%, <75%

☒ [56%] ≥75, ≤100%

☐ [22%] No answer provided

☐ Other
0% 

Program description and methods used to improve tenant satisfaction

66 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. Our latest CSI survey took 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
0% 
TC2.1 Points: 0.5/1

Tenant satisfaction survey

☒ Yes
89%  ^

The survey is undertaken

☐ Internally
22% 
☒ By an independent third party
67% 

Percentage of tenants covered: 100%

Survey response rate: 74%

Quantitative metrics included

☒ Yes
89%  ^

Metrics include

☐ Net Promoter Score
67% 
☒ Overall satisfaction score
78% 

<input checked="" type="checkbox"/> Satisfaction with communication	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Satisfaction with property management	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Satisfaction with responsiveness	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Understanding tenant needs	89%	<div><div></div></div>
<input type="checkbox"/> Value for money	33%	<div><div></div></div>
<input type="checkbox"/> Other	22%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[PARTIALLY ACCEPTED]

<input type="radio"/> No	11%	<div><div></div></div>
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TC2.2 Points: 1/1

Program to improve tenant satisfaction

<input checked="" type="radio"/> Yes	89%	<div><div></div></div> ^
--------------------------------------	-----	--------------------------

Program elements

<input checked="" type="checkbox"/> Development of an asset-specific action plan	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Feedback sessions with asset/property managers	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Feedback sessions with individual tenants	78%	<div><div></div></div>
<input type="checkbox"/> Other	22%	<div><div></div></div>

Program description

Yes, Faberge 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	0%	<div><div></div></div>
--------------------------	----	------------------------

<input type="radio"/> Not applicable	11%	<div><div></div></div>
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TC3

Points: 1.5/1.5

Fit-out & refurbishment program for tenants on ESG

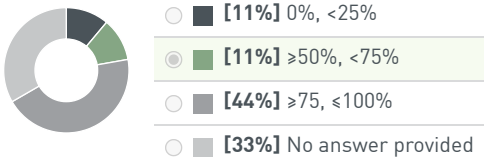
☒ Yes

89%

Topics included

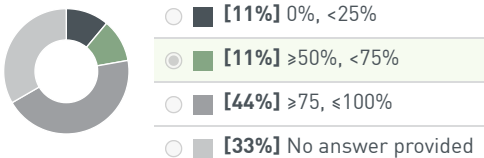
☒ Fit-out and refurbishment assistance for meeting the minimum fit-out standards

67%



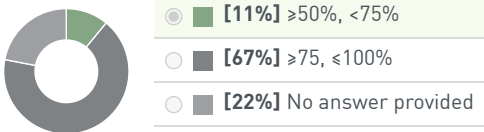
☒ Tenant fit-out guides

67%



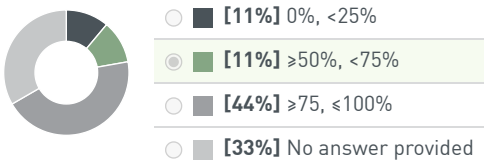
☒ Minimum fit-out standards are prescribed

78%



☒ Procurement assistance for tenants

67%



☐ Other

11%

☐ No

11%

TC4

Points: 1.5/1.5

ESG-specific requirements in lease contracts (green leases)

100%

Topics included

78%

78%

56%

67%

33%

33%

0%

0%

89%

89%

67%

78%

22%

22%

33%

33%

22%

0%

89%

89%

<input type="checkbox"/> Performance rating	44%	<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	67%	<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

<input checked="" type="radio"/> Yes	89%	<div><div></div></div> ^
The program includes		
<input checked="" type="checkbox"/> Needs assessment	89%	<div><div></div></div>
<input checked="" type="checkbox"/> Goal setting	67%	<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	11%	<div><div></div></div>

TC5.2 Points: 1.25/1.25

Tenant health & well-being measures

<input checked="" type="radio"/> Yes	89%	<div><div></div></div> ^
Measures include		
<input checked="" type="checkbox"/> Needs assessment	89%	<div><div></div></div> ^
Monitoring methods		
<input checked="" type="checkbox"/> Tenant survey	78%	<div><div></div></div>

<input type="checkbox"/> Community engagement	67%	<div></div>
<input checked="" type="checkbox"/> Use of secondary data	44%	<div></div>
<input type="checkbox"/> Other	0%	<div></div>
<input checked="" type="checkbox"/> Goals address	67%	<div></div> ^
<input type="checkbox"/> Mental health and well-being	44%	<div></div>
<input checked="" type="checkbox"/> Physical health and well-being	67%	<div></div>
<input checked="" type="checkbox"/> Social health and well-being	44%	<div></div>
<input type="checkbox"/> Other	0%	<div></div>
<input checked="" type="checkbox"/> Health is promoted through	89%	<div></div> ^
<input checked="" type="checkbox"/> Acoustic comfort	56%	<div></div>
<input checked="" type="checkbox"/> Biophilic design	56%	<div></div>
<input checked="" type="checkbox"/> Community development	67%	<div></div>
<input checked="" type="checkbox"/> Physical activity	89%	<div></div>
<input type="checkbox"/> Healthy eating	67%	<div></div>
<input checked="" type="checkbox"/> Hosting health-related activities for surrounding community	56%	<div></div>
<input checked="" type="checkbox"/> Improving infrastructure in areas surrounding assets	78%	<div></div>
<input checked="" type="checkbox"/> Inclusive design	78%	<div></div>
<input checked="" type="checkbox"/> Indoor air quality	89%	<div></div>
<input checked="" type="checkbox"/> Lighting controls and/or daylight	89%	<div></div>
<input type="checkbox"/> Physical and/or mental healthcare access	67%	<div></div>
<input checked="" type="checkbox"/> Social interaction and connection	67%	<div></div>
<input checked="" type="checkbox"/> Thermal comfort	78%	<div></div>

<input type="checkbox"/> Urban regeneration	33%	<div><div></div></div>
<input checked="" type="checkbox"/> Water quality	44%	<div><div></div></div>
<input type="checkbox"/> Other activity in surrounding community	22%	<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	78%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>
<input type="radio"/> Not applicable	11%	<div><div></div></div>

Community

TC6.1 Points: 2/2

Community engagement program		
<input checked="" type="radio"/> Yes	100%	<div><div></div></div> ^
Topics included		
<input checked="" type="checkbox"/> Community health and well-being	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Effective communication and process to address community concerns	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Enhancement programs for public spaces	67%	<div><div></div></div>
<input checked="" type="checkbox"/> Employment creation in local communities	78%	<div><div></div></div>
<input checked="" type="checkbox"/> Research and network activities	56%	<div><div></div></div>
<input checked="" type="checkbox"/> Resilience, including assistance or support in case of disaster	33%	<div><div></div></div>
<input checked="" type="checkbox"/> Supporting charities and community groups	100%	<div><div></div></div>

<input checked="" type="checkbox"/> ESG education program	67% <div><div></div></div>
<input type="checkbox"/> Other	0% <div><div></div></div>

Program description

¶¶ An important part of Fabegé's 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. Fabegé 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.

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

TC6.2 Points: 1/1

Monitoring impact on community

<input checked="" type="radio"/> Yes	78% <div><div></div></div> ^
--------------------------------------	------------------------------

Topics included

<input type="checkbox"/> Housing affordability	0% <div><div></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	56% <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	22% <div><div></div></div>

Energy

Office: Other (100% of GAV)

Portfolio Characteristics

Overall

66 Assets
1,193,998 m²
100% Landlord Controlled area
0% Tenant Controlled area

Intensities *

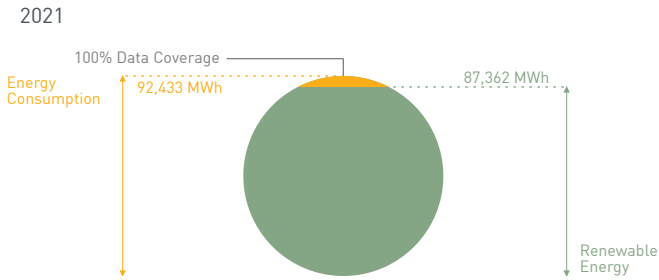
66 Assets
1,193,998 m²

Like-for-like **

59 Assets
1,094,142 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:

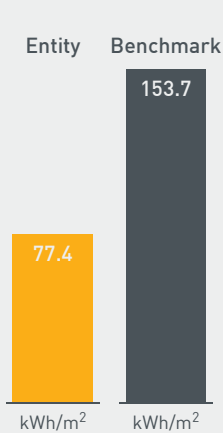
 N/A

Data Coverage (Area/Time) Points: 8.5/8.5

Landlord Controlled	This Entity	100%
	Benchmark	75%
Tenant Controlled	This Entity	N/A
	Benchmark	N/A

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 data for the entire year has been reported. Intensity calculations are weighted by floor area.

- If Data Coverage (Area/Time) = 100% and Energy consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

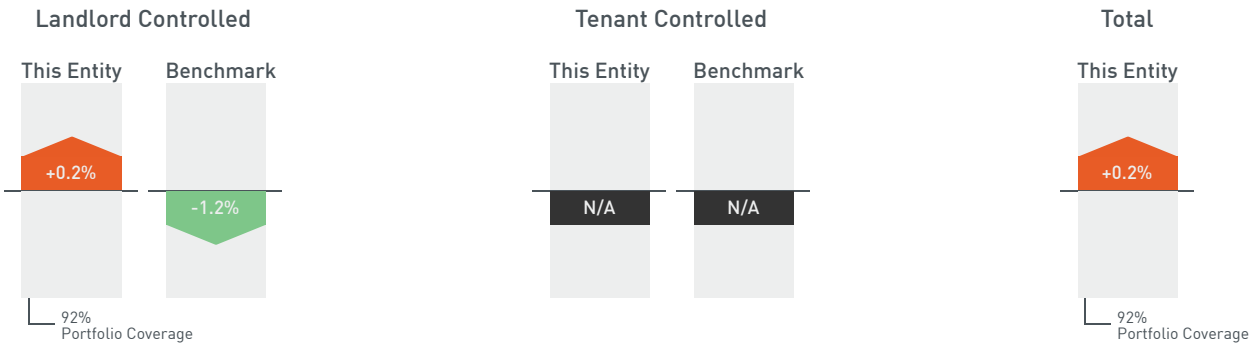
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either kWh/m2 or kWh/sq.ft. depending on the unit selected by the participant.

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

*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.

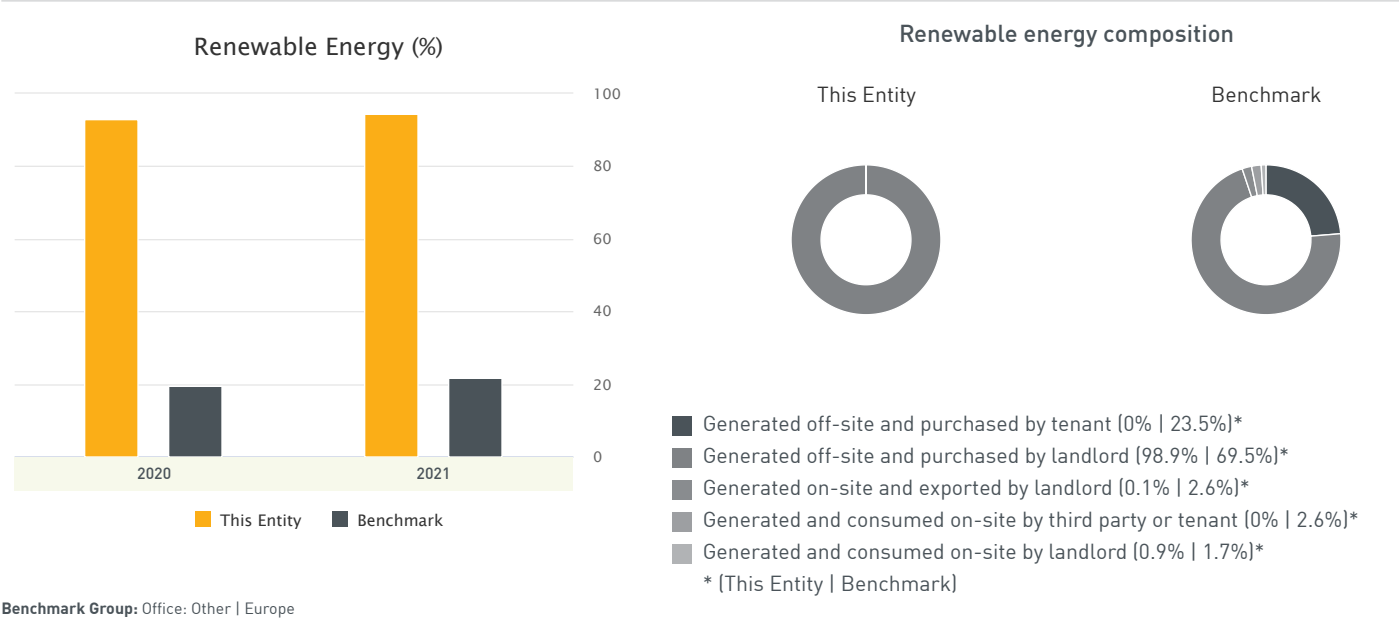
Benchmark: Office: Other | Europe

Like-for-like performance for Energy Points: 0.5/2.5



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

Renewable Energy Points: 2.85/3



GHG

Office: Other (100% of GAV)

Portfolio Characteristics

Overall

66 Assets
1,193,998 m²
100% Scope I & II
0% Scope III

Intensities *

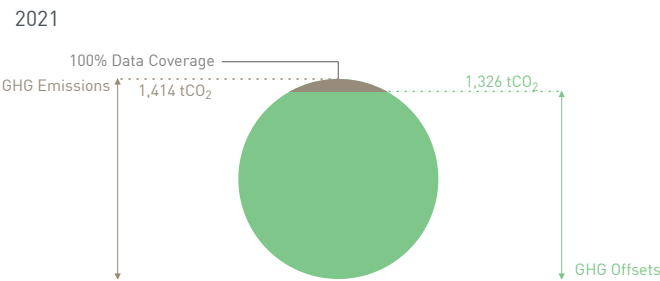
66 Assets
1,193,998 m²

Like-for-like **

59 Assets
1,094,142 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	1,414 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 GHGT emissions. We conduct our calculations in accordance with the Green House Gas Protocol (b) Fabege uses emissionfactors (in g CO₂e/kWh) from our suppliers to calculate the volume of emissions. Fabege 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	79%
Scope III	This Entity	N/A
	Benchmark	N/A

Benchmark Scope I & II Emissions: Office: Other | Europe
Benchmark Scope III Emissions: 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 data for the entire year has been reported. Intensity calculations are weighted by floor area.

- If Data Coverage (Area/Time) = 100% and GHG emissions data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, the asset is excluded from the calculation to minimize any potential skew relating to underlying data bias (e.g. consumption heterogeneity or seasonal effects).

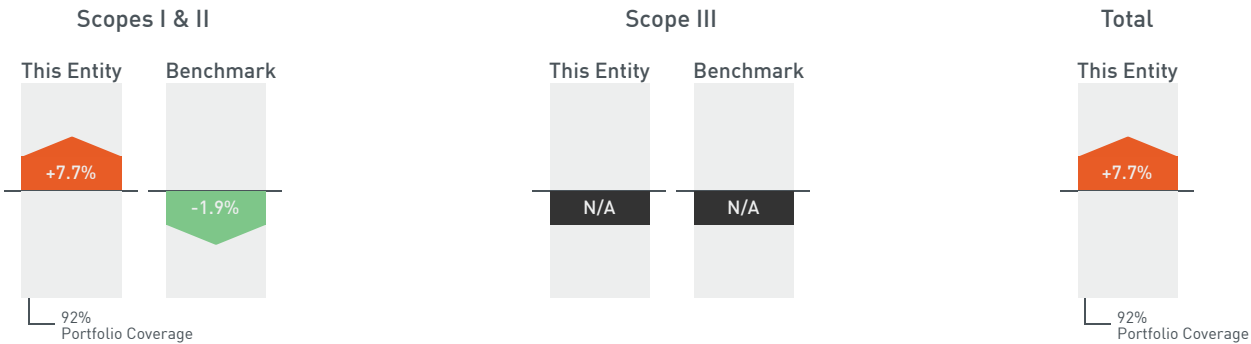
GRESB uses the eligible assets' GFA as a denominator for determining intensities*, and displays calculated values in either tCO₂/m2 or tCO₂/sq.ft. depending on the unit selected by the participant.

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

*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: 0/2



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

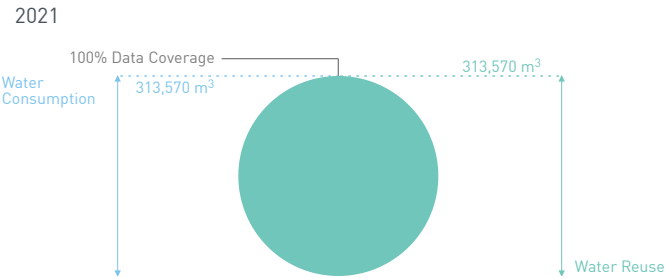
Water

Office: Other (100% of GAV)

Portfolio Characteristics

Overall	Intensities *	Like-for-like **
66 Assets 1,193,998 m ² 100% Landlord Controlled area 0% Tenant Controlled area	66 Assets 1,193,998 m ²	59 Assets 1,094,142 m ²
*Includes only assets with 100% data coverage ** Includes only assets eligible for inclusion in the like-for-like portfolio		

Water Overview



Additional information provided by the participant:

N/A

Data Coverage (Area/Time) Points: 4/4

Landlord Controlled	This Entity	100%
	Benchmark	68%
Tenant Controlled	This Entity	N/A
	Benchmark	N/A
Benchmark Landlord Controlled: Office: Other Europe Benchmark Tenant Controlled: No Benchmark Available		

Water Intensities

Entity

Benchmark

262.6

307.6

dm³/m²

dm³/m²

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 data for the entire year has been reported. Intensity calculations are weighted by floor area.

- If Data Coverage (Area/Time) = 100% and Water consumption data for the entire year has been reported, the asset is included in the calculation.
- If Data Coverage (Area/Time) < 100%, and/or the data reported does not cover the full reporting year, 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.

*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

Landlord Controlled

This Entity

Benchmark

-17.2%

-6.0%

92%

Portfolio Coverage

Tenant Controlled

This Entity

Benchmark

N/A

N/A

Total

This Entity

-17.2%

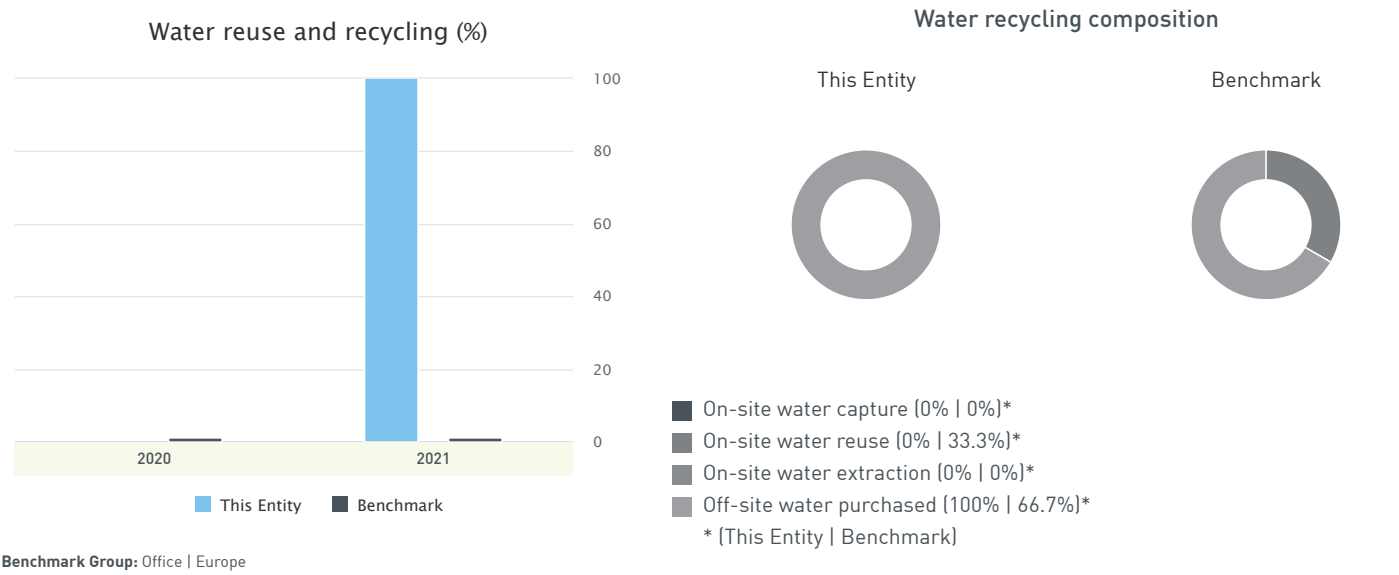
92%

Portfolio Coverage

Benchmark Landlord Controlled: Office: Other | Europe

Benchmark Tenant Controlled: No Benchmark Available

Water reuse and recycling Points: 0.75/1



Waste

Office: Other (100% of GAV)

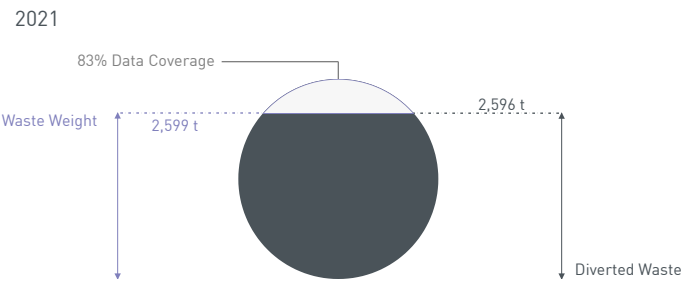
Portfolio Characteristics

Overall

66 Assets
1,193,998 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

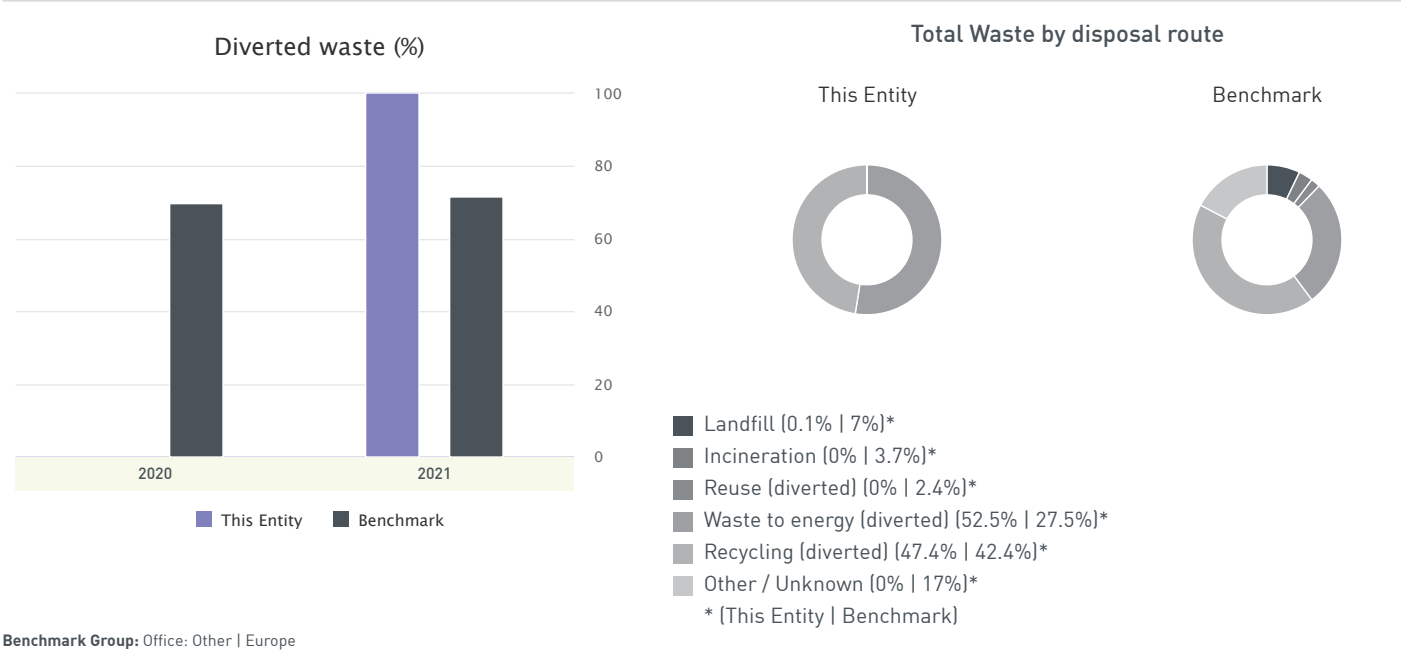
Data Coverage (Area/Time) Points: 1.66/2

Landlord Controlled	This Entity	<div><div>83%</div></div>
	Benchmark	<div><div>51%</div></div>
Tenant Controlled	This Entity	N/A
	Benchmark	N/A

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

Waste Management

Points: 2/2



Data Monitoring & Review

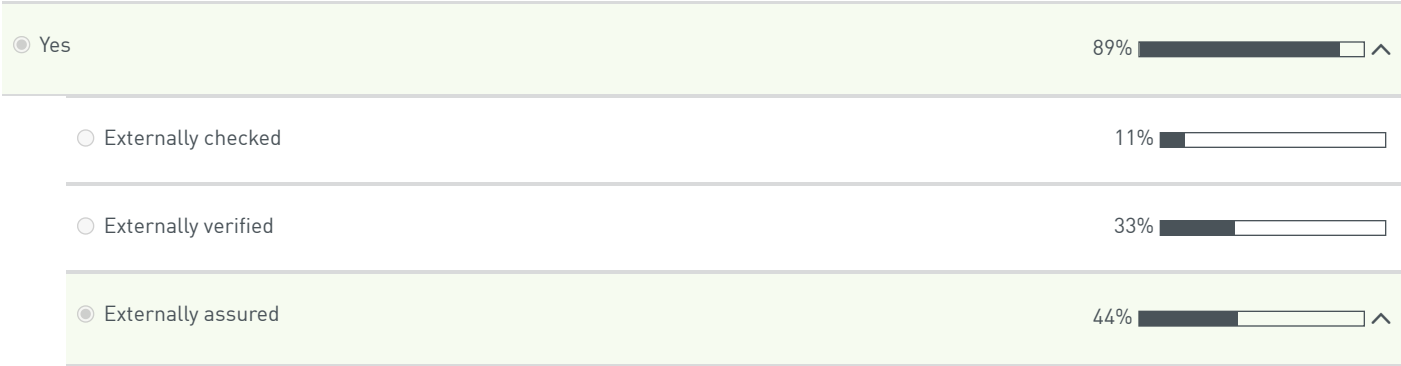
Review, verification and assurance of ESG data

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.

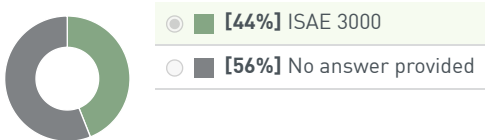
MR1

Points: 1.75/1.75

External review of energy data



Using scheme



Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☐ No

11%

☐ Not applicable

0%

MR2 Points: 1.25/1.25

External review of GHG data

☒ Yes

89%^

☐ Externally checked

11%

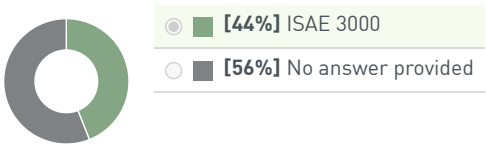
☐ Externally verified

33%

☒ Externally assured

44%^

Using scheme



Applicable evidence

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

☐ No

11%

☐ Not applicable

0%

MR3 Points: 1.25/1.25

External review of water data

☒ Yes

89%^

☐ Externally checked

11%

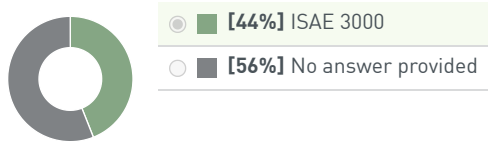
☐ Externally verified

33%

☒ Externally assured

44%^

Using scheme



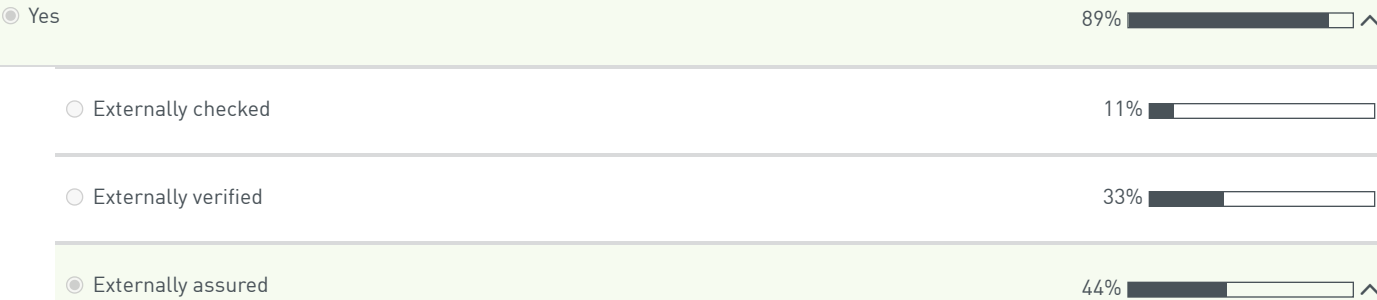
Applicable evidence

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

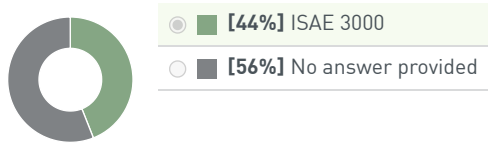


MR4 Points: 1.25/1.25

External review of waste data



Using scheme



Applicable evidence

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



Building Certifications

Office: Other (100% of GAV)

Portfolio Characteristics

Overall
66 Assets
1,193,998 m²

Building certifications at the time of design/construction Points: 4.79/7

		Portfolio				Benchmark		
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
BREEAM	New Construction Excellent	18.69%	N/A	5	N/A			
	New Construction Very Good	5.32%	N/A	5				N/A
	Sub-total	24.01%	N/A	10				
Total		24.01%*	N/A	10	66	11.79% ***	110 ***	878

*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: 7.7/8.5

		Portfolio				Benchmark		
		Certified Area	Certified GAV**	Total Certified Assets	Total Assets	Certified Area	Total Certified Assets	Total Assets
BREEAM	In Use Excellent	3.47%	N/A	4	N/A			N/A
	In Use Very Good	53.04%	N/A	35				
	In Use Good	5.33%	N/A	6				
	In Use Pass	1.18%	N/A	2				
	Sub-total	63.02%	N/A	47				
Miljöbyggnad	Existing Buildings Silver	2.55%	N/A	1	N/A			N/A
	Sub-total	2.55%	N/A	1				
Total		65.57%*	N/A	48	66	22.39% ***	223 ***	878

*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: 1.92/2







Portfolio					Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
EU EPC - D	22.27%	N/A	19	N/A			N/A
EU EPC - C	19.69%	N/A	14	N/A			N/A
EU EPC - B	19.59%	N/A	11	N/A			N/A


	Portfolio				Benchmark		
	Rated Area	Rated GAV*	Total Rated Assets	Total Assets	Rated Area	Total Rated Assets	Total Assets
EU EPC - A	18.75%	N/A	5	N/A			N/A
EU EPC - E	11.34%	N/A	7	N/A			N/A
EU EPC - F	4.25%	N/A	3	N/A			N/A
Total	95.89%	N/A	59	66	74.16% **	700 **	878

*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	5.25	71% of peers scored lower
DMA1	Materials selection requirements	6	6	5.25	71% of peers scored lower
DMA2.1	Life cycle assessments			Not scored	
DMA2.2	Embodied carbon disclosure			Not scored	
	Building Certifications	13.00p 18.6%	11.96	11.8	71% of peers scored higher
DBC1.1	Green building standard requirements	4	4	3.75	29% of peers scored lower
DBC1.2	Green building certifications	9	7.96	8.05	71% of peers scored higher
	Energy	14.00p 20%	14	10.38	100% of peers scored lower
DEN1	Energy efficiency requirements	6	6	6	0% of peers scored lower
DEN2.1	On-site renewable energy	6	6	3.97	43% of peers scored lower
DEN2.2	Net-zero carbon design and standards	2	2	0.41	100% of peers scored lower
	Water	5.00p 7.1%	5	4.92	14% of peers scored lower
DWT1	Water conservation strategy	5	5	4.92	14% 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	14.49	57% of peers scored lower
	DSE1 Health & well-being	2	2	1.84	29% 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	1.36	86% 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	1.92	14% of peers scored lower
	DSE5.1 Community impact assessment	2	2	2	0% of peers scored lower
	DSE5.2 Community impact monitoring	2	2	1.88	14% 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

88%

Building safety

100%

Climate/climate change adaptation

100%

Energy consumption

100%

Green building certifications

100%

Greenhouse gas emissions

100%

Health and well-being

100%

Indoor environmental quality

100%

Life-cycle assessments/embodied carbon

88%

https://portal.gresb.com/report_typed_response/25473/br

83/104

<input checked="" type="checkbox"/> Location and transportation	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Material sourcing	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Net-zero/carbon neutral design	88%	<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	75%	<div><div></div></div>
<input checked="" type="checkbox"/> Site selection and land use	75%	<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	38%	<div><div></div></div>

The strategy is



☒ **[100%]** Publicly available

Applicable evidence

Evidence provided (but not shared with investors)

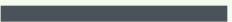











[ACCEPTED]

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 assessment 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☒ Yes100%  ^**Criteria included**☒ Connect to multi-modal transit networks 100% ☒ Locate projects within existing developed areas 100% ☐ Protect, restore, and conserve aquatic ecosystems 38% ☐ Protect, restore, and conserve farmland 12% ☒ Protect, restore, and conserve floodplain functions 50% ☒ Protect, restore, and conserve habitats for native, threatened and endangered species 88% ☐ Protect, restore, and conserve historical and heritage sites 62% ☒ Redevelop brownfield sites 88% ☐ Other 12% ☐ No0% **DRE3** Points: 4/4**Site design and development requirements**☒ Yes100%  ^**Criteria included**☒ Manage waste by diverting construction and demolition materials from disposal 100% ☒ Manage waste by diverting reusable vegetation, rocks, and soil from disposal 88% ☒ Minimize light pollution to the surrounding community 75% ☒ Minimize noise pollution to the surrounding community 88% ☒ Perform environmental site assessment 88% ☒ Protect air quality during construction 100% 

<input checked="" type="checkbox"/> Protect and restore habitat and soils disturbed during construction and/or during previous development	75%	<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	12%	<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)	88%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Environmental Product Declarations	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Health Product Declarations	38%	<div><div></div></div>
<input type="checkbox"/> Other types of required health and environmental disclosure:	12%	<div><div></div></div>
<input checked="" type="checkbox"/> Material characteristics	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Locally extracted or recovered materials	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Low embodied carbon materials	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Low-emitting VOC materials	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials and packaging that can easily be recycled	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials that disclose environmental impacts	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Materials that disclose potential health hazards	88%	<div><div></div></div>

<input checked="" type="checkbox"/> Rapidly renewable materials and recycled content materials	88%	<div><div></div></div>
<input checked="" type="checkbox"/> "Red list" of prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts	62%	<div><div></div></div>
<input type="checkbox"/> Third-party certified wood-based materials and products	88%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

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

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

DMA2.1 Not Scored

Life cycle assessments

<input checked="" type="radio"/> Yes	88%	<div><div></div></div> ^
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

<input checked="" type="checkbox"/> Quantitative assessment	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Qualitative assessment	50%	<div><div></div></div>


Boundaries of the calculation applied

<input checked="" type="checkbox"/> Cradle-to-gate	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Cradle-to-practical completion/handover	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Use stage	38%	<div><div></div></div>
<input checked="" type="checkbox"/> End-of-life stage	38%	<div><div></div></div>
<input checked="" type="checkbox"/> Cradle-to-grave	38%	<div><div></div></div>
<input type="checkbox"/> Whole life	75%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>

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	75%	<div></div>
<input checked="" type="checkbox"/> EN 15804	12%	<div></div>
<input type="checkbox"/> GHG Protocol - Product Life Cycle Accounting and Reporting Standard	0%	<div></div>
<input type="checkbox"/> ISO 14040/44	12%	<div></div>
<input checked="" type="checkbox"/> ISO 14025	12%	<div></div>
<input type="checkbox"/> One Click LCA	62%	<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	62%	<div></div>
<input checked="" type="checkbox"/> Other ISO 21930	62%	<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

12%

DMA2.2 Not Scored

Embodied carbon disclosure

☒ Yes

88%

^

The disclosure is

☐ Publicly available

62%

☒ Not publicly available

25%

☐ No

12%

☐ 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

12%

☐ 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

Level of certification: BREEAM/New Construction Excellent

[FULL POINTS]

[FULL POINTS]

☐ No

0%

DBC1.2 Points: 7.96/9

Green building certifications

☒ Yes

100%

Certification schemes used

☒ Projects registered to obtain a green building certificate

62%

Scheme name / Sub-Scheme Name	Area Certified (m²)	% Portfolio Certified by Floor Area 2021	Number of Assets	% of GAV Certified - Optional 2021
BREEAM/New Construction	13,380	11	1	N/A

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

100%

https://portal.gresb.com/report_typed_response/25473/br

89/104

Scheme name / Sub-Scheme Name	Area Certified (m²)	% Portfolio Certified by Floor Area 2021	Number of Assets	% of GAV Certified - Optional 2021
BREEAM/New Construction	53,183	43	2	N/A
Miljöbyggnad/New Buildings	6,885	6	1	N/A
BREEAM/New Construction	36,250	29	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

75%

☒ Integrative design process

100%

☒ To exceed relevant energy codes or standards

100%

☐ Requirements for minimum energy use intensity post-occupancy

75%

☐ Other

12%

Applicable evidence

Evidence provided (but not shared with investors)

[ACCEPTED]

☒ Energy efficiency measures

100%^

☒ Air conditioning

100%

☒ Commissioning

100%

<input checked="" type="checkbox"/> Energy modeling	100%	<div><div></div></div>
<input checked="" type="checkbox"/> High-efficiency equipment and appliances	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Lighting	100%	<div><div></div></div>
<input type="checkbox"/> Occupant controls	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Passive design	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Space heating	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Ventilation	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Water heating	100%	<div><div></div></div>
<input type="checkbox"/> Other	25%	<div><div></div></div>

<input checked="" type="checkbox"/> Operational energy efficiency monitoring	100%	<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>

☐ No

0%

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></div></div>
-----------------------------------	----	------------------------

<input type="checkbox"/> Geothermal Steam	0%	<div></div>
<input type="checkbox"/> Hydro	0%	<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	25%	<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	38%	<div></div>
Percentage of projects covered: 100%		

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

<input type="checkbox"/> Net zero carbon - construction	25%	<div></div>
<input checked="" type="checkbox"/> Net zero carbon - operational energy	38%	<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	25%	<div></div>
<input checked="" type="checkbox"/> National/local government standard, specify	12%	<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	12%	<div></div>

[NOT ACCEPTED]

☒ Other

12%

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

62%

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

62%

☒ Integrative design for water conservation

100%

☒ Requirements for indoor water efficiency

100%

☒ Requirements for outdoor water efficiency

50%

☒ Requirements for process water efficiency

62%

☐ Requirements for water supply

38%

☐ Requirements for minimum water use intensity post-occupancy

62%

☐ Other

0%

Applicable evidence

Evidence provided

[ACCEPTED]

 [Fabegé Breeam SE.pdf](#)

<input checked="" type="checkbox"/> Common water efficiency measures include	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Commissioning of water systems	75%	<div><div></div></div>
<input type="checkbox"/> Drip/smart irrigation	50%	<div><div></div></div>
<input checked="" type="checkbox"/> Drought tolerant/low-water landscaping	75%	<div><div></div></div>
<input checked="" type="checkbox"/> High-efficiency/dry fixtures	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Leak detection system	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Occupant sensors	88%	<div><div></div></div>
<input type="checkbox"/> On-site wastewater treatment	50%	<div><div></div></div>
<input type="checkbox"/> Reuse of stormwater and greywater for non-potable applications	50%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<input checked="" type="checkbox"/> Operational water efficiency monitoring	100%	<div><div></div></div> ^
<input checked="" type="checkbox"/> Post-construction water monitoring For on average years: 15	88%	<div><div></div></div>
<input checked="" type="checkbox"/> Sub-meter	100%	<div><div></div></div>
<input checked="" type="checkbox"/> Water use analytics	75%	<div><div></div></div>
<input type="checkbox"/> Other	0%	<div><div></div></div>
<input type="radio"/> No	0%	<div><div></div></div>

Waste Management

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

Waste management strategy

☒ Yes

100%

Efficient solid waste management promotion strategies

☒ Management and construction practices (multiple answers possible)

100%

☐ Construction waste signage

88%

☐ Diversion rate requirements

75%

☒ Education of employees/contractors on waste management

100%

☒ Incentives for contractors for recovering, reusing and recycling building materials

38%

☒ Targets for waste stream recovery, reuse and recycling

100%

☐ Waste management plans

88%

☒ Waste separation facilities

100%

☐ Other

0%

☒ On-site waste monitoring

100%

☒ Hazardous waste monitoring/audit

100%

☒ Non-hazardous waste monitoring/audit

100%

☐ Other

0%

☐ No

0%

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

☒ Yes

100%

Design promotion activities

☒ Requirements for planning and design

100%

☒ Health Impact Assessment

75%

☒ Integrated planning process

100%

☐ Other planning process

25%

☒ Health & well-being measures

100%

☒ Acoustic comfort

100%

☒ Active design features

100%

☐ Biophilic design

62%

☒ Commissioning

100%

☒ Daylight

100%

☐ Ergonomic workplace

50%

☒ Humidity

62%

☐ Illumination

62%

☐ Inclusive design

75%

☒ Indoor air quality

100%

☐ Natural ventilation

88%

☒ Occupant controls

100%

☒ Physical activity

88%

☒ Thermal comfort

88%

☒ Water quality

88%

☐ Other

12%

☒ Monitoring health and well-being performance through

88%

^

☒ Occupant education

75%

☒ Post-construction health and well-being monitoring

88%

For on average years: 100

☐ Other

0%

☐ No

0%

DSE2.1 Points: 1.5/1.5

On-site safety

☒ Yes

100%

^

On-site safety promotion activities

☐ Availability of medical personnel

50%

☒ Communicating safety information

100%

☒ Continuously improving safety performance

88%

☒ Demonstrating safety leadership

88%

☐ Entrenching safety practices

75%

☒ Managing safety risks

100%

☐ On-site health and safety professional (coordinator)

75%

☒ Personal Protective and Life Saving Equipment

100%

☒ Promoting design for safety

100%

☐ Training curriculum

75%

☐ Other

12%

☐ No

0%

DSE2.2

Points: 1.12/1.5

Safety metrics

☒ Yes

100%

Indicators monitored

☒ Injury rate

88%

1.89

Explain the injury rate calculation method (maximum 250 words)

Page 59 in annual report. 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

100%

0

☐ Near misses

62%

☒ Lost day rate

88%

0

☐ Severity rate

38%

☒ Other metrics

50%

Absentee rate (days per direct employees)

[NOT ACCEPTED]

Rate of other metric(s): 2.94

☐ No

0%

Supply Chain

DSE3.1

Points: 2/2

Contractor ESG requirements

☒ Yes

100% ^

Percentage of projects covered: 100%

Topics included

<input checked="" type="checkbox"/> Business ethics	100% <div></div>
<input checked="" type="checkbox"/> Child labor	100% <div></div>
<input checked="" type="checkbox"/> Community engagement	100% <div></div>
<input checked="" type="checkbox"/> Environmental process standards	100% <div></div>
<input checked="" type="checkbox"/> Environmental product standards	100% <div></div>
<input checked="" type="checkbox"/> Health and well-being	100% <div></div>
<input checked="" type="checkbox"/> Human rights	100% <div></div>
<input checked="" type="checkbox"/> Human health-based product standards	62% <div></div>
<input checked="" type="checkbox"/> Occupational safety	100% <div></div>
<input checked="" type="checkbox"/> Labor standards and working conditions	100% <div></div>
<input type="checkbox"/> Other	12% <div></div>

☐ No

0%

DSE3.2 Points: 2/2

Contractor monitoring methods

☒ Yes

100% ^

Methods used

<input type="checkbox"/> Contractor ESG training	12% <div></div>
<input checked="" type="checkbox"/> Contractors provide update reports on environmental and social aspects during construction	100% <div></div>
<input checked="" type="checkbox"/> External audits by third party Projects externally audited: 100%	62% <div></div>
<input type="checkbox"/> Internal audits	75% <div></div>

☒ 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

100%

☒ Effective communication and process to address community concerns

88%

☒ Employment creation in local communities

75%

☒ Enhancement programs for public spaces

75%

☒ ESG education program

25%

☒ Research and network activities

62%

☐ Resilience, including assistance or support in case of disaster

38%


☒ Supporting charities and community groups

100%

☐ Other

12%

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

☐ No

0%

DSE5.1 Points: 2/2

Community impact assessment

☒ Yes

100% ^

Assessed areas of impact

☐ Housing affordability

25%

☒ Impact on crime levels

62%

☐ Livability score

25%

☐ Local income generated

62%

☒ Local job creation

75%

☒ Local residents' well-being

100%

☒ Walkability score

62%

☐ Other

25%

☐ No

0%

DSE5.2 Points: 2/2

Community impact monitoring

☒ Yes

100% ^

Monitoring process includes

☒ Analysis and interpretation of monitoring data

50%

☒ Development and implementation of a communication plan


88%

☒ Development and implementation of a community monitoring plan

75%

<input checked="" type="checkbox"/> Development and implementation of a risk mitigation plan	62% <div><div></div></div>
<input checked="" type="checkbox"/> Identification of nuisance and/or disruption risks	100% <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	62% <div><div></div></div>
<input type="checkbox"/> Other	12% <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>


Appendix

A separate document is added to the benchmark report so that participants can explain their results to investors.


Check Appendix

GRESB Partners


Global Partners




Arc




CBRE




EVORA




GHD Advisory




Longevity Partners




LORD Green Strategies




Measurabl




QUANTREFY



Verdani Partners





















WSP





















Yardi Systems









Premier Partners











Partners

