



G R E S B
★ ★ ★ ★ ★ 2017

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GRESB Benchmark Report 2017

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Participation & GRESB Score



Peer Comparison

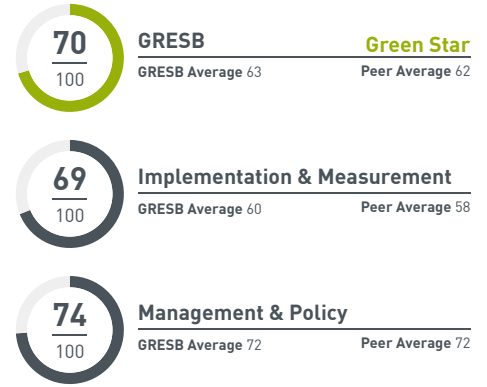
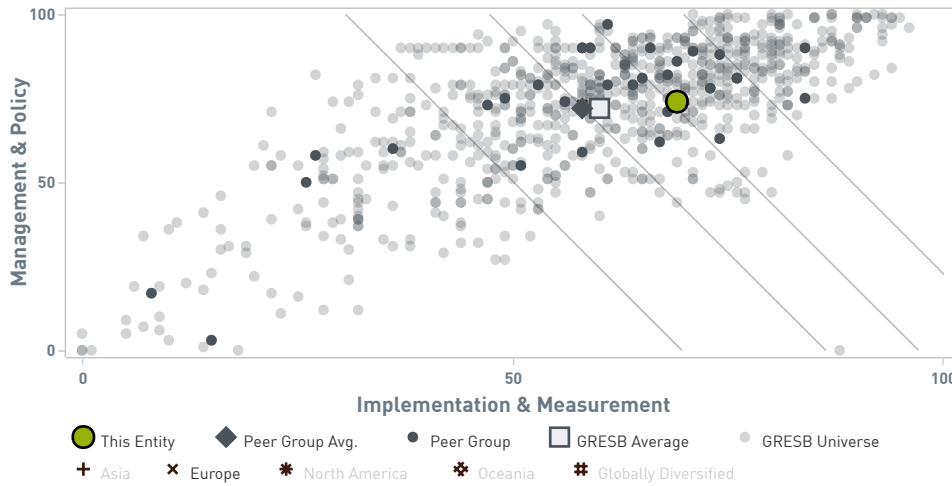


Residential | Europe | Non-listed
out of 32



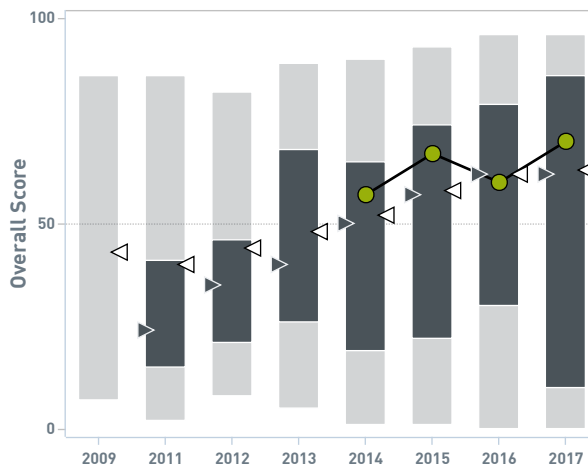
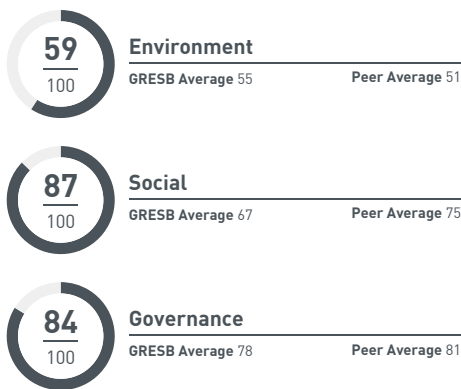
G R E S B
☆☆☆☆☆ 2017

GRESB Model



Performance data reported on asset level

ESG Breakdown



2017 Improvement ↗ +10

2017 rating improvement
☆☆☆☆☆ +1

Rankings



GRESB Aspects



| Aspect Weight in GRESB | This Entity | Peer Group | | GRESB |
|--|-------------------|-----------------------------------|--|-----------------------------------|
| Management 8.8% | 100 ⁺⁴ | PEER 90 ⁺⁵ AVERAGE | | GRESB 88 ⁺³ AVERAGE |
| Policy & Disclosure 9.5% | 81 ⁺⁵⁴ | PEER 79 ⁺⁶ AVERAGE | | GRESB 75 ⁺⁴ AVERAGE |
| Risks & Opportunities 12.4% | 96 ⁺¹¹ | PEER 66 ⁺² AVERAGE | | GRESB 67 ⁺³ AVERAGE |
| Monitoring & EMS 8.8% | 60 ⁻¹³ | PEER 68 ⁺¹⁵ AVERAGE | | GRESB 69 ⁺³ AVERAGE |
| Performance Indicators 25.2% | 46 ⁻¹⁶ | PEER 42 ⁺¹ AVERAGE | | GRESB 50 ⁺² AVERAGE |
| Building Certifications 10.9% | 46 ⁺³³ | PEER 49 ⁺⁷ AVERAGE | | GRESB 46 ⁺² AVERAGE |
| Stakeholder Engagement 24.5% | 82 ⁺²¹ | PEER 70 ⁺¹⁰ AVERAGE | | GRESB 67 ⁺³ AVERAGE |

Portfolio Impact



Impact Reduction Targets

| Type | Long-term target | Baseline year | End year | 2016 target | Portfolio coverage | Externally communicated |
|--------------------------|------------------|---------------|----------|-------------|--------------------|-------------------------|
| ⚡ Energy Intensity-based | 50.0% | 2011 | 2028 | 8.0% | ≥75, ≤100% | Yes |
| ☁ GHG Intensity-based | 25.0% | 2016 | 2021 | 5.0% | ≥75, ≤100% | Yes |
| 💧 Water Intensity-based | 6.0% | 2016 | 2021 | 1.0% | ≥75, ≤100% | No |

Entity & Peer Group Characteristics

This Entity

Peer Group Geography: Europe
Peer Group Sector: Residential
Legal Status: Non-listed
Total GAV: \$2.85 Billion
Activity: Management of standing investments

Peer Group [32 entities]

Peer Group Geography: Europe
Peer Group Sector: Residential
Legal Status: Non-listed
Average GAV: \$1.15 Billion



Countries

[100%] Sweden



Peer Group Countries

[43%] Netherlands
 [19%] United Kingdom
 [16%] Switzerland
 [12%] Germany
 [4%] Denmark
 [3%] Sweden
 [3%] Finland



Sectors

[98%] Residential, Multi-family
 [2%] Retail, Shopping Center



Peer Group Sectors

[66%] Residential, Multi-family
 [16%] Residential, Student Housing
 [15%] Residential, Family Homes
 [2%] Other
 [1%] Retail, Shopping Center



Management Control

[100%] Managed



Peer Group Management Control

[87%] Managed
 [13%] Indirect

Peer Group Constituents

Peer Group Constituents

GRESB offers a customized benchmarking solution so that you can compare your performance against any peer group you choose. You are able to select specific peers by name (for listed entities), and/or choose from a range of peer group characteristics.

[Get your customized benchmark report](#)

Validation

GRESB Validation

| All participant check |
|---|
| <p>All entities ✓</p> <p>Text boxes 'Other' answers Table answers Hyperlinks Quantitative outliers</p> |

| Validation plus |
|---|
| <p>Entity not selected Evidence (all)</p> |

| Validation Interview |
|--|
| <p>Entity not selected Reporting boundaries Supplemental questions</p> |

| | Items | % accepted/ full points |
|------------------------|-----------|----------------------------|
| Evidence | 20 | 100% |
| 'Other' answers | 3 | 100% |
| Text boxes | 11 | 100% |
| Table answers | 14 | 93% |
| Total | 48 | 98% |

Validation items not accepted

None

Validation items partially accepted

None

Quantitative outliers excluded

None

Third Party Assurance, Verification and Checks

| Question | Points | Data Review |
|--|------------|--|
| 7.2 Organization's section in annual report | | Externally checked by Ekosofia AB |
| 25.4 Energy consumption data reported | 0.0 / 1.5 | No third party validation |
| 26.3 GHG emissions data reported | 0.25 / 1.0 | Externally checked by Ekosofia AB |
| 27.4 Water consumption data reported | 0.0 / 1.0 | No third party validation |
| 28.2 Waste management data reported | 0.0 / 1.0 | Not applicable |

Reporting Boundaries



The disclosed area in RC5.1 is 1,15 x lettable area, which is considered to be the total heated area (common areas + lettable areas) to harmonize with the performance indicators. All properties owned during 2016 are included in the total area. Properties purchased and sold during 2016 are included in the total area.

A cut off criteria for property types has been set at 1 % of the total area. If an asset falls below 1 % of the total area but has a property type that is not "residential, multi-family" or "Retail, shopping center" the asset has been included in either of the two property types, which ever can be considered most alike the asset at hand.

Disclaimer: 2017 Benchmark Report

The 2017 Benchmark Report (the “Report”) and the associated GRESB Scorecard (“Scorecard”) is based on information provided by GRESB participants by way of the GRESB annual assessment.

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