# Willhem

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## GRESB Benchmark Report 2019

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# Table of Contents


Scorecard . . . . . 3

GRESB Aspects . . . . . 4
Strengths & Opportunities . . . . . 5
Portfolio Impact . . . . . 6
Entity & Peer Group Characteristics . . . . . 7
Peer Group Constituents . . . . . 7
Validation . . . . . 8

2019 GRESB Real Estate Assessment

# Willhem
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**Participation & GRESB Score**

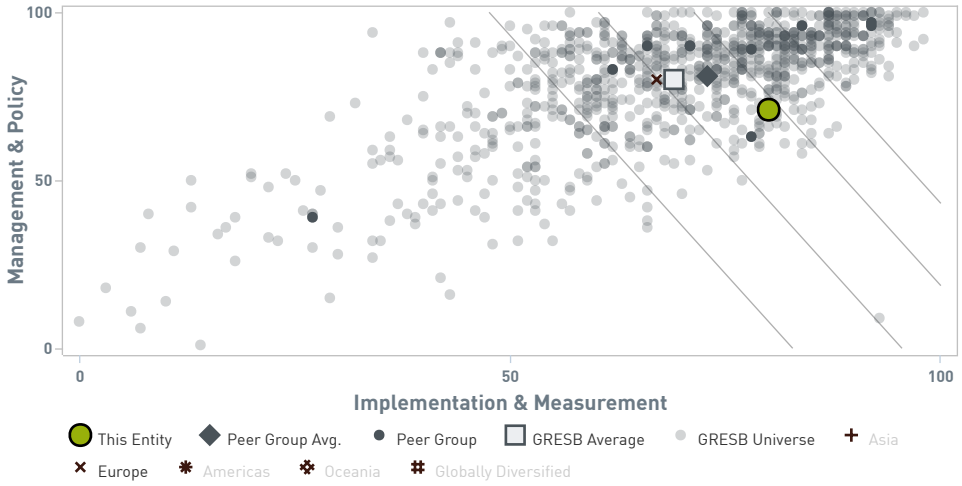
| 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|---|---|---|---|---|
| 57 | 67 | 60 | 70 | 75 | 78 |

**Peer Comparison**

5th — Northern Europe | Residential, Multi-family | Non-listed
out of 10

GRESB 2019 ★★★☆☆

## GRESB Model




**78/100 GRESB Score** — Green Star
GRESB Average 72 | Peer Average 75

**80/100 Implementation & Measurement**
GRESB Average 69 | Peer Average 73

**71/100 Management & Policy**
GRESB Average 80 | Peer Average 81

Performance data reported at asset level

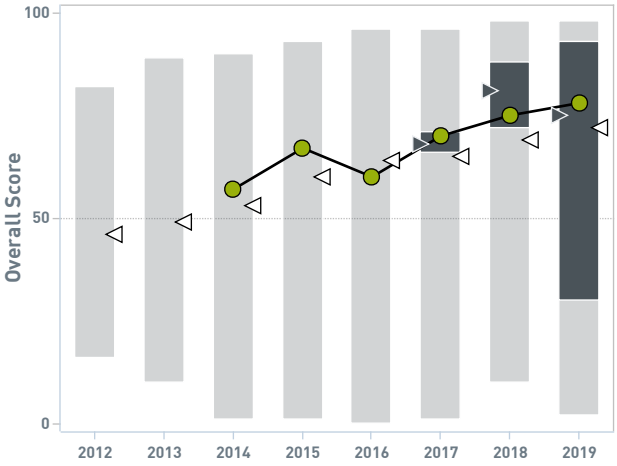
## ESG Breakdown

**73/100 Environment**
GRESB Average 65 | Peer Average 69

**94/100 Social**
GRESB Average 79 | Peer Average 84

**77/100 Governance**
GRESB Average 84 | Peer Average 84

## Trend




2019 Improvement +3

## Rankings

5th — Northern Europe | Residential, Multi-family | Non-listed
out of 10

28th — Global / Residential, Multi-family
out of 74

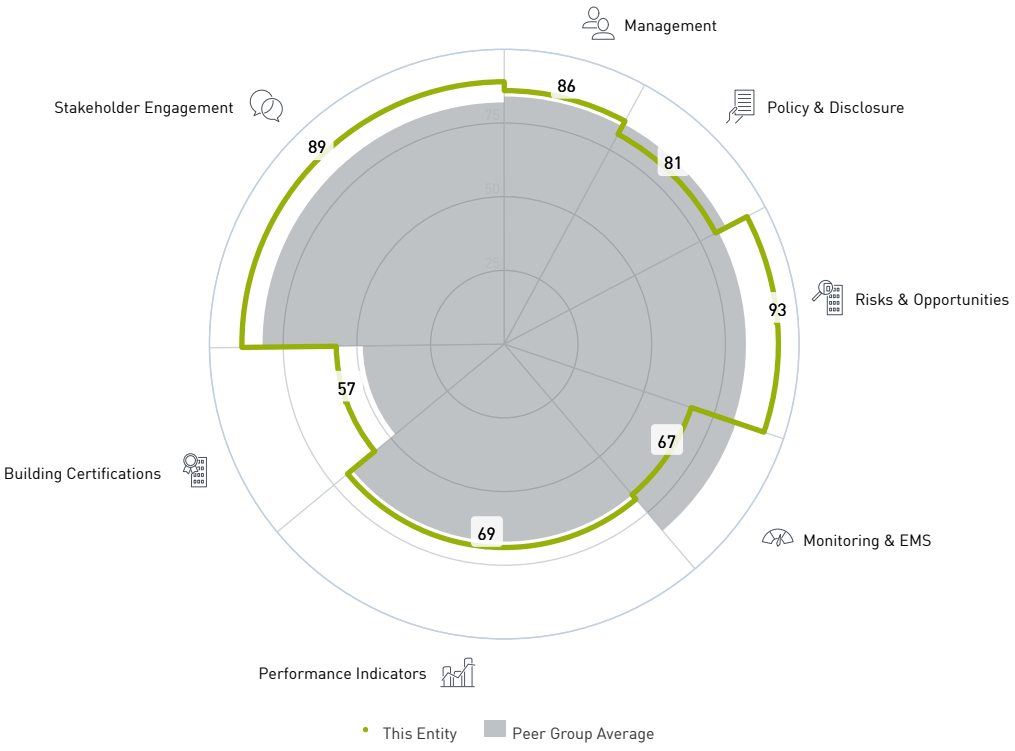
410th — All GRESB participants
out of 964

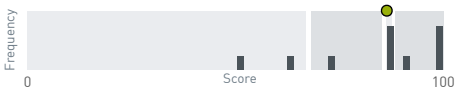
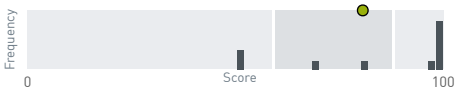
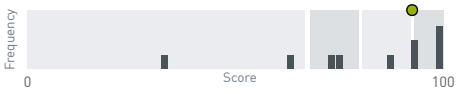
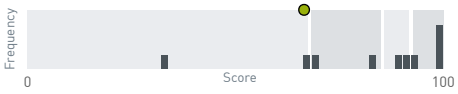
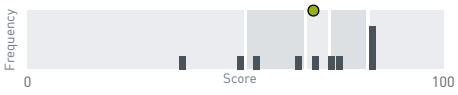
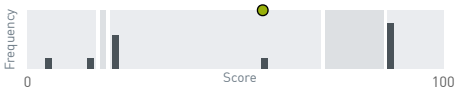
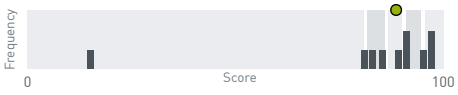
5th — Northern Europe / Residential, Multi-family / Non-listed
out of 10

11th — Europe / Residential, Multi-family / Non-listed
out of 23

147th — Europe / Non-listed
out of 403

## GRESB Aspects




| Aspect<br>Weight in GRESB Score | This Entity | Peer Group | | GRESB |
|---|---|---|---|---|
| **Management** 7.9% | 86 -14 | PEER 84 -6 AVERAGE |  | GRESB 88 AVERAGE |
| **Policy & Disclosure** 9.4% | 81 | PEER 85 +2 AVERAGE |  | GRESB 84 +2 AVERAGE |
| **Risks & Opportunities** 12.9% | 93 +2 | PEER 82 +6 AVERAGE |  | GRESB 78 +6 AVERAGE |
| **Monitoring & EMS** 8.6% | 67 +2 | PEER 83 +11 AVERAGE |  | GRESB 77 +3 AVERAGE |
| **Performance Indicators** 25.2% | 69 -2 | PEER 67 +14 AVERAGE |  | GRESB 60 +4 AVERAGE |
| **Building Certifications** 10.8% | 57 +20 | PEER 48 -12 AVERAGE |  | GRESB 55 +4 AVERAGE |
| **Stakeholder Engagement** 25.2% | 89 +7 | PEER 82 +7 AVERAGE |  | GRESB 78 +7 AVERAGE |

## Strengths & Opportunities

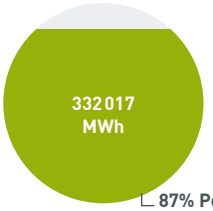
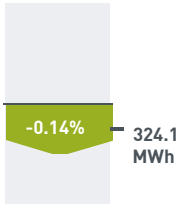
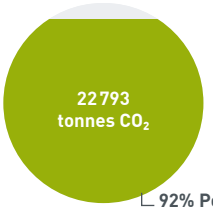
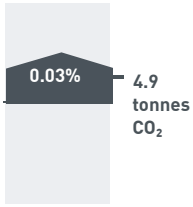
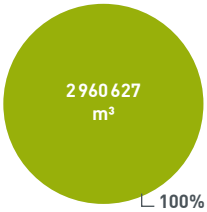
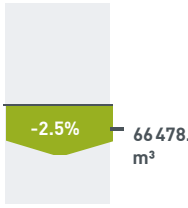
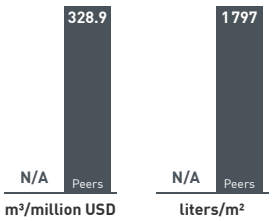
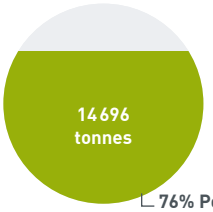
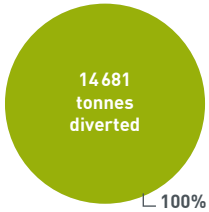
Strengths: Outperformed more than 80% of peers

| Indicator | | Score | Peer Average | |
|---|---|---|---|---|
| BC1.2 | Building certifications - operational - Residential, Multi-family | 3/12 | 0/12 | **100%** of peers scored lower |

Opportunities: Outperformed by more than 80% of peers

| Indicator | | Score | Peer Average | |
|---|---|---|---|---|
| RO7 | Waste management measures | 0.4/1 | 0.73/1 | **89%** of peers scored higher |
| ME2 | Data Management System (DMS) | 3.25/4 | 3.89/4 | **89%** of peers scored higher |
| PI1.4 | Review, verification and assurance of energy consumption data | 0/1 | 0.85/1 | **100%** of peers scored higher |
| PI2.3 | Review, verification and assurance of GHG emissions data | 0/0.75 | 0.56/0.75 | **89%** of peers scored higher |
| PI3.4 | Review, verification and assurance of water use data | 0/0.75 | 0.38/0.75 | **89%** of peers scored higher |
| SE1 | Employee training | 1.75/2 | 1.89/2 | **89%** of peers scored higher |
| SE5.1 | Monitoring sustainability requirements for property/ asset managers | 1.5/2 | 1.78/2 | **89%** of peers scored higher |
| SE10.2 | Monitoring compliance with sustainability requirements in lease contracts | 0/1 | 0.67/1 | **89%** of peers scored higher |

# Portfolio Impact

| | Footprint 2018 (absolute) | Like-for-like Change 2017-2018 (relative) | Intensities (entity and peer average) |
|---|---|---|---|
| Energy Consumption |  87% Portfolio Coverage |  60% Portfolio Coverage | *Only displayed with 100% coverage* |
| GHG Emissions |  92% Portfolio Coverage |  62% Portfolio Coverage | *Only displayed with 100% coverage* |
| Water Use |  100% Portfolio Coverage |  81% Portfolio Coverage |  |
| Waste Management |  76% Portfolio Coverage |  100% Diverted | *Only displayed with 100% coverage* |

## Impact Reduction Targets

| | Type | Long-term target | Baseline year | End year | 2018 target | Portfolio coverage | Externally communicated |
|---|---|---|---|---|---|---|---|
| Energy | Intensity-based | 50.0% | 2011 | 2032 | 4.0% | 100.0 | Yes |
| GHG | Intensity-based | 25.0% | 2015 | 2025 | 2.5% | 100.0 | Yes |
| Water | Intensity-based | 6.0% | 2015 | 2021 | 1.0% | 100.0 | No |

## Entity & Peer Group Characteristics

| This Entity | |
|---|---|
| **Geography:** | Sweden |
| **Sector:** | Residential, Multi-family |
| **Legal Status:** | Non-listed |
| **Total GAV:** | $4.09 Billion |
| **Activity:** | Management of standing investments |
| **Reporting period:** | Calendar Year |

| Peer Group (10 entities) | |
|---|---|
| **Peer Group Geography:** | Northern Europe |
| **Peer Group Sector:** | Residential, Multi-family |
| **Legal Status:** | Non-listed |
| **Average GAV:** | $1.2 Billion |

**Countries**

- [100%] Sweden

**Peer Group Countries**

- [70%] United Kingdom
- [18%] Finland
- [10%] Sweden
- [2%] Denmark
- [<1%] Russian Federation

**Sectors**

- [100%] Residential, Multi-family

**Peer Group Sectors**

- [100%] Residential, Multi-family

**Management Control**

- [100%] Managed

**Peer Group Management Control**

- [84%] Managed
- [16%] Indirect

## Peer Group Constituents

**Peer Group Constituents**

| | | |
|---|---|---|
| Aberdeen Standard Investments | LGIM Real Assets | M&G Real Estate |
| Delancey | Legal and General Property | SATO Corporation |
| Hermes Real Estate | Long Harbour Ltd | Willhem |
| Invesco Real Estate | | |

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 characterisitics.

Get your Customized Benchmark Report

## Validation

GRESB Validation

**All participant check**
All entities ✓
Text boxes, 'Other' answers, Table answers, Hyperlinks, Quantitative outliers

**Validation plus**
All entities ✓
MA5, PD1, PD5.1, RO3.1, SE4.1

**Validation Interview**
Entity not selected
Reporting boundaries, Supplemental questions

| | Items | % accepted/ full points |
|---|---|---|
| **Evidence** | 20 | 95% |
| **'Other' answers** | 4 | 100% |
| **Text boxes** | 1 | 100% |
| **Table answers** | 1 | 0% |
| **Total** | **26** | **92%** |

**Validation items not accepted**

None

**Validation items partially accepted**

**MA5** Management | Sustainability Decision Making | MA5 | Yes | Evidence — Validation criteria

**Quantitative outliers excluded**

None

### Third Party Assurance, Verification and Checks

| Question | | Points | Data Review |
|---|---|---|---|
| **PD5.2** | Organization's section in annual report | | Externally **checked** by PwC |
| **PI1.4** | Energy consumption data | 0/1 | |
| **PI2.3** | GHG emissions data | 0/0.75 | |
| **PI3.4** | Water consumption data | 0/0.75 | |
| **PI4.2** | Waste management data | 0/0.75 | |


### Disclaimer: 2019 Benchmark Report

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