



G R E S B
★ ★ ★ ★ ★ 2018

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GRESB Benchmark Report 2018

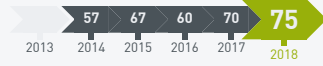
DATE: 6 Sep 2018 9:39:09pm Thu UTC

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Participation & GRESB Score

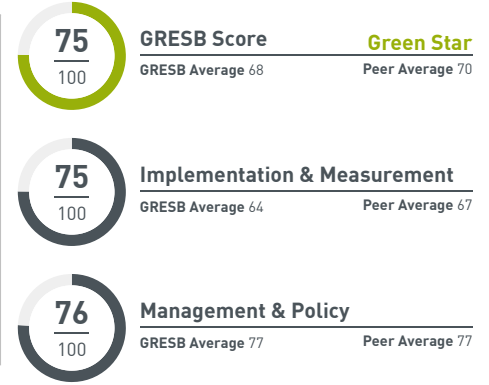
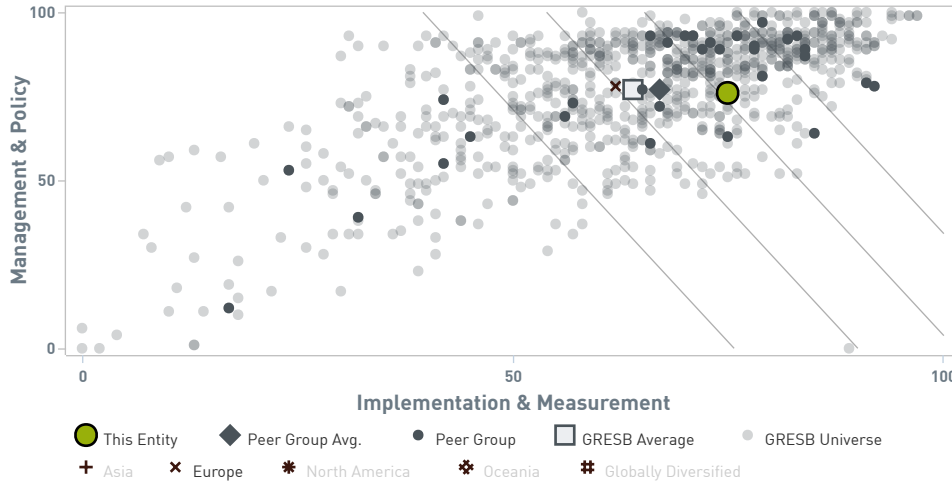


Peer Comparison



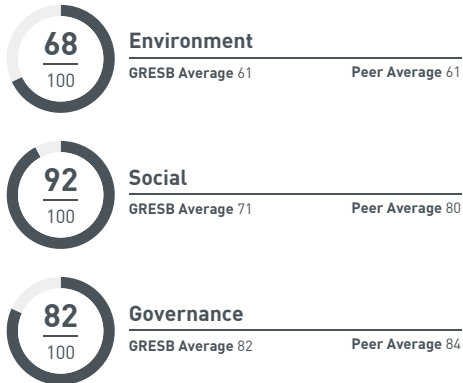
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GRESB Model

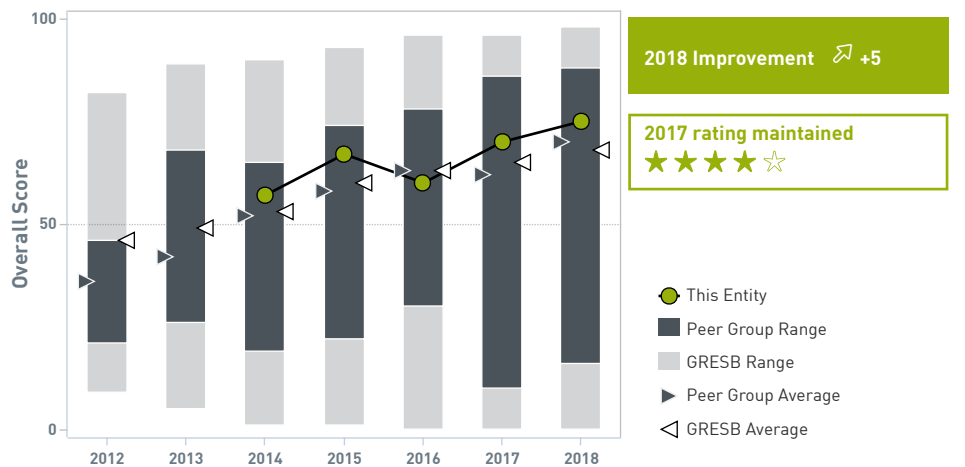


Performance data reported at asset level

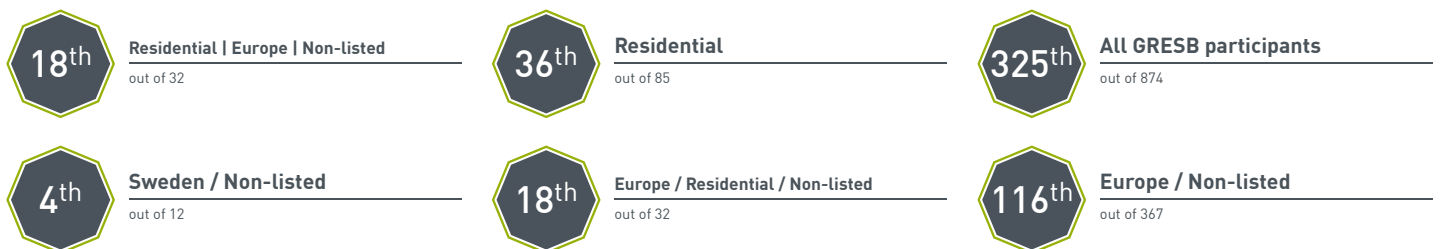
ESG Breakdown



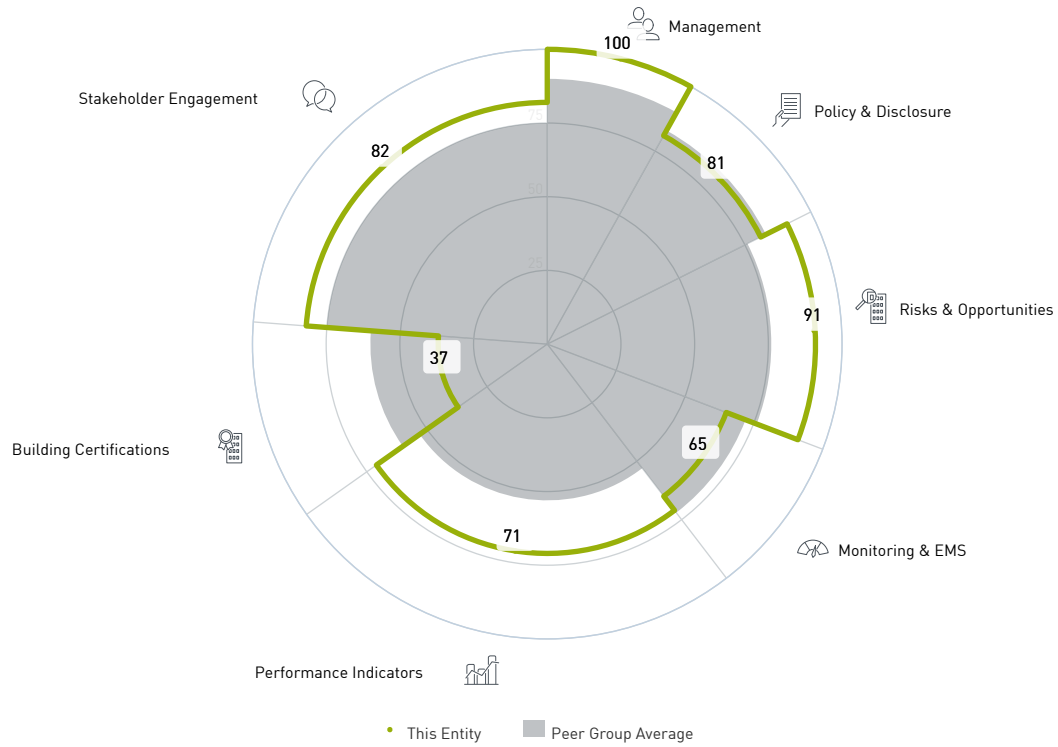
Trend



Rankings



GRESB Aspects



| Aspect Weight in GRESB Score | This Entity | Peer Group | | GRESB |
|--|-------------|---------------------------|--|----------------------------|
| Management 8.1% | 100 | PEER 90 AVERAGE | | GRESB 88 AVERAGE |
| Policy & Disclosure 9.5% | 81 | PEER 83 AVERAGE +4 | | GRESB 82 AVERAGE +7 |
| Risks & Opportunities 13.2% | 91 -5 | PEER 76 AVERAGE +10 | | GRESB 72 +5 AVERAGE |
| Monitoring & EMS 8.8% | 65 +5 | PEER 72 AVERAGE +4 | | GRESB 74 +5 AVERAGE |
| Performance Indicators 25.6% | 71 +25 | PEER 53 AVERAGE +11 | | GRESB 56 +6 AVERAGE |
| Building Certifications 11% | 37 -9 | PEER 60 AVERAGE +11 | | GRESB 51 +5 AVERAGE |
| Stakeholder Engagement 23.8% | 82 | PEER 75 AVERAGE +5 | | GRESB 71 +4 AVERAGE |

Portfolio Impact



Impact Reduction Targets

| Type | Long-term target | Baseline year | End year | 2017 target | Portfolio coverage | Externally communicated |
|--------------------------|------------------|---------------|----------|-------------|--------------------|-------------------------|
| ⚡ Energy Intensity-based | 50.0% | 2011 | 2029 | 15.0% | 100.0 | Yes |
| ☁ GHG Intensity-based | 25.0% | 2016 | 2025 | 5.0% | 100.0 | Yes |
| 💧 Water Intensity-based | 6.0% | 2016 | 2021 | 2.0% | 100.0 | No |

Entity & Peer Group Characteristics

This Entity

| | |
|--------------------------|------------------------------------|
| Geography: | Europe |
| Sector: | Residential |
| Legal Status: | Non-listed |
| Total GAV: | \$4.08 Billion |
| Activity: | Management of standing investments |
| Reporting period: | Calendar Year |

Peer Group (32 entities)

| | |
|------------------------------|----------------|
| Peer Group Geography: | Europe |
| Peer Group Sector: | Residential |
| Legal Status: | Non-listed |
| Average GAV: | \$1.53 Billion |



Countries

[100%] Sweden



Peer Group Countries

| | |
|-------|--------------------|
| [41%] | Netherlands |
| [23%] | United Kingdom |
| [13%] | Switzerland |
| [9%] | Germany |
| [3%] | Finland |
| [3%] | Sweden |
| [3%] | Denmark |
| [3%] | Spain |
| [2%] | Ireland |
| [<1%] | Russian Federation |



Sectors

[100%] Residential, Multi-family



Peer Group Sectors

| | |
|-------|------------------------------|
| [66%] | Residential, Multi-family |
| [16%] | Residential, Student Housing |
| [15%] | Residential, Family Homes |
| [1%] | Retail, Shopping Center |
| [1%] | Other |
| [1%] | Office |
| [<1%] | Retail, High Street |
| [<1%] | Healthcare |
| [<1%] | Industrial, Manufacturing |



Management Control

[100%] Managed



Peer Group Management Control

| | |
|-------|----------|
| [93%] | Managed |
| [7%] | 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 |
|--|
| All entities ✓ Text boxes, 'Other' answers, Table answers, Hyperlinks, Quantitative outliers |

| Validation plus |
|--|
| All entities ✓ MA1, PD3, PD5.1, R03.1, PI2.3, SE4.1, SE8.1 |

| Validation Interview |
|---|
| Entity not selected Reporting boundaries, Supplemental questions |

| | Items | % accepted/ full points |
|------------------------|-----------|----------------------------|
| Evidence | 19 | 100% |
| 'Other' answers | 3 | 100% |
| Text boxes | 4 | 100% |
| Table answers | 17 | 94% |
| Total | 43 | 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 |
|--|-----------|--|
| PD5.2 Organization's section in annual report | | Externally checked by multiple providers — Ekosofia AB, PwC |
| PI1.4 Energy consumption data | 0/1 | |
| PI2.3 GHG emissions data | 0.25/0.75 | Externally checked by Ekosofia AB |
| PI3.4 Water consumption data | 0/0.75 | |
| PI4.2 Waste management data | 0/0.75 | |

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