



SUSTAINABILITY REPORT

Samhällsbyggnadsbolaget i Norden AB (SBB) creates sustainable environments in which people want to live, work and spend time well into the future. Being the largest Nordic player in social infrastructure, SBB's local efforts contribute to general societal development that is socially, environmentally and economically sustainable. SBB's locally based property management provides close and direct customer contacts, while SBB's size provides opportunities for making the necessary investments in the properties.

SBB's business model is to own and manage rent regulated residentials in Sweden and community service properties in the Nordic region in the long term and that are developed in collaboration with municipalities in the Nordics. The loan-to-value ratio shall not exceed 50 percent. SBB manages the Company's operations in line with the UN's global goals for sustainable development. Through the Company's sustainable financial framework, SBB governs financing, focus and follow-up in the work of contributing to these goals. SBB stands behind the Paris Agreement's climate goals and is a member of the UN Global Compact, a

worldwide initiative for sustainable business. In dialogue with its stakeholders, the Company has identified energy efficiency, reduced climate impact, development of sustainable cities and communities, economically sustainable development, business ethics and being an attractive employer as areas of focus for the operations. To be in line with the Paris Agreement and Sweden's national goal of climate neutrality, SBB has an ambitious target for reducing its energy consumption. To achieve the target, SBB invests long-term in its properties – in this way, SBB reduces both its own emissions and expenses and those of its tenants.

Sustainability strategy and targets for 2030

Sustainability is an integrated part of SBB's business model and SBB strives to be the world's most sustainable property company. SBB has set out a long-term strategy and vision for 2030 detailing its long-term targets and a Sustainability Policy for the concrete implementation of the targets and vision.

SBB has set out a long-term strategy and vision for 2030 detailing its long-term targets and a Sustainability Policy for the concrete implementation of the targets and vision. The action plan to get there, with concrete targets and risk assessments within the various focus areas, has been formulated and described in detail under "Targets, results and follow-up". SBB's sustainability vision, targets and policy are adopted by the Board of Directors and followed up on an ongoing basis by the CEO together with the Sustainability Manager. SBB's climate target is classified as a Science Based Target by the independent organization SBTi, meaning that the climate target is in line with what is required to achieve the Paris Agreement. SBB's overarching targets are summarized below:

- Climate positive by 2030.
- Reduce energy consumption and increase the proportion of renewable energy.
- Climate-adapted property portfolio.

- Safe and healthy workplaces for all.
- Regularly improve, follow up and report on the Company's sustainability work.

Focus areas 2024

- Increase the proportion of sustainable financing.
- Investments in reduced energy consumption in the existing portfolio.
- Increase the production of renewable electricity.
- Health and safety at workplaces and in construction projects.
- Attractive employer: developing work environment for employees.

About the Sustainability Report

This constitutes SBB's statutory Sustainability Report and covers all of the Group's companies. SBB reports sustainability per financial year

running from January to December. The report describes SBB's sustainability work and follow-up in 2023. The Sustainability Report includes SBB's property development and management, as well as wholly owned subsidiaries. Joint ventures and associated companies are responsible for their own sustainability reports and are not included in the Group's Sustainability Report. The report has been reviewed by EY. The statutory Sustainability Report, which covers the areas in SBB's Annual Report whose contents are stated on pages 33-60, has been approved for publication by the Board of Directors. The Report has been designed in accordance with the GRI's standards, with the scope being defined using the GRI Index on pages 49-50. The contact for the Sustainability Report is Martin Andersson, Sustainability Manager, martin.andersson@sbbnorden.se. The contact for the Annual Report is Leiv Synnes, CEO, leiv@sbbnorden.se and Helena Lindahl, Treasury Director, ir@sbbnorden.se.

Energy exchange

SBB and Telia have an agreement on the exchange of heating and cooling in connection with SBB's properties in the Municipality of Haninge. Telia operates a data centre that needs cooling and SBB has properties that

need heating. The exchange takes place through a borehole energy storage unit with 166 boreholes located on SBB's land, where excess heat is stored from the generation of the cooling delivered to the server hall. The

facility meets the needs of some 100,000 m² of community service properties, equivalent to about 5,600 MWh annually or about 2 percent of SBB's total energy consumption.

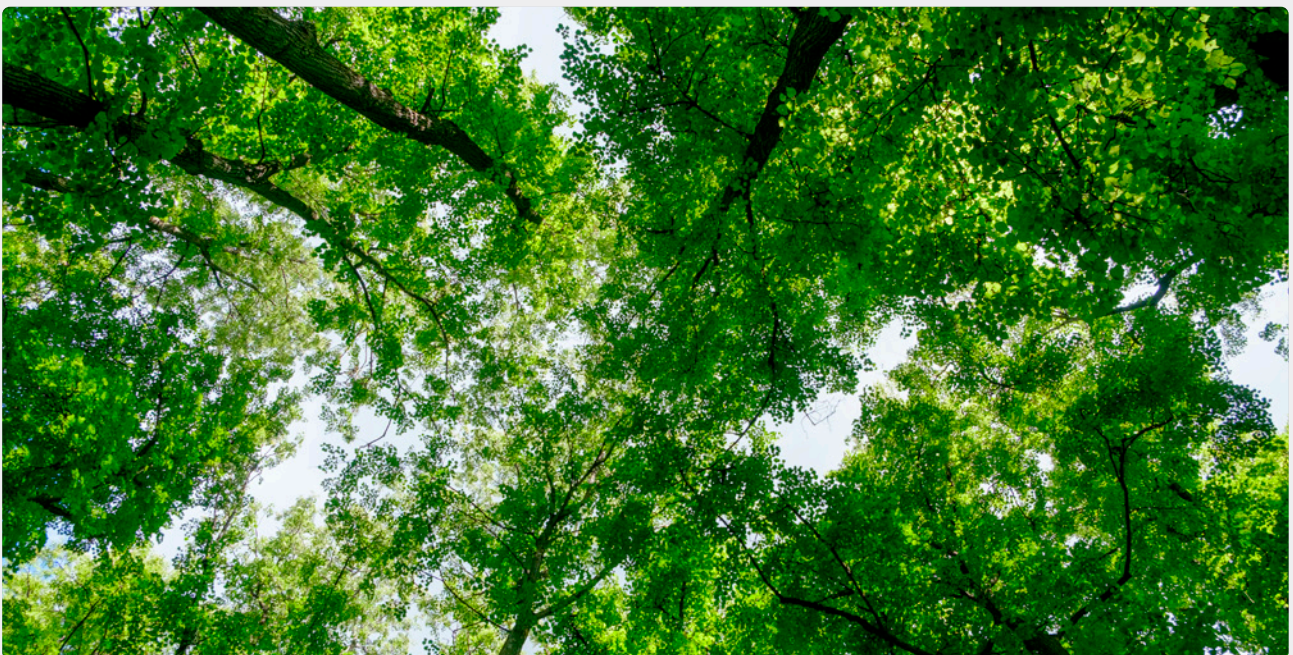
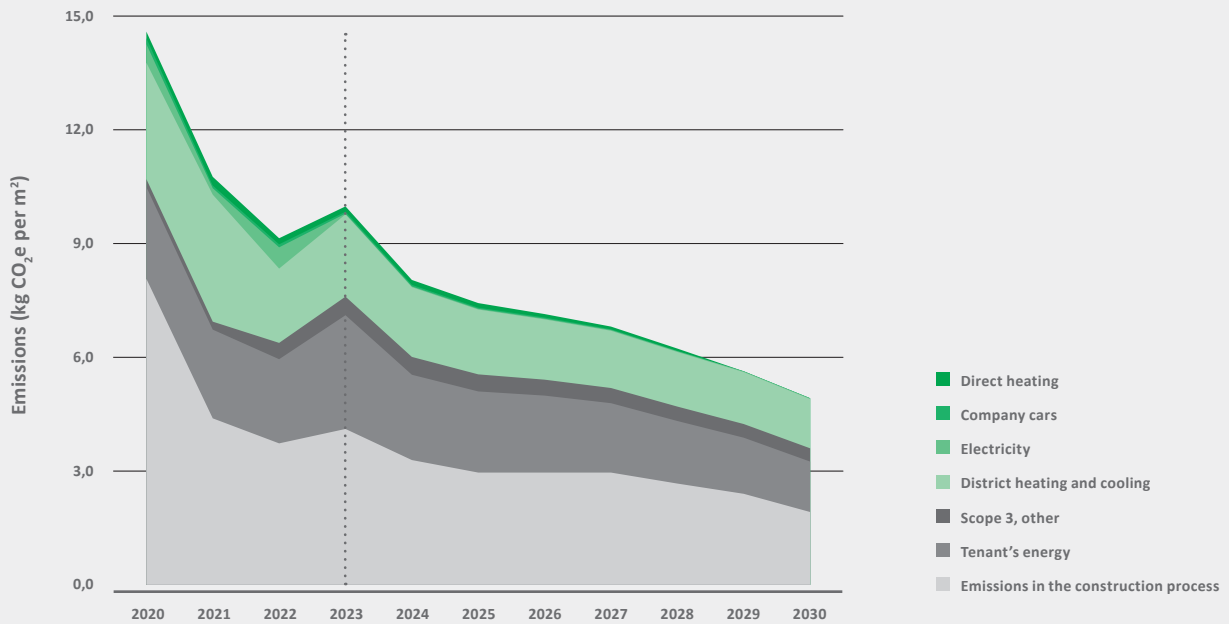


Climate road-map

SBB's sustainability vision was launched in 2020 and updated in 2021, targeting climate positivity by 2030. A roadmap for emissions reductions, including strategies and targets, was drawn up and has been reviewed annually since then. The picture below illustrates the current situation and provides a schematic forecast for continued

emissions reductions year by year until 2030. To achieve the target, remaining emissions must be outweighed by negative emissions, SBB is studying various negative emissions options. SBB's climate target encompasses the entire value chain, that is, everything from the extraction of raw materials to the operation and property

management of completed buildings. The target is classified as a Science Based Target by the independent organization SBTi, meaning that the climate target is in line with what is required, according to the latest scientific findings, to achieve the Paris Agreement.



Internal routines and regulations

SBB works on sustainability in a structured manner. The Board has established a Sustainability Committee, which reviews continuity, management and progress in the sustainability work. The management team has, in turn, established a Sustainability Forum comprising key individuals from the Company's various business units.

Governance and responsibility

SBB's Board of Directors has an overall responsibility for the governance of sustainability issues. SBB's management team is responsible for preparing proposals on policies, targets and strategies within sustainability, which the Board approves. The adopted policy documents form the basis of the sustainability work and the overarching objectives adopted.

Sustainability Committee

The Sustainability Committee is tasked with preparing and following-up matters to be addressed by the company's sustainability agenda. The sustainability agenda includes set-

ting a vision, targets and objectives, managing sustainability risks and compliance with the Sustainability Policy and Code of Conduct. Follow-up includes reviewing the continuity, management and progress of the work with the sustainability agenda, as well ensuring transparency and reliability in the sustainability reporting. The CEO is ultimately responsible for following up the continuous sustainability work, including the fulfilment of sustainability targets. The Board of Directors is responsible for reviewing and approving the official reports, such as the Annual Report and the quarterly interim reports.

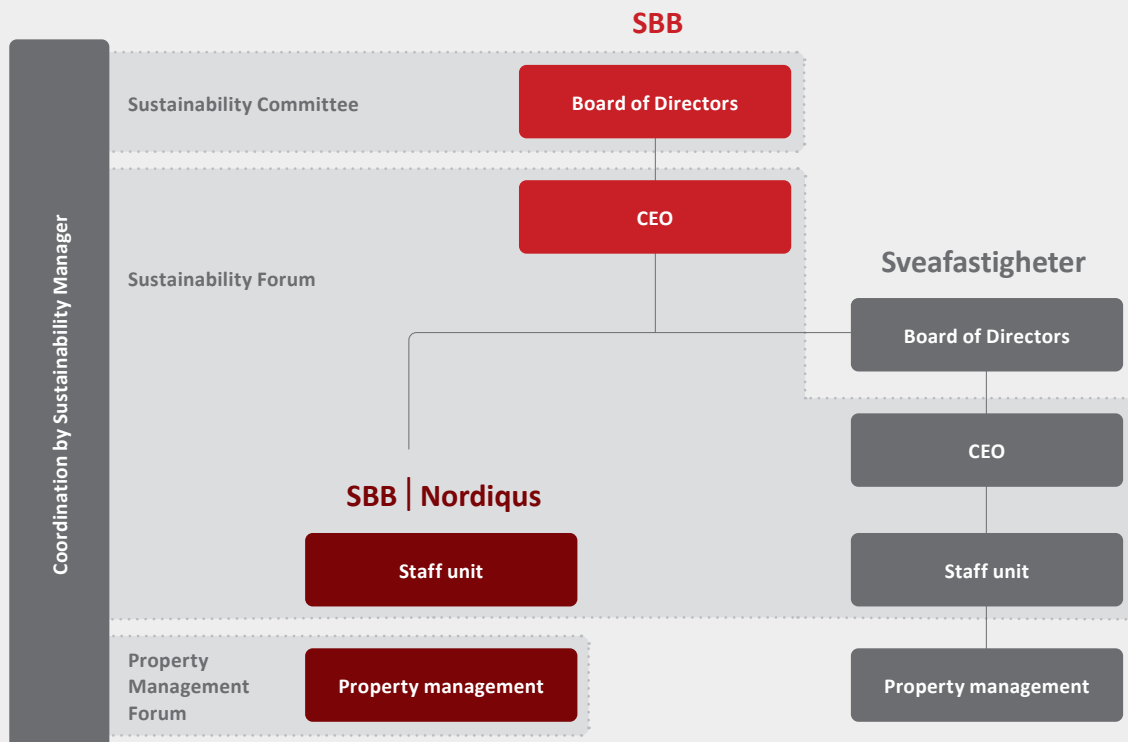
Sustainability Forum

For the operational efforts to implement SBB's sustainability work, the management team has appointed an internal Sustainability Forum including key individuals from the company's various business and representatives each management group. The sustainability forum meets every other month and works in a focused manner on developing and following up interim goals and strategies to achieve the Company's targets.

Environment and quality management system

To ensure that sustainability work is conducted in a structured and uniform manner, SBB applies an environmental and quality management

How SBB's sustainability work is organized



system. The management system describes the division of roles and responsibilities, among other aspects. SBB has a well-functioning property management organization with technical property management experts who are assigned an important role in the implementation of the ambitious energy targets. Their role includes monitoring energy performance throughout the property portfolio and studying the measures best suited to each individual property, such as: heat pumps, supplemental insulation, LED lighting and improvements to ventilation systems. SBB's agreements with operations providers regulate the follow-up of several quality and sustainability aspects, such as energy consumption, ventilation, indoor climate, occurrence of Legionella, etc. The Company's technical property management experts regularly follow up on compliance with these agreements.

Risk management

Sustainability-related risks are a central part of SBB's sustainability work and are integrated into the ordinary risk management, which is handled

by the management team, with the CEO being ultimately responsible. Sustainability risks include: environmental risks, health risks, safety risks, regulatory risks, ethical risks, etc. The Board of Directors is responsible, through the Sustainability Committee, for the Company's management and continuity in the management of these risks. Properties embody large values, which are at risk of being lost if the risks are not managed in a structured manner. Such as damage due to physical risks or transition risks caused by climate change. In 2021, a thorough risk analysis with regard to climate-related issues at the property level was completed – the risk analysis was updated in 2022 and 2023 to include properties recently taken possession of and new knowledge regarding the risks. Both physical and regulatory risks were assessed. The risk analysis is described in detail in the Climate and environment section. SBB has also produced an independent report accounting for climate-related risks and opportunities in accordance with the TCFD's recommendations. The report is revised annually and the most current version is available on SBB's website.

Sustainability Appendix

In new production, SBB's Sustainability Appendix is applied, which ensures structured work with economic, environmental and social sustainability in all projects. The Sustainability Appendix serves both as a working method for the projects and as a contractually binding document. The Sustainability Appendix includes documentation that is to be discussed in the early project development phases before project planning and contracts are completed. This includes compulsory requirements on SBB's part, such as compliance with the Code of Conduct and the Sustainability Policy, project planning for low energy consumption, requirements for inventory-taking and assessment of building materials and waste management during construction. There are also voluntary commitments for projects that want to go further in their sustainability work. For projects under SEK 10m, e.g. tenant adaptations, a specially adapted Sustainability Appendix is in place to safeguard high sustainability standards even in smaller projects.

Stakeholder analysis

- 1 Energy consumption in properties
- 2 Renewable energy use
- 3 Research and innovation for sustainable properties
- 4 Healthy and safe premises and housing
- 5 Sustainable building materials
- 6 Sustainable urban development
- 7 Water management
- 8 Waste and recycling in premises
- 9 Waste and recycling in construction projects
- 10 Impact on biodiversity
- 11 Direct and indirect greenhouse gas emissions
- 12 Jobs for young people (summer jobs)
- 13 Accessibility
- 14 Diversity and equal opportunities in the workplace
- 15 Safe and healthy workplace
- 16 Fair working conditions under favourable terms for earning a living for employees and suppliers
- 17 Investments in social infrastructure
- 18 Sustainable supply chain
- 19 Human rights
- 20 Anti-corruption, and business ethics
- 21 Product selection in own operations



Sustainability assessment of existing portfolio

Considerable focus is placed on minimizing risks and maximizing the performance of the existing portfolio. Climate-related risks are assessed annually, procedures are in place to ensure legal and regulatory compliance, energy measures are followed up and reported on quarterly. SBB is conducting a project aimed at certifying properties that have already been brought into operation. In 2023, a total of 18 already operational properties were certified in accordance with Miljöbyggnad iDrift (environmental building in operation). Of these, 15 properties belonged to the Community business unit and three belonged to Residential. Additional information on the certification of properties is presented on page 56.

Social bonds

Social sustainability is becoming an increasingly important issue for financiers who want to ensure that their money contributes to socially beneficial activities. The considerable social values to which SBB's properties contribute permit sustainable financing. The societal benefits of SBB's assets are described in a framework that is aligned with Green Bond Principles, Social Bond Principles, Sustainability Bond Guidelines and Green Loan Principles and reviewed by an independent rating institute focusing on sustainability.

Stakeholder dialogue

SBB continuously engages stakeholders and local communities in its operations. Stakeholder groups include tenants, investors, employees, the local community, suppliers and financiers. SBB treats all stakeholder groups with respect and dignity; particular focus is placed on the collaboration with the stakeholders who share SBB's vision of a long-term and sustainable social infrastructure in the Nordic region. Dialogues are conducted through multiple forums, including open consultations in the detailed planning process, continuous contacts between customers and management, finance market days, employee interviews and questionnaires. A materiality analysis provides the basis for SBB's focus areas and reporting in the area of sustainability. Among other things, the materiality analysis is based on questionnaires and in-depth interviews, which have then been analyzed and related to an internal analysis of the Company's capacity for influence within each area of sustainability. The results are summarized on page 38 and point to a number of sustainability areas that are particularly important to follow up and report: direct and indirect emissions of greenhouse gases, sustainable urban development, renewable energy use, energy consumption in properties, water resource management, research and innovation for sustainable properties and sustainable building materials.

Policy documents

The principles and values fundamental to SBB's operations and sustainability work are described in policies adopted by the Board of Directors. Policy documents lay the foundation to all sustainability work and serve to establish principles that all in the company must follow. These principles encom-

pass, for example: respect for human rights, counteracting corruption, identifying potentially negative consequences for the environment, the economy and people of the Company's operations and the implementation of measures to minimize these negative consequences. All of the policies below are publicly available on SBB's website.

- Fair Employment Practices Policy
- Human Rights Policy
- Anti-Corruption Policy
- Tax Evasion Prevention Policy
- Code of Conduct
- Supplier Code of Conduct
- Sustainability Policy
- Sustainability Policy for Suppliers
- Whistle-blower Policy

SBB promises to always:

- Act ethically, openly and transparently.
- Foster human rights.
- Foster employees' right to organize (ILO C87) and to bargain collectively (ILO C98).
- Respect and protect employee representatives (ILO C135) and actively combat discrimination against employee representatives.
- Guarantee trade unions' right to conduct their work effectively at SBB's workplaces.
- Strive for zero injuries and incidents at workplaces and to prevent sickness absences. Follow-up of outcomes will be reported annually in the Annual Report.
- Always actively oppose and never engage in any form of corruption, fraud, money laundering, tax evasion, extortion, bribery or illegal financing of political organizations and to always actively oppose these.
- Apply the precautionary approach when there is uncertainty regarding the business' ethical aspects or effects on people and the environment.

Business ethics and anti-corruption

The Code of Conduct, Sustainability Policy, Anti-corruption Policy and Policy Against Tax Evasion are to guide responsible and ethical behaviour among employees. Among other sources, the Code of Conduct builds on the ten principles of the UN Global Compact, including human rights and anti-corruption. Guidelines are also included regarding gifts, entertainment, appropriate and inappropriate benefits, as well as examples of what are viewed as bribes and the penalties applied when these regulations are violated. All employees and suppliers are obliged to understand, sign and comply with these regulations. All employees were informed and tested on anti-corruption, the Code of Conduct and our whistle-blower policy in 2023. New information initiatives will be implemented continuously, and at least every two years for all employees. Reviews are performed to ensure that suppliers adopt SBB's Sustainability Policy and Code of Conduct. New checks on recently added suppliers are performed annually. A review of SBB's regulations is mandatory on commencing all projects and this applies to both new construction, as well as rebuilding projects. Since 2017, an external whistle-blower service is provided to which deviations can be reported anonymously. SBB's vulnerability regarding risks of deviations from these undertakings and internal regulations

is assessed and handled by the management team in routine work with risk management headed by the CEO. The extensive dialogue with stakeholder groups provides valuable perspectives on management's work with risk management. SBB partners with a security company to counteract undeclared work and labour-related crime among contractors and subcontractors in SBB's construction projects. The work began in 2022 with an analysis of inventory and the current situation. Among other things, unannounced site visits were performed, at which all present at the construction site were required to show their ID06 cards, with comparisons being made with the attendance log. Background checks have been performed by SBB's contractors, in which an in-depth background check is conducted by the contracted companies. These measures are now performed routinely as part of the company's anti-corruption work. In the Residential business area, an established policy is to always announce apartment vacancies via its digital rental platform. Here, existing tenants are prioritized in leasing vacant apartments throughout the portfolio. Illegal trading of leases is commonplace in Sweden, particularly in the Stockholm area where it takes a long time to queue for rent-regulated residential. SBB applies procedures to counteract this trade in contracts. On signing a lease, the tenant's identity is verified via, e.g. Bank-ID. SBB informs all tenants of their rights and obligations in connection with lease signings. During the contract period, SBB maintains an ongoing dialogue with tenants, in which complaints, comments, suggestions for improvement, etc. are handled to contribute to increased security and customer satisfaction. Reporting of faults and other communications are easily achieved through the housing app, which is available to all residential tenants.

External partnerships, frameworks and standards

To safeguard transparent, accessible and uniform ESG reporting, SBB has joined local and global partnerships, frameworks and standards. It is in SBB's interests to provide stakeholders with relevant ESG data compliant with industry standards. Examples of external partnerships and frameworks that SBB has joined and/or supported are listed below:

- UN Global Compact
- OECD guidelines for basic social protection measures
- UN Guiding Principles on Business and Human Rights
- ILO core conventions on rights in working life
- The Paris Agreement
- The Global Goals
- GRI
- EPRA's guidelines for sustainability reporting
- CDP
- TCFD recommendations
- Sweden Green Building Council
- Green Building Council Finland
- Byggarbetsskyddningen (construction product assessment)
- Green Bond Principles, Social Bond Principles, Sustainability Bond Guidelines, Green Loan Principles

Targets, results and follow-up

SBB has established a sustainability vision for 2020–2030 and a Sustainability Policy for the concrete implementation of its targets and vision. SBB’s sustainability vision, targets and policy are adopted by the Board of Directors and followed up on an ongoing basis by the CEO together with the Sustainability Manager.



Climate and environment

[TCFD-RISK MANAGEMENT] [TCFD-METRICS AND TARGETS]



The climate issue is one of humanity’s great challenges and SBB bears a responsibility to contribute solutions and to mitigate its climate impact. Properties account for nearly 40 percent of total energy needs in Sweden and energy consumption causes significant CO₂ emissions. Accordingly, reducing energy consumption in the properties is a high-priority issue. SBB seeks to act on climate change and has therefore adopted a target of climate positivity throughout the value chain by 2030, with this being an important element in SBB’s promise to build a better society. The action plan for achieving these climate and environment goals includes concrete targets to be achieved in the near future. The target is to reduce the climate impact of our property management by 25 percent by 2025 and by 60 percent by 2030, compared with the base year of 2020. To achieve this, energy consumption in properties under property management must decrease by 5 percent annually in comparable

portfolios. The indirect climate impact (Scope 3) must be reduced by 25 percent by 2025 and by 60 percent by 2030, compared with the base year of 2020. Indirect emissions include new construction projects, for which a targets has been set to decrease emissions per m² of newly produced GFA. In addition to SBB’s long-term visions and targets, through its sustainability appendix, SBB also imposes requirements in several different areas related to climate and the environment in connection with all new construction. The targets are described in detail in the table “Climate and environment – 2023 summary”. Climate change and climate adaptation entail risks for societies and for properties. Physical risks include rising sea levels, more severe extreme weather and more heat waves with risks for vulnerable groups, such as the elderly and unwell.

Risks in adaptation include amended regulations, shifting demand for premises and housing, as well as changing modes of

transport and travel habits. A negligible part of the property portfolio is located in areas with a high risk profile, but, apart from this, no significant climate risks have been identified. Further information about the risk inventory performed over the year is presented in the table “Climate and environment – 2023 summary” on page 41 and in the table “Climate risk inventory (physical risks)” on page 57. Other environmental risks, such as radon, asbestos, PCBs, legionella, etc. are handled through sampling and studies in connection with property acquisitions and through regular inspections in the property management process. Demolition and decontamination are always performed in line with legal requirements and in partnership with certified decontamination contractors. In connection with renovations and new production, SBB strives to never use materials incurring environmental risks. Materials are assessed and documented in accordance with approved assessment systems, such as Byggarvbedömningen (building

materials assessment). As a long-term property owner, it is important that we plan our property development processes and the portfolio to minimize all of these risks. Ultimately, the CEO is responsible for identifying and addressing these risks, which is part of Management's ordinary risk management. SBB performs an annual inventory of risks, in which climate-related risks, both physical and transitional, are analyzed and mapped at the property level. The extensive dialogue taking place with stakeholder groups provides valuable perspectives on management's work with risk management. More in-depth climate-related data in accordance with the TCFD recommendations are detailed in a separate report that is available on SBB's website and annually through CDP.

Some 95 energy-related projects in total were in progress in 2023. These contribute to energy savings and energy production of approximately 13 GWh annually, corresponding to about 4 percent of SBB's total energy consumption. Energy projects are followed up quarterly – a summary of projects in progress and completed in 2023 is presented on page 56. Some examples of upgrades completed or initiated in 2023:

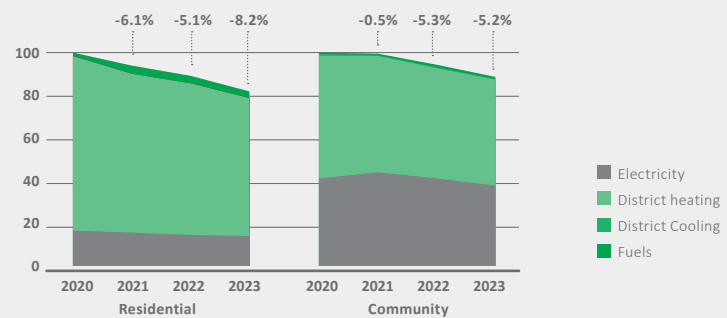
- A solar cell park with a total annual production of 10 GWh was installed in the first quarter of 2023, the electricity generated by the park covers about 8 percent of SBB's total electricity consumption.
- Project with ventilation measures and new lighting, as well control and automation technology in western Sweden, gave total energy savings within the property of about 2.2 GWh.
- Solar cell installations: 31 projects with a total installed output of about 2.5 GWh.
- Heat pump installations: 9 projects generating total annual savings of about 3.7 GWh.

SBB's largest source of greenhouse gas emissions is from energy consumption in the properties. Thereafter are emissions occurring in the construction process: from the raw material extraction, manufacture of construction products, transport, energy consumption, waste and spillage at the construction site. Emissions also derive from, for example, travel with company cars, landscaping and waste management during operation. SBB conducts structured efforts to reduce CO₂ emissions in all of these areas. Energy consumption and its climate impact for all properties are monitored and analyzed centrally in an energy-monitoring system that makes it easier to detect deviations and potential improvements in the portfolio. Emissions from construction production are being inventoried through life cycle analyses and estimates. As of 2022, all construction projects must perform a life cycle analysis. The sustainability targets in Vision 2030 span the entire value chain and the strategy to

reduce emissions from construction projects is primarily to invest in improvements in existing properties rather than demolishing and building anew, and secondarily to work on the climate optimization of repurposed buildings. This is achieved with, e.g. materials-optimized designs and materials with reduced climate impact, such as green concrete. SBB also uses local suppliers, coordinated transport and reused building materials in its own construction operations to reduce CO₂ emissions and the environmental impact of new construction and redevelopment. SBB's direct emissions from travel with service vehicles, company cars and pool cars account for less than 1 percent of total emissions. Emissions from these decreased in 2023 as a consequence of a larger share of electric vehicles. Water consumption is measured and monitored in the same system used to monitor energy consumption. In this way, a good understanding of the property's environmental

impact is derived from several perspectives. Water consumption derives primarily from SBB's tenants' use of water. Extraction occurs through municipal drinking water systems, water is returned through municipal sewage systems where it is thoroughly purified before being returned to the natural cycle. The waste water is thoroughly filtered to remove particles, pharmaceuticals, harmful chemicals and other substances, such as phosphorus. Different municipalities apply different methods for waste water treatment and sewage sludge treatment, but all follow the water authorities' strict requirements. SBB does not manage any sewage treatment plants of its own – all waste water is handled through municipal sewage systems. SBB operates in countries with a low average load on water reserves. Small parts of the portfolio are located in areas with higher levels of water stress. More information about the inventory performed is presented on page 56.

Energy consumption (Like-for-Like) per business area, indexed by base year 2020, degree day corrected



Like-for-like is measured by comparing energy consumption for two consecutive years for a selection of properties that have been owned and managed for at least two consecutive years. If the property portfolio changes, through acquisitions or disposals for example, the properties in the selection will also change. To be able to follow up like-for-like over extended time series and still be able to include properties joining after the start of the base year 2020, an index has been produced in which the change between two years is indexed in relation to the base year.

Climate and environment – 2023 summary

Zero-net climate emissions and reduced environmental impact	
Energy consumption	SBB monitors energy consumption for the entire property portfolio. The energy consumption figures for newly acquired properties are estimates and therefore not included in target review in the first year. Estimates are not included in target review because they do not reflect changes in the properties fast enough for such review to be meaningful. The properties are included in target review after two years when comparable data are available. SBB targets reducing energy use by 5 percent annually in comparable portfolios, with the target applying both to intensity (kWh/m ²) as well as absolute figures. Measures in properties with high energy consumption per m ² and in absolute numbers are prioritized. Outcome 2023: -5.7 percent (-5.3) energy consumption (Like-for-Like and degree day corrected).
Renewable energy	SBB follows up and reports quarterly on ongoing and completed projects contributing newly developed renewable energy (solar panels), with both the number of projects and the number of kWh annually being reported. In 2023, SBB brought a solar park online that is expected to contribute 10 GWh of renewable electricity annually. Outcome 2023: Ongoing and completed energy projects (savings + new production) corresponding to 13.2 GWh or approximately 4.0 percent of total energy consumption. Outcome 2023: 86 percent (78) renewable energy (share of total energy consumption).
Carbon dioxide emissions	<p>Targets:</p> <ul style="list-style-type: none"> To reduce Scope 1–2 emissions by 25 percent by 2025 and by 60 percent by 2030, compared with the base year of 2020. <ul style="list-style-type: none"> – Interim target: reduced climate impact in comparable portfolios by 5 percent annually To reduce Scope 3 emissions by 30 percent by 2025 and by 60 percent by 2030, compared with base year of 2020. <ul style="list-style-type: none"> – Interim target: emissions per m² newly produced GFA in 2025 must be 30 percent lower for a comparable project in the base year of 2020 <p>All new construction projects commenced in 2022 and onwards will calculate and declare their climate impact applying a life cycle analysis.</p>
Sustainable property management	SBB is investing in the further development of existing properties, the most sustainable building being the one that already exists. Adequate spaces for waste management and sorting at source must be located in, or adjacent to, the properties. The operating and maintenance agreements signed are adapted to live up to the requirements set according to certification systems, such as Miljöbyggnad (environmental building), also for the properties that are not certified.
Certified buildings [Cert-Tot]	In 2023, 22 properties were certified, corresponding to 5 percent of the total portfolio, measured as proportion of market value. A more detailed account of all certifications can be found on page 56 of the Sustainability Report.
Environmental and climate risks	In 2023, SBB conducted a thorough review of the property portfolio in Sweden, assessing climate-related risks, including energy efficiency, floods, extreme weather, natural disasters and transition risks, such as adaptation risks at the property level. Among other things, transition risks refer to the risk of incurring costs in connection with new regulations. The analysis is performed by MSCI and is based on established and scientifically-based scenarios. The analysis serves as a basis for the Company's risk management work, which is mainly conducted by SBB's management team supported by the Board of Directors and with SBB's CEO being responsible for leading this work. All of SBB's properties are fully insured. A more detailed account is presented on page 57.
Environmental inventory and decontamination	Healthy indoor environments are of the utmost importance for SBB. All new properties are environmentally inventoried and these inventories are updated at intervals of at most ten years. Among other aspects, the inventory includes any asbestos, radon or PCBs, as well as energy consumption, decontamination of substances hazardous to health and the environment (including asbestos). In new construction projects, all construction products are inventoried and registered using Byggsvarubedomningen, an online service for the assessment of construction products in terms of environmental and health risks, among other aspects. This reduces risks by aiding favourable choices of materials and improving knowledge of how and where risky materials have been used if they need to be replaced in the future. On certification, existing buildings are inventoried by an expert to detect the presence of dangerous substances such as mercury, lead, cadmium, PCBs, asbestos and radioactive substances.
Biodiversity	<p>SBB's property development takes place primarily through further development and refinement of already exploited land in densely built-up areas (so-called "Brownfield" sites), with only a negligible part of the developed area occupying valuable land, such as park environments or farmland. All property development includes a dialogue in which the specific conditions and needs of the site are taken into account and integrated into the development process. The process always includes an environmental assessment. Where it is uncertain what the effects on, for example, biodiversity and the local environment may be, a comprehensive environmental impact analysis is performed that shall provide the basis for preventive or compensatory measures, such as cleaning up hazardous substances in the soil or planting park environments. The damage mitigation hierarchy (avoid, minimize, recreate and compensate) and the precautionary principle are applied in connection with activities close to specially protected areas, such as cultural heritage sites (for example World Heritage and IUCN I-IV sites), key biotopes, nature reserves, green areas, arable land, etc.</p> <p>All of the wood construction projects developed in-house by SBB use wood from certified forestry (FSC or PEFC), ensuring a high richness of species and biodiversity in forests.</p>
Water consumption [Water-Abs] [Water-Int]	<p>SBB maintains a system for the automatic measurement and review of water consumption. Several times per minute, water consumption is verified and recorded digitally. Water usage is automatically analyzed to identify usage patterns and detect deviations that may indicate leakage, due, e.g. to dripping taps or running toilets. When deviations are detected, an alarm signals the property manager who can quickly remedy any problems. The property manager can also access the statistics easily via the portal. The system has entailed a more up-to-date, comprehensive and precise internal control of water use.</p> <p>Target: reduce water consumption by 1 percent annually.</p> <p>Outcome: Water consumption 2023: 2,380 thousand m³ (3,602) or about 0.6 m³/m² lettable area (0.5), an increase of 11 percent. More detailed statistics are reported on page 56.</p>
Sustainable building materials	Of SBB's projects in progress during 2023, 27 percent, measured as the share of the completed gross area, had a wooden frame. SBB assesses and registers building materials regarding environmental and climate risks to achieve a sustainable supply chain. As part of that work, SBB is a member of Byggsvarubedomningen, a non-profit economic association of actors in the public construction sector seeking to foster development towards a non-toxic and favourable built environment.
Waste	SBB strives to minimize waste, both in property management and the construction process. In property management, SBB partners with tenants, making space available for sorting at source. In the construction process, SBB sets requirements for waste minimization and sorting through its Sustainability Appendix. SBB also conducts environmental rounds, through which compliance is monitored and documented by a third party. All materials left over after apartment renovation projects are kept for use in the next project, and this also applies to smaller items such as opened paint cans. Statistics regarding waste quantities at the property level are presented on page 57.
Engage tenants in sustainability work	A guide has been produced for tenants, making it easier for them to contribute to the sustainability work. For example, advice is given on what tenants can do to reduce energy consumption. Information is also provided on possible areas of collaboration, where the tenant can make a big difference in collaboration with SBB. The green leases that are signed contain contractual sustainability requirements for both SBB, as the landlord, and for the tenant. SBB has negotiated a favourable electricity trading agreement with 100 percent renewable electricity, which is offered to all of SBB's residential tenants, simply through SBB's housing app.
Proximity to public transport	SBB seeks to generate opportunities for a sustainable lifestyle. More than 98 percent of SBB's properties are judged to be less than a ten-minute walk from public transport.



Social sustainability and employees



Social values are at the core of SBB's business and are an important part of SBB's promise to build a better society. Social infrastructure generates 97 percent of SBB's rental income. SBB's operations build on an understanding of, and development in line with, the long-term demographic trends.

The increasing differences in health and living conditions between different social groups and residential areas is a major challenge in Sweden today. The property sector has a great impact and thus considerable potential to contribute solutions for increased cohesion, confidence in the future, health and trust. SBB manages, acquires and develops properties for important societal functions in areas offering long-term development potential. Major investments are being made to upgrade and develop the portfolio by renovating apartments, premises, common areas and facades. Outdoor environments, such as playgrounds and green spaces, are also being refurbished and new outdoor lighting is being installed to do away with dark and unsafe places and to help increase biodiversity. People's homes and local environments are made more pleasant and security is improved throughout the area. A basic objective of the operations is to continuously develop the properties and the residential environment, bringing well-being and security, as well as a positive local identity. As a long-term property manager, working with social sustainability and counteracting marginalization in the areas in which SBB operates is a matter of course. Risks and opportunities related to social sustainability, e.g. working conditions in the supply chain, security in the local community, etc., are handled by the management team. Ultimately, the CEO is responsible for identifying and addressing these risks, which is part of Management's ordinary risk management. The

extensive dialogue with stakeholder groups provides valuable perspectives on management's work with risk management.

It is important to attract and retain competent employees, SBB guarantees all personnel a workplace characterized by equal opportunities, dignity, respect and justice, free from discrimination and harassment. The principles that form the basis for working conditions at SBB are described in the Company's HR Policy adopted by the Board of Directors. SBB does its utmost to retain skills and expertise and allows employees to develop in their roles or to further develop in other ways within the Company. Each year, an individual development plan is set out for each employee in consultation with the employee's immediate manager. Recruitment decisions shall always be based on clearly defined criteria and all applicants must be treated and assessed on these grounds, without discrimination. SBB does not tolerate any form of bullying, harassment or discrimination. The notion of discrimination includes, but is not limited to, the grounds against which Swedish law provides protection: gender, transgender identity or expression, ethnicity, religion or other belief system, disability, sexual orientation and age. This is regulated by SBB's Sustainability Policy and Code of Conduct, which all employees must read, understand, sign and adhere to. Annual wage surveys are conducted to identify and eliminate any unfair structural differences between groups. SBB's fundamental view is that wage differences attributable to, for example, gender should not occur. Remuneration of senior executives is decided by the Remuneration Committee in the Board of Directors.

All employees are informed regarding the Code of Conduct and our anti-corruption and whistle-blower policies at least every two years. Follow-up of all centrally procured suppliers'

sustainability work and understanding of the Code of Conduct and the Sustainability Code is carried out at least every two years. SBB's organization is structured to manage, develop and maintain the Company's properties. The Company's comprehensive management organization is considered to be strategically important in guaranteeing a favourable indoor environment. It is also important that employees have local roots. For this reason, the Company employs young people who spend their summer break working in the residential areas where they live. A personal commitment like this brings continued development of the residential environment while also providing favourable social side effects.

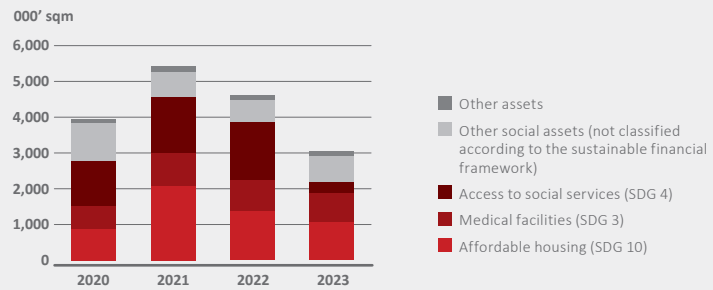
A long and deeply-rooted tradition of respect for agreements between the social partners, trade unions and employers' organizations pervades SBB's markets. SBB values this model and also safeguards respect for human rights, the freedom of association and the ILO Declaration on Fundamental Principles and Rights at Work. SBB is also a member of the UN Global Compact. A large proportion of the Company's employees are covered by collective agreements and union representatives are involved in negotiations on reorganization or risky tasks.

Health and safety are key issues for SBB and the Company conducts regular safety rounds at its offices, at its properties and at its construction sites. SBB's responsibilities include employees, contracted personnel, operating staff, tenants and contractors. This is a self-evident part of SBB's promise to be the world's most sustainable property company, but also a consequence of well-functioning exercise of authority and legal requirements applicable in the markets where the Company operates. Without a correct risk analysis and

preparatory work, many of the tasks performed at SBB's workplaces and those of its contractors could be risky. SBB always takes responsibility for safety and has procedures in place for the correct risk assessment of tasks performed both in-house and at contractors' premises.

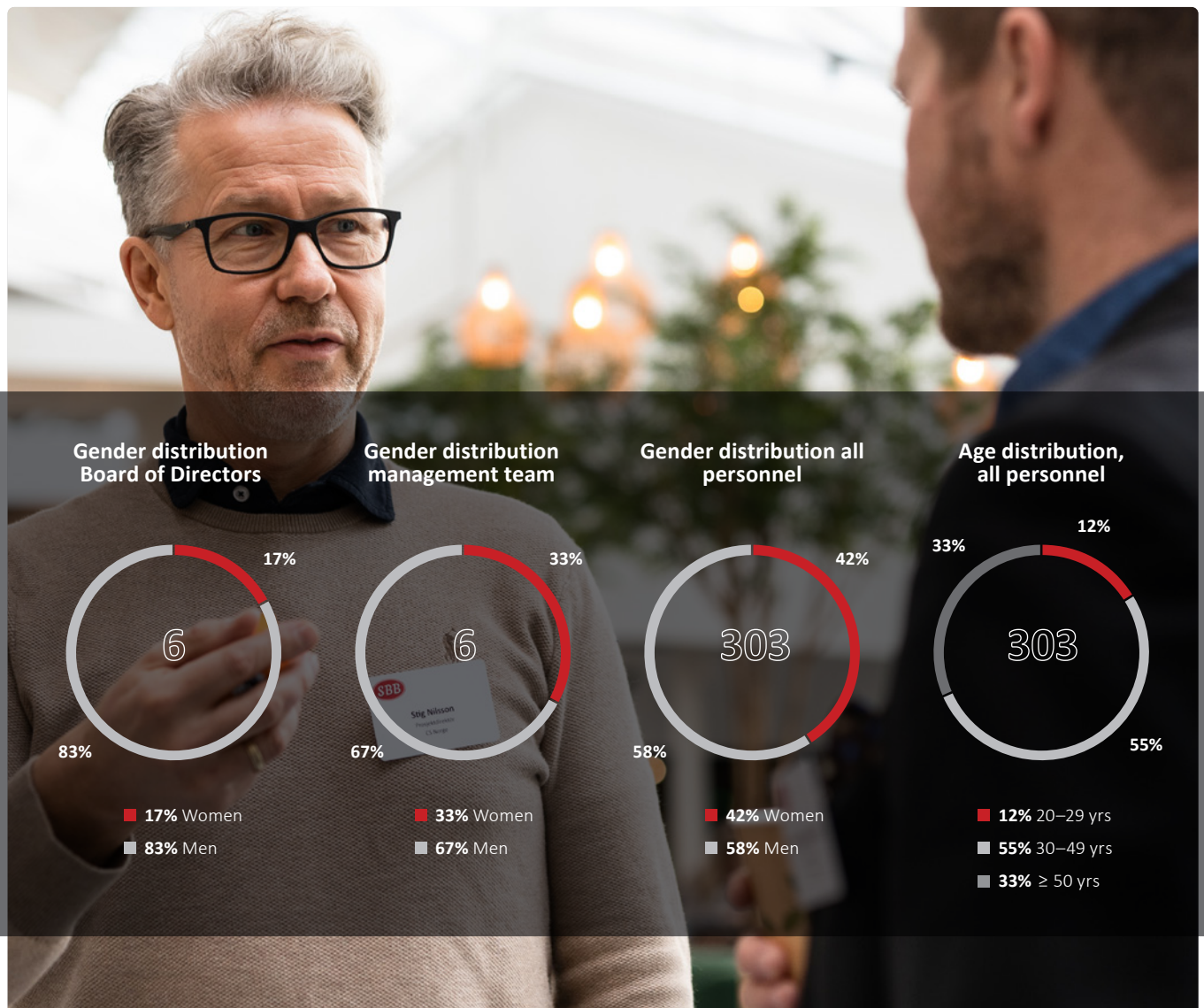
All of SBB's managers must be able to identify and address risks in the work environment, such as noisy environments, heavy lifting, work at height, ergonomic aspects, etc. SBB's work environment responsibility includes both SBB's own personnel, as well as contracted personnel and consultants. All managers are trained in working environment and training opportunities are organized continuously to keep skills up to date. Working environment is also included in the training plan for all employees with relevant content adapted to each role. SBB also conducts regular safety rounds. Employees, contractors and safety representatives appointed by the union are invited to participate in these safety rounds. All of this is regulated in SBB's internal regulations and procedures, mainly in SBB's Management System for Health and Safety at Work and in the Environmental and Quality Management System.

Compilation of social infrastructure, thousands of m²



All employees are offered a wellness grant that may be used for activities fostering the employee's health. SBB wants to adapt the workplace to the conditions of its employees, the scheduling of working hours and location of workplace must, as far as possible, be adapted to the individual's circumstances. For example,

SBB wants to make it possible to adapt meeting and conference locations and the like to meet the needs of parents. SBB also maps sick leave and the mental and physical health of the entire workforce and specific groups to avoid any group being disadvantaged by the design of the workplace or work formats.



Social sustainability and employees – 2023 summary

Leading in social infrastructure	
Social bonds	The societal benefits of SBB's business model have been demonstrated through steadily increasing social financing. The target is for 100 percent of financing to be sustainable by 2030. Green and social financing are reported on a quarterly basis. At the end of the year, social financing accounted for 35 percent (29) of SBB's total loan financing.
Responsible enterprise	
Dialogue with, and development of, local communities [Comty-Eng]	SBB develops local communities, applying a holistic perspective with regard to social, environmental and economic sustainability. SBB maintains a locally-based property management organization with close contact with customers. Risks and opportunities are analyzed. Dialogues with municipalities and residents are a mandatory part of SBB's detailed planning processes. Project-specific conditions and requirements, including local objectives, ecosystems, sound environment, etc. are noted and integrated into the continued project development.
Indoor environment and accessibility	Healthy indoor environments are of the utmost importance for SBB. All new properties are environmentally inventoried and these inventories are updated at intervals of at most ten years. Among other things, occurrences of asbestos, radon and PCBs are inventoried, as well as energy consumption. Decontamination of substances hazardous to health and the environment is performed in connection with apartment renovations. SBB places high demands on accessibility in all of its existing newly built properties and implements initiatives for increased accessibility in the buildings it renovates. SBB owns and manages apartments that even those with limited financial resources can rent. Customer satisfaction is measured annually through a tenant survey.
Number of summer workers in SBB's residential areas	SBB provides jobs for young people each summer. By providing summer jobs, young people gain an initial experience of the labour market, while their commitment to their neighbourhood is enhanced when they are personally involved in caring for it. In this way, SBB improves over time the attractiveness and social inclusion of its housing areas and young people gain a positive start to adult life. Outcome 2023: 100 summer workers (173).
The best employees	
Attracting and retaining talent	<ul style="list-style-type: none"> • Market-based terms of employment • Collective agreements • Skills development • Beneficial working environment • Flexible working hours and geographical postings adapted to our employees' circumstances • Parental leave and parental pay in accordance with collective agreements (that is, in additions to the parental benefits provided by the Swedish Social Insurance Agency) • Long-term incentive programme in which key individuals are offered co-ownership by subscribing for options with a term of three years • Annual development interviews, personal development and skills enhancement • Employees enjoy health insurance and occupational pension benefits • Healthcare allowance of SEK 5,000 per employee annually • Paid vacation • Company cars for employees performing tasks at properties
Proportion of employees covered by collective agreements	Of the total number of employees, 75 percent (80) are covered by collective agreements, employees are covered by collective agreements whether they are union members or not.
Encouraging diversity and equality	Initiatives to increase diversity and equality awareness in connection with personnel meetings and training.
Gender pay ratio [Diversity-Pay]	Salary surveys are conducted annually to detect any differences in salary and ensure that the company's salaries are equal. Provisions and practices for salaries and terms of employment are documented in SBB's HR Policy and Salary Policy. This states that salaries shall reflect employees' skills, productivity, responsibilities and development. SBB's HR Manager leads the work with salary mapping and adjusts any discrepancies, e.g. differences discovered between women and men who perform equal work.
Median compensation ratio	The relationship between annual total compensation for the highest paid compared with the median for all employees excluding the highest paid employee: 10.3 (12.6). Change in ratio between the highest paid compared with the median for all employees excluding the highest paid employee compared with the preceding year: -18.8 percent. The information has been compiled by the HR department in collaboration with SBB's partner for salary payments.
Training and development [Emp-Training] [Emp-Dev]	A training plan is applied to ensure that all employees keep abreast of their specific areas of responsibility. Training includes role-specific topics, as well as mandatory elements including the environment, work environment, the Code of Conduct, climate risks and risks in the supply chain. The HR Manager is responsible for the planning and implementation of the training plan. All employees have been informed of the contents of the Code of Conduct, our anti-corruption policy and the whistle-blower service.
Employee interviews and assessment	Employee interviews are conducted annually for all employees. The employee's immediate manager is responsible for employee interviews supported by the HR Manager. Employee interviews include a mutual assessment of the manager's and the employee's performance over the year, as well as strengths, weaknesses and development opportunities. Individual targets and an individual development plan are also set out at employee interviews. All employee interviews are documented and followed up one year later in connection with the next employee interview.
Career paths within SBB	SBB seeks to afford all of its employees opportunities to develop as individuals and professionally. This may, for example, involve amending their areas of responsibility, switching them between different areas of responsibility or through further education and specialization.
Training in tenancy law	All lessors are trained in tenancy law. New training opportunities were arranged in 2023 to refresh skills and to train new employees.
Internal recruitment	Number of employees who have been recruited to a new role internally in 2023: 12 (5).
Health and safety	
Health, safety, well-being and working conditions for employees, operating personnel and contractors [H&S-Emp] [H&S-Comp]	SBB's targets zero serious accidents or fatalities occurring at any of SBB's workplaces, properties or construction sites and all personnel working for SBB directly or indirectly having favourable terms of employment in line with relevant collective agreements. The targets encompass both SBB's own employees, as well as contracted personnel. Training opportunities in working environment are arranged continuously. Safety inspections are conducted regularly at the company's own workplaces and those of its subcontractors, in connection with which risks are listed, assessed and addressed. All of SBB's markets have the highest rating in Global Rights Index run by the International Trade Union Confederation.

Health and safety in SBB's assets [H&S-Asset]	SBB wants to provide optimum conditions for its tenants and aims for all tenants to enjoy good physical, social and mental health. To examine how SBB can best contribute to tenants' health, annual tenant surveys are conducted. The results provide the basis for SBB's work for tenants' health. Among other things, regular ventilation inspections are conducted to assure good air quality, inspections of lifts, doors and alarms are also conducted regularly to safeguard a favourable working environment.
Number of workplace accidents	Target: zero serious workplace accidents (in accordance with the Swedish Work Environment Authority's definition of a serious accident), refers to both employees and contractors. Number of serious workplace accidents and incidents reported in 2023: 0 (0). Serious accidents and incidents are reported to the Swedish Social Insurance Agency and the Swedish Work Environment Authority, as well as to AFA försäkring (insurance provider).
Absence due to illness	Target: 0 percent sick leave caused by inadequate work environment or safety. In 2023, short-term sick leave amounted to 1.0 (1.1) percent and long-term sick leave to 1.1 (1.8) percent.
Lost Time Injuries Frequency (LTIR)	Number of injuries resulting in absence per million hours worked. SBB's employees: 0 (0) New employee hires and employee turnover.
New employees during the year	81 (94) new employees in 2023.
Employee turnover [Emp-Turnover]	26.6 percent (24.2)

SBB's subsidiary, Sveafastigheter, partners early for safer neighbourhoods

In December 2023, when the Swedish Police presented its new list of vulnerable areas, Östberga in Stockholm was removed from the list. One explanation is that the local criminal network has lost ground, but also preventive work and local coordination have been highlighted as a key reason.

From the outset, social sustainability has characterized Sveafastigheter's operations. Even when seeking new projects, generating social value is a central parameter. Sveafastigheter takes initiatives that it believes

will strengthen the local community, while enhancing the reputation of its residentials and making the whole neighbourhood better equipped.

To best understand how we as a landlord can improve a location, contacts with local residents and local actors are central. Östberga stands as a good example. As far back as in 2022, several years before construction began of three buildings with 200 rental apartments, Sveafastigheter initiated a collaboration with the association Vi Tar Plats

(we get involved). The association arranges numerous preventive, inclusive and inspiring activities to generate a spirit of community, action and confidence in the future among young people in Östberga.

"We see the value in getting involved with the people of Östberga early in the process and getting to know the location better. We hope more actors in the area will join us," says Åsa Hansson, Sveafastigheter's Project Manager for residentials in Östberga.





Governance and financial sustainability



SBB's objective is to achieve good economic growth which engenders conditions for investing in the climate and the social environment. Being profitable provides opportunities to drive and develop sustainable property management and construction. SBB's objective is to recover an investment grade rating and to increase its sustainable financing, in the long term achieving 100-percent sustainable financing. All employees, partners and suppliers shall observe good business ethics in line with SBB's Code of Conduct and Supplier Code of Conduct.

Workers' rights

Only nine countries have the highest rating in the Global Rights Index, which is run by the ITUC – International Trade Union Confederation and which monitors workers' rights worldwide. All of SBB's markets: Sweden, Norway, Finland and Denmark are among these nine countries. The criteria assessed include the right to association, the right to collective bargaining, the right to strike, access to legal representation for workers, the prevalence of supervision and oppressive legislation. SBB's operations are physically tied to the domestic markets. This means that most of the work is conducted on site by local suppliers in the property manage-

ment and construction operations. Only a small part of the supply chain is in other markets. These are mainly certain material suppliers for construction projects, many of the basic products used in construction are produced in the domestic markets. SBB partners with a security company to counteract undeclared work and labour-related crime among contractors and subcontractors in SBB's construction projects. Procedures and control plans have been developed to combat workplace crime and undeclared work in a structured and long-term manner. See the heading "Workplace controls" for more information.

Governance and financial sustainability – 2023 summary

Effective governance	
Composition of the Board of Directors [Gov-Board]	See the Corporate Governance Report and information on Board Members on pages 71–74.
Board nomination and election process [Gov-Selec]	The 2023 Annual General Meeting resolved that the Nomination Committee should comprise representatives of at most the three largest shareholders and the Chairman of the Board. The Nomination Committee also has an adjunct member who represents the company's largest institutional shareholder to contribute additional expertise within corporate governance and Nomination Committee work. The Chairman of the Board was tasked with contacting the three largest registered shareholders in terms of votes as of 30 September 2023, requesting that each appoint one member to the Nomination Committee. The Nomination Committee assesses the work of the Board of Directors and issues a recommendation for the election of the Board of Directors to the Annual General Meeting, which makes a resolution regarding the composition of the Board of Directors. SBB applies the Swedish Code of Corporate Governance.
Process for handling conflicts of interest [Gov-COI]	SBB applies the Swedish Code of Corporate Governance. The Board of Directors, Remuneration Committee and Audit Committee are elected in accordance with the Code – additional information is provided in the Corporate Governance Report.
Leading the sector in transparent reporting	We apply industry-leading standards and frameworks in our reporting: IFRS, Swedish Code of Corporate Governance, GRI, EPRA, etc.
Management assessment	The Board of Directors assesses the CEO annually.
Customer satisfaction	<p>Tenant surveys are conducted annually. In 2023, 9,644 residential tenants were invited to participate in the survey regarding residential and in early 2024, 728 tenants were invited to participate in the survey for community service properties. 4,655 responses were obtained in the survey for residential tenants, 168 responses were obtained in the survey for community service properties.</p> <p>A comparison with the preceding year's survey of residential tenants shows an increase in the number of tenants who 1) feel safe in SBB's residential, 2) consider the opportunities for recycling to be favourable, and 3) appreciate the outdoor environment surrounding the property. Our visiting and telephone hours were identified as an area in which we could improve.</p> <p>Among the responses from tenants in community service properties, it emerged that a majority of the respondents were satisfied with the cooperation with SBB and consider themselves well-informed on matters concerning the property. One area for improvement that was identified is understanding the needs of tenants and becoming a more proactive partner to them.</p> <p>In the future, SBB will also focus on improving its communications with tenants and adding value for them.</p>
Sustainable supply chain	SBB does not tolerate any anomalies in the supply chain. SBB works in close contact with local actors with regard to operation, maintenance and contracting alike. The local knowledge and procurement of suppliers in the property management operations makes it easier to detect and remedy any irregularities compared with large-scale, centrally procured contracts where those placing the orders have no direct connection to the place of work or those doing the work. To enable an overview and facilitate follow-up, property managers are urged to limit the number of procured suppliers. All centrally procured suppliers undergo an in-depth review and verification of their understanding of the Code of Conduct and Sustainability Policy, as well as a screening regarding significant sustainability parameters and focus areas at least every second year. A total of 950 (1,538) new suppliers were used in 2023. Of these, 34 (134) were identified as major suppliers, having invoiced more than SEK 100,000 and being particularly important to review. Of these, 20 were considered recurrent and essential to review. All of these major, recurring suppliers have signed the Codes. The 14 not reviewed included banks, a landlord, internal customers and one-time suppliers.
Human rights	SBB shall always respect human rights and the ILO Declaration on Fundamental Principles and Rights at Work. SBB supports the UN Global Compact. More information can be found in SBB's Human Rights Policy. The biggest challenge in this area is to safeguard human rights and fair working conditions throughout the value chain when purchasing electronics for the properties. Raw material extraction and manufacture occur at many stages in many markets and are difficult to overview. SBB conducts a dialogue on these issues with SBB's major suppliers of electronics.
Remuneration of senior executives	Remuneration of senior executives is decided by the Remuneration Committee in the Board of Directors.
Involving all employees in the Company's targets and commitments	Involvement through exchanges of experience during training.
Ethics and anti-Corruption	
Disseminating awareness of ethics and fostering anti-corruption throughout the workforce	SBB's work for ethical and anti-corrupt behaviour is described in the Code of Conduct and in the Anti-Corruption Policy. Initiatives to increase awareness of ethics and anti-corruption, as well as the possibility of using the whistle-blower service in connection with personnel meetings and training events.
Number of incidents reported to the whistle-blower function	<p>Number of cases reported:</p> <p>Discrimination: 0 Harassment: 0 Corruption: 0 Other: 0</p> <p>Number of cases under investigation: 0 The reporting and investigation process was reviewed comprehensively by the auditor.</p>
Zero corruption	SBB does not tolerate any form of corruption, bribery, fraud, money laundering, tax evasion, extortion, or illegal financing of political organizations and acts vigorously to prevent and counteract these. The purpose of SBB's insider policy is to reduce the risk of insider trading and other prohibited acts. The insider rules affect different positions to varying degrees, but all employees must be aware of and comply with the provisions included in the insider policy. Anti-corruption is included in all training courses conducted for SBB employees. More information can be found in the Anti-Corruption Policy and the Code of Conduct. All of SBB's markets rank highest (in the top ten) in Transparency International's anti-corruption index CPI. No cases of corruption were detected in 2023.
Workplace controls	SBB partners with a security company to counteract undeclared work and labour-related crime among contractors and subcontractors in SBB's construction projects. The work began in 2022 with an analysis of inventory and the current situation. Among other things, unannounced site visits were performed, at which all present at the construction site were required to show their ID06 cards, with comparisons being made with the attendance log. Background checks have been performed by SBB's contractors, in which an in-depth background check is conducted by the contracted companies. These measures are performed routinely as part of the Company's anti-corruption work.

High risk markets SBB does not operate in any high-risk markets with regard to workers' rights (Global Rights Index, ITUC) or corruption (CPI, Transparency International). Despite this, workplace crime does occur in the public construction sector. For this reason, SBB partners with a security company to counteract undeclared work and labour-related crime among contractors and subcontractors in SBB's construction projects. See the "Workplace controls" heading above for more information.

Education in anti-corruption, anti-discrimination, the Code of Conduct, the Sustainability Policy and the whistle-blower function All employees (with the exception of parental leave, long-term sick leave, trainees and hourly employees) are to be informed at least every two years in anti-corruption, countering discrimination, the Code of Conduct and the Whistle-blower function.
Outcome 2023: 97 percent of all employees were informed.

Lobbying SBB does not support any political parties, political campaigns or lobbying and only participates as members of established and recognized industry organizations such as Fastighetsägarna (Swedish property owners association), the Sweden Green Building Council and Public Housing Sweden. Total contributions to political parties, political campaigns and lobbying 2023: SEK 0.

IT security Appropriate IT security is crucial in protecting SBB's operations against internal and external threats. IT security work serves to protect the operations' assets, employees, customers and tenants, as well as other stakeholders and actors whom SBB assists with services such as tenancy administration or other services.
 SBB's IT Manager is also responsible for IT security (CISO). SBB has an IT council comprising the IT Manager and CFO who are jointly responsible for risk management and the development of IT security work.
 The IT Manager reports to the Data Security Officer on the management team. On SBB's Board of Directors, the Chairman is specifically responsible for reviewing the Company's data security work and is authorized to initiate independent audits.

Economic sustainability

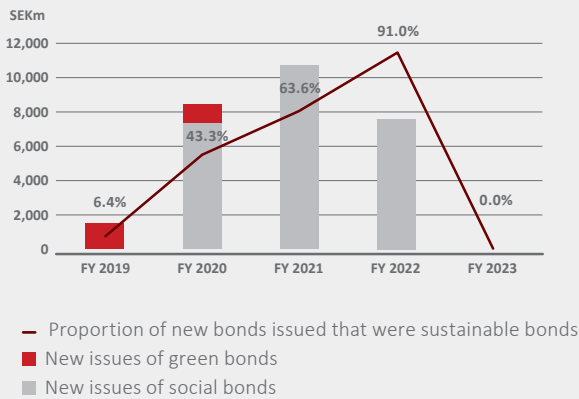
Rating *Target:* To regain an investment grade rating.

Sustainable financing Continued growth and development of SBB's green and social portfolio with financing and target fulfilment in accordance with SBB's sustainable financial framework.
Target: 100-percent sustainable financing in the longer term.
Outcome 2022: Of total loan financing (including bonds, excluding hybrid bonds), 32 percent was sustainable. Of all new bond loans in 2022, 91 percent were sustainable (green or social in accordance with SBB's sustainable financial framework).
Outcome 2023: Of total bond loans, 35 percent were sustainable, of all bond loans newly issued in 2023, 0 percent were sustainable.

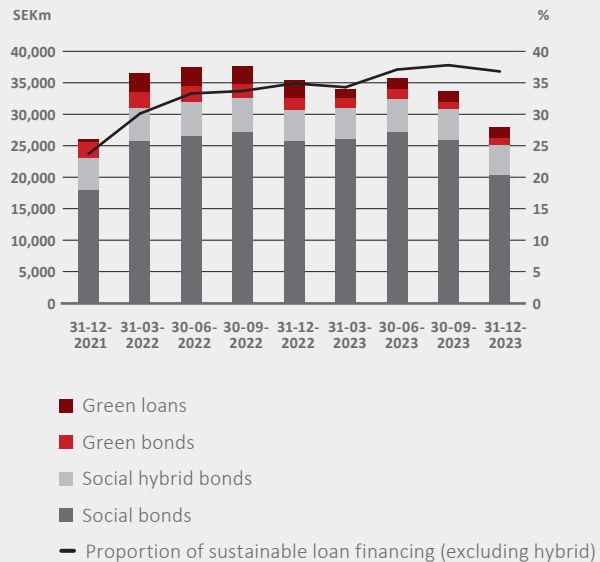
Green Share *Target:* SBB is to be classified as a green share on NASDAQ Stockholm in accordance with Vision 2030.

Risks and opportunities SBB's management team is responsible for the identification and risk management of risks and opportunities in the operations. SBB's CEO is responsible for leading this work. Risks and opportunities in, for example, financing, technical development, competitors, demographic development, climate (physical, regulatory, transitional risks) are managed.

Newly issued bonds



Sustainable financing, nominal amounts



GRI Index

GRI 2: General Disclosures

Samhällsbyggnadsbolaget i Norden AB has reported the information set out in this GRI Index for the period 1 January 2023 to 31 December 2023 in accordance with the GRI standard.

GRI Index	Description	Page	Deviation	Reason	Explanation
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2 – 7	Employees	42-43, 51, 87			
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2 – 9	Governance structure and composition	36, 47, 73			
2 – 10	Nomination and selection of the highest governance body	47, 73			
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2 – 13	Delegation of responsibility for managing impacts	36, 73			
2 – 14	Role of the highest governance body in sustainability reporting	36, 73			
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2 – 23	Policy commitments	38			
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GRI 3: Material topics 2023

GRI Index	Description	Page	Deviation	Reason	Explanation
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3 – 3	Management of material topics	36-38, 46			
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205–3	Confirmed cases of corruption	47			
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3 – 3	Management of material topics	36-38, 47			
302–1	Energy consumption within the organization	53			
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305–1	Direct emissions of greenhouse gases (Scope 1)	55, 60			
305–2	Indirect emissions of greenhouse gases from energy consumption (Scope 2)	55, 60			
305–3	Other indirect emissions of greenhouse gases (Scope 3)	55, 60			
Suppliers					
3 – 3	Management of material topics	36-38, 47			
308 – 1	New suppliers assessed applying environmental criteria	47			
414–1	New suppliers assessed applying social criteria	47			
Employees					
3 – 3	Management of material topics	36-38, 47			
401–1	New employees and employee turnover	42, 51			
405–1	Diversity in the company	51			

Sustainability tables

Personnel – tables

Number of employees [Diversity-Emp]

	Number (individuals)	Share, %	20 – 29 years	30 – 49 years	50 – years
All employees	303		37	167	99
Share, %			12.2%	55.1%	32.7%
Women	126	42%	20	71	35
Men	177	58%	17	96	64
Managers	48		1	24	23
Share, %			2%	50%	48%
Women	21	44%	1	9	11
Men	27	56%	-	15	12
Management team	6		-	1	5
Share, %			-	17%	83%
Women	2	33%	-	-	2
Men	4	67%	-	1	3
Board of Directors	6		-	-	6
Share, %			-	-	100%
Women	1	17%	-	-	1
Men	5	83%	-	-	5
By region	303		37	167	99
Share, %					
Sweden	273	90%	36	151	86
Norway	23	8%	1	10	12
Finland	7	2%	-	6	1

Employee turnover [Emp-Turnover]

	Number of new employees (individuals)	Share of total (%)	Number who left during the year (individuals)	Share of total (%)
Total	81		108	
Men	52	64%	71	66%
Women	29	36%	37	34%
By region				
Sweden	79	98%	99	92%
Norway	1	1%	8	7%
Finland	1	1%	1	1%
By age category				
20 – 29 years	24	30%	15	14%
30 – 49 years	36	44%	47	44%
50 – years	21	26%	46	43%

Personnel statistics, summary

	2023	2022	2021
No. of employees	303	388	289
Number of consultants	30	42	31
Number of non-employed individuals occupied in projects*	4,100	4,800	
Number of non-employed individuals occupied in property management*	1,000	1,500	
Number of fixed-term positions	14	17	6
Probationary positions	15	37	7
Summer workers	100	173	175
Number of part-time employees	9	11	8
Number of hourly positions	4	9	-
New employees during the year	81	94	64
Positions terminated	108	134	47
Proportion of employees covered by collective agreements	75%	80%	70%
Proportion of employees entitled to parental leave	100%	100%	100%
Employee turnover [Emp-Turnover] [GRI 401–1]	26.6%	24.2%	16.3%
Short-term sick leave	1.0%	1.1%	0.88%
Long-term sick leave	1.1%	1.8%	1.94%

*Estimated number of full-time equivalents

Social sustainability – tables

Summary of social assets

Classification	Area, thousand m ²	Area, %	Rental income, SEK m	Rental income, %	Social classification in accordance with current framework
Rental apartments	1,056	35%	1,386	32%	Affordable housing (SDG 10)
Building rights for future rental apartments	-	-	-	-	Affordable housing (SDG 10)
Total residentials	1,056	35%	1,386	32%	
Elderly care units	530	17%	905	21%	Medical facilities (SDG 3)
LSS	279	9%	491	11%	Access to essential services (SDG 4)
Building rights for future publicly funded residentials	-	-	-	-	
Total publicly funded housing	809	27%	1,396	33%	
Education	28	1%	35	1%	Access to essential services (SDG 4)
<i>Preschool</i>	2	0.1%	7	0%	Access to essential services (SDG 4)
<i>Primary school/upper-secondary school</i>	26	1%	29	1%	Access to essential services (SDG 4)
<i>University</i>	-	-	-	-	Access to essential services (SDG 4)
Hospitals and health centres	287	9%	375	9%	Medical facilities (SDG 3)
Central government infrastructure and town halls	268	9%	428	10%	Planned classification in accordance with SDG
Public offices	230	8%	309	7%	Planned classification in accordance with SDG
Other	-	-	-	-	Planned classification in accordance with SDG
Building rights for future community service properties	220	7%	239	6%	Planned classification in accordance with SDG
Total community service properties	1,033	34%	1,387	32%	
Total social infrastructure	2,898	95%	4,169	97%	
Other	151	5%	109	3%	Non-social assets
Total	3,048	100%	4,278	100%	

Social assets, development over time

Social assets, development over time	2023		2022		2021	
	Area, thousand m ²	Area, %	Area, thousand m ²	Area, %	Area, thousand m ²	Area, %
Affordable housing (SDG 10)	1,056	34.6	1,369	29.6	2,077	38.3
Medical facilities (SDG 3)	817	26.8	871	18.8	898	16.6
Access to social services (SDG 4)	307	10.1	1,605	34.7	1,593	29.4
Other social assets (not classified according to the sustainable financial framework)	718	23.5	627	13.6	683	12.6
Other assets	151	5.0	155	3.3	174	3.2
Total	3,048		4,627		5,425	

Financial value generated and distributed*

SEKm	2023	2022
Financial value directly generated	6,667	7,447
Income	6,667	7,447
Distributed financial value	7,707	6,677
Operating costs excluding personnel costs	2,540	2,268
Dividends to shareholders	2,482	2,308
Salaries and remunerations to employees	322	519
Interest to financiers	1,717	1,287
Tax to the state	645	294
Contribution to the local community	1	1
Retained economic value	-1,040	770

Estimated social impact

Social Impact	2023	2022
Affordable housing (SDG 10)		
Number of homes	15,000	18,000
Medical facilities (SDG 3)		
Capacity (patients per day)	14,000	40,000
Access to social services (SDG 4)		
Number of student places at school properties	500	76,000
Number of resident places at elderly care units	7,200	5,500

*Refers to both continuing and discontinued operations

Climate and environment – tables

Energy – MWh

EPRA Code	SBB Total			Sweden			Norway			Finland		
	2023	2022	% change	2023	2022	% change	2023	2022	% change	2023	2022	% change
Like-for-Like energy consumption – Landlord												
Electricity purchased by landlord [Elec-LfL]	68,766	74,066	-7.2%	50,198	53,424	-6.0%	4,239	4,270	-0.7%	14,329	16,373	-12.5%
Proportion from renewable sources	100%	84%		100%	100%		100%	100%		100%	29%	
Proportion measured	100%	100%		100%	100%		100%	100%		100%	100%	
Data coverage (number of properties/total number of properties)*	271/1061	271/1061		250/811	250/811		7/101	7/101		14/149	14/149	
District heating purchased by landlord [DH&C-LfL]	105,258	107,945	-2.5%	83,216	85,637	-2.8%	872	765	14.0%	21,171	21,543	-1.7%
Proportion from renewable sources	74%	64%		81%	70%		46%	47%		49%	42%	
Proportion measured	100%	100%		100%	100%		100%	100%		100%	100%	
Data coverage (number of properties/total number of properties)*	173/1061	173/1061		159/811	159/811		2/101	2/101		12/149	12/149	
District cooling purchased by landlord [DH&C-LfL]	431	474	-9.2%	109	109	-0.1%	198	211	-6.2%	124	155	-19.7%
Proportion from renewable sources	56%	51%		81%	70%		46%	47%		49%	42%	
Proportion measured	100%	100%		100%	100%		100%	100%		100%	100%	
Data coverage (number of properties/total number of properties)*	4/1061	4/1061		2/811	2/811		1/101	1/101		1/149	1/149	
Fuels purchased by landlord [Fuels-LfL]	3,002	3,473	-13.6%	2,845	3,403	-16.4%	157	70	124.9%			0.0%
Proportion from renewable sources	32%	35%		29%	33%		100%	100%				
Proportion measured	98%			98%	0%		100%	100%				
Data coverage (number of properties/total number of properties)*	6/1061	6/1061		5/811	5/811		1/101	1/101				
Total energy consumption purchased by landlord	177,457	185,958	-4.6%	136,367	142,573	-4.4%	5,466	5,315	2.8%	35,624	38,071	-6.4%
Energy intensity (kWh per rentable m ²) [Energy-Int-LfL]	143.2	150.1		127.8	133.6		118.4	115.1		283.0	302.4	
Proportion from renewable sources	83%	72%		87%	80%		89%	90%		69%	36%	
Proportion measured	100%	98%		100%	98%		100%	100%		100%	100%	
Data coverage (number of properties/total number of properties)*	299/1061	299/1061		278/811	278/811		7/101	7/101		14/149	14/149	
Total energy consumption – degree-day corrected	179,233	190,130	-5.7%	138,179	148,356	-6.9%	5,586	5,660	-1.3%	35,468	36,114	-1.8%
Energy intensity – degree day corrected (kWh per rentable m ²)	144.7	153.4		129.5	139.0		121.0	122.6		281.7	286.8	

*Properties owned for two full years, data coverage >95%, limited to operational control, i.e. triple-net properties are excluded.

EPRA Code	SBB Total			Sweden			Norway			Finland		
	2023	2022	% change	2023	2022	% change	2023	2022	% change	2023	2022	% change
Total energy consumption – Landlord												
Electricity purchased by landlord [Elec-Abs]	130,102	168,696	-22.9%	109,042	144,990	-24.8%	5,276	5,323	-0.9%	15,784	18,383	-14.1%
Proportion from renewable sources	100%	92%		100%	100%		100%	100%		100%	29%	
Proportion measured	94%	83%		93%	80%		100%	100%		98%	100%	
Data coverage (number of properties/total number of properties)	535/1694	666/2200		496/1077	625/1588		23/424	23/418		16/193	18/194	
District heating purchased by landlord [DH&C-Abs]	201,654	299,589	-32.7%	177,317	273,855	-35.3%	1,814	1,576	15.1%	22,523	24,157	-6.8%
Proportion from renewable sources	77%	68%		81%	70%		45.8%	47.2%		49%	42%	
Proportion measured	94%	78%		94%	76%		100%	100%		100%	100%	
Data coverage (number of properties/total number of properties)	402/1694	481/2200		365/1077	443/1588		23/424	23/418		14/193	15/194	
District cooling purchased by landlord [DH&C-Abs]	1,967	1,821	8.0%	1,646	1,431	15.0%	198	211	-6.2%	124	179	-30.7%
Proportion from renewable sources	75%	65%		81%	70%		46%	47%		49%	42%	
Proportion measured	86%	97%		83%	97%		100%	100%		100%	100%	
Data coverage (number of properties/total number of properties)	38/1694	35/2200		14/1077	11/1588		23/424	23/418		1/193	1/194	
Fuels purchased by landlord [Fuels-Abs]	5,727	6,161	-7.1%	5,530	6,048	-8.6%	157	70	124.9%	39	43	0.0%
Proportion from renewable sources	57%	37%		56.0%	36.8%		100%	100%		0.0%	0.0%	
Proportion measured	98%			98%			100%	100%		100%	100%	
Data coverage (number of properties/total number of properties)	37/1694	39/2200		13/1077	15/1588		23/424	23/418		1/193	1/194	
Total energy consumption landlord	339,450	476,267	-28.7%	293,535	426,324	-31.1%	7,445	7,180	3.7%	38,470	42,762	-10.0%
Proportion from renewable sources	86%	76%		88%	80%		85%	87%		70%	36%	
Proportion measured	94%	79%		93%	76%		100%	100%		99%	100%	
Data coverage (number of properties/total number of properties)	587/1694	706/2200		546/1077	667/1588		23/424	23/418		18/193	16/194	
Total energy consumption landlord – degree-day corrected	336,225	487,902	-31.1%	290,996	438,513	-33.6%	7,580	7,566	0.2%	37,648	41,824	-10.0%

	SBB Total			Sweden			Norway			Finland		
	2023	2022	% change	2023	2022	% change	2023	2022	% change	2023	2022	% change
Energy consumption and energy mix												
Total energy consumption from fossil sources	49,188	114,581	-57.1%	36,437	86,410	-57.8%	1,089	944	15.4%	11,662	27,228	-57.2%
fuel consumption from coal and coal products	-	-		-	-		-	-		-	-	
fuel consumption from crude oil and petroleum products	290	590	-50.8%	251	547	-54.1%	-	-		39	43	-8.5%
fuel consumption from natural gas	2,183	3,277	-33.4%	2,183	3,277	-33.4%	-	-		-	-	
fuel consumption from other fossil sources	-	-		-	-		-	-		-	-	
consumption of purchased or acquired electricity, heating, steam or cooling from fossil sources	46,715	110,715	-57.8%	34,003	82,586	-58.8%	1,089	944	15.4%	11,623	27,185	-57.2%
Total energy consumption from nuclear energy sources	-	-		-	-		-	-		-	-	
Total energy consumption from renewable sources	290,262	361,685	-19.7%	257,098	339,915	-24.4%	6,355	6,236	1.9%	26,809	15,534	72.6%
fuel consumption for renewable energy sources, including biomass (including industrial and municipal waste of biological origin), biofuels, biogas, hydrogen gas from renewable sources, etc.	2,101	2,225	-5.5%	2,101	2,225	-5.5%	-	-		-	-	
consumption of purchased or acquired electricity, heating, steam and cooling from non-renewable sources	287,414	359,426	-20.0%	254,391	337,656	-24.7%	6,355	6,236	1.9%	26,667	15,534	71.7%
consumption of self-produced renewable non-fuel energy	747	34	2092.8%	605	34	1677.5%	-	-		141	-	
Total energy generation	8,855	1,092	711.0%	8,710	1,092	697.7%	4	-		141	-	

	SBB Total			Sweden			Norway			Finland		
	2023	2022	% change	2023	2022	% change	2023	2022	% change	2023	2022	% change
Total energy consumption – Tenant												
Electricity purchased by tenant	126,326	123,762	2.1%	98,684	95,498	3.3%	10,386	10,773	-3.6%	17,257	17,491	-1.3%
Proportion from renewable sources	69%	69%		69%	69%		98%	98%		53%	53%	
Proportion measured	20%	23%		-	-		100.0%	100.0%		83%	100%	
Data coverage (number of properties/total number of properties)	921/1694	1634/2200		778/1077	1487/1588		16/424	14/418		127/193	133/194	
District heating and cooling purchased from tenant	204,701	196,797	4.0%	181,541	173,843	4.4%	7,173	7,186	-0.2%	15,987	15,768	1.4%
Proportion from renewable sources	77%	77%		81%	81%		45.8%	47.2%		49%	42%	
Proportion measured	11%	12%		-	-		100.0%	100.0%		90%	100%	
Data coverage (number of properties/total number of properties)	826/1694	1538/2200		773/1077	1480/1588		10/424	10/418		43/193	48/194	
Total energy consumption tenant	331,027	320,559	3.3%	280,225	269,342	4.0%	17,559	17,958	-2.2%	33,243	33,259	0.0%
Proportion from renewable sources	74%	74%		77%	77%		77%	78%		51%	48%	
Proportion measured	14%	16%		-	-		100.0%	100.0%		86%	100%	
Data coverage (number of properties/total number of properties)	921/1694	1634/2200		778/1077	1487/1588		16/424	14/418		127/193	133/194	

Like-for-like (Lfl) per segment	Residential			Community			Education		
	2023	2022	% change	2023	2022	% change	2023	2022	% change
Electricity purchased by landlord	7,541	7,750	-2.7%	61,020	65,629	-7.0%	-	-	
Proportion from renewable sources	100%	100%		100%	100%				
Proportion measured	100%	100%		100%	100%				
Data coverage (number of properties/total number of properties)*	93/291	93/291		178/763	178/763		0/7	0/7	
District heating purchased by landlord	34,213	35,844	-4.6%	71,046	72,100	-1.5%	-	-	
Proportion from renewable sources	81%	70%		71%	80%				
Proportion measured	100%	100%		100%	100%				
Data coverage (number of properties/total number of properties)*	78/291	78/291		95/763	95/763		0/7	0/7	
District cooling purchased by landlord	-	-	-	431	474	-9.2%	-	-	
Proportion from renewable sources	-	-		56%	59%				
Proportion measured	-	-		100%	100%				
Data coverage (number of properties/total number of properties)*	0/291	0/291		4/763	4/763		0/7	0/7	
Fuels purchased by landlord	1,657	1,870	-11.4%	1,345	1,603	-16.1%	-	-	
Proportion from renewable sources	29%	33%		14%	17%				
Proportion measured	99%	100%		48%					
Data coverage (number of properties/total number of properties)*	3/291	3/291		2/763	2/763		0/7	0/7	
Total energy consumption	43,411	45,465	-4.5%	133,841	139,807	-4.3%	-	-	
Proportion from renewable sources	82%	74%		84%	89%				
Proportion measured	100%	100%		99%	99%				
Data coverage (number of properties/total number of properties)*	99/291	99/291		179/763	179/763		0/7	0/7	
Energy intensity (kWh per rentable m ²)	122.9	128.7	-4.5%	151.1	157.8	-4.3%	-	-	
Total energy use (degree day corrected)	44,163	48,104	-8.2%	135,274	142,712	-5.2%	-	-	
Energy intensity – degree day corrected (kWh per rentable m ²)	125.0	136.1	-8.2%	152.7	161.1	-5.2%	-	-	

*Properties owned for two full years, data coverage >95%, limited to operational control, i.e. triple-net properties are excluded

Greenhouse gas emissions – CO₂e tonnes

Carbon dioxide, methane and nitrous oxide are included in the reporting of CO₂ equivalents

EPRA Code	SBB Total			Sweden			Norway			Finland		
	2023	2022	% change	2023	2022	% change	2023	2022	% change	2023	2022	% change
Scope 1, total [GHG-Dir-Abs]	988	1,350	-26.9%	956	1,313	-27.2%	14	17	-17.4%	17	19	-12.4%
Biofuels for heating	80	85	-5.1%	79	84	-5.6%	0.8	0.3	124.9%	-	-	
Fossil fuels for heating	521	827	-36.9%	514	818	-37.2%	-	-	0.0%	8	9	-8.5%
Company cars	386	439	-12.0%	363	411	-11.6%	14	17	-20.3%	9	11	-15.5%
Scope 2 market based, total [GHG-Indir-Abs]	9,468	13,748	-31.1%	6,190	7,637	-19.0%	27	30	-9.6%	3,252	6,082	-46.5%
Electricity	92	3,093	-97.0%	91	62	47.0%	0.3	0.3	-0.9%	1	3,031	-100.0%
District heating	9,357	10,623	-11.9%	6,082	7,560	-19.5%	24	25	-3.5%	3,251	3,038	7.0%
District cooling	18	31	-42.4%	16	15	8.8%	2	4	0.0%	-	13	-100.0%
Scope 2 location based, total [GHG-Indir-Abs]	17,381	19,105	-9.0%	10,726	12,099	-11.3%	74	77	-4.2%	6,581	6,929	-5.0%
Electricity	8,005	8,451	-5.3%	4,627	4,524	2.3%	47	48	-0.9%	3,330	3,879	-14.1%
District heating	9,357	10,623	-11.9%	6,082	7,560	-19.5%	24	25	-3.5%	3,251	3,038	7.0%
District cooling	18	31	-42.4%	16	15	8.8%	2	4	0.0%	-	13	-100.0%
Scope 3, total [GHG-Indir-Abs]	31,719	35,763	-11.3%	25,334	29,782	-14.9%	258	280	-7.9%	6,128	5,701	7.5%
Water consumption	286	432	-33.9%	279	425	-34.5%	3	3	6.2%	4	4	-5.8%
Capital goods	14,213	17,100	-16.9%	14,213	17,100	-16.9%	-	-		-	-	
Energy-related activities not included in Scopes 1 and 2	1,292	1,529	-15.5%	1,072	1,458	-26.5%	55	56	-0.9%	165	15	969.1%
Transport in construction projects	1,983	2,496	-20.6%	1,983	2,496	-20.6%	-	-		-	-	
Waste in construction projects	942	1,066	-11.6%	942	1,066	-11.6%	-	-		-	-	
Waste water management	452	684	-33.9%	441	673	-34.5%	4	4	6.2%	7	7	-5.8%
Business travel (air)	43	35	21.4%	35	30	15.0%	5	5	7.5%	4	1	339.8%
Business travel (rail)	0.02	0.11	-79.3%	0.02	0.11	-79.3%	-	-		-	-	
Upstream leased assets	10	14	-28.8%	10	14	-28.8%	-	-		-	-	
Downstream leased assets	12,500	12,406	0.8%	6,361	6,520	-2.4%	190	213	-10.5%	5,949	5,674	4.8%
Scope 1+2 (market based) (kg CO₂e per rentable m²) [GHG-Int]	2.5	2.7	-7.8%	2.1	1.9	13.6%	0.1	0.1	-2.9%	9.1	17.0	-46.4%
Scope 1+2+3 (market based) (kg CO₂e per rentable m²) [GHG-Int]	10.1	9.2	10.4%	9.6	8.0	19.4%	0.7	0.7	1.5%	26.2	32.9	-20.4%

Like-for-like emissions (Lfl) per property type	Residential			Community			Education		
	2023	2022	% change	2023	2022	% change	2023	2022	% change
Scope 1, total	261	281	-7.1%	188	231	-18.6%	-	-	
Biofuels for heating	21	28	-23.6%	16	23	-30.9%	-	-	
Fossil fuels for heating	240	253	-5.3%	172	208	-17.2%	-	-	
Scope 2, market based, total	1,221	1,324	-7.8%	5,828	8,188	-28.8%	-	-	
Electricity	6	7	-2.7%	36	2,664	-98.6%	-	-	
District heating	1,215	1,318	-7.8%	5,077	4,753	6.8%	-	-	
District cooling	-	-		715	772	0.0%	-	-	
Scope 2, location based, total	1,569	1,682	-6.7%	10,848	11,132	-2.5%	-	-	
Electricity	354	364	-2.7%	5,057	5,607	-9.8%	-	-	
District heating	1,215	1,318	-7.8%	5,077	4,753	6.8%	-	-	
District cooling	-	-		715	772	0.0%	-	-	
Scope 1+2 (market based) (kg CO₂e per rentable m²) [GHG-Lfl]	4.2	4.5	-7.7%	6.8	9.5	-28.5%	-	-	

Water use – m³

EPRA Code	SBB Total			Sweden			Norway			Finland		
	2023	2022	% change	2023	2022	% change	2023	2022	% change	2023	2022	% change
Municipal water [Water-Lfl]	335,422	303,337	10.6%	281,203	249,523	12.7%	21,764	22,592	-3.7%	32,455	31,222	3.9%
Data coverage (number of properties)*	103/1061	103/1061		80/1061	80/1061		10/1061	10/1061		13/1061	13/1061	
Water intensity (m ³ per leasable area) [Watern-Int]	0.6	0.5		0.7	0.6		0.4	0.4		0.3	0.3	
Municipal Water [Water-Abs]	2,380,260	3,602,161	-33.9%	2,321,997	3,543,112	-34.5%	23,329	21,957	6.2%	34,934	37,092	-5.8%
Water intensity (m ³ per leasable area) [Watern-Int]	0.6	0.6	-10.4%	0.7	0.7	-6.7%	0.1	0.0	17.9%	0.1	0.1	-5.1%

*Properties owned for two full years, data coverage >95%, limited to operational control, i.e. triple-net properties are excluded

	Residential				Community				Education				Total
	Number in progress	Number completed	Number of MWh in progress	Number of MWh completed	Number in progress	Number completed	Number of MWh in progress	Number of MWh completed	Number in progress	Number completed	Number of MWh in progress	Number of MWh completed	
Solar panels	8	-	1,086	-	9	14	607	829	-	-	-	-	0.8%
Heat pump	2	3	982	2,45	1	2	-	230	1	-	50	-	1.1%
Energy-efficient heating and ventilation	4	6	266	549	13	6	1,980	2,683	-	-	-	-	1.7%
Control and regulation technology	2	8	32	250	4	2	550	102	1	-	100	-	0.3%
Energy efficient lighting	-	1	-	13	1	1	200	1	-	-	-	-	0.1%
Other	1	1	-	-	3	1	197	90	-	-	-	-	0.1%

Water stress (WRI)	2023		2022	
	% of area	% of value	% of area	% of value
High	1.1%	1.2%	1.2%	1.1%
Medium-High	9.9%	10.9%	8.8%	8.6%
Low-Medium	18.0%	17.8%	13.7%	13.1%
Low	71.1%	70.2%	76.3%	77.2%

Green assets	Number of properties			Share of market value %		
	2023	2022	2021	2023	2022	2021
Miljöbyggnad (Silver or better)	10	13	9	4.9%	3.7%	2.8%
Miljöbyggnad iDrift (Silver or better)	19	9	-	6.7%	2.3%	-
Breeam In-Use (Very Good or better)	2	3	3	1.0%	3.3%	2.7%
Green Building*	-	6	8	-	1.2%	2.3%
Total completed	31	31	20	12.6%	10.4%	7.9%

*Green Building will be phased out as a certification system in 2025

Energy class	Residential		Community		Education	
	% of area	% of value	% of area	% of value	% of area	% of value
A	-	-	1.2%	2.7%	-	-
B	3.9%	6.3%	5.4%	6.2%	4.7%	13.4%
C	4.1%	4.8%	21.2%	22.1%	36.6%	35.4%
D	23.1%	21.9%	21.3%	20.5%	34.6%	30.1%
E	34.3%	32.9%	21.4%	20.0%	-	-
F	21.4%	20.5%	11.4%	9.5%	2.8%	5.2%
G	4.4%	2.6%	7.0%	6.2%	-	-
Unknown	1.3%	2.1%	3.9%	3.5%	-	-
Other*	7.6%	8.9%	7.2%	9.3%	21.2%	15.9%

*Including: new production yet to be energy declared, unheated premises, empty premises, project properties, etc.

Climate risk inventory (physical risks)	Acute risk			Chronic risk		
	short term	medium term	long term	short term	medium term	long term
Very high	-	-	0.1%	-	-	-
High	0.7%	0.8%	0.7%	-	-	-
Medium	0.4%	0.3%	0.3%	0.6%	1.2%	1.9%
Low	1.1%	1.1%	1.4%	65%	64%	63.6%
No/negligible risk	63.4%	63.4%	63.1%	-	-	-
Risk not assessed	34.4%	34.4%	34.4%	34.4%	34.4%	34.4%
Data coverage (number of properties/total number of properties)	695/1061	695/1061	695/1061	695/1061	695/1061	695/1061

Waste under management (tonnes)	Total		Like-for-Like	
	2023	2022	2023	2022
Classification	-	-	-	-
Hazardous waste (Waste-Abs) (Waste-LfL)	6	22	6	9
Non-hazardous waste (Waste-Abs) (Waste-LfL)	1,073	1,258	1,054	1,144
Total	1,079	1,280	1,060	1,152
Risk management	-	-	-	-
Landfill (Waste-Abs) (Waste-LfL)	0.3	1.7	0.3	1.1
Heat recovery (Waste-Abs) (Waste-LfL)	367	439	367	399
Recovery/recycling (Waste-Abs) (Waste-LfL)	695	811	691	737
Other (Waste-Abs) (Waste-LfL)	16	29	16	15
Total	1,078	1,280	1,058	1,152
Data coverage (number of properties/total number of properties)	153/1694	168/2200	87/1061	87/1061
Data coverage (% of area)	32%	24%	18%	18%

Definitions – Sustainability Report

Sustainability indicators – definitions [EPRA Guidelines]	The reporting follows the guidelines from the Global Reporting Initiative (GRI). Sustainability reporting is performed annually in connection with the Annual Report.
Organizational boundaries	SBB reports sustainability-related data for the indicators and the properties where SBB has operational control in accordance with the principles in the GHG protocol (operational control). This means that, for example, electricity, heating and water, where the tenant is a contractual party, are excluded from the Company's statistics. These limits afford SBB optimum conditions for working with the indicators that SBB has the opportunity to influence. The tenant's energy consumption has been estimated and is reported in a separate table.
Data coverage	<p>Comparable portfolios: SBB reports comparable indicators for two subsequent years. The properties must thus have been owned for two full years to be included in the accounts of comparable portfolios. Furthermore, the data coverage must be at least 95 percent in order for the indicator to be included in the accounts, to avoid incorrect underestimation of outcomes. The data coverage indicates how many measurement points have been filled with data. SBB has high data coverage for most properties and works continuously to increase the coverage for new properties.</p> <p>Total energy consumption: Where the criteria for >95% data coverage are not met, energy consumption is estimated based on a combination of measured values, energy declarations and segments.</p>
Base year	The base year is 2020, the year in which the first version of Vision 2030 was launched. Like-for-Like data always compare the change with previous years.
Estimate of energy purchased by the landlord	The proportion of energy consumption measured is reported for all energy consumption. The reported energy consumption that is not measured has been estimated through a combination of energy consumption measured, energy class and segment. Where data coverage is insufficient, energy consumption is estimated.
Proportion of renewable energy	The proportion of renewable energy is primarily derived from the agreements signed by SBB, secondarily from calculations of national or regional averages. The proportion of renewable electricity is derived from agreements for renewable electricity signed by SBB. The proportion of renewable district heating and district cooling is derived from national averages. The proportion of renewable fuels is based on the energy actually purchased. The proportion of renewable gas is based on the average for the gas grid concerned.
Third party review	SBB's Sustainability Report is reviewed by EY. The Sustainability Report follows GRI Standards.
System limits – reporting of landlord and tenant consumption	Energy purchased by the landlord is reported. Energy purchased directly by the tenant is estimated based on the energy declaration and measured values. SBB does not have access to all statistics for the tenant's energy purchases, nor does it have the same opportunity to influence this.
Normalization	Intensity figures for energy consumption, CO ₂ emissions and water consumption are reported. These are obtained by dividing the measured figure by the total area.
Segmentation (property type, geography)	SBB reports total energy consumption, energy consumption per country and energy consumption per segment (housing, community service properties and other properties)
Accounting of own offices	SBB owns most of its own offices and these are thus included in the reporting. A standard estimate is made for rented offices based on leased area and average energy consumption and emissions by area.
Performance narrative	Development in 2023 is detailed on pages 39, 42 and 46 for environmental, social sustainability, HR issues and governance respectively.
Position of EPRA Sustainability performance in the company's report	The EPRA index is presented on page 59.
Reporting period	The reporting refers to the calendar year, that is, 1 January to 31 December.
Materiality	Materiality analysis is reported on page 37

EPRA index

Code	Performance Measure	Page
Environmental Sustainability Performance Measures		
Elec-Abs	Total electricity consumption	53
Elec-lfl	Like-for-like total electricity consumption	53
DH&C-Abs	Total district heating & cooling consumption	53
DH&C-LfL	Like-for-like total district heating & cooling consumption	53
Fuels-Abs	Total fuel consumption	53
Fuels-LfL	Like-for-like total fuel consumption	53
Energy-Int	Building energy intensity	53
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	55
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	55
GHG-Int	Greenhouse gas (GHG) emissions intensity from building energy consumption	55
Water-Abs	Total water consumption	56
Water-LfL	Like-for-like total water consumption	56
Water-int	Building water intensity	56
Waste-Abs	Total weight of waste by disposal route	57
Waste-LfL	Like-for-like total weight of waste by disposal route	57
Cert-Tot	Type and number of sustainably certified assets	56
Social Performance Measures		
Diversity-Emp	Employee gender diversity	51
Diversity-Pay	Gender pay ratio	44
Emp-Training	Training and development	44
Emp-Dev	Employee performance appraisals	44
Emp-Turnover	New hires and turnover	51
H&S-Emp	Employee health and safety	44
H&S-Asset	Asset health and safety assessments	44
H&S-Comp	Asset health and safety compliance	44
Comty-Eng	Community engagement, impact assessments and development programmes	44
Governance Performance Measures		
Gov-Board	Composition of the highest governance body	47
Gov-Select	Nominating and selecting the highest governance body	47
Gov-Col	Process for managing conflicts of interest	47

Declaration of delimitation and basis for calculation of emissions in accordance with the GHG protocol.

Scope	Activity	Data sources	Conversion factor
1	Business trips by company car	Data from reading of mileage through partner company for company cars. Emissions are calculated per vehicle in the property management based on the number of km driven for work and the average fuel consumption measured (data from partner company).	Statistics from partner company for company cars. Unique factor per vehicle type (Autoplan)
1	Consumption of fuels for heating of buildings	Review of invoices registered for wood pellets, oil and gas, respectively	Pellets: 18 kg CO ₂ e/MWh (Energy companies) Oil: 280 kg CO ₂ e/MWh (IPCC 5AR) Gas: 203 kg CO ₂ e/MWh (IPCC 5AR) Biogas: 45 kg CO ₂ e/MWh (Swedish Energy Agency) Bio-oil: 5 kg CO ₂ e/MWh (Energy companies)
2	Electricity consumption	Collection of statistics from energy monitoring systems, as well as estimated energy consumption based on energy declarations. Refers to electricity consumption where SBB is the contracting party.	Market based – core process (Vattenfall EPD) Sweden: 0.85 g CO ₂ e/kWh (Hydropower, wind power, bioenergy) Norway: 0.05 g CO ₂ e/kWh (Hydropower) Finland: 0.05 g CO ₂ e/kWh (Hydropower) Location based (Moro & Lonza (2018) Electricity carbon intensity in European Member States. Transport and Environment) Sweden: 47 g CO ₂ e/kWh Norway: 9 g CO ₂ e/kWh Finland: 171 g CO ₂ e/kWh
2	Consumption of district heating	Collection of statistics from energy monitoring systems, as well as estimated energy consumption based on energy declarations. Refers to district heating consumption where SBB is the contracting party.	Statistics from relevant suppliers of district heating (Mestro, Entro, Enerkey)
2	Consumption of district cooling	Collection of statistics from energy monitoring systems, as well as estimated energy consumption based on energy declarations. Refers to district cooling consumption where SBB is the contracting party.	Specific emissions data for relevant suppliers (Mestro, Entro, Enerkey)
3	Purchased goods and services	Water, collection of statistics by means of digital metres connected to energy monitoring systems.	0.12 kg CO ₂ e/m ³ incl. distribution (Wallen (1999) Life cycle analysis of drinking water. Chalmers University of Technology)
3	Capital goods	Materials in construction projects: All of SBB's construction projects. Data are based on life cycle analyses from a representative selection of projects that have been used to estimate SBB's total emissions from construction projects.	Generic LCA data for material from the National Board of Housing, Building and Planning's open database. Product-specific data from EPDs
3	Capital goods	Construction waste: All of SBB's construction projects. Data are based on life cycle analyses from a representative selection of projects that have been used to estimate SBB's total emissions from construction projects.	Generic LCA data for material from the National Board of Housing, Building and Planning's open database. Product-specific data from EPDs
3	Fuel and energy related activities not included in Scope 1 & 2	Indirect emissions from energy consumption	Market based – infrastructure and transmission (Vattenfall EPD): Sweden: 10.60 g CO ₂ e/kWh (Hydropower, wind power, bioenergy) Norway: 10.45 g CO ₂ e/kWh (Hydropower) Finland: 10.45 g CO ₂ e/kWh (Hydropower)
3	Upstream transport and distribution	Transport in construction projects, all SBB construction projects. Data are based on life cycle analyses from a representative selection of projects that have been used to estimate SBB's total emissions from construction projects.	Generic LCA data for transports from the National Board of Housing, Building and Planning's open database. Product-specific data from EPDs. Vehicle type and conversion factor vary depending on material type and transport distance (National Board of Housing, Building and Planning)
3	Waste generated in operation	Waste water management	0.19 kg CO ₂ e/m ³ (Statistics Sweden)
3	Business travel	Air travel: Data from travel agency	Data from travel agency. Factor depends on the distance. 88–165 g CO ₂ e/km (Stureplansresor)
3	Business travel	Train: Data from travel agency	Data from travel agency. Factor depends on the distance. 0.0036–0.0070 g CO ₂ e/km (Stureplansresor)
3	Upstream leased assets	Rented office space	Standard calculation based on rented space. 6.8 g CO ₂ e/m ² (2022), 2.4 g CO ₂ e/m ² (2023) (SBB, own management)
3	Downstream leased assets	Leased premises, estimated energy consumption based on energy declarations and measured values.	District heating and cooling, Sweden: average 35 g/kWh, Norway: specific emissions data per supplier, Finland: specific emissions data per supplier Electricity, Sweden: 47 g/kWh, Norway: 9 g/kWh, Finland: 171 g/kWh

Comment

The calculation method for energy consumption and climate impact were updated during the 2023 financial year. Energy and climate data published before 2023 are inconsistent compared with data published in the Sustainability Report for 2023 and beyond. The data for 2022 were recalculated in 2023. The change was partly intended to facilitate estimations of the tenant's energy consumption, partly to increase the precision of the estimations made where the data coverage for energy

consumption measured is incomplete. The earlier estimation method was based on average energy consumption in properties with sufficient data coverage and area. In the updated method, additional criteria are applied to increase precision, including the energy declarations' energy performance figures and energy class to estimate energy consumption, with the calculations being segmented by business unit. The proportion of total energy consumption derived from measured values is also reported now.