

## Vision 2030

Samhällsbyggnadsbolaget i Norden AB (SBB) is the largest Nordic real estate player in social infrastructure. SBB works locally with environmental, social and economic sustainable development of society as a whole. SBB creates sustainable environments where people want to live, work and stay for a long time to come. The company achieves this by being an attractive and inclusive employer that attracts competent employees.



Sustainability is prioritised and an important part of our business model. SBB strives to be the most sustainable real estate company in the world and to set the agenda for sustainable development in the entire real estate industry.

At the UN Summit in September 2015, the world's heads of state and governments adopted 17 global sustainable development goals to lead the world towards a sustainable and equitable future by 2030. Based on these goals, SBB has developed a Sustainability Vision for 2030 ("Vision 2030"). Special focus is placed on contributing to the following UN's global sustainable development goals: 5, 7, 8, 11, 13 and 15. Vision 2030 has been adopted by the Board of Directors and the goals are continuously followed up by Group Management and the Board of Director's Sustainability Committee.

### Vision 2030

- Climate **positive** by 2030 (in the entire value chain)
- At least 90 per cent social assets in the real estate portfolio
- Climate-adapted property portfolio with regard to climate risks (such as regulatory and physical risks)
- SBB is a pioneer in new technology and sets the standard for sustainability in the real estate industry

### Environmental Sustainability

SBB aims to minimize carbon dioxide emissions and other harmful environmental impacts in all stages of the life cycle. This means that SBB will preserve and safeguard existing buildings and strive to make them more energy efficient in order to achieve the same technical standard as in newly built buildings. In new construction, great emphasis is placed on minimizing emissions from the construction process and taking ecosystems and biodiversity into account, among other things by using sustainable building materials such as wood and considering biodiversity in the dialogue and planning process. Environmental risks are always inventoried, mapped and documented during the construction process. Achieving the set goals requires systematic work with established knowledge and technical solutions, but new and groundbreaking technologies are also required. SBB works actively to test innovations in environmental technology.



#### Environmental Sustainability Goals:

- Reduced energy use and climate impact by five per cent per year
- At least 50 per cent of new production shall be built in wood from certified forestry
- The entire property portfolio and all new production must be within ten minutes walking distance from public transport
- Reduced water use by one per cent per year
- Mapping of climate-related risks (physical and transitional risks) in the entire property portfolio

#### Social Sustainability

SBB's promise is to contribute to building a better society. The real estate industry has great potential to influence by contributing solutions for increased security, well-being, health and trust. SBB's core business is social infrastructure and the property portfolio consists mainly of social assets such as educational premises, care premises, housing, nursing homes and premises for other vital societal activities.

SBB is a member of Public Housing Sweden and participates in the municipalities' social housing work. By contributing at least 200 summer jobs per year and supporting Mentor and Låxhjälpen, young people are given a better start in life. SBB also contributes with tents and refugee shelters to improve the housing situation for refugees.

#### Social Sustainability Goals:

- 100 percent of the municipalities we operate in are offered support in the form of apartments for their social housing work
- At least 90 per cent social assets in the real estate portfolio
- Contribute with at least 200 summer jobs per year to young people who live in our residential areas
- Contribute annually with at least ten Better shelters and 100 tents via UNHCR to improve the housing situation for refugees

#### Economic Sustainability and Governance

SBB's goal is to have good economic growth, which creates the conditions for investing in the climate and the social environment. By being profitable, the opportunity is given to drive and develop sustainable property management and construction. Through low financial and operational risk and robust management, SBB will deliver strong risk-adjusted value growth with an increasing cash flow and an increasing dividend to its shareholders. All employees, partners and suppliers act ethically and in line with SBB's Code of Conduct. An economically stable landlord with robust management entails professional property management and a sense of security for the tenants.

#### Economic Sustainability Goals:

- Investment grade rating BBB + in the short term and A- in the long term
- 100 per cent sustainable financing
- SBB shall be classified as a green share on Nasdaq Stockholm



## Vision 2030 Roadmap

- 2016-2019 Gradual improvements through energy efficiency improvements, replacement of heating systems and green electricity contracts
- 2020-2022 Vision 2030 is launched. Energy efficiency improvements and the replacement of heating systems are accelerated. Renewable electricity in the entire real estate portfolio. Expansion of solar power, charging stations and wind power is begun. Half of all new construction is in wood
- 2023-2025 Wind farms are built. Stricter requirements for rapid conversion are placed on district heating suppliers. Large parts of the stock have access to charging stations. Strict requirements for a climate-efficient construction process
- 2026-2030 Large parts of SBB's fleet of vehicles are electrified. The entire company's electricity needs are covered by solar and wind power and further capacity is added continuously. Carbon dioxide emissions from the construction process are greatly reduced

The picture below illustrates the measures that will lead to SBB's Vision 2030 being achieved.

