



Seglarskon 1 and 2, Stockholm

RESPONSIBLE ENTERPRISE

Wallenstam wants to contribute to a better society, today and for future generations. This is our driving force and what makes us proud of our business. For us, sustainability is about pursuing responsible enterprise. We do this by taking responsibility for the impact we have on society and by creating solutions that contribute to a long-term positive development.

We believe that integrated sustainability work and strong social engagement go hand in hand with long-term profitability. This provides good control, minimizes business and operational risks, improves efficiency, generates new solutions and business and ensures more engaged employees, more secure investors and more satisfied customers. For this reason, sustainability is a core part of our business.

For us, sustainable enterprise is also about continuous improvements. To set goals, develop our operations, where our sustainability efforts play a part. To refine and streamline our processes in order to improve our working methods.

Organization, governance and reporting

During 2018, we continued the work on developing our sustainability strategy. As a result of this work, Karin Mizgalski was appointed Sustainability Manager in May 2018, with the task of driving, developing and following up Wallenstam's sustainability work. The CEO is ultimately responsible for the work with the material topics and risks that are prioritized in Wallenstam's sustainability work. The practical and day-to-day sustainability work is conducted in all parts of the operations and all employees have a responsibility to implement and drive the sustainability work in their respective departments. Outcomes are followed up and regularly reported to the Group Management and Board.

Wallenstam has reported its sustainability work every year since 2006 and reports according to Global Reporting Initiative (GRI) since 2010.

Stakeholder dialogue

During fall 2018, as part of the work with the business plan 2019-2023, a stakeholder analysis was conducted in a questionnaire format in order to pinpoint the key issues that we should focus on within the scope of our sustainable development efforts. A web survey was sent to selected residential tenants, commercial customers, lenders and to the Board, Group Management and employees. These groups are considered to have a direct impact on our organization, and/or are directly impacted by us.

Through our stakeholder dialogues, which apart from the described stakeholder analysis occur continually in the day-to-day operations, we obtain a relevant view of external requirements and wishes. Apart from this, during the fall in internal working groups we mapped and prioritized activities and key focus areas for the guiding principles in the business plan 2019-2023. See also page 4.

Clarity with values

Our core values – progress, respect, commitment – are clearly reflected in our long-term sustainability work.

Progress shows our attitude to continual improvements, that the work is never finished. We find rewarding collaboration, for example with researchers regarding solar cells and battery storage, in the planning work with municipalities and land owners and with partners in order to offer services to our tenants relating to mobility.

Respect towards each other in the company is something natural. We want to spread the same attitude during contacts with customers, contractors, suppliers and other

MATERIAL SUSTAINABILITY AREAS



- Stable financial position and anti-corruption
 - Social conditions and employees
 - Customer
 - Environment
- | | |
|---|------------------------------------|
| ● A Financial position in balance | ● F Equality and diversity |
| ● B Anti-corruption | ● G Customer satisfaction |
| ● C Good working conditions | ● H Greenhouse gases |
| ● D Safe and secure working environment | ● I Energy efficiency |
| ● E Inclusive corporate culture | ● J Waste management |
| | ● K Sustainable building materials |



Inom Vallgraven, Gothenburg

Training and information about the Code of Conduct and specific guidelines on, for example anti-corruption and information security, are mandatory for all employees including the Group Management and Board.

stakeholders. For instance, that we comply with laws and regulations, that we do not insult or discriminate against anyone and that we work actively to ensure the equal value of everyone, both in the company and in society. Respect in business is based on active anti-corruption work. We have a declared zero tolerance policy against bribery, inappropriate gifts and the like. The boundary for what is a bribe or equivalent extends a long way. Our internal guidelines help determine how we should act in relation to bribery and inappropriate gifts.

Our drive to contribute to a better society is based on a great *commitment*. We want to be close to our customers and offer good overall solutions for housing and premises. We are committed to our commercial tenants' operations and we want to be flexible to meet their needs. Our ambition is to conduct long-term sustainable business and develop responsible enterprise for the benefit of both society and our own operations. We see that it is important for society to have attractive, vibrant inner cities and more housing. Wallenstam safeguards the rental apartment, which is a flexible form of housing for the tenant and crucial so that more people will have the chance to reside in our cities.

Code of Conduct and Ethics Council

In the construction and property sector, there are risks, for example related to the working environment, corruption, human rights and the environment. Our Code of Conduct serves as a guide for us. It is based on our core values, and provides guidance and continuity for our actions all the way to the dialogue and meeting with our stakeholders. The Code of Conduct, and a number of guidelines connected to it, set out Wallenstam's approach and clarify how we want to act as a company. The goal is

to have an environmental, social and commercial commitment in everything we do. We shall comply with laws and regulations, and apply responsible business methods – characterized by high business ethics and good business practice. We impose requirements on contractors that enter into cooperation agreements with us that they follow the content of our Code of Conduct and act according to it. Violations of the Code of Conduct, internally or by partners, can damage Wallenstam's operations and brand. The Code of Conduct, which is available in its entirety on www.wallenstam.se, is revised annually and adopted by the Board.

Training and information about the Code of Conduct and specific guidelines on, for example anti-corruption and information security, are mandatory for all employees including the Group Management and Board. Training occurs regularly, as part of the introductory program for new employees, among other ways and as digital training.

Wallenstam's Ethics Council, with representatives from the entire business, holds about four meetings annually. The Ethics Council is the body that works centrally in the Group on advancing the Group's anti-corruption work, and it conducts risk analyses in the area and proposes possible measures. The Ethics Council receives regular questions of an informational character that the Council answers. Most questions relate to what employees can give or receive, in other words, questions connected to business ethics and corruption. We provide information to all employees based on commonly asked questions. No cases arose during 2018 where further investigation was required. The Council has developed a whistleblower function, which was introduced during 2018, and routines have been created for how these cases should be handled. No cases were reported via the whistleblower function during 2018.

AGENDA 2030.

Wallenstam has prioritized five global sustainable development goals (SDGs) within the UN's Agenda 2030. Within these, we are working in various ways with a number of different sub-areas in order to help reach the goals.



GENDER EQUALITY

Equality and diversity

For us equality and diversity are important principles. During recruitments and in our internal processes we work to ensure that men and women have the same conditions, for example in relation to development initiatives and setting of salaries. Nevertheless, we always need to maintain an ongoing dialogue about what equality, respect and diversity means in our company. Our Code of Conduct is clear that discrimination must not occur. Read more on page 40.



AFFORDABLE AND CLEAN ENERGY

Renewable energy

Through our wholly-owned wind power company, Svensk NaturEnergi, we can offer all tenants and customers in our properties a renewable alternative for electrical energy. The production in our 66 wind turbines covers Wallenstam's overall electrical energy needs.

Our largest carbon footprint comes from district heating, which supplies the heating in many properties. To the extent that the heating is based on waste heat or is produced with renewable raw materials, district heating can be a good environmental alternative. Wallenstam participates in a dialogue with district heating producers about finding new solutions to deliver a better environmental performance. We aim to be able to replace district heating with renewable energy from our own wind turbines in more and more of our properties. We are also investigating and evaluating other technical solutions for sustainable energy production, such as solar energy, energy storage etc.



DECENT WORK AND ECONOMIC GROWTH

Long-term sustainable financial position

We create the right conditions for a long-term sustainable financial position in harmony with the environment and social development. Long-term profitability is one of the basic requirements for us as a company and our owners want to see a return on the capital they have invested in the business. Through efficient organization, cost-efficiency in the entire operations and focus on locations displaying growth and strong demand, we can ensure long-term economic stability. This also means that we should be profitable – profits that we can reinvest in the business.

Wallenstam is flexible in a volatile housing market in a way that provides assurance for our stakeholders. We mainly build rental apartments for our own management, and provide badly needed housing. During the business plan, we will work for even more efficient processes in our management, letting, new production and other activities. Through profitable property development, we create value for our customers, society in general and also for the company's employees and owners. One of our guiding principles means that with attractive apartments and premises and good service, we shall exceed customer expectations and improve the overall impression of Wallenstam every year. We regularly measure what our customers think, see page 50. Long-term plans and investments over time also create secure jobs in production and management.

Wallenstam's supply chain

In our business, we utilize the services of more than 6,000 suppliers, including our Wallenstam Partners that perform property upkeep and maintenance, and building contractors who are involved in our new construction operations. We buy goods and services from energy, IT,



Viewing point on the hill at Kallebäck's Terrasser, Gothenburg

and telecommunications companies, and borrow capital from banks. In addition, we use the services of consultants such as technical consultants and architects, and others. Often suppliers in turn use the services of subcontractors. Our suppliers are usually domiciled in Sweden, but for instance, sourcing of construction material etc. also occurs in other European countries and in the rest of the world.

We aim for close and long-term collaboration, which means that we can develop together with our partners. As a client, we have both a responsibility and an opportunity to demand good operational standards in the entire production chain. During procurement of contractors and purchasing of services, the responsibilities of our partners are stipulated in agreements in relation to business ethics, the environment, working conditions, safety etc.



SUSTAINABLE CITIES AND COMMUNITIES

Urban development of safe areas

We aim to create safe and welcoming areas and properties that people want to live in, work in and visit. Both the

physical environment and relationships with neighbors and visitors in the area, influence tenants perceptions of security. In the work to increase security, we are making a number of efforts in the day-to-day management as well as selective measures. One example is our collaboration with Huskåring, which works proactively to prevent violence in close relationships through neighborhood cooperation.

Within the scope of our urban development projects, we want to create the conditions for safe communities already during the projecting and zoning plan work. We can achieve this by planning premises for various types of activities, such as offices, stores, geriatric and child care etc. In collaboration with our commercial tenants, the city and other organizations in society, we are pursuing activities to create a vibrant inner city. Taken together, this is creating a 24-7 pulse in the area while we can meet various needs at the same time.

We actively participate in research and development within urban development, construction and management. Development efforts can relate to all from new technology in management operations to modern mobility solutions in new city districts. A large part of our development work occurs in collaboration with others. During 2018, Daniel Svartling, IT Manager, was also appointed Innovation

Manager in the company. In his role, he is supported by Wallenstam's Innovation Council whose goal is to channel and create new business opportunities for the company. Results from our different projects become solutions in the housing of the future and town planning.

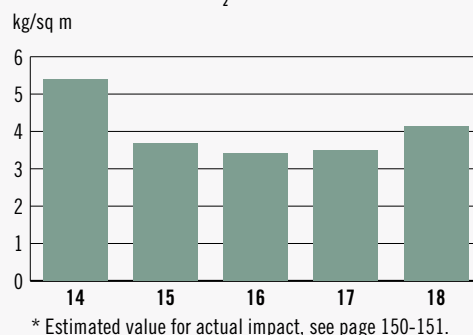
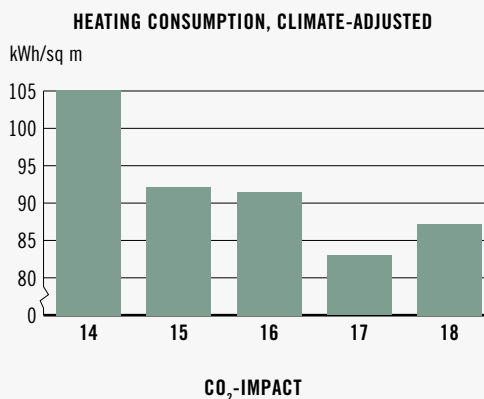
Social engagement for reduced exclusion

Wallenstam is passionate about fighting exclusion and about creating city districts where everyone can feel safe and a sense of belonging. We believe that supporting youth activities in the local communities where we operate is a recipe for success. For this reason, we participate in many local projects, which focus on helping young people to have active leisure time. Examples of our initiatives include letting premises for associations, creating meeting places and supporting activities for young people and particularly vulnerable groups. The aim to reduce exclusion is also the background for our collaboration with organizations such as Project Playground, Barnens Ö, Stiftelsen Låxhjälpen, Mitt Liv, Stockholm City Mission, the Refugee Mission in Gothenburg and many sports associations.

Cooperation and support mainly occur through sponsorship and participation in different sustainability-related initiatives.

Transports for tenants and employees

We are looking at various mobility solutions in order to offer our tenants practical and environmentally-friendly transport solutions. We have previously conducted a pilot project where we offered a carpooling service to our tenants. The concept has been further advanced and we will launch the service in several of our areas in conjunction with AVIS. We are currently developing composite mobility solutions involving bicycles, cars and other types of transports in some of our urban development projects, for example in Kallebäck's Terrasser in Gothenburg. Today we are building in recharging possibilities for electric vehicles in our new construction projects.



GLOBAL COMPACT.

Wallenstam has signed the UN's Global Compact, which means that we support and work on the basis of ten principles relating to human rights, labor, a precautionary approach, anti-corruption and taking responsibility in relation to environmental issues.

HUMAN RIGHTS

Our operations are conducted in Sweden and we follow applicable rules for example relating to working conditions, the working environment and freedom of association. Wallenstam supports the UN Declaration of Human Rights and we see that we can contribute positively in many areas, including by fighting discrimination, treating everyone with respect – employees and customers as well as others we meet – and by offering equal opportunities to employees.

Having a home is a fundamental need and constitutes an important part of a functioning society. Ultimately, we want to contribute to a good living standard for many people by producing and managing residential properties, primarily rental apartments, and develop safe, secure and lively city districts. There is currently a severe housing shortage, which means that many people are finding it hard to get a home. We have more than 280 social contracts with municipalities and organizations, where we make housing available for people who find it difficult to obtain a regular contract. For example, this can relate to transitional accommodation or various types of sheltered accommodation and housing for new arrivals. Several of the contracts change over to regular leases when it is possible for the tenant.

We aim to be able to replace district heating with renewable energy from our own wind turbines in more and more of our properties.

Internally, we encourage use of public transport to and from the workplace by offering the possibility of buying an annual travel card through a net salary deduction. Bicycles are available for shorter trips and we are expanding the number of internal pool cars, which reduces the need for employees to take their own car to work.

During the business plan, we want to focus more on how we can find solutions for reducing the environmental impact from transports in our operations.

Resources in focus

How we use our resources is becoming increasingly critical, which is also evident in our internal work and in dialogues with stakeholders. For this reason, in our current business plan, we have opted to define it as a new focus area in our sustainability work over the coming years. Resources consist of several elements, such as waste management, recycling, building materials etc.

The possibility of sorting at source is offered in all of our properties, both for residential tenants and for commercial tenants. Needs vary with the tenants' businesses and the possibilities also vary depending on the design and location of the properties. Within this area, there are improvements to be made, both to make it easier for tenants and to reduce our environmental impact. There is also great potential for a reduced environmental impact in our new production operations, when it comes to sorting at source, recycling and materials.

This work has begun, and action plans, activities and routines for statistics and follow up will be gradually developed during the business plan.



CLIMATE ACTION

Drive the development for reduced environmental impact

We place great importance on limiting environmental impacts in our production, operation and management of properties. The property sector in Sweden uses a lot of energy and accounts for a large proportion of the overall carbon footprint in society, which means that it is a prioritized area for Wallenstam from an environmental and economic perspective.

Environmental legislation impacts many parts of our

business and includes health protection, waste management and potential disruptions from properties such as noise, smoke and odors. There are also rules for maximum energy usage for our properties and soil remediation measures based on soil investigations prior to construction start.

The standard of our work is not always based on legislation or external requirements but we create solutions ourselves. This occurs to a large extent in operation of properties, where we continually optimize and operate metering in order to reduce consumption of energy and resources and create a good financial position with continuous improvements. During 2018, we implemented major energy saving projects in four commercial properties and in two residential properties, which delivered a reduction in energy use of 10–45 percent in each property.

Individual electricity and water metering has been standard in our new construction since 2006.

Such an installation contributes to a reduction in consumption by tenants of 10–25 percent following a running-in period. Our efforts in the environmental area are delivering good results. During the period 2014–2018, we reduced the carbon footprint in our property holdings by just over 30 percent per square meter. More efficient energy use is also a focus area in the business plan 2019–2023.

Environmental certification of properties

There are several environmental programs and certification systems for buildings in the market, such as Green Building and Miljöbyggnad (“Sweden Environmental Building”). We use environmental programs as a specification for requirements concerning energy usage, quality of indoor environments and climate as well as choice of material for both new construction and existing buildings.

Our aim is to achieve at least a Miljöbyggnad silver rating for our new production and many of our properties meet the requirements for certification under this standard although they are not certified. We have chosen to certify our buildings when required, for example by a municipality or customer. Four residential properties in the environmentally-designed Kvillebäcken district in Gothenburg are currently certified according Miljöbyggnad silver rating. In our commercial holdings, we are working to reduce energy use so that properties meet the requirements for Green Building certification. Six of our properties meet the requirements for Green Building certification.

WALLENSTAM'S GRI REPORTING

Wallenstam applies Global Reporting Initiative, GRI Standards. The reporting follows the financial year and is published annually as part of the annual report. The latest GRI Report was published on March 22, 2018.

This report describes how the Wallenstam Group has worked with sustainability issues during 2018. Wallenstam has defined the scope of the report as the areas referred to in the GRI index. A table is provided on the following pages of what GRI disclosures are reported and where information about the disclosures is found in Wallenstam's reporting. This report has not been reviewed by an external party.

The contact person with regard to the reporting and its content is Sustainability Manager Karin Mizgalski, karin.mizgalski@wallenstam.se.

Information is provided below on the disclosures that are not reported elsewhere in the annual report.

102-8: INFORMATION ON EMPLOYEES AND OTHER WORKERS

The average number of employees in 2018 amounted to 251. All of the Group's employees are permanent employees, with the exception of five people who are probationary employees and 16 people who are employed on a temporary basis, for example in the form of work as a substitute. 14 people work part time, all of whom are permanent employees. Wallenstam had no significant variation in the number of employees during the year. Temporary employees are not reported, as Wallenstam uses temporary employees to a minor extent.

102-11: PRECAUTIONARY PRINCIPLE OR APPROACH

In many instances, Wallenstam acts in accordance with the precautionary approach, even though we do not use it as a concept in governance and strategies. For example, the precautionary approach is used in our work on identifying, analyzing and following up risks.

102-13: MEMBERSHIP OF ASSOCIATIONS

Representatives of Wallenstam are represented in the governing bodies of Avenyöreningen, Fastighetsägarna Göteborg i:a regionen, Fastighetsägarna Inom Vallgraven (FIVA), Göteborg Citysamverkan ideell förening, Mölnlycke Centrumförening, Nordisk Byggdag and Barn i Nöd, among other organizations.

201-1: DIRECT ECONOMIC VALUE GENERATED AND DISTRIBUTED

SEK million

Direct economic value generated	
Revenues	2,877
Economic value distributed	
Payments to suppliers	-3,026
<i>Of which, VAT without right to deduction</i>	-395
Employee wages and benefits, incl. pensions and taxes	-231
Fees and benefits to the Board and CEO, incl. pensions and taxes	-10
Paid energy tax, stamp duty, property tax	-111
Interest payments to providers of capital, net	-1,011
Dividend to shareholders and repurchase of shares	-812
Economic value retained	-2,324

* Base year 2013 – commences from start of the business plan 2018.

** The electricity item includes electricity consumption relating to heat pumps.

*** All data regarding CO₂ in this table is based on inputs from suppliers, which report according to prevailing accounting standards. As data for the actual impact in 2018 was not available during preparation of this reporting, the heating data is based to a minor extent on estimated values based on the emission factors for the year 2017.

302-1: ENERGY CONSUMPTION WITHIN THE ORGANIZATION

Unit	2018	2017	2016	2015	2014	2013*	
Fuel consumption							
Total fuel consumption from non-renewable sources	MWh	521	483	624	600	574	608
Heating oil	MWh	379	377	447	499	487	530
Natural gas	MWh	142	107	177	101	87	78
Fuel consumption from renewable sources							
Non-applicable	-	-	-	-	-	-	-
Energy consumption							
Electricity**	MWh	41,280	35,526	35,742	34,254	35,065	46,687
Heating	MWh	96,033	87,475	93,684	89,891	97,060	122,452
District heating	MWh	95,512	86,992	93,060	89,291	96,486	121,844
Oil	MWh	379	377	447	499	487	530
Natural gas	MWh	142	107	177	101	87	78
Cooling	MWh	557	621	707	783	692	684
District cooling	MWh	557	621	707	783	692	684
Green cooling	MWh	-	-	-	-	-	-
Total energy consumption, non-renewable	MWh	46,148	40,661	44,374	44,974	97,752	123,136
Total energy consumption, renewable	MWh	91,721	82,961	85,758	79,954	35,065	46,687
Total energy consumption	MWh	137,869	123,622	130,133	124,927	132,817	169,823
Heating per sq m climate-adjusted	KWh	87.2	82.9	91.5	92.1	105.1	106.6
Own electricity production from renewable sources							
Wind power	MWh	337,880	381,440	351,794	415,284	321,200	281,452

302-3: ENERGY INTENSITY

2018	
kWh/per sq m	116

Refers to energy use in Wallenstam's property holdings, not climate-adjusted, including wind power, district heating, district cooling, oil and natural gas. Does not include tenants' energy use.

302-4: REDUCTION OF ENERGY CONSUMPTION*

Unit	2018	2017	2016	2015	2014	
Total reduction	MWh	-14,247	6,511	-5,206	7,889	37,007
Reduction electricity	MWh	-5,754	217	-1,489	812	11,622
Reduction heating	MWh	-8,557	6,208	-3,793	7,169	25,393
Reduction cooling	MWh	64	86	76	-91	-8

305-1: DIRECT GREENHOUSE GAS EMISSIONS***

Unit	2018	2017	2016	2015	2014	2013*	
Direct greenhouse gas emissions	ton	132	124	158	156	145	159

305-2: INDIRECT GREENHOUSE GAS EMISSIONS***

Unit	Comment	2018	2017	2016	2015	2014	2013*
Electricity	ton CO ₂ Market-based method: 100% internally generated wind power	0	0	0	0	0	0
	ton CO ₂ Location-based method: Average emission factor for Sweden (Svensk Energi)	578	462	465	445	456	700
District heating		4,774	3,763	3,473	3,416	4,010	8,160
District cooling		0	0	16	19	24	24

305-4: GHG EMISSIONS INTENSITY***

2018	
g CO ₂ per sq m	111

Refers to Scope 1 and 2 CO₂ emissions in Wallenstam's property holdings excluding tenants.

305-5: REDUCTION OF GREENHOUSE GAS EMISSIONS***

	Unit	2018	2017	2016	2015	2014	2013*
Reduction of greenhouse gas emissions	ton CO ₂	-1,019	-241	-56	589	4,163	
Total emissions CO ₂ per sq m		4.13	3.49	3.40	3.69	5.4	5.93
Reduction of CO ₂ per sq m	%	-18.1	-2.8	7.9	31.7	8.9	
Accumulated reduction since 2013 per sq m	%	30.4	41.1	42.7	37.8	8.9	

401-1 NEW EMPLOYEE HIRES AND EMPLOYEE TURNOVER

New employees 2018

Age	Number of persons	of whom women/men	of whom in Gothenburg/Stockholm
Under 30 years	9	6/3	6/3
30-50 years	12	10/2	7/5
Over 50 years	3	2/1	2/1
Total	24	18/6	15/9

406-1: INCIDENTS OF DISCRIMINATION AND CORRECTIVE ACTIONS TAKEN

No incidents of discrimination were reported in 2018.

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GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	39-40, 88, 136			
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GRI 103: Management Approach 2016	103-1	Explanation of the material topic and its Boundary	28-29, 32, 38-40			6
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GRI 406: Non-discrimination 2016	406-1	Incidents of discrimination and corrective actions taken	151			

* This is a new important focus area for Wallenstam. During 2019, strategies and processes for follow-up and reporting will be developed.

** UN Global Compact Principles

Principle 3, Labour: Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining.

Principle 4, Labour: Businesses should uphold the elimination of all forms of forced and compulsory labour.

Principle 6, Labour: Businesses should uphold the elimination of discrimination in respect of employment and occupation.

Principle 7, Environment: Businesses should support a precautionary approach to environmental challenges.

Principle 8, Environment: Businesses should undertake initiatives to promote greater environmental responsibility.

Principle 9, Environment: Businesses should encourage the development and diffusion of environmentally friendly technologies.

Principle 10, Anti-corruption: Businesses should work against corruption in all its forms, including extortion and bribery.