

# SUSTAINABILITY REPORT 2024



WALLENSTAM

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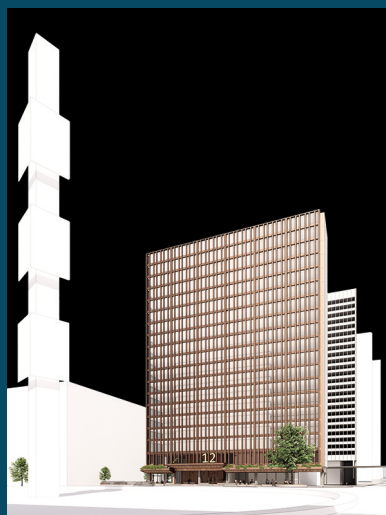
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Visualization of the Sergel's scraper next to Sergels torg in Stockholm.

# This is Wallenstam

## Wallenstam's vision

Wallenstam shall be the natural choice for housing and premises.

## Wallenstam's business concept

We develop and manage people's homes and workplaces based on a high level of service and long-term sustainability in selected metropolitan areas in Sweden.

## SEK 2,922 million

Rental income

## SEK 66 billion

Property value

## SEK 1,150 million

Income from property management

## SEK 57.50

Net asset value per share

## 96%

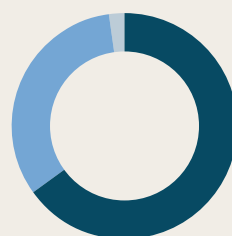
Occupancy rate, floor space

## 45%

Equity/assets ratio

## 1,304

Number of apartments under construction



## Property floor space

- Gothenburg, 65%
- Stockholm, 33%
- Uppsala, 2%

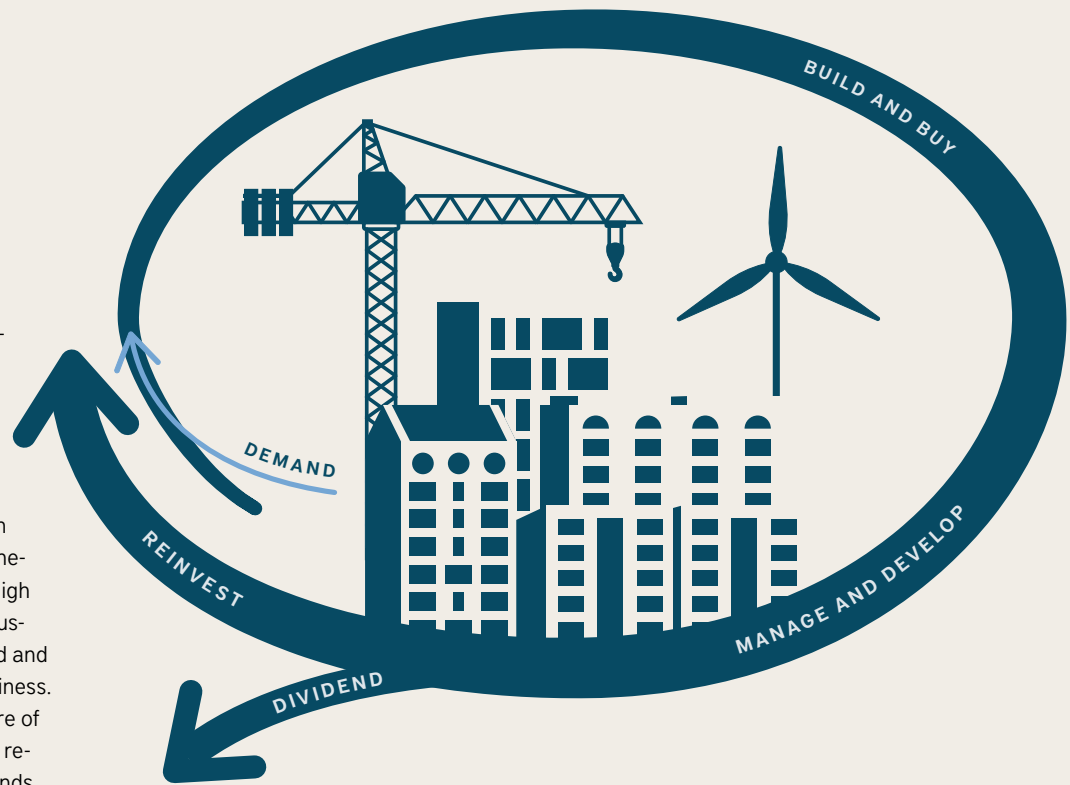


## 53

100% renewable property electricity from our own 53 wind turbines.

## Wallenstam's value creation

Wallenstam builds, acquires, develops and manages properties and areas based on the needs of people and society, and according to the wishes and requirements of customers. We create value growth through construction, development, refinement and management with a high level of service and long-term sustainability. Profits are reinvested and used to further develop the business. The shareholders receive a share of the value growth through these re-investments and through dividends.



## Wallenstam's goal in the business plan 2030

The net asset value shall amount to SEK 100 per share by 2030. On closing day, the net asset value amounted to SEK 57.50 per share (56.20). During the business plan 2030, Wallenstam's goal is to increase the net asset value through a continued productive, cost-efficient and service-oriented business in the growth regions of Gothenburg, Stockholm and Uppsala. Successful letting, efficient management, value-creating investments, profitable new construction and profitable transactions will contribute to this net asset value growth. During the business plan, the equity/assets ratio shall not be less than 35 percent.

## Wallenstam's climate targets 2030

### SCOPE 1

#### Direct emissions

Combustion of fuel and refrigerant leakage

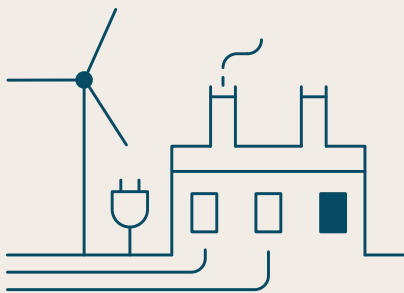


**Target:** -50%  
**Base year:** 695 tons CO<sub>2</sub>e  
**2024:** 477 tons CO<sub>2</sub>e  
**Outcome:** -31%

### SCOPE 2

#### Indirect emissions

Purchased energy

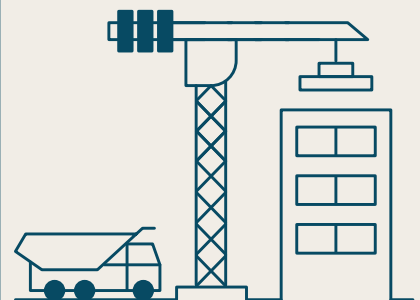


**Target:** -50%  
**Base year:** 5,097 tons CO<sub>2</sub>e  
**2024:** 3,049 tons CO<sub>2</sub>e\*  
**Outcome:** -40%\*

### SCOPE 3

#### Other indirect emissions

Purchasing of construction materials



**Target:** -55%  
**Base year:** 340 kg CO<sub>2</sub>e/GFA  
**2024:** 236 kg CO<sub>2</sub>e/GFA  
**Outcome:** -31%

\*As data for actual emissions from certain district heating providers for 2024 was not available during preparation of this report, the values are based to a lesser extent on emission data for 2023.

# Comments by the CEO

An exciting, challenging and brighter year – those were my hopes ahead of 2024. Now that we are closing the books for the year, I can state that my hopes were realized. 2024 was the year when we could see that the numbers turned upwards again. The year when we could increase our new construction, complete key property transactions and where we also took a big step forward as a company when we entered the office market in Stockholm CBD.

## **The development of the Sergel's scraper**

We managed to acquire a fantastic property – the Sergel's scraper – in central Stockholm and with that, the fourth leaf of our four-leaf clover became a reality. Our business now includes attractive residential properties in Stockholm and Gothenburg and commercial premises in the CBD of both cities.

Now when we have taken possession of the property in January, we will apply for all the necessary permits for renovation and refurbishment, both internally and externally. Our goal is to create really modern, exclusive premises, and we will also work to improve the urban environment around the property in order to create a more vibrant and attractive place for all those who spend time there. We will make full use of our long experience in developing properties, new areas and existing locations when we transform this uncut gemstone into a sparkling diamond!

## **Increased income from property management and lower average interest**

Our business is functioning well and we see a continued good earnings trend where rental income is increasing and operating expenses are decreasing. Income from property management increased by just over 10 percent compared to the previous year.

During the fall, we hedged a further large proportion of our interest rates with interest rate derivatives, which has led to a lower average interest rate, which on closing day was 2.54 percent, and a longer fixed interest term, 52 months. We entered into the interest rate hedges at a time when the long-term interest rates were favorable. Now, my assessment is that the long-term interest rates are on the way up, while short-term interest rates will fall, which would further improve our already positive earnings trend.

We are reporting a positive change in value of our properties due to improvements in net operating income, and

no adjustments to yield requirements have been made.

With regard to Convendum, which is a market leader in coworking, we believe in their business concept and that the business is viable over time. As a consequence of the ongoing reconstruction of Convendum in Stockholm, we have chosen to write down our entire investment as a precautionary measure.

## **Stable occupancy rate and satisfied customers**

We have low vacancies in our holdings with a stable occupancy rate of 96 percent, a result of both new lettings and many extensions of existing contracts. Our skilled letting agents have rented out all newly constructed apartments during the year and on the commercial side many important new lets have been made, including in our properties at Rosenlund, Engelbrektsgatan, Kaserntorget and the Victoria Block in Gothenburg. In Umami in Sundbyberg, we have also made lettings which means that we are getting up the occupancy rate, slowly but surely.

It is also gratifying to see that good customer care pays off – we have satisfied tenants and nine out of ten commercial tenants choose to stay with us when their lease term expires.

## **Starting construction where people want to live.**

In 2024, we started the construction of almost 600 apartments in three projects in Stockholm, Nacka and Mölndal, which I am very proud and happy about. In some parts of Sweden, despite an overall housing shortage, there are newly constructed apartments that are empty and difficult to rent out. It is extremely important to build in the right locations, and we are always careful to build in areas where people want to live. One example is our Nacka Grace project, which now after year-end is fully let, where there has been huge demand despite a high price level. Even the commercial premises that are located in the ground floors in Nacka Grace are very attractive.

## **Sustainability in practice – from vision to results**

Building for the future is not just about meeting today's needs, but also about doing it in a sustainable and responsible way. At Wallenstam, we are striving to reduce our carbon footprint while strengthening our social engagement.

Our climate targets, which are approved by the Science Based Targets initiative and are aligned with the Paris Agreement extend through 2030. One of the targets is to



reduce CO<sub>2</sub> emissions from our construction operations by 55 percent, which is a very challenging goal. Here we are already seeing success: emissions have decreased by 31 percent compared to the base year 2019!

However, sustainability as I said, is about more than the climate. We are also working to strengthen the social dimension of sustainability. Even when Wallenstam was founded by my father in 1944, social engagement was a natural part of our business. Through collaboration with organizations that help vulnerable groups and combat exclusion, we contribute to a better daily life for many people. We also want to create safer and more pleasant environments for our tenants in various ways. For us, perhaps the most important contribution is to create new housing – a home is a fundamental requirement for a good life, and this is something we are proud to be able to help with.

Our sustainability work is a natural and integrated part of our business, and it is an important ingredient for ensuring long-term success and a positive impact on society. Wallenstam has already signed the UN Global Compact, which means that we support and work based on the ten principles in the areas of human rights, labor, the precautionary approach, anti-corruption and taking responsibility for environmental issues. By combining climate responsibility with social engagement, we create value not only for our tenants, but for society as a whole.

#### **Confidence and enthusiasm ahead of 2025**

I look back on the past year with great gratitude and pride and I am looking forward with just as much confidence and enthusiasm to new opportunities and challenges for Wallenstam in 2025. Hopefully, 2025 will also be the start of a more peaceful world.

Our business concept and strategy of attractive residential properties in sought-after locations and commercial premises in the CBD of the growth regions Stockholm and Gothenburg has proved to be successful. Combined with a strong financial position, this provides me and my dedicated employees with a good basis for creating value both for Wallenstam and our shareholders!

Hans Wallenstam, CEO

# Wallenstam's sustainability report



Ädellövet, Farsta, Stockholm.

Wallenstam wants to conduct responsible enterprise and contribute to a sustainable society, today and for future generations. We want to take long-term responsibility for the impact of our operations on society, people, the climate and the environment. By both developing and managing our properties, we can take long-term responsibility.

We believe that integrated sustainability work and social engagement go hand in hand with long-term profitability, therefore sustainability is a core part of our entire business. The sustainability work creates additional control, reduces risks and generates new transactions and solutions. These efforts also contribute to more engaged employees, more satisfied customers and security for investors. To clarify our sustainability ambitions, we have chosen to link the business plan to our climate targets, which are approved by the Science Based Targets initiative. Both the climate targets and the business plan extend until 2030.

For several years now, we have chosen to prioritize five of the UN's sustainable development goals. We support the UN Global compact and work based on their ten principles relating to human rights, labor, the environment and anti-corruption. Wallenstam's latest Communication on Progress (CoP) is available on the UN Global Compact's website.



Wallenstam has voluntarily chosen to report how large a share of its assets are defined as sustainable under the EU's taxonomy regulation, see also pages 7 and 15-17. In 2024, the work continued on preparing ourselves for upcoming reporting requirements under the CSRD (Corporate Sustainability Reporting Directive).

## Governance of the sustainability work

The sustainability work covers all parts of the organization and is an integrated part of our business. The work is based on the company's sustainability policy and strategy and on the climate targets validated by the Science Based Targets initiative. Wallenstam's policies and guidelines are updated annually and adopted by the Board and Group Management. Spot-checks are carried out on an ongoing basis by Wallenstam's compliance function to ensure conformity. The Sustainability Manager reports regular updates and results to Group Management and the Board. Our CEO has the ultimate responsibility for the sustainability work.

# Climate and environment



## Wallenstam's climate targets 2023–2030

The construction and property sector accounts for about 20 percent of the overall carbon footprint in Sweden. We want to take responsibility and contribute to the green transition, therefore we have science-based climate targets that are aligned with the Paris Agreement's goal of limiting global warming to 1.5 degrees Celsius.

Wallenstam's validated Science Based Targets mean that we shall reduce our Scope 1 and 2 emissions by 50 percent through 2030, with base year 2018. The outcome of these targets is reported in absolute values. In 2024, the emissions were 477 tons CO<sub>2</sub>e in Scope 1, equivalent to an outcome of -31 percent, due to less refrigerant leakage. Units have also been modernized, which reduces the risk of future leakage. Modern refrigerants have a lower climate impact, thus mitigating the consequences of any leakage. In Scope 2, the emissions were 3,049 tons CO<sub>2</sub>e, equivalent to an outcome of -40 percent, which we achieved through cleaner district heating and continual operational optimization of our properties, among other ways.

In addition to the climate targets in Scope 1 and 2, Wallenstam has also chosen to define a voluntary target in Scope 3, according to the Science Based Targets initiative's methodology. This target means that Wallenstam shall measure and reduce the emissions from the construction operations by 55 percent through 2030, with 2019 as a base year. Scope 3 is reported as an intensity value, based on the year's new construction. For 2024, the emissions of the Ädellövet project are reported, which has a climate impact of 236 CO<sub>2</sub>/GFA. Thus the outcome for Scope 3 in 2024 was -31 %. Some of the measures that contributed to the reduction are climate-enhanced concrete, insulation and liquid putty. We have also reduced our use of concrete for example by optimizing wall thicknesses.

See also page 1.

## Sustainability ratings

During 2024, Wallenstam reported to the organizations below. The result is available on each company's website.

- The S&P Global Corporate Sustainability Assessment
- CDP
- Sustainalytics

## Renewable energy

By investing in renewable energy, we are taking active responsibility for our climate impact. Since 2013, Wallenstam has been self-sufficient in 100 percent renewable electrical energy, the first property company in Sweden to achieve this. Our 53 wind turbines are located between Skåne and Gästrikland and have a total installed output of 112 MW. During the year, the wind turbines generated a total of 298 GWh (292).

## Environmental certification

Wallenstam has certified a total of 18 properties according to Sweden Green Building Council's Miljöbyggnad (Environmental Building) Silver level. In addition, one commercial property has been certified according to BREEAM In-Use and three commercial properties have been certified according to Miljöbyggnad iDrift (Environmental Building In-Use) Gold level.

## Resource efficiency and circular construction in focus

By streamlining the use of resources such as energy, water and construction materials, we can reduce our climate impact and also lower our costs. We strive to create flexible, optimized and sustainable premises and increase the proportion of lettings that do not require comprehensive renovations and adaptations of premises. We are doing this to reduce the use of resources and our climate impact, which also helps to ensure a more efficient letting process. Wallenstam participates in the collaborative *Handslaget* initiative for circular construction in the City of Gothenburg, where we are working to develop and establish a recycling market with other organizations in the sector.

We are continuing to make efforts to reduce the residual waste from our properties. Our textile containers, which we place at our properties, in collaboration with Human Bridge, is a successful initiative. All in all, we collected 56.4 tons (42.5) of textiles during the year.

# Social responsibility



Wallenstam strives to be an engaged corporate citizen. Our social sustainability work is primarily directed towards the geographical areas where we operate and the initiatives can be divided into four focus areas:

- Work proactively to combat social exclusion and promote equal life chances.
- Promote wellbeing, security and participation
  - for people who live and work in our properties
  - for our employees
  - for our suppliers and contractors.
- Contribute to a positive development of society through urban development.
- Business ethics and anti-corruption.

## Work proactively to combat social exclusion and promote equal life chances

Wallenstam wants to take long-term social responsibility by creating equal districts and areas where everyone can feel included. We support vulnerable groups and individuals who find themselves on the margins of society. We collaborate with organizations such as Mitt Liv and TalangAkademin, which strive to reduce social exclusion and help people enter the labor market. Moreover, we want to promote active leisure time for children and young people in the local communities where we operate, for example by providing premises for associations, creating meeting places and supporting various types of activities. Some of our partners are Project Playground, the City Mission, the Rescue Mission, Majornas samverkansförening, Låxhjälp foundation, Maskrosbarn, BRIS, as well as different sports associations for children and young people.

## Promote wellbeing, security and participation

We want to promote wellbeing, security and participation for people who live and work in our properties, for our employees and for our suppliers and contractors. We strive to ensure increased security and comfort for our tenants who live and work in our properties, and for those who visit our properties, both during daytime and in the evenings. We want to contribute to the individual's health and wellbeing, with the aim of creating good quality of life. We do this, among other ways by creating and developing attractive indoor environments as well as inviting outdoor areas with greenery and recreation spaces.

Security is a focus area for us at Wallenstam and we are working systematically with our *Secure properties* action plan. We are making a series of efforts in both the early stages when we design the property, and also in the day-to-day management of our residential buildings and commercial premises. Sometimes selective measures are also required to help improve security and safety. Some examples of the efforts we are making are security inventories, surveys via AktivBo and structured collaboration and dialogue with tenants, local police, social services, municipalities, partners and other property owners. We have also developed a model, inspired by Huskurage's methodology, which we are actively working with to prevent domestic violence in our residential buildings.

Some of our collaborations and collaboration projects that aim to promote wellbeing, security and participation are Project Playground, Purple Flag, Idrott utan gränser and other sports associations in the areas we operate in.

## Sponsorship and donations

Cooperation and support mainly occur through sponsorship and non-commercial collaborations, in other words donations. Annually, Wallenstam donates 1 percent of income from property management to these non-commercial collaborations.



### KASERNTORGET

## Full-service offices with green leases

At Kaserntorget 6 in Gothenburg, a conscious effort has been made to create offices with a lower climate impact. All the leases are green, where both the landlord and the tenant undertake to reduce their environmental and climate impact. The property has been tastefully renovated with reuse in focus. Existing material has been reused as much as possible and layouts have been preserved. What could not be reused was handed over to an external recycling operator. The follow-up showed a carbon footprint of only 30 percent of what a more traditional adaptation of premises would have entailed. In addition, a full 90 percent less waste was generated than in an average reconstruction project. The premises offer the customer a comprehensive solution, which means that no major reconstructions are required during any relocation. To promote biological diversity in the city, space on the property's biotope roof has been provided for insect hotels, bird nesting boxes, bird baths and growing greenery.



### GREEN FINANCING

## Thanks to our sustainability work, we have been able to secure green financing

Green financing accounts for 45 percent of Wallenstam's total financing. Green bank loans and green bonds are used for financing our green assets such as wind turbines, environmentally certified properties, properties that meet energy class B or better and EU taxonomy-aligned properties. All of Wallenstam's bonds are green bonds, which have been issued according to the company's green framework, which holds the highest rating, Dark Green.

## Contribute to a positive development of society through urban development

The right to adequate housing is laid down in both the UN's Universal Declaration of Human Rights and in the Swedish constitution, yet there is still a housing shortage in Sweden, especially in metropolitan areas. We want to provide the market with more homes, primarily rental apartments. During the year, we started the construction of 577 apartments in Stockholm, Nacka and Mölndal and completed 354 apartments in Uppsala, Gothenburg and Nacka.

We aim to create safe and welcoming areas and properties where people want to live, work and stay in, now and in the future. By constructing rental apartments for our own management, we can take a long-term responsibility for our properties and their surrounding areas.

Already in the early stages, we plan to develop properties and areas that are safe, inclusive, lively and with good access to services and meeting places such as restaurants, cafés, foodstores, coworking facilities, schools, sports and public transport. We also develop our existing properties and carry out activities in collaboration with our commercial tenants, the city, other property owners and organizations in society. Some examples of collaborative organizations are Avenyöreningen, Hallonbergslyftet, Handslag Hallonbergen, Innerstaden Göteborg, Göteborg Citysamarbeten ideell förening, B(id) Stigberget and IOP Majorna.

## Business ethics and anti-corruption

There are risks in the construction and property sector, for instance related to the working environment, corruption, human rights, climate and the environment. The supply chains in our projects and in our management operations are sometimes long with the procurement of many organizations, products and services. Our Code of Conduct with pertaining guidelines is based on the company's core values – respect, commitment and progress – and clarifies what is expected from our employees and suppliers with regard to working conditions, sustainability issues, human rights and corruption/bribery. We conduct our business in accordance with laws and other regulations, and follow the UN Global Compact's ten principles. We apply responsible business methods, which are characterized by high moral standards and good business ethics.

Wallenstam's Ethics Council drives the company's central work with business ethics and anti-corruption. The council works proactively to minimize the risks internally and among our suppliers. It is also responsible for training and information regarding business ethics, anti-corruption and the Code of Conduct. This training is compulsory for all permanent employees. No case was reported to the Ethics Council in 2024 that required further investigation. Wallenstam also has a whistleblower function, which is accessible via a link on Wallenstam's website and can be used both internally and externally. No qualifying whistleblowing cases were received in 2024.

## Responsible enterprise

We want to offer safe and secure housing and premises for tenants, as well as safe and secure workplaces for employees and suppliers. One active measure we have taken dur-

# EU taxonomy

Wallenstam is not covered by the EU's taxonomy regulation this year as the company has less than 500 employees, but the company has voluntarily chosen to report how large a share of its assets are defined as sustainable under the EU taxonomy. Wallenstam reports this year according to the regulation's technical screening criteria regarding articles 4.3 *Electricity generation from wind power* and 7.7 *Acquisition and ownership of buildings*.

### KEY PERFORMANCE INDICATORS, EU TAXONOMY 2024

	SEK million	Share Taxonomy-aligned, %
Turnover	1,466 (1,255)	46 (38)
CapEx	1,187 (1,263)	54 (52)
OpEx	111 (95)	34 (25)

For complete taxonomy tables, see page 15.



ing the year is to ensure, through a new procedure, that we only support those companies that conduct their business responsibly. This procedure means that Wallenstam with the help of an external provider, conducts background checks that examine the companies' finances and identify any links to criminality or work environment deficiencies. Collaboration is only initiated with those suppliers and commercial tenants that meet our requirements, with the aim of improving security for employees, suppliers and tenants.

# Employees



We believe in the connection between dedicated employees and our profitability. We are proud of the corporate culture that we have built and continue to nurture with great dedication and care in order to create a positive employee journey for all who work at Wallenstam.

## Attractive employer

Wallenstam is careful to offer a good working environment and market-based working conditions and benefits. We place great emphasis on the commitment and importance of managers for employee performance, and through ongoing managerial support and leadership development, we create the right conditions for effective leadership. To promote our employees' development and health, we work actively with training and offer different kinds of activities.

We work to ensure that all employees at Wallenstam shall have equal conditions in connection with recruitment, development and salary setting, and we strive for an organization where preventive measures are taken in connection with all grounds of discrimination.

## What do our employees say?

We have opted to measure and monitor important factors that promote wellbeing, comfort and performance through regular pulse surveys. We are proud that our employee experience is generally at a high level – an average score of 8.1 out of a maximum of 10 – in our surveys, where leadership and our team spirit scored highest. We also see that employees particularly appreciate the care and warmth that pervades our culture, and the pride they feel about Wallenstam's contribution to society.

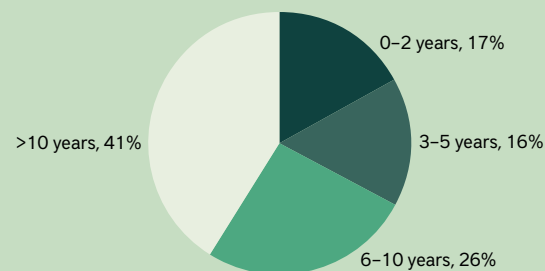
The accepted eNPS methodology describes the extent to which employees are ambassadors for their organization. According to this methodology, an outcome of between 10 and 30 is considered good and above 50 as excellent. Wallenstam achieved an eNPS of 50 during the latest survey.



## EMPLOYEES IN NUMBERS, DEC 31, 2024

	Number	Proportion women	Proportion men
The entire Group	259	58%	42%
Managers/leaders	44	41%	59%
Group Management	6	50%	50%
Board of Directors	5	60%	40%

## PERIOD OF EMPLOYMENT



The average length of employment for permanently employed personnel at Wallenstam is 11 years. Employee turnover during the year was 11 percent (9).

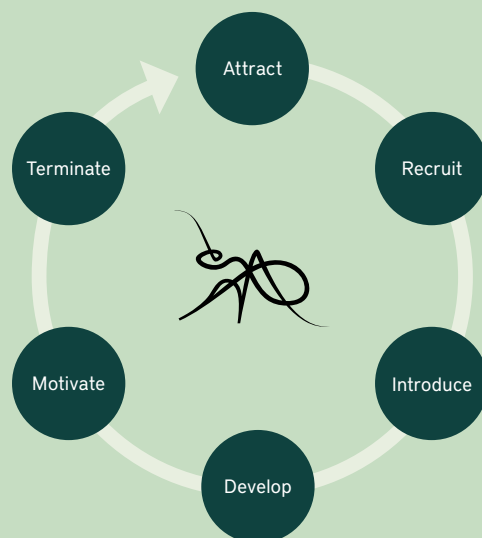
## 259

### PERSONS EMPLOYED

at year-end 2024. 95 percent are permanent employees. Each of our managers has management responsibility for an average of six employees. 27 percent of the employees are based in Stockholm, the rest are in Gothenburg. Wallenstam's employees are covered by the collective bargaining agreement with Fastigo.

## 98,4%

### HEALTHY ATTENDANCE DURING 2024



Our strategic work with our employees in focus is summarized in brief in our employee plan. The goal is to offer everyone a positive and memorable employee journey, from the time we are noticed as a potential employer until we part company.

# Risks and risk management

Minimizing risks is an integrated part of our business. Wallenstam's employees participate both in the risk inventory and the preventative work. The risks are assessed based on harmfulness and probability, and are prioritized by Management and the Board. The work aims to develop guidelines, strategies and measures to reduce the risks. This is ongoing work, which is continually being developed and the company's compliance function is responsible for the follow-up. All events cannot be foreseen. For this reason, part of our risk work is to be prepared for crisis management. We conduct regular drills of our crisis management organization based on special guidelines and crisis checklists. This helps to minimize losses to the operations and our stakeholders.

## SENSITIVITY ANALYSIS, CASH FLOW

	SEK million
Change in rental income, residential, 1%	15.7
Change in rental income, negotiable commercial contracts, 1%	2.0
Change in operating costs, 1%	7.0
Change in loan interest rate, 1 percentage point (annual basis)	79.0

## Construction and management

### Description of risk

- Occupational accidents.
- Unpredictable events that result in increased costs, such as environmental factors, substances in soil or leakage requiring decontamination or areas of natural value that need to be protected.

### Wallenstam's management

- A working environment plan is prepared early on and followed up during the entire project. Building work environment coordinators are appointed to ensure occupational safety in the planning stage. In contractor agreements, coordinators are appointed with equivalent responsibility during the construction phase. Sufficiently long time plans to avoid stress and mistakes.
- Analysis of environmental risks during acquisition of land, soil investigations during new construction and continual investigations of environmental risks.
- Efficient organization of projecting, planning, procurement, construction and choice of contractor.

## Partners

### Description of risk

- Competition for contractors.
- That procurements are not conducted/agreements are not correctly entered into, which can cause uncertainty about responsibility and increased costs.
- That partners do not follow entered into agreements or our Code of Conduct.
- That partners go bankrupt, which can be costly for Wallenstam.

### Wallenstam's management

- Develop long-term relationships and well-established collaboration with contractors and suppliers.
- Developed processes and templates for procurement and purchasing, the right competencies in the process and at least two people always review tenders and agreements before they are signed.
- Requirements on contractors to follow Wallenstam's Code of Conduct.
- Project managers are highly knowledgeable about and closely involved in their projects. Routines for follow-up of agreements and on-site checks.
- Routines for logbooks and ID checks etc. at workplaces. Unannounced spot-checks at partners are conducted regularly.
- Routines regarding supplier checks.
- Internal spot-checks are performed.

## Information and IT security

### Description of risk

- That IT systems are attacked and operations manipulated or that information falls into the wrong hands.
- That sensitive information is circulated to the wrong people.
- Non-compliance with legal requirements.

### Wallenstam's management

- Continual work with security-enhancing measures surrounding IT security, upgrades of firewalls, antivirus protection and systems, anti-hacking tests, routines for IT security etc.
- Policy and guidelines for information security as well as continual internal information and training. Routines for information sharing and handling.
- A Data Protection Officer and a GDPR Council that works continually with GDPR issues.

## Employees

### Description of risk



- Less confidence or attractiveness among existing and potential employees.
- To be unable to recruit and retain employees with the right competencies and commitment.
- That employees do not uphold the company's values.

### Wallenstam's management



- Offer a good working environment with attractive and market-related benefits and working conditions.
- Strategic plan for our employee journey (Attract, Recruit, Introduce, Develop, Motivate, Terminate) with clear areas of responsibility that require collaboration between HR and managers/leaders.
- Continual management support and management training for all managers /leaders in order to create the right conditions for desirable leadership.
- Continual work with our values and corporate culture and employeeship (own responsibility).
- Regular employee surveys resulting in action plans aimed at maintaining and increasing engagement.
- Synthetic options scheme for employees which offers clear participation in the company's development.

## Corruption

### Description of risk



- Risk of corruption linked to allocation of apartments/premises.
- Risk of corruption during procurements and investments.

### Wallenstam's management



- Clear processes and templates for procurements, investments and letting. Routines where two persons jointly shall review and authorize lettings and investments and also check tenders and agreements prior to signing.
- Internal spot-checks for checking agreements.
- Focus on checking existing contracts, for example unlawful subletting.
- An Ethics Council tasked with driving and monitoring the anti-corruption work at Wallenstam. Internal information, training and support through the Ethics Council.
- Accessible whistleblower function, internally and externally.
- Internal transparency about side-line jobs and assignments that may affect interests.

## Climate change

### Description of risk



- Climate changes are expected to result in climate risks such as larger volumes of rainfall, heat waves, more powerful winds, higher sea levels and increased flows in watercourses, soil erosion as well as avalanches and landslides. These phenomena can impact our properties negatively.

### Wallenstam's management



- In connection with new construction planning, possible consequences of a changing climate are considered.
- We ensure, among other things, that roofs and hardened surfaces on the properties can handle large amounts of rain during a short period.
- In order to handle increased water flows, for example, collection reservoirs are built in the form of stone cisterns underground in our new construction. Water protection equipment is also placed in vulnerable locations in properties.
- We are working actively to reduce our Scope 1, 2 and 3 emissions.
- Production of renewable energy contributes to a lower global climate impact.



## Financing

### Description of risk



- Weak liquidity impedes investments and the ability to meet payment obligations.

### Wallenstam's management



- Attractive property holdings.
- Proximity to the market and the banks. Good relationships with several lenders provides good financing possibilities.
- Strong equity/assets ratio and liquidity in focus.
- Liquidity forecasts are continually updated with the aim of optimizing cash management.

## Interest rates

### Description of risk



- Interest rate increases that result in higher costs and a large impact on the results.

### Wallenstam's management



- Loan portfolio with different maturities and spread among various forms of credit and lenders.
- Interest rate derivatives are used to diversify risk, to protect the underlying portfolio and as a flexible means of influencing the fixed interest terms in the loan portfolio.

## Economic cycle

### Description of risk



- Weaker property values.
- Increased land prices.
- Lack of resources and increased costs.

### Wallenstam's management



- Having properties in attractive locations lowers the risk of falling values during an economic downturn.
- Profitability is also ensured in the event of a change in market conditions through high demands in relation to return on invested capital.
- Ensure a strong balance sheet.
- Own production of renewable electrical energy ensures lower price sensitivity in relation to electricity.

## Infrastructure and urban development

### Description of risk



- Changes and construction of infrastructure or other matters that can negatively affect the attractiveness of our properties.

### Wallenstam's management



- Continual monitoring of the development of our areas.
- Cooperation with the municipality, other property owners, tenants and center associations.
- Initiatives in collaboration with tenants to strengthen the attractiveness of the inner city through events, offers, accessibility, marketing and communication etc.

## Changes in laws and regulations

### Description of risk



- Changes in laws, regulations and regulatory requirements, for example relating to the environment, design, tax issues, charges etc., which result in increased costs and additional administration.

### Wallenstam's management



- Follow development of issues concerning our operations. Interpret legal cases and regulatory changes that may result in changed conditions.
- Proactivity in order to meet new requirements, practice and laws.
- Comments on proposals, meetings with decision-makers in order to clarify the consequences for the property sector.

## Supply and demand

### Description of risk



- » Lower demand, for example for commercial premises, rental apartments or co-op apartments.
- » Protracted planning processes and a shortage of available land.

### Wallenstam's management



- Own and manage properties in attractive areas, which are characterized by growth and strong demand.
- Proximity and close relationships with tenants.
- Follow market trends and be prepared for changes in demand.
- Flexible business model with the possibility to convert and adapt supply, form of tenure and conditions etc. in the event of changing demand.
- Long-term planning, close collaboration with municipalities, and several concurrent development projects.
- Land acquisition for the future in focus.

# Wallenstam's GRI Report

Wallenstam is inspired by GRI, the Global Reporting Initiative, in the preparation of the following sustainability report. The reporting follows the financial year and is published annually as part of the annual report. The latest GRI Report was published on March 21, 2024. This report describes how the Wallenstam Group has worked with sustainability issues during 2024. Wallenstam has defined the scope of the reporting 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 regarding this report 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.

## 2-7: EMPLOYEES

The average number of employees in 2024 amounted to 260. All of the Group's employees are permanent employees, with the exception of 3 people who are probationary employees and 13 people who are employed on a temporary basis, for example in the form of work as a substitute. 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.

## 2-23: POLICY COMMITMENTS

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.

## 2-28: MEMBERSHIPS ASSOCIATIONS

Wallenstam is represented in the governing bodies of Paradgatan Avenyn AB, Fastighetsägarna GFR, Fastighetsägarna Centrala Hisingen (FCH), (b)id Stigberget, Innerstaden Göteborg AB and Göteborg Citysamverkan ideell förening.

## 201-1: DIRECT ECONOMIC VALUE GENERATED AND DISTRIBUTED

The table only refers to operating activities. Changes in value are not included.

SEK million	2018*	2021	2022	2023	2024
<b>Economic value generated</b>					
Revenues	2,877	2,589	3,002	3,343	3,176
<b>Economic value distributed</b>					
Operating costs	-481	-561	-602	-730	-701
Employee wages, benefits and pensions	-192	-272	-194	-292	-181
Interest payments to providers of capital	-237	-259	-384	-713	-826
Payments to government (property tax, VAT)	-556	-640	-626	-602	-532
Community investments	-7	-11	-12	-10	-10
Dividend to shareholders	-583	-392	-396	-395	-328
Total economic value distributed	-2,057	-2,135	-2,214	-2,742	-2,578
<b>Economic value retained</b>	<b>820</b>	<b>454</b>	<b>788</b>	<b>601</b>	<b>598</b>

\* Base year 2018.

\*\* The item electricity includes electricity consumption for heat pumps.

Outcomes for 2019 and 2020 can be found in previous GRI reports.

## 302-1: ENERGY CONSUMPTION WITHIN THE ORGANIZATION

	2018*	2021	2022	2023	2024
<b>Fuel consumption, MWh</b>					
Non-renewable/fossil fuel use	521	32	-	-	-
Heating oil	379	-	-	-	-
Natural gas	142	32	-	-	-
Renewable/recycled/fossil-free fuel use	-	257	281	413	262
Biogas	-	257	281	413	262
<b>Energy consumption, MWh</b>					
Electricity**	41,280	45,178	42,459	38,775	38,852
Heating	89,081	95,511	82,724	82,608	76,022
District heating	88,560	95,222	82,443	82,195	75,760
Heating oil	379	-	-	-	-
Natural gas	142	32	-	-	-
Biogas	-	257	281	413	262
Cooling	557	239	598	354	521
District cooling	557	239	598	354	521
Non-renewable/fossil energy	49,983	47,288	40,762	10,204	8,696
Renewable/recycled/fossil-free energy	80,934	93,640	85,018	111,533	106,700
<b>Total energy consumption</b>	<b>130,917</b>	<b>140,928</b>	<b>125,780</b>	<b>121,737</b>	<b>115,395</b>

Actual energy consumption, i.e., not energy index corrected, decreased during 2024 compared to base year and previous year.

Electricity kWh/sq m **	34.7	34.4	31.2	27.4	27.6
Heating kWh/sq m actual energy consumption	74.9	72.7	60.8	58.4	54.0
Heating kWh/sq m energy index corrected	80.4	74.7	63.4	59.1	57.0

Electricity intensity values decreased from base year but increased marginally from previous year. Heating intensity values decreased from base year and previous year. Intensity values reported per total floor space incl. garage.

## Own electricity production from renewable sources, MWh

Wind power	337,880	352,908	338,020	291,637	298,390
Solar power	n/a	258	1,006	1,930	3,200

Sale of 13 turbines at mid-year 2022. Increased wind power production compared to 2023. Increased solar power production, due to more solar panel installations.

## 302-3: ENERGY INTENSITY

	2018*	2021	2022	2023	2024
kWh/sq m	110	107	92	86	82

Refers to property electricity and actual consumption of district heating, district cooling and bio-gas. Reported per total floor space incl. garage. Not including tenants' electricity consumption.

## 302-4: REDUCTION OF ENERGY CONSUMPTION WITH BASE YEAR 2018, MWh

	2021	2022	2023	2024
<b>Total reduction</b>	<b>-10,011</b>	<b>5,136</b>	<b>9,180</b>	<b>15,523</b>
Reduction electricity	-3,898	-1,179	2,505	2,428
Reduction not energy index corrected heating	-6,430	6,357	6,473	13,059
Reduction cooling	318	-41	203	36

Energy consumption decreased in all types of energy.

## 303-5: WATER COMSUMPTION, m³

	2022	2023	2024
Absolute	1,256,475	1,211,462	1,236,428
Intensity	0.956	0.890	0.874

Intensity values reported per total floor space incl. garage. Increased marginally due to more restaurants in the holdings.

### 305: GREENHOUSE GAS (GHG) EMISSIONS CO<sub>2</sub>e\*\*\*\*

Absolute value stated in tons CO<sub>2</sub> and intensity value stated in kg CO<sub>2</sub>/sq m.

	2018		2021		2022		2023		2024		Comments 2024
	Absolute	Intensity	Absolute	Intensity	Absolute	Intensity	Absolute	Intensity	Absolute	Intensity	

#### Scope 1\*

##### 305-1 DIRECT GHG EMISSIONS

Oil	102	0.086	-	-	-	-	-	-	-	-	Since 2020, oil boilers have been phased out.
Gas	30	0.026	7	0.005	0	0.000	0	0.000	0	0.000	Only biogas is used.
Refrigerants	n/a	n/a	370	0.281	1,264	0.929	444	0.314	477	0.339	Refrigerant leakage increased marginally from 2023.
<b>Total Scope 1</b>	<b>132</b>	<b>0.112</b>	<b>377</b>	<b>0.286</b>	<b>1,264</b>	<b>0.929</b>	<b>444</b>	<b>0.314</b>	<b>477</b>	<b>0.339</b>	<b>Scope 1 emissions increased from the previous year due to increased refrigerant leakage. Intensity values are reported per total floor space incl. garage.</b>

#### Scope 2\*

##### 305-2 INDIRECT GHG EMISSIONS

Electricity - Market-based ***	-	-	-	-	-	-	-	-	-	-	Emissions are zero as our property electricity is produced in our own wind turbines and solar cells.
Electricity - Location-based ***	578	0.486	256	0.195	326	0.239	257	0.181	253	0.180	Shows what the emissions would have been if we did not have only wind and solar power as property electricity. Reported according to the Swedish electricity mix. In 2023, it was 6.52 g CO <sub>2</sub> /kWh (6.62), source AIB.
District heating	5,097	4.288	3,866	2.943	3,826	2.811	3,888	2.747	3,049	2.165	Calculated on amount of energy used and district heating suppliers' emissions. Properties with agreements for lower climate impact have been included. Emissions have decreased.
District cooling	1	0.001	4	0.003	2	0.002	0	0.000	0	0.000	District cooling generated no emissions in 2024.
<b>Total Scope 2 (market-based)</b>	<b>5,098</b>	<b>4.289</b>	<b>3,870</b>	<b>2.946</b>	<b>3,829</b>	<b>2.812</b>	<b>3,888</b>	<b>2.747</b>	<b>3,049</b>	<b>2.165</b>	<b>Scope 2 emissions decreased. Intensity values are reported per total floor space incl. garage.</b>

#### Scope 3

##### 305-3 OTHER INDIRECT GHG EMISSIONS

###### Category 1. Purchased goods and services\*\*

Materials in new construction	n/a	n/a	7 100	205	11,564	154	10,923	157	1,361	116	Based on climate calculations. Intensity values are reported per GFA.
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###### Category 3. Fuel- and energy-related activities

Emissions from district heating and district cooling	n/a	n/a	558	0.425	418	0.307	573	0.405	424	0.301	Refers to emissions from district heating suppliers' fuel transports.
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###### Category 6. Business travel

Car	n/a	n/a	24	0.019	20	0.015	13	0.009	6	0.004	Travel by car with leased or staff-owned cars decreased. Reported according to the Swedish Transport Administration's air pollution handbook, 2020.
Air	n/a	n/a	5	0.004	7	0.005	2	0.001	4	0.003	Number of flights increased and a larger proportion was made using biofuels.
Taxi	n/a	n/a	0	0.000	0	0.000	0	0.000	0	0.000	The company's taxi trips generate marginal emissions.
Train	n/a	n/a	0	0.000	0	0.000	0	0.000	0	0.000	The company's train trips generate marginal emissions.

###### Category 13. Downstream leased assets

Tenants' electricity consumption	n/a	n/a	74	0.11	76	0.11	49	0.07	50	0.04	Based on properties with submetering. Standard values are used for properties without submetering. Intensity values are reported per weighted residential floor space.
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<b>Total Scope 3</b>			<b>7,762</b>		<b>12,085</b>		<b>11,560</b>		<b>1,845</b>		<b>Scope 3 emissions decreased. Intensity values are not aggregated as they are based on different types of floor space.</b>
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### 305-5: REDUCTION OF GHG EMISSIONS

	2018		2021		2022		2023		2024		Comments 2024
	Absolute reduction	Intensity per sq m	Absolute reduction	Intensity per sq m	Absolute reduction	Intensity per sq m	Absolute reduction	Intensity per sq m	Absolute reduction	Intensity per sq m	
Scope 1**	-	-	555	0.49	-332	-0.15	488	0.47	455	0.44	Decrease from base year and marginal increase from 2023.
Scope 2*	-	-	1,228	1.34	1,269	1.48	1,210	1.54	2,049	2.12	Decrease from base year and from 2023. Refers to district heating and district cooling.
Scope 3**	n/a	n/a	21,356	-	17,033	-	17,558	-	27,273	-	Decrease from base year and from 2023.

### 306-2: WASTE BY TYPE AND DISPOSAL METHOD

Absolute value stated in tons and intensity value stated in kg.

	2018		2021		2022		2023		2024		Comments 2024
	Absolute	Intensity	Absolute	Intensity	Absolute	Intensity	Absolute	Intensity	Absolute	Intensity	
Waste, for incineration and energy recovery	n/a	n/a	3,415	5.12	3,439	5.02	3,182	4.60	3,304	4.78	Reporting is based on weight data from some municipalities, and otherwise on our company average. Intensity values are reported per weighted residential floor space. Residual waste and food waste increased marginally.
Food waste, for composting and biogas production	n/a	n/a	260	0.39	350	0.51	331	0.48	386	0.56	

### 401-1: NEW EMPLOYEE HIRES AND EMPLOYEE TURNOVER

#### New employees 2024

Age	Number of persons	of whom women/men	of whom in Gothenburg/Stockholm
Under 30 years	7	5/2	6/1
30-50 years	8	4/4	2/6
Over 50 years	0	0/0	0/0
<b>Total</b>	<b>15</b>	<b>9/6</b>	<b>8/7</b>

### 405-2: RATIO OF BASIC SALARY AND REMUNERATION OF WOMEN TO MEN

The ratio describes the relationship between the agreed average salary of men and women and is calculated by dividing women's salary by men's salary, and men's salary by women's salary. The previous years' figures are provided in parenthesis.

	Women's salary	Men's salary
Including Group Management, excluding CEO	86% (87)	116% (116)
Excluding Group Management	84% (84)	119% (119)

The proportion of women in property management and operation amounts to 60%, the proportion of women in project and business development amounts to 51% and the proportion of women in business support amounts to 57%.

### 406-1: INCIDENTS OF DISCRIMINATION AND CORRECTIVE ACTIONS TAKEN

No incidents of discrimination were reported in 2024.

\* Base year 2018.

\*\* Base year 2019.

\*\*\* The item electricity includes electricity consumption for heat pumps.

\*\*\*\* All data regarding CO<sub>2</sub> in this table is based on inputs from suppliers, which report according to prevailing accounting standards. As data for the actual impact in 2024 was not available during preparation of this report, the heating data is based to a minor extent on estimated values based on emission factors for the year 2023.

Outcomes for 2019 and 2020 can be found in previous GRI reports.

# GRI content index

GRI Standard	Disclosure	Page number in the annual report	Comment
<b>General Disclosures</b>			
GRI 1: Foundation 2021		GRI content index	89
GRI 2: General disclosures 2021	2-1	Organizational details	Cover, 18, 30
	2-2	Entities included in the organization's sustainability reporting	30, 62
	2-3	Reporting period, frequency and contact point	87
	2-5	External assurance	87
	2-6	Activities, value chain and other business relationships	11, 18-19, 26-27
	2-7	Employees	12, 19, 87-88
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	2-22	Statement on sustainable development strategy	4-5
	2-23	Policy commitments	5, 8-12, 87
	2-28	Memberships associations	87
	2-29	Approach to stakeholder engagement	8-12
	2-30	Collective bargaining agreements	12
GRI 3: Material topics 2021	3-1	Process to determine material topics	8
	3-2	List of material topics	8-12
<b>Wallenstam Material Topics</b>			
<b>Stable economy</b>			<b>Agenda 2030 SDG</b>
GRI 3: Material topics 2021	3-3	Management of material topics	Cover, 1, 3, 15, 21, 90-92
GRI 201: Economic Performance 2016	201-1	Direct economic value generated and distributed	16-17, 22-23, 26-27, 33-34, 59, 87
<b>Anti-corruption</b>			<b>UN Global Compact Principles*</b>
GRI 3: Material topics 2021	3-3	Management of material topics	5, 8, 14
GRI 205: Anti-corruption 2016	205-2	Operations assessed for risks related to corruption	11, 14
<b>Sustainable materials</b>			<b>10</b>
GRI 3: Material topics 2021	3-3	Management of material topics	8-10
GRI 305: Emissions 2016	305-3	Other indirect GHG emissions	88
<b>Energy efficiency</b>			<b>9</b>
GRI 3: Material topics 2021	3-3	Management of material topics	8-10
GRI 302: Energy 2016	302-1	Energy consumption within the organization	87
	302-3	Energy intensity	87
	302-4	Reduction of energy consumption	87
<b>Water</b>			<b>8</b>
GRI 3: Material topics 2021	3-3	Management of material topics	9
GRI 303: Water and effluents 2018	303-5	Water consumption	87
<b>Greenhouse gas emissions</b>			<b>7, 8</b>
GRI 3: Material topics 2021	3-3	Management of material topics	8-10
GRI 305: Emissions 2016	305-1	Direct GHG emissions	88
	305-2	Energy indirect GHG emissions	88
	305-3	Other indirect GHG emissions	88
	305-4	GHG emissions intensity	88
	305-5	Reduction of GHG emissions	88
<b>Waste management</b>			<b>11</b>
GRI 3: Material topics 2021	3-3	Management of material topics	9-10
GRI 306: Waste 2020	306-2	Waste by type and disposal method	88
<b>Fair and decent employment</b>			<b>3, 4</b>
GRI 3: Material topics 2021	3-3	Management of material topics	8-12, 14
GRI 401: Employment 2016	401-1	New employee hires and employee turnover	12, 87-88
<b>Occupational Health and Safety</b>			<b>8</b>
GRI 3: Material topics 2021	3-3	Management of material topics	8-12, 14
Wallenstams Own Disclosure (WOD)	WOD-1	Sick leave	12
<b>Customer satisfaction</b>			<b>11</b>
GRI 3: Material topics 2021	3-3	Management of material topics	2, 9-11
Wallenstams Own Disclosure (WOD)	WOD-2	Key conclusions of customer surveys	2
<b>Diversity and gender equality</b>			<b>6</b>
GRI 3: Material topics 2021	3-3	Management of material topics	8-12
GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	12, 35, 73, 77
	405-2	Ratio of basic salary and remuneration of women to men	88
<b>Inclusive business climate</b>			<b>6</b>
GRI 3: Material topics 2021	3-3	Management of material topics	8-12
GRI 406: Non-discrimination 2016	406-1	Incidents of discrimination and corrective actions taken	88

## \* 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.

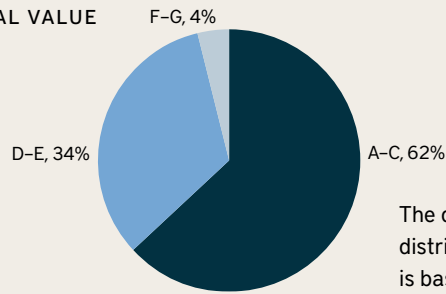
**Principle 8, Environment:** Businesses should undertake initiatives to promote greater environmental responsibility.

**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.

## Energy classes

EPC CLASSES DISTRIBUTED BY RENTAL VALUE



The diagram shows Wallenstam's rental value distributed by energy classes. The distribution is based on energy performance certificates.

## EU taxonomy

**Proportion of turnover** from products or services associated with Taxonomy-aligned economic activities – disclosure covering year 2024.

Financial year 2024	2024			Substantial contribution criteria						DNSH criteria ("Does Not Significantly Harm")									
Economic Activities (1)	Code (2)	Turnover (3)	Proportion of Turnover, 2024 (4)	Climate Change Mitigation (5)	Climate Change Adaptation (6)	Water (7)	Pollution (8)	Circular Economy (9)	Biodiversity (10)	Climate Change Mitigation (11)	Climate Change Adaptation (12)	Water (13)	Pollution (14)	Circular Economy (15)	Biodiversity (16)	Minimum Safeguards (17)	Proportion of Taxonomy-aligned (A.1) or -eligible (A.2) turnover, year 2023 (18)	Category enabling activity (19)	Category transitional activity (20)
		SEK (Mkr)	%	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T
A. TAXONOMY-ELIGIBLE ACTIVITIES																			
A.1 Environmentally sustainable activities (Taxonomy-aligned)																			
Electricity generation from wind power	CCM 4.3	149*	5	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	Y	-	Y	Y	Y	8	-	-
Acquisition and ownership of buildings	CCM 7.7	1 317	42	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	30	-	-
Turnover of environmentally sustainable activities (Taxonomy-aligned) (A.1)		1 466	46	46	-	-	-	-	-	-	Y	Y	-	Y	Y	Y	38****		
Of which enabling		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	
Of which transitional		-	-	-						-	-	-	-	-	-	-	-		T
A.2 Taxonomy-eligible but not environmentally sustainable activities (not Taxonomy-aligned activities)																			
				EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL										
Acquisition and ownership of buildings	CCM 7.7	1 606	51	EL	N/EL	N/EL	N/EL	N/EL	N/EL										
Turnover of Taxonomy-eligible but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		1 606	51	51	-	-	-	-	-										
A. Turnover of Taxonomy-eligible activities (A.1+A.2)		3 072	97	97	-	-	-	-	-										
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																			
Turnover of Taxonomy-non-eligible activities		100**	3	<b>Turnover</b> – Revenue from rental income and electricity generation less discounts provided, value added tax and other taxes directly linked to turnover.  * Based on outstanding green bonds issued according to Wallenstam’s green framework dated November 2022, turnover in article 4.3 of A.1 should be adjusted to SEK 0 million. ** See the Group’s Note 4.															
TOTAL		3 172***	100																

**Turnover** – Revenue from rental income and electricity generation less discounts provided, value added tax and other taxes directly linked to turnover.

\* Based on outstanding green bonds issued according to Wallenstam's green framework dated November 2022, turnover in article 4.3 of A.1 should be adjusted to SEK 0 million.

\*\* See the Group's Note 4.

\*\*\* See the Group's Notes 3 and 4.

\*\*\*\* Adjusted value due to new presentation of income statement.

Row	Nuclear energy related activities	
1.	The undertaking carries out, funds or has exposures to research, development, demonstration and deployment of innovative electricity generation facilities that produce energy from nuclear processes with minimal waste from the fuel cycle.	No
2.	The undertaking carries out, funds or has exposures to construction and safe operation of new nuclear installations to produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production, as well as their safety upgrades, using best available technologies.	No
3.	The undertaking carries out, funds or has exposures to safe operation of existing nuclear installations that produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production from nuclear energy, as well as their safety upgrades.	No
	Fossil gas related activities	
4.	The undertaking carries out, funds or has exposures to construction or operation of electricity generation facilities that produce electricity using fossil gaseous fuels.	No
5.	The undertaking carries out, funds or has exposures to construction, refurbishment, and operation of combined heat/cool and power generation facilities using fossil gaseous fuels.	No
6.	The undertaking carries out, funds or has exposures to construction, refurbishment and operation of heat generation facilities that produce heat/cool using fossil gaseous fuels.	No

**Proportion of CapEx** from products or services associated with Taxonomy-aligned economic activities – disclosure covering year 2024.

Financial year 2024	2024			Substantial contribution criteria						DNSH criteria ("Does Not Significantly Harm")										
Economic Activities (1)	Code (2)	CapEx (3)	Proportion of CapEx, 2024 (4)	Climate Change Mitigation (5)	Climate Change Adaptation (6)	Water (7)	Pollution (8)	Circular Economy (9)	Biodiversity (10)	Climate Change Mitigation (11)	Climate Change Adaptation (12)	Water (13)	Pollution (14)	Circular Economy (15)	Biodiversity (16)	Minimum Safeguards (17)	Proportion of Taxonomy-aligned (A.1) or -eligible (A.2) CapEx, year 2023 (18)	Category enabling activity (19)	Category transitional activity (20)	
		SEK (Mkr)	%	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T	
A. TAXONOMY-ELIGIBLE ACTIVITIES																				
A.1 Environmentally sustainable activities (Taxonomy-aligned)																				
Electricity generation from wind power	CCM 4.3	0	0	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	Y	-	Y	Y	Y	-	-	-	
Acquisition and ownership of buildings	CCM 7.7	1 187	54	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	52	-	-	
CapEx of environmentally sustainable activities (Taxonomy-aligned) (A.1)		1 187	54	54	-	-	-	-	-	-	Y	Y	-	Y	Y	Y	52			
Of which enabling		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E		
Of which transitional		-	-	-						-	-	-	-	-	-	-	-		T	
A.2 Taxonomy-eligible but not environmentally sustainable activities (not Taxonomy-aligned activities)																				
				EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL											
Acquisition and ownership of buildings	CCM 7.7	924	42	EL	N/EL	N/EL	N/EL	N/EL	N/EL											44
CapEx of Taxonomy-eligible but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		924	42	42	-	-	-	-	-											44
A. CapEx of Taxonomy-eligible activities (A.1+A.2)		2 112*	95	95	-	-	-	-	-											96
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																				
CapEx of Taxonomy-non-eligible activities		101**	5																	
TOTAL		2 213	100																	

**CapEx (capital expenditure)** – New investments in newly constructed assets, which are taxonomy-aligned on completion and investments in existing taxonomy-aligned assets.

\* See the Group's Note 15.

\*\* See the Group's Notes 16, 18 and 21.

**Proportion of OpEx** from products or services associated with Taxonomy-aligned economic activities – disclosure covering year 2024.

Financial year 2024	2024			Substantial contribution criteria						DNSH criteria ("Does Not Significantly Harm")									
Economic Activities (1)	Code (2)	OpEx (3)	Proportion of OpEx, 2024 (4)	Climate Change Mitigation (5)	Climate Change Adaptation (6)	Water (7)	Pollution (8)	Circular Economy (9)	Biodiversity (10)	Climate Change Mitigation (11)	Climate Change Adaptation (12)	Water (13)	Pollution (14)	Circular Economy (15)	Biodiversity (16)	Minimum Safeguards (17)	Proportion of Taxonomy-aligned (A.1) or -eligible (A.2) OpEx, year 2023 (18)	Category enabling activity (19)	Category transitional activity (20)
		SEK (Mkr)	%	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y; N; N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T
<b>A. TAXONOMY-ELIGIBLE ACTIVITIES</b>																			
<b>A.1 Environmentally sustainable activities (Taxonomy-aligned)</b>																			
Electricity generation from wind power	CCM 4.3	56*	17	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	Y	-	Y	Y	Y	15	-	-
Acquisition and ownership of buildings	CCM 7.7	55	17	Y	N/EL	N/EL	N/EL	N/EL	N/EL	-	Y	-	-	-	-	Y	10	-	-
<b>OpEx of environmentally sustainable activities (Taxonomy-aligned) (A.1)</b>		<b>111</b>	<b>34</b>	<b>34</b>	-	-	-	-	-	-	Y	Y	-	Y	Y	Y	<b>25</b>		
Of which enabling		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	
Of which transitional		-	-	-						-	-	-	-	-	-	-	-		T
<b>A.2 Taxonomy-eligible but not environmentally sustainable activities (not Taxonomy-aligned activities)</b>																			
					EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL										
Acquisition and ownership of buildings	CCM 7.7	214	66	EL	N/EL	N/EL	N/EL	N/EL	N/EL								75		
<b>OpEx of Taxonomy-eligible but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)</b>		<b>214</b>	<b>66</b>	<b>66</b>	-	-	-	-	-								<b>75</b>		
<b>A. OpEx of Taxonomy-eligible activities (A.1+A.2)</b>		<b>325</b>	<b>100</b>	<b>100</b>	-	-	-	-	-								<b>100</b>		

<b>B. TAXONOMY-NON-ELIGIBLE ACTIVITIES</b>		
OpEx of Taxonomy-non-eligible activities	0	0
<b>TOTAL</b>	<b>325</b>	<b>100</b>

**OpEx (operating expenditure)** – Direct costs that are not booked as assets and which refer, among other things, to maintenance, repair and building renovation. Operating expenditure necessary to ensure the ongoing and proper functioning of the assets.

\* Based on outstanding green bonds issued according to Wallenstam's green framework dated November 2022, operating expenditures in article 4.3 of A.1 should be adjusted to SEK 0 million.



# Annual General Meeting 2025

Wallenstam’s Annual General Meeting 2025 will take place on Tuesday, April 29, 2025, at 4.00 p.m. at Elite Park Avenue Hotel, Kungsportsavenyen 36–38 in Gothenburg. Shareholders can exercise their voting rights at the Annual General Meeting by attending in person, by proxy or by postal voting.

More information and instructions on how to register are provided in the notice convening the Annual General Meeting, which is announced through a separate press release and is available, for instance, on [www.wallenstam.se/arsstamma](http://www.wallenstam.se/arsstamma).

## Glossary

### Yield requirement

The yield an owner demands for an investment with due consideration for how risky the investment is.

### Gross floor area GFA

Gross floor area is the total area of all the floors which is limited by the exterior of the surrounding parts of the building.

### Derivative instruments

A financial instrument whose value is related to an underlying asset or obligation. Used to create a hedge against undesirable price trends in the underlying asset. Examples of normal derivative instruments are futures and swap agreements.

### Renewable energy certificates

The renewable energy certificate system is based on the provision of certificates to the producers of renewable electricity. Each MWh (megawatt hour) equals one certificate. The sale of certificates is intended to provide producers with revenue in addition to the revenue from electricity sales.

### Renewable energy

Energy that comes from renewable sources such as wind power, hydroelectric power, solar power and bio-fuels.

### GRI

Global Reporting Initiative, a framework for recording and reporting sustainability information. GRI provides guidelines for the content of sustainability reports, how they should be prepared and the disclosures that should be reported.

### Covenant

A contract between a lender and a borrower where the borrower guarantees to fulfil certain key ratios, such as a given equity/assets ratio, as a condition of the loan.

### Synthetic options scheme

A share-related options programme aimed at employees. Synthetic options provide the holder with the right to a final settlement in cash at a given point in time based on the current share price.

### Swap agreement

Swaps are financial instruments that entail an exchange of cash flow between two parties on an underlying nominal amount. An interest rate swap is an example of an agreement where an operator lending at fixed interest rates (e.g. fixed for five years) may wish to swap the interest flow with another operator lending at variable rates.

### Vacancy rate

Unlet floor space in relation to total floor space.

### Volatility

A measurement of how much a price of something varies over a given period.

For additional clarifications, refer to [www.wallenstam.se](http://www.wallenstam.se)

## Definitions

### Share yield

The proposed dividend as a percentage of the share price at the end of the period.

### Share total yield

The share price trend during the year including distributed dividend as a percentage of the share price at the start of the period.

### The number of shares

The number of registered shares at any given time. *Number of shares outstanding*: the number of registered shares less repurchased own shares at any given time. *Average number of shares*: weighted average number of shares outstanding during a given period.

### Return on equity

Profit after tax on a rolling 12-month basis in relation to average equity. See page 17.

### Return on total capital

Profit before tax with reversal of interest expenses for the latest rolling 12-month period in relation to average total assets. See page 17.

### Loan-to-value ratio

Interest-bearing liabilities and lease liability less cash and cash equivalents in relation to the Group’s investments in properties, site leasehold rights, development properties, wind power and land leases at the end of the period.

### Residential property

Property, which predominantly consists of residential space.

### Market capitalization

Share price multiplied by the number of registered shares on the closing day.

### Net operating income, investment properties

Rental income less operating and maintenance expenses, and property tax.

### Development property

A property that is constructed with the intention of being divested, either in its entirety or per share, upon completion.

### Income from property management

Rental income from investment properties less operating expenses, management costs and administrative expenses and net financial items attributable to investment properties.

### Average interest rate

Interest expenses for the period in relation to interest-bearing average debt.

### Average yield requirement

Normalized net operating income in accordance with the valuation model in relation to the estimated market value of yielding investment properties.

### Rental value\*

Rental income and the estimated market rent for vacant space.

### Comparable holdings

Refers to properties that were included in the holdings during the entire reporting period and during the entire comparative period. Properties that were acquired, sold or have been classified as project properties during the period or comparative period are not included.

### Cash flow per share

Cash flow for the period in relation to the average number of shares outstanding.

### Cash flow from operating activities per share

Cash flow from operating activities for the period in relation to the average number of shares outstanding.

### Commercial property

Property, which predominantly consists of commercial space.

### Average number of employees

The total number of hours worked during the year divided by normal annual working hours.

### P/E ratio

Share price at the end of the period, in relation to profit after tax per average number of outstanding shares for the latest rolling 12-month period.

### Earnings per share after tax

Profit after tax in relation to the average number of outstanding shares.

### Interest coverage ratio

Profit or loss before changes in value and impairment losses with reversal of net financial items in relation to net financial items.

### Public use property

Property, which is predominantly used by tax funded activities and is specifically adapted for community services.

### Equity/assets ratio

Equity in relation to total capital employed at the end of the period.

### Net asset value

Equity with the addition of deferred tax liabilities related to investment properties.

### Net asset value per share

The Group’s net asset value in relation to the number of outstanding shares at the end of the period.

### Occupancy rate – floor space

Let floor space in relation to total floor space, excluding garage, project properties and voluntary vacation.

### Changes in value, investment properties

Profits or losses from sales of investment properties during the period less expenses and the assessed market value of the properties at the immediately preceding reporting period and profits or losses from the change in the assessed market value of investment properties compared to the immediately preceding reporting period.

### Surrender rate

Proportion of commercial leases, which are extended, in relation to the proportion of cancellable commercial leases.

### Surplus ratio

Net operating income as a percentage of rental income.

For further information, please refer to: [www.wallenstam.se/glossary](http://www.wallenstam.se/glossary)

*\* Operational key ratios, are not considered alternative performance measures according to ESMA’s guidelines. See page 16.*

Calendar

Interim report Q1	April 28, 2025
Annual General Meeting	April 29, 2025
Interim report Q2	July 7, 2025
Interim report Q3	October 21, 2025

Information regarding Wallenstam’s business operations, financial reporting and press releases can be found at [www.wallenstam.se](http://www.wallenstam.se).

Wallenstam AB (publ) identity no. 556072-1523  
[info@wallenstam.se](mailto:info@wallenstam.se) [www.wallenstam.se](http://www.wallenstam.se)  
Telephone +46 31 20 00 00

**Gothenburg:**  
401 84 Gothenburg  
Visiting adress Kungssportsavenyen 2

**Stockholm:**  
Box 19531, 104 32 Stockholm  
Visiting adress Birger Jarlsgatan 64

Cover visualization image Marge Arkitekter  
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