

STATEMENT OF CONTINUED SUPPORT

Malmö, 23 August, 2012

Wihlborgs will in 2012 and 2013 continue to embrace, support and enact the ten principles in Global Compact, within our sphere of influence. This commitment also implies that we shall continuously evaluate the ten principles with regard to our related conduct and performance.

Wihlborgs operates within two countries – Sweden and Denmark – and we have decided to continue with the Global Compact. We believe it is important that we carry out all parts of our business activities in a sustainable and ethical manner. We also wish to contribute to a long-term approach vis-a-vis our employees, partners, suppliers, customers, and society in general.

In our latest statement of continued support, we informed about our intention to publish our first Sustainability Report according to Global Reporting Initiative (GRI). In April 2012 we could proudly present our first **Sustainability Report**, level B+. **In page 46 in** the report you can take part of the **crosstable for Global Compact and GRI**. The table illustrates the ten principles in Global Compact. The Sustainability Report includes a report on the ten principles. The principles are presented in the GRI index with reference to Global Compact. We have earlier published two independent Communications on Progress (year 2010 and 2011); our Sustainability Report includes our third Communication on Progress.

At the end of 2009, we also decided to join the CSR-Skåne network, and during 2011/2012 we continued our participation. CSR Skåne is a network within the region for companies, organizations and NGOs that wish to obtain knowledge, experience and tools to work with social and community responsibility.

We recognize that a key requirement for participating in the Global Compact is the annual submissions of a Communication on Progress which describes our company's efforts to implement the ten principles. We support public accountability and transparency, and therefore annually continue to report on progress according to the Global Compact COP policy.

Wihlborgs Fastigheter AB

Anders Jarl, CEG

Wihlborgs Sustainability Report **2011**



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Wihlborgs properties

Wihlborgs is the leading property company in the Öresund region, owning property with a total market value of SEK 18 billion. The lettable area of the property totals 1.4 million square metres. The total rental value is SEK 1.6 billion. The portfolio mainly consists of commercial properties. The Company's shares are quoted on the Mid Cap List of the OMX Nordic Exchange.

Business and sustainability issues must go hand in hand

There is no other way.

It becomes clearer and clearer each passing year that we have a joint responsibility to think outside our own narrow business areas – and to see our own activities as part of a larger whole.

Wihlborgs' properties are located in the expansive Öresund region, but this does not mean that we can ignore the global perspective. What we do locally can affect the world as a whole, and what is done globally can affect us as local businesses.

I am therefore especially proud that Wihlborgs is now publishing a sustainability report in accordance with the GRI (Global Reporting Initiative). I am convinced this is significant for everyone who one way or another is affected by our business activities. It certainly should be.

Social responsibility is more than just the environment

Even just a few years ago, I would have said that a sustainability report from Wihlborgs would concern the environment to 90 percent. In July 2010 we signed the UN Global Compact – and our environmental impact is certainly very largely linked to the Global Compact's ten principles. But that is still only a small part of the responsibility that makes up the concept of sustainability.

How we as a company view society should be seen from both a financial, environmental and social perspective.

As a long term decision, we have decided to report on our sustainability work to GRI level B+. The GRI framework is an effective tool of strategic operational development and will help us in constantly developing and improving our performance. It also creates an opportunity for us to report on our own development in a comparable and transparent way.

Which can take time

We view our own work on sustainability issues with both respect and humility. It is a long term process that is being constantly developed and not always quite so simple to implement. It takes time to integrate sustainability issues across our entire company. It is not enough to list every ambition on paper, we need to turn these into reality too. We have elected to allow the procedures in the direction of our sustainability report the time they need. We have had policies and codes on how we are to behave for a long time, but in signing the UN Global Compact we have raised the bar for our sustainability work even higher.

Everyday operations are increasingly focused on sustainability

I can categorically state that sustainability issues now take up ever more time at internal meetings and at our executive and board meetings at Wihlborgs. We have appointed a CSR group



"Our ambition is to create conditions to enable business in the Öresund region to grow strongly," says Anders Iarl.

internally comprising the Information Director, Chief Financial Officer, HR Manager, Purchasing Manager and Environment Manager. The group consists of three women and two men and both the CFO and Information Director are members of the company's group management.

Wihlborgs talks sustainability

We try to do this outside our own walls too. Evaluating the financial aspects of strategic decisions in the management group has long been a matter of course for us. As we do the environment aspects which are often closely linked to financial ones. At the same time, we have a big responsibility to manage our business as good citizens of the community - and we can probably do more on this social level. One step in this direction is the stakeholder dialogue we have initiated and which I hope we can develop further in the coming years. Within five years, we hope to find a strategy for how our core business can contribute to one or more social projects that benefit the local community.

We have also taken the decision in the management group to raise ethics related issues as they affect both financial, environmental and social responsibility. This is very much a case of how we actually act - and to raise the profile of these issues we have developed training packs for all employees, which we call "Wihlborgs talks sustainability".

Risks can also mean business opportunities

When it comes to our long term goals we have been performing risk assessments in several sustainability areas. We have identified our ten biggest risks and at the same time concluded that these risks also offer business opportunities. For instance, we envisage major development opportunities in association with our supplier chains. Our business is based on owning, managing and developing commercial premises which means we are dependent on a number of suppliers in order to be able to operate our business in a good way. This means that we make demands and work strategically with a check list when we sign agreements with our suppliers. We monitor our suppliers, risk assess them - and if we are not happy - we give them the chance to improve and be able to continue their relationship with us.

For us, taking responsibility is about seeing the whole picture, finding a balance for what is reasonable for us and our business. and to see where our boundaries lie, how far we can go and where we want to draw the line for our responsibility.

Where do we want to operate, where do we want to invest?

When we recruit new employees, an increasingly common question is what does the company stand for? We need skilled and committed employees if we are to continue our success, but they also make demands on the company where they wish to make their contribution.

Wihlborgs' ethical approach is also increasingly becoming part of the equation when external investors look at our shares - what kind of company am I investing in, what values do they stand for and do I share these values?

If you are reading our sustainability report - we would really like you to tell us what you think is good and what could have been better. Listening to people like you who are concerned about sustainability issues and taking onboard what you say is one of the ways in which we can improve. So please get in touch with any of the members of Wihlborgs' CSR group - you will find their contact details on page 53.

I am convinced that sustainability issues go hand in hand with profitability.

Malmö April 2012 Anders Jarl, Chief Executive Officer The decision to present a sustainability report in line with GRI was taken by the Wihlborgs board in August 2010. The board of directors unanimously support Wihlborgs Sustainability Report for the year 2011.

Malmö April 2012

The board of Wihlborgs Fastigheter AB

Awards and recognition

It is always heartwarming to receive recognition.

Our work at Wihlborgs has been acknowledged in several ways in 2011. Which gives us the inspiration to continue developing and intensifying our sustainability efforts. When other people judge us and give us a pat on the back, we know we are doing something right. Here are four acknowledgements we are particularly proud of.

Wihlborgs is recommended to ethical investment funds by Swedbank and Nordea

Swedbank performs regular analyses to maintain recommendations to their funds and investment management commissions with sustainability criteria. In late 2010 Wihlborgs received the news that we continue to be approved for all sustainability funds and are also a so called "good example". This recommendation is for 2011 and up until the next assessment. In February 2011, we heard from Nordea that we had been given their highest rating (A) in their ESB (Environmental, Social and Governance) rating.

Wihlborgs CEO Anders Jarl receives the Speaker of the Year Award from Financial Hearings

On the capital market days in Båstad in July 2011 Anders Jarl accepted his Speaker of the Year Small Cap Award from Financial Hearings CEO Per-Erik Holmström. The award was founded in 2002 and the very first winner was Wihlborgs' current chair Erik Paulsson. Financial Hearings has been organising financial presentations for the capital market for 18 years and presents a number of awards to the best Swedish presenters each year. The jury includes representatives from news agencies Direkt, SIX and e24, Financial Hearings, Cision, Hallvarsson & Halvarsson and others. From a sustainability perspective, it is important for us that the financial information that is presented is done as transparently as possible.

Wihlborgs wins architecture prize for Regionhuset

In August 2011, the City of Malmö Stadsbyggnadspris architecture award went to the Wihlborgs property Skåneland 1 at Dockplatsen, more commonly known as Regionhuset. This was the fourth time a property in the Wihlborgs portfolio has won this prestigious award. The property is GreenBuilding certified and a specific environment programme was used in its development. "Long term sustainability and good architecture are important building blocks and we feel our Skåneland property fulfils both," says Anders Jarl.

Wihlborgs is awarded a Green Star by the GRESB Foundation

On 1 September, Wihlborgs was the only Swedish property company to be awarded a Green Star, the highest status given by the GRESB Foundation in Amsterdam (Global Real Estate Sustainability Benchmark). The GRESB Foundation is a global association of international investors in which 340 of the biggest property funds and property companies in the world have each disclosed detailed information on environmental performance within their property portfolio. All companies are inspected using a model that results in one of four assessments, where the highest is the so called Green Star. To receive this, a company has to have well developed strategies for measuring and managing environment related key figures. These companies focus on reducing their consumption of resources and improving energy efficiency performance, and implementing measures in a forward-looking way.



The Property Skåneland 1 at Dockan in Malmö won the 2011 Malmö Stadsbyggnadspris Award and is GreenBuilding certified. Total energy consumption for the property is about 55 kWh/m² today.

A joy to work in

We concentrate on the Öresund region and on the enterprise sector's need for offices and premises which people enjoy working in and that help companies develop in a positive way.

It may sound a touch pretentious but it is not that hard to create work environments with a feel good factor where employees are able to perform to the best of their abilities. You just have to know how.

When we start new build or renovation projects, we do this together with successful architects which enables us to create beautiful and practical premises in attractive areas. Our constant aim is to marry modern demands with efficient solutions for our tenants.

Here, sustainability issues play a big role – being a modern property company is also about having a modern approach to ethical and environmental issues.

Business concept

Focusing on efficiently functioning sub-markets in the Öresund region, Wihlborgs aims to own, manage and develop commercial properties.

Property portfolio as of 31 December 2011

Wihlborgs Fastigheter AB (publ) is the biggest commercial property owner exclusively focused on the Öresund region. We have 247 properties with a combined market value of SEK 18 billion. The total lettable area of these is 1.4 million square metres with a total rental value of SEK 1.6 billion.

Geographic investment

Our strategy is to be present in locations where we identify the potential for long term growth. Accordingly, Wihlborgs is represented in Malmö, Helsingborg, Lund and Copenhagen with a head office in Malmö. In each of these locations, we are also geographically concentrated on a number of sub markets, which makes us uniquely able to assure cost efficient management.

Local involvement

It is important for us to be actively involved in various organisations and networks. Several of our employees sit on external boards. Today, we are represented on the boards of organisations such as; Fastighetsägarna Syd, Malmö Citysamverkan, Medeon, Ideon, Eksploria, Näringslivets Miljöchefer, Solar Region Skåne and Øresundsinstituttet.



Employees and structure

As of 31 December 2011 Wihlborgs had 87 employees, including four in Denmark. There are 141 companies in the group, including the parent company. Not all are subsidiaries of the parent company. We have seven joint ventures in the group, (of which two fall under the parent company).

Wihlborgs is structured into the group wide departments of Finance, Purchasing, IT, Communications, Environment and HR and an operations organisation: Management and Business Development Our Management unit has six administrative managers with clear profit centre responsibility in their respective geographic administrative areas. Every unit also includes administrators, assistants and caretakers. Business Development operates on two fronts: Projects & Development and Transactions. Projects & Development is responsible for new build and renovation projects and for negotiations. Transactions deals with all acquisitions and sales of properties by the Company.

Wihlborgs' Group Management consists of the CEO, CFO, Property Director, Communication Director and Project and Development Director. Group Management has overall responsibility for coordinating Wihlborgs' business activities.

The executive management group comprises the six property management executives and Group Management. The Executive Management Group has overall responsibility for major strategic issues in business development, transactions, information and analysis.

Share information

Wihlborgs is a Swedish public limited company that is listed on the Nasdag OMX Stockholm. Since 2006 Wihlborgs has been listed on the Nordic Mid Cap list.

On 31 December 2011 the largest shareholder in Wihlborgs was Brinova Fastigheter AB with 10.1 percent of the outstanding shares. The ten largest Swedish shareholders held 29.2 percent and foreign shareholders 37.4 percent.

Events in 2011

- The AGM in April resolved on a 2:1 share split, i.e. one old share would be replaced by two new shares. The first trading day after the split was 23 May. The number of outstanding and registered shares had then increased to 76.856.728.
- Wihlborgs acquired a shareholding in the finance company Svensk Fastighets Finansiering AB which offers new financing avenues.
- During the year Wihlborgs acquired five properties and divested eight.
- In August 2011 Wihlborgs submitted its latest Communication on Progress in accordance with the UN Global Compact; wihlborgs.se/COP. There were no significant changes in the company during the accounting period up to today's date.



The Property Polisen 3 in Helsingborg. GreenBuilding certified since June 2011.

Ten principles that have become a matter of principle for us

This is Wihlborgs' first sustainability report.

Five years ago our sustainability work was mostly focused on environment issues, but we gradually realised that our social responsibility was also of interest. When we were asked if we had signed up to the Global Compact and worked in accordance with its ten principles, we realised that this was something we naturally ought to do, and wondered why we had not signed up earlier. Perhaps because we viewed ourselves as being restricted to the Öresund region and mainly viewed the Global Compact as a tool for multinational companies. But that was then. We quickly established a CSR group when we realised the importance of coordinated sustainability work.

About our sustainability report

Our sustainability report covers all our business operations in Sweden and Denmark, Wihlborgs Fastigheter AB and all our 141 subsidiaries. Wihlborgs Fastigheter AB does not own any properties, they all fall under our subsidiary companies. Data generated within the group are we in total control over and we can fully influence the outcome, therefore we can take take full responsibility for this data in the sustainability report, see

illustration right (point B). The report also describes sustainability work in relation to external stakeholders, in this case mainly suppliers and contrators, see illustration point C and D. The graphic to the right illustrates Wihlborgs' identified stakeholders. Stakeholders in italics have been involved in our stakeholder dialogue in 2011. For further information on Wihlborgs' stakeholder dialogue, see page 16.

Description of method

As part of producing this sustainability report, Wihlborgs has performed a stakeholder analysis and risk/opportunity analysis.

■ Identification of Wihlborgs' key stakeholders The CSR group listed potential stakeholders. After demarcation, this resulted in seven key stakeholders: Shareholders, Tenants, Municipalities in which we operate, Credit providers, Suppliers/ Contractors, Board and Employees. The graphic below shows all stakeholders.

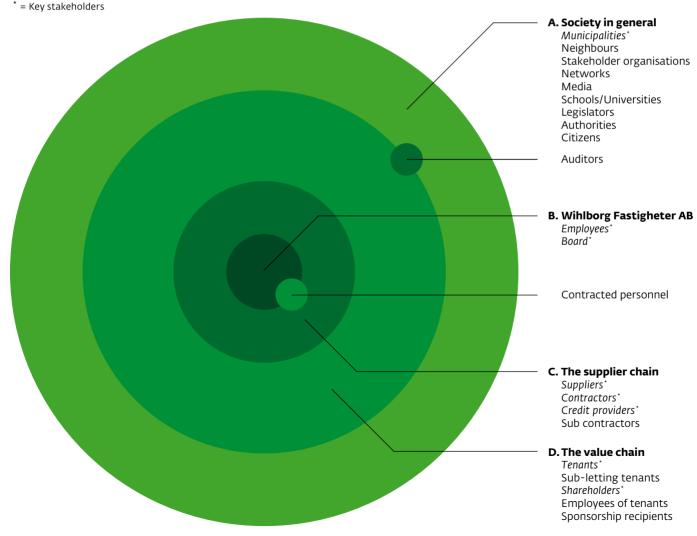


- Based on a questionnaire focused on sustainability issues, we created a dialogue with Wihlborgs stakeholders. This dialogue is important for our continued work with sustainability issues and is based on anyone who is impacted by or impacts on Wihlborgs as a company should have a say in our future sustainability strategies and even on the content of our sustainability report.
- Identification of risks and opportunities (page 19) Here too, our starting point was the questions in our questionnaire that was used with our stakeholder dialogue. The questions were reformulated to concern potential risks and at a workshop the CSR group and group executive identified the biggest risk areas for Wihlborgs.





Identification of Wihlborgs' key stakeholders

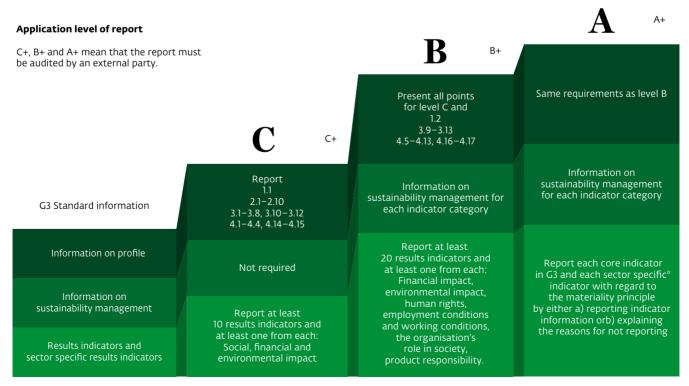


About our sustainability report

Reporting

Our accounting year is the calendar year and the reporting cycle is for the whole year. The report (B+) covers the period 1 January—31 December 2011. The next sustainability report will be published in April 2013. We believe the sustainability report meets the requirements for application level B+, which has been confirmed by a third party, TEM. An external audit of our sustainability report in accordance with GRI has been performed by Deloitte. The auditors' report is on page 47. To a certain degree, we have also chosen to apply the recently developed guidelines for the construction and property sector, the Construction and Real Estate Sector Supplement (CRE.1). We have used the most recent version of GRI in this report, i.e. G3.1. In the GRI Index on page 42 the link between G3.1, CRE.1 and ISO 26 000 is presented.

The sustainability report has been printed in a limited number of copies in Swedish and English. It is primarily available to download from the Wihlborgs website from 20 April 2012, www.wihlborgs.com/About-Wihlborgs/CSR-Sustainable-enterprise/Sustainability-Report-2011/ under Publications. If you have any questions or views on the report, please contact any member of the Wihlborgs CSR group, for contact details, please see page 53.



^{* =} Sector specific supplement in final version



The Property Skåneland 1 at Dockan in Malmö. Region Skånehuset was awarded the Malmö Stadsbyggnadspris in 2011 and is GreenBuildning certified.

Governance, undertakings and commitments



The Property Terminalen 1 in Helsingborg. A hub for thousands of daily commuters and a terminal for ferries, trains and city and regional buses.

Many of us play a part in managing Wihlborgs

Not just the board, shareholders and management groups.

As part of our everyday work, we engage in an ongoing dialogue with our stakeholders. It is important for us to be aware that our tenants, suppliers and other stakeholders have expectations of a company like Wihlborgs.

The values on which our business operations are based should not be open to question, while at the same time, we must always be receptive to opinions that can improve our understanding of new insights, new responsibilities and new ways of managing our operations.

Framework

Wihlborgs is a listed company that is subject to rules and regulations on corporate governance that are made up of various laws. In addition to legislation, there is the Swedish Code of Corporate Governance and stock exchange rules. Business operations are subject to monitoring and inspection by external auditors and the Swedish Financial Supervisory Authority and Nasdaq OMX Stockholm.

Shareholder power

The Annual General Meeting (AGM) is the highest decisionmaking body. Every shareholder has the right to participate in the AGM and raise various issues. One of the many important duties of the AGM is to elect members of the board of the company. The AGM also resolves on guidelines for remuneration to the CEO and leading decision makers. The company's auditors check that these guidelines are adhered to. Information on the annual general meetings is available at the Wihlborgs website.

The board and CEO

The Wihlborgs board is charged with managing the company in the best interests of the shareholders for a satisfactory long term return on capital, in accordance with set rules of procedure. The board comprises eight members, of whom six are independent of the company. Two members are considered to be non-independent, namely the chair Erik Paulsson on account of Brinova's shareholding in Wihlborgs and Anders Jarl who is the CEO of Wihlborgs. In view of the company's size, Wihlborgs does not have separate audit and remuneration committees. To monitor developments in the credit market. Wihlborgs has an interest rate committee which meets each month and presents reports and proposals to the board. It is the responsibility of the board and group management to ensure that work in areas such as: environment, work environment, review of ethical guidelines, social responsibility and sustainable development is performed in line with the rules, strategies and goals that have been established. This responsibility also includes presenting a sustainability report in accordance with GRI. This report is to be

Governance, undertakings and commitments

performed at B+ level and will integrate Wihlborgs
Communication on Progress in line with Global Compact
principles. For more information on the procedures for good
corporate governance with regard to the board's qualifications,
procedures and processes, please see Wihlborgs Corporate
Governance Report, Annual Report 2011 page 122. The board's
work is assessed annually and every two years, board members
are required to complete an indepth questionnaire designed to
determine what changes need to be made in the work done
by the board.

Group management

Wihlborgs' group management has the overall responsibility for managing the company, and the CEO, who is a board member, reports directly to the Wihlborgs board. With regard to sustainability issues, we have established an internal CSR group that deals with these issues and whose responsibilities also include engaging company employees.

Leading decision makers are not entitled to bonuses, for more information, see note 7 in the Wihlborgs Annual Report 2011.

Corporate Governance Report

The Corporate Governance Report in full can be downloaded from the Wihlborgs website and is included in the 2011 Annual Report.

Important responses from people who are important to us

As part of our everyday work, we engage in an ongoing dialogue with our stakeholders. We have had directed communication with certain stakeholders on several occasions, e.g. via our biennial employee questionnaires and our satisfied customer index. The results are evaluated and appropriate actions taken.

When we first started working on the sustainability report we discovered that we had never done an analysis of stakeholders based purely on sustainability data. We therefore established a dialogue with key stakeholders to find out what issues they felt were important for Wihlborgs' sustainability work.

The Wihlborgs CSR group formulated 27 questions within the areas of social and financial responsibility and company management. These questions were based on a combination of our operations and the guidance available in the Global Reporting Initiative. We also decided to include the ten principles in the UN Global Compact. We now intend to organise this type of dialogue with our key stakeholders at regular intervals. We believe that the more established Wihlborgs sustainability work becomes, the greater the response rate. In the long term, we hope to be able to expand this dialogue to include all stakeholders.

Stakeholder dialogue questions

The participating stakeholders were asked to choose which areas they felt were Very important, Important and Not important.

The stakeholders were not expected to respond in areas they did not feel were relevant, or they did not have any knowledge of.

Social responsibility

- Child labour, forced labour and other human rights issues.
- The right to organise and collective bargaining, equal pay for equal work
- Management/relationships with employees
- 4 Safe working environment
- 5 Diversity and non-discrimination
- 6 Training and development of employees
- 7 Ability to recruit and retain talented employees
- 8 Social and environment related demands on suppliers
- 9 Good relations and approach in locations where we operate
- 10 Quality of Wihlborgs premises
- 11 Customer service

Environment

- 12 Energy consumption
- 13 Emissions (carbon dioxide and other GHG)
- 14 Waste management
- 15 Water consumption
- 16 Non toxic environments in buildings
- 17 Environment classification/certification of buildings
- 18 Transport adapted to the environment

Financial responsibility

- 19 Financial performance
- 20 Wihlborgs recommended to ethical investment funds

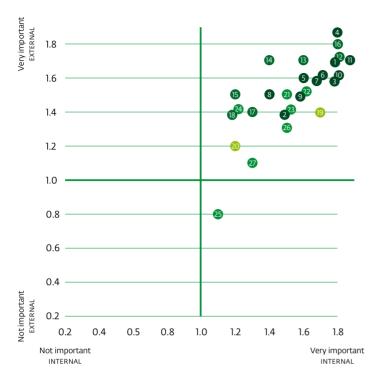
Company management

- 21 Transparency
- 22 Risk and crisis management
- 23 Corporate governance
- 24 Continuous dialogue with stakeholders
- 25 Membership of Global Compact
- 26 Wihlborgs' internal ethical guidelines
- 27 Communication of Wihlborgs CSR/GRI reporting

Results of stakeholder dialogue

The findings resulted in a materiality analysis that showed which issues Wihlborgs' key stakeholders felt were the most important for Wihlborgs to work with and report on. The chart below illustrates the analysis results from an internal and an external perspective. The stakeholder groups Employees and Board represent the internal perspective, the stakeholders Shareholders, Tenants, Municipalities where we operate, Credit

providers and Suppliers/Contractors represent the external perspective. For a description of the method, see page 11.



The analysis reflects the responses from 82 stakeholders. A total of 224 questionnaires were sent out. The largest group that responded were employees at Wihlborgs, the second highest response rate was from the participating municipalities.

We believe the results of the survey are reasonable and relevant to a certain degree. However, in view of the response rate our dialogue generated, the results probably do not fully reflect the report in total. In our CSR group we have therefore put great emphasis on the areas we feel Wihlborgs has good potential to improve.

We expect greater participation with time, and that increased participation from all stakeholders will also mean the dialogue becomes increasingly significant for what we report. Based on the data from 2011, we still feel the information we received has been of great benefit to us. We have been able to use the material to focus on similarities and differences between responses, something we see as a factor that will help Wihlborgs continued development within the entire sustainability area.

Summary of the results

■ The majority of internal and external stakeholders feel that all areas are "Very important" or "Important". Only one question was below the 1.0 value. The external group answered "Not important" to 13 questions. On average two respondents answered each question. Internally, nine questions were marked "Not important", an average of 1.8 respondents per question.

- "Wihlborgs signing the UN Global Compact" generally had a slightly lower value. In contrast, we noted that 40 percent of our suppliers felt that Wihlborgs signing the Global Compact was "Very important". We hope and believe that this is due to the investigative work we have initiated with respect to our suppliers (see page 20, risk no 9).
- The five most prioritised areas in internal order:

 Safe working environment, 2) Customer service, 3) Non toxic environments in buildings, 4) Child labour and other human rights issues and 5) Quality of Wihlborgs premises.

In earlier surveys, customer service was an issue that was regularly rated "Very important" by everyone in the company, and the same was the case in this survey. This goes hand in hand with the quality of Wihlborgs premises, both areas that are very closely linked to our core business. 85 percent felt that a safe working environment was "Very important". We can deduce that the group most highly represented in "Non toxic environments in buildings", is the tenants, which is not in itself surprising. The investment we are making in environment classification of buildings is proving to be a timely initiative. The average results for these areas were in the 1.6–1.9 range.

The five least prioritised areas in internal order:

 Global Compact, 2) Wihlborgs recommended to ethical investment funds, 3) Communication of Wihlborgs corporate social responsibility/GRI reporting, 4) Transport adapted to the environment and 5) Continuous dialogue with stakeholders.

The fact that certain stakeholders view Wihlborgs signing of the Global Compact as less important can be due to their not knowing what it contains, which also happens to reflect the areas that got the highest marks on average.

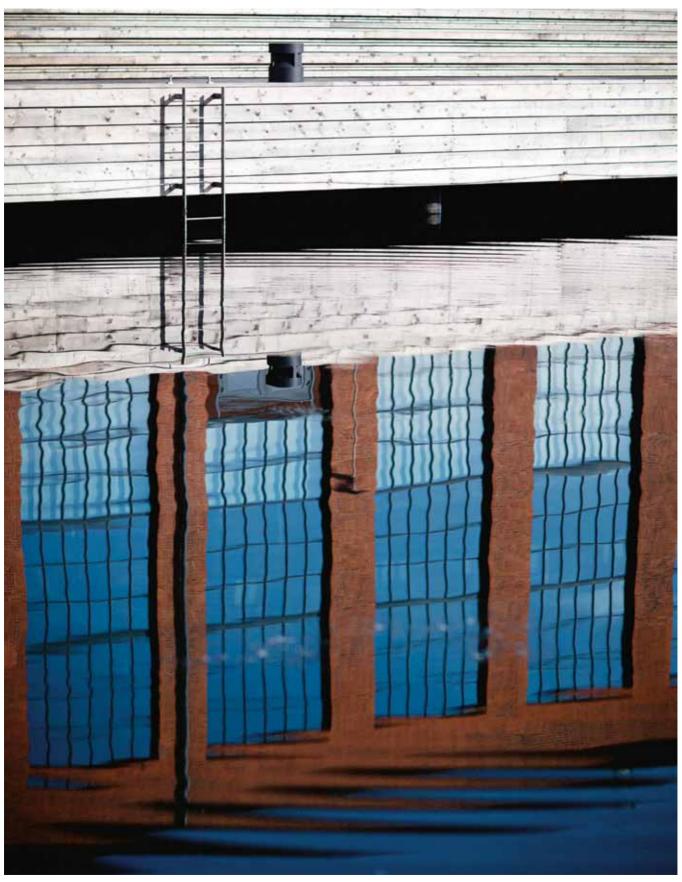
That the recommendation to ethical investment funds was not accorded a higher priority can be due to not many people being aware of the funds that are available today.

Communication related to Wihlborgs' sustainability report was given 1.2 points on average, which is not surprising. That average is relatively high per se, and an area that we believe will become more important in the years to come and in line with future sustainability reports.

Transport adapted to the environment is an area we have focused on over the years, but this is not a significant environmental aspect for us and as such, we do not attach any great significance to the position the area has been accorded here.

It is surprising that the dialogue with our stakeholders was not given a higher priority, but on the other hand, the average mark of 1.3 given to this area still suggests there is interest in continued communication. The average results for these five areas were in the 0.9–1.3 range.

Sustainability targets with risks and opportunities



The Property Ubåten 2 in Malmö. This property houses SVT's state of the art new premises consisting of 5,000 m² of space over three floors.

Viewing risks as something positive

A risk is always a risk, but a risk is also something you can grasp and develop into something positive. We have reformulated our ten biggest potential risks into concrete short term and long term sustainability targets.



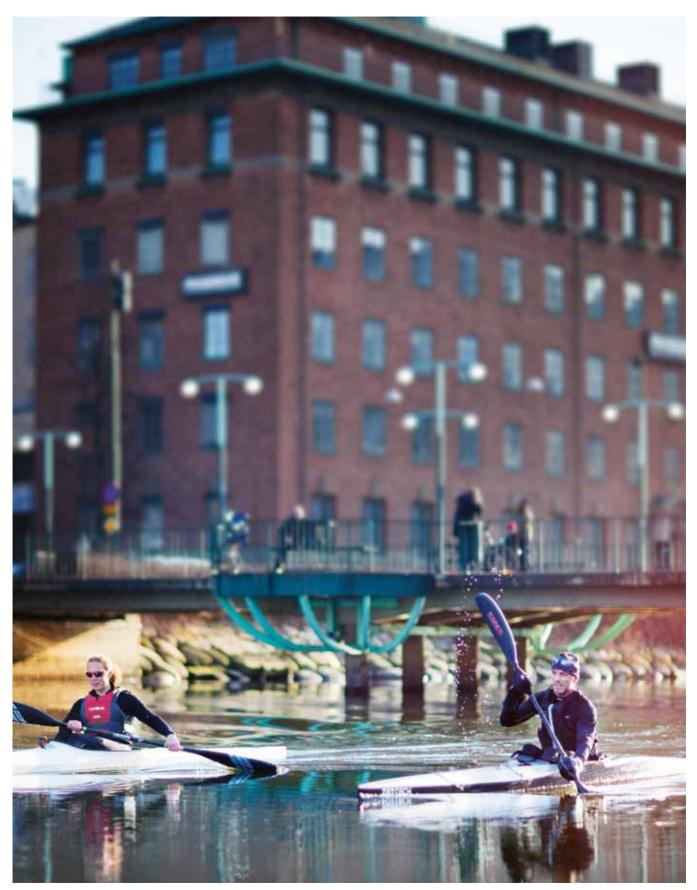


The ten biggest potential risks have been formulated into concrete short and long term sustainability targets. Short term targets =1-5 years, Long term = > 5. Wihlborgs' potential risks have been identified in terms of the company's main impact. This is Wihlborgs' first analysis of sustainability risks and opportunities. This also means that the table will be developed over time. Until they are achieved, the targets will remain unchanged in the table, however it is highly probable that we will develop and specify the content even further.

No.	Potential risk	Business opportunity	What is Wihlborgs doing today?	Target (short or long term)	Short term	Long term	Area
1.	Contaminated site caused by tenant business activities.	Can be prevented by greater awareness of tenant business risks.	Property and contaminated site details held on an internal database. Routine surveys when acquiring property.	Survey properties where business activities can contaminate site. Ensure MIFO inspections are performed and obtain minutes of such. The target is zero tolerance.	Х	Х	Environ- ment
2.	Wihlborgs has a negative image in social media.	The sustainability report acts as an invitation to our stakeholders to engage in a dialogue with us and provides an opportunity to hear views and opinions that can help us develop further.	We currently keep a sporadic eye on what is written about Wihlborgs in social media.	To create a systematic way of monitoring social media communication and procedures for this in future.	Х		Company manage- ment
3.	Financial risks			See Wihlborgs Annual Report page 81.	Х	Х	Finance

Sustainability targets with risks and opportunities

No.	Potential risk	Business opportunity	What is Wihlborgs doing today?	Target (short or long term)	Short term	Long term	Area
4.	An emergency arises that is not covered by the current crisis management plan.	Develop a more comprehensive plan for crisis management.	Procedures in place for internal health and safety inspections and physical risks. Contact paths available to Company Healthcare.	Produce a written crisis management plan in 2012.	Х		Company manage- ment
5.	Some form of corruption emerges within Wihlborgs.	Continue with our strategic work within business ethics. Adhere to transparency even when cases are publicised.	Business ethics are continuously discussed within the company, e.g. via Wihlborgs talks sustainability. The ethics guidelines were updated in August 2011, focus bribes.	Zero tolerance. Both short term and long term statistics are to be kept on possible known cases.	х	х	Company manage- ment
6.	The company is perceived as being non-transparent.	Our sustainability report offers an opportunity to present a transparent image of the company.	Information on the company is available in the sustainability report, annual report and quarterly reports.	Increase dialogue with our stakeholders. External feedback is important in helping us pick up on areas where we currently perhaps provide too little information.		х	Company manage- ment
7.	Wihlborgs losing credibility in customer index.	Systematic visits to our customers. Continuous training of employees, including on our values. Identify additional tools for measuring customer satisfaction.	We currently perform customer satisfaction surveys every two years.	The target is to achieve 100% satisfaction in the surveys that are performed.	х		Social
8.	Energy consumption in comparable property stock increases.	Link energy consumption more closely with financial management.	Energy consumption data are included in a statistics program. We have a number of energy saving projects each year. Energy is integrated into new build projects. We have employees who are expert in this area.	From 2012 energy statistics are to be reported to Wihlborgs' quarterly meetings. Over the next three years, we will monitor kWh in comparable properties. See Wihlborgs environment targets 2012–2014 page 34.	х		Environ- ment
9.	Wihlborgs lacks appropriate methods to make social and environment related evaluations of our suppliers and contractors.	Improve current monitoring system to show transparency and comparability between our suppliers.	Wihlborgs signs 1 year contracts. Supplier answers questions on environment, quality, work environment and ethics. Purchasing manager performs a risk assessment. When renegotiating contracts, supplier has opportunity to improve if we have complaints. Approved supp included in Wihlborgs app (see page 39) for orders.	Suppliers classified as high risk given up to 2 years to demonstrate positive changes. If, despite requests to do so, little improvement shown, new contracts will not be signed with the supplier from 2014. See also environment targets 2012–2014 page 34.	х	х	Social
10.	Wihlborgs is perceived as unclear in its external communication related to what our company stands for within all sustainability areas.	Sustainability report explains how we aim to be sustainably profitable in our core business. The sustainability report invites our stakeholders to engage in a dialogue with us and provides an opportunity to hear views that can help us develop further. We can also get better at communicating this in coming recruitment campaigns.	Information is mainly available today via our website and in our annual report.	In the long term, to talk more with our stakeholders to gain external feedback that enables us to pick up on the areas where we currently provide too little information. To identify long term quantifiable key figures. That more of us in the company feel secure, in the short and long term, communicating "sustainability" related to our own working area.	X	х	Company manage- ment



The Property Sparven 15 in Malmö. Former Televerket premises now home to computer games company Ubisoft.

Sustainable finances enable sustainable strategies

Everything is interconnected.

A profitable Wihlborgs is vital if we are to be able to realise our strategies and reach our targets. This also applies to our sustainability work that we are integrating with the financial targets set by the board for our company.

It is self evident to us that our brand stands for sound values and that we need to be financially responsible if we are to take responsibility for the part we play in the development of society.

Under the Swedish Companies Act, other legislation and regulations, the listing agreement with the Nasdaq OMX Exchange, Swedish Code of Corporate Governance, the company's Articles of Association and internal instruments of governance, the management and responsibilities of the Wihlborgs group are divided between the board and CEO.

Part of Wihlborgs' overall goals and strategies is that the company is to be the leading and most profitable property company on the Öresund market. To achieve this goal, Wihlborgs is to consolidate and further strengthen its market positions in the Öresund region by concentrating on various regional markets. We shall actively improve our property portfolio by the acquisition, development and sale of properties. We shall also manage our property portfolio with the focus on good cost efficiency and high occupancy rates. Our customer relationships are to be enhanced by active commitment and a high level of service.

Through our activities and our set targets and strategies, we affect the communities where we operate. As such we must also accept an overall responsibility for our environmental impact and find strategies for all areas in which we impact on the environment. Our sustainability work is to be integrated with the financial targets set by the board for our company. If we manage to do so, this will boost our brand, which should

enhance our chances of becoming first choice when leases are to be signed. We have launched a dialogue with our stakeholders where we list issues that they consider to be the most important. If we are to meet the expectations of our stakeholders, it is important that Wihlborgs' financial targets are maintained. The value we create comes from our rental income. The dialogue with our stakeholders also suggests that important areas Wihlborgs needs to take into account include the quality of our premises and the customer service we deliver. Without satisfied customers, we cannot achieve our rental income targets. Rental income also affects the changes in value of our properties. Income should give our employees, loan providers, society and suppliers a share in the value we create. Our shareholders should also share this value via dividends resolved on by the board in a dividend policy. The size of the dividend is dependent on the property management performance the company delivers and the sales level that is achieved on completed property transactions. When all stakeholders have received their share, the remainder is retained to strengthen our business, create new projects and acquire new properties to grow the company sustainably.

Information on Wihlborgs financial position can be found in the annual report, pages 87 –98.



The Property Polisen 1 in Helsingborg, where the District Court is one of the tenants.

Created and distributed financial value, MSEK	2011	2010	Comments
Directly created value			
Income	1,445	1,294	Rental income
Changes in values of properties	515	551	
Changes in value derivatives	-336	52	
Other income	13	3	Other income incl. interest income
Total directly created value, MSEK	1,637	1,900	

Created and distributed financial value, MSEK	2011	2010	Comments
Distributed financial value			
Employees	68	64	Salaries, social insurance costs
Loan providers	358	281	Interest costs
Society	71	67	Property tax and VAT
Suppliers	305	281	
Shareholders	269	260	Dividend to shareholders
Taxes paid	170	285	
Total distributed value, MSEK	1,241	1,238	
Carried forward in the company	396	662	
Return on shareholders equity %	12.3	19.0	
Target %	7.2	8.9	

To grow by shrinking

It sounds like a contradiction in terms, but it actually summarises how we view Wihlborgs from a broaderperspective. Being a large property owner means that we have a big carbon footprint in several different respects.

Energy consumption is our biggest environment impact and the energy needs of our properties are the equivalent of 6,116 single family homes.

With energy efficiency measures, with GreenBuilding, with green leases, with a car policy that specifies green cars and – not least – with clear environment targets for the whole company – we feel we are working as hard as we can to reduce our carbon footprint even further. We are growing intelligently at the same time.

Wihlborgs' environment related responsibility is based on our: Ethical guidelines, Environment Policy and current Environment targets. The policy and targets have been set by our employees and environment director, and ratified by Wihlborgs management and board.

Wihlborgs' operations are subject to Swedish and Danish legislation. To live up to the precautionary principle and environment legislation is a minimum requirement for our environment work. To ensure we comply with applicable legal requirements in the environment area, we subscribe to an external database that is continuously updated with new legislation in our area of operation.

We also perform regular environment risk analyses which in many cases reflect the environment areas that concern us from a legal compliance perspective. Page 85 of the Wihlborgs Annual Report 2011 contains further information.

We are not talking about an average family house

A typical Swedish family house built in the 1950's or 60's uses 25,000 kWh of energy in a year. In our case, we are talking about 152,904,868 kWh, not 25,000, which means that between them, our properties use as much energy as 6,116 family homes or 152,905 MWh. There is no doubt that our biggest environment impact is our energy consumption.

Please see right for our three year heating, electricity, cooling, oil and gas figures. This also shows Wihlborgs' total consumption. Wihlborgs will present energy figures for the past three years including the reporting year in all future sustainability reports.

The trend shows that our consumption increased in the past year, expressed in kilowatt hours. This rise is due to divesting properties with lower kWh/m² compared to the properties we have acquired (and owned for at least one year). For a property to be included in the energy statistics we report, we need a reference year from which our energy application can obtain key figures. In other words, a property must have been owned by Wihlborgs for at least the whole of 2010 to be included in the report for 2011. We estimate that approximately 6 percent is not included in the report, ie. 16 properties. We are awere that this does not give a complete transparent picture of our energy consumption since the whole portfolio is not included. This consupmtion is also used in the table wich shows energy consumption per square meter, although the whole portfolio has been included in the lettable area. This means that the consupmtion of kWh/sqm is slightly higher than what we present on the next page.

From 2012 we are introducing a new procedure based on around 70 percent of Wihlborgs' property portfolio being included in an environment target group where the areas will also be comparable over the years. For more information please see the section on our environment targets 2012–2014 on page 34. We can see a marked reduction in energy consumption in 2010 compared with 2009. The phasing out of oil was one of the explanations for this. We also implemented a number of larger energy efficiency projects in 2010.

Our biggest energy suppliers are represented by Vattenfall, E.ON, Öresundskraft and Lunds Energi. The proportion of energy from renewable sources and the main components of these, are presented on page 26.



The development of Fören is in full flow. Fören will be GreenBuilding certified and environment certified to the "Miljöbyggnad" certification system. The property will be given a silver classification.

Total energy consumption kWh - Electricity, heating, cooling, gas, oil



Electricity **2009** 56,457,182 **2010** 52,796,847 2011 54,060,465



Gas 2009 11,855,528 2010 12,032,705 **2011** 6,329,694



Total kWh 2011 152,904,868

District cooling 6,355,161 6,049,726 5,747,245



Oil 2009 317,099 **2010** O **2011** 0





District heating 2009 87,274,010 2010 78,496,901 2011 86,767,464



Total area 2009 1,269,193 2010 1,369,064 2011 1,365,170

Total kWh 2010 149,376,179

Total kWh 2009 162,258,980

Environmental responsibility

Energy suppliers	Percentage renewable			Main kinds of energy					
	District heating	District cooling	Elec- tricity¹	Elec- tricity	District heating	%	District cooling	%	
Vattenfall Supplier Malmö, Helsingborg and Lund.			100¹	Water	-		-		
E.ON Supplier Malmö.	45	64	-	-	SYSAV ² Öresundsverket Natural gas Ind. Waste to energy ³ Oil Heat pump ⁴ Solar panels ⁵	48 27 18 5 3 0	Electricity for heat pumps	100	
Lunds Energi Supplier Lund.	71	25	-	-	Heat pumps ⁶ Biofuel Natural gas Electricity for heat pumps Industrial waste to energy Nordic Sugar Recycled wood Pellets Bought heating Biogas	25 21 20 12 9 6 3 3 0.4	Electricity	100	
Öresundskraft Supplier Helsingborg	84	25	-	-	Wood pellets Waste to energy Natural gas Heat pumps Electricity for heat pumps Landfill gas Oil Auxiliary electricity Hot water purchased from other district heating companies	46 26 11 6 3 3 2 2	Electricity ⁷	100	

¹The electricity Wihlborgs is buying in 2010–2012 is called EPD-el and consists of 100% hydroelectricity. EPD - Environmental Product Declaration – is a registered environmental product declaration certified by AB Svenska Miljöstyrningsrådet with quality assured data on the likes of resource consumption, emissions, waste and recycling. ²85% of Sysav's supply is classed as renewable. ³100% of industrial waste to energy is classed as renewable. ⁴89% of the heat pump energy is classed as renewable. This is given as 0% because the amount of energy from this source is minimal in relation to the total percentage. ⁵ This is given as 0% because the amount of energy from this source is minimal in relation to the total percentage. ⁵ Proportion of renewable energy for auxiliary electricity to heat pumps is 25%. The heat pumps produce cooling and heating at the same time. ⁵ Cooling equipment using "Nordic mixed electricity". From Sept. 2011 Bra Miljöval el.

The above figures are based on the suppliers' own declarations on their energy products in 2010. The procedure we have now adopted is to obtain data from the previous year as exact figures are not supplied until the end of March/April which is too late for us to use in our calculations.

The table above does not report the values in Denmark. However we hope to be able to include these in next year's report. It is also important for us to maintain a dialogue with our biggest energy suppliers to help persuade them to include more energy from renewable sources in their products.

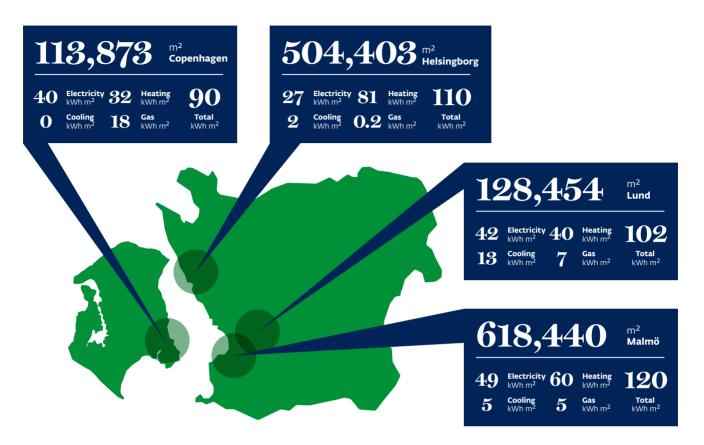
Wihlborgs operates in the Öresund region with investments in Malmö, Helsingborg, Lund and Copenhagen. Our total energy consumption in 2011 expressed in kWh/m² and location is presented on the next page.

In many cases, the relatively low total consumption per square metre figure is because this includes all our properties, including e.g. facilities with large cold storage space. If, on the other hand, you look at our environment targets related to kWh/m2, the figure will be significantly higher. See Wihlborgs environment targets 2012–2014 page 34.

We take a holistic approach to energy efficiency. Here too, our energy statistics application plays a big role. We use the statistics application E4 SQL that enables us to monitor heating, electricity, water and cooling. Wihlborgs uses the application to identify potential energy saving projects/costs savings and to manage consumption in all our properties.

When it comes to deciding which properties to make more efficient, our first step is to calculate the current energy status

kWh per location and square metre.



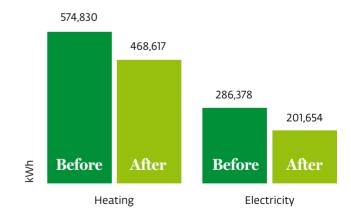
of the property, and then calculate how much energy is used in relation to area. We then produce an action plan with efficiency measures including costs etc. In the following case, we present an energy efficiency drive we implemented in our existing portfolio in the second half of 2011.

A tenant asked us if together, we could do something to reduce electricity and heating energy consumption in the property. Electricity was not included in the rent. An initial step, as usual, was to perform an energy survey of the property. The property, Väktaren 1, currently has window fan heating and cooling. This is a relatively unusual system and Väktaren 1 is the only Wihlborgs property that has this. Based on the survey, we were able to deduce potential savings by needs managing the system.

To do this, we modified the control system to enable better management of the ventilation and of the lighting in the garage and to an extent in the atrium. The investment cost for the project was SEK 500,000 that Wihlborgs funded in full. Energy bills for tenants in the property will be the same as previously for the next three years instead. After which time, they will reap the benefits as the actual costs will then be lower. Which all adds up to a win/win/win: for tenants, Wihlborgs and the environment.

The illustration to the right shows the savings:

Energy efficiency improvements



This corresponds to a financial saving of SEK 140,374 over six months (July-December 2011). Expressed in terms of energy consumption per family home, the total savings to date correspond to the annual energy used by four single family houses.

Environmental responsibility

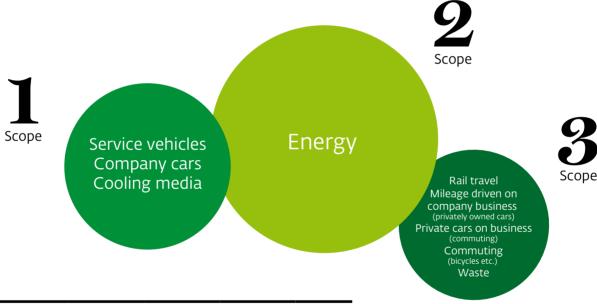
You need to look at the whole picture ⁸

There is more to being a property company than simply keeping track of the energy consumption of company properties from an environmental perspective (even though energy consumption in our properties is the biggest part of our carbon footprint). Through our properties, we affect the communities where we operate and so we also need to accept an overall degree of responsibility for our environmental impact. This means identifying strategies for all areas in which we impact the environment.

The graphic below illustrates which areas represent Wihlborgs total carbon dioxide emissions, and therefore also the areas where we are trying to reduce our carbon footprint.

The biggest differences between 2010 and 2011 and the explanation for these; Scope 1 has been reduced by 28 percent

or 133 ton CO₂. This is because in 2011, we considerably reduced losses of cooling media. Scope 2 declined by 1 percent or 121 tons of CO₂, of which the biggest reduction was achieved in Denmark. Scope 3 increased by 19 percent, mainly because of higher emissions from transport of waste. This was partly traceable to a specific property of around 18,000 m² that was acquired in late 2010 and for which we have statistics relating to 2011. This increase will be subject to further analysis. There is also evidence of a reduction in Scope 3, which is attributable to lower emissions from commuting by car. The main reason is that for several years we have been working towards ensuring that vehicles in the company fleet meet the Swedish Road Administration's definition of green cars. The emissions that in 2011 were attributable specifically to heating and



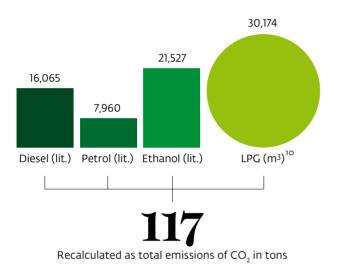
Year	Scope 1 Ton	Scope 2 Ton	Scope 3 Ton	Total Ton
2009	453	9,272	82	9,807
2010	469	9,483	85	10,036
2011	336	9,362	101	9,798

⁸ Calculations to determine environment data have been done with the aid of the GHG (greenhouse gas) protocol, an accounting system used by governments and leading companies to measure carbon dioxide and similar emissions. The GHG protocol has been developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD) in consultation with sector representatives and governments.

⁹ Scope 1 rose by 3%, this increase was due to increased emissions from specific cooling media. On the other hand, we can see that emissions from company vehicles actually went down by 29 tons CO₂ in 2010. Scope 2 rose by 3%, internally, Wihlborgs reduced its energy consumption, while emission factors from electricity, heating and cooling from our energy suppliers had increased. Scope 3 rose by 3%, this increase was generated by air travel and private vehicles on company business and employee travel to and from work. The increase in this scope corresponds to 16 ton CO₂. However, we can report a reduction in the waste item that fell by 9 tons CO₂ between 2009–2010.

electricity totalled 7,884 tons of CO₃. For more information on the differences between years 2009-2010 please see note. In terms of energy used by company cars and service vehicles in 2011 expressed in litres and carbon dioxide, please see below. More information on the different fuel uses and how this affected our emissions can be found under the the heading Transport in this section.

Energy usage 2011, company cars and service vehicles



Ozone depleting substances

One area associated with environmental impact that is linked to the property sector in many cases is cooling media and ozone depleting substances used in these. None of our properties uses CFCs today. Going back in time, in 2008 we suffered a specific leakage of HCFC that we are in the process of phasing out. Where cooling media need topping up, a specific type, HFC11 is used.

Waste

Waste makes up one area of our carbon dioxide emissions. We produce statistics on the volume of waste and number of waste collection journeys necessary for our properties. Our largest waste collection service provider is SITA. The graphic below shows the volume of waste in 2011, the amount of hazardous waste and what was recycled during the year.

Waste 2011, volume and category



The figures are based on statistics from the waste collection service provider. At present, we do not have comparable¹⁴ statistics from other waste collection companies, but we hope to be able to include these too in the next couple of years. As SITA is our largest supplier accounting for around 60 percent of our total waste statistics, we consider the above table to be representative.

¹⁰ Mix of natural gas and biogas. Malmö and Lund 50% of each. Helsingborg 100% biogas from NSR.

[&]quot; HFC has replaced CFC because it does not contain chlorine and nor does it liberate chlorine radicals that deplete the ozone layer.

¹² Recycled waste in 2011 covers all items except combustible waste. These include; glass, plastic, office paper and newspapers, cardboard, metal packaging and styrofoam.

¹³ Hazardous waste in 2011 includes electronic scrap, strip lighting and batteries.

¹⁴ Equivalent in this case means that we obtain statistical values from the supplier directly. These values present a summary of our entire portfolio. In other cases we get statistics supplied per property level which makes it difficult for us to determine the total and it is also risky to make an assessment ourselves and recalculate the factors

Environmental responsibility



The Property Ubåten 2 in Malmö. This is the home of Media Evolution City – the media industry centre for innovation and development.

Environmental impact – and how we can affect it

Environment certification of properties

In addition to energy consumption, the environmental impact of new build projects is one of our most important areas. It has become increasingly common to certify properties, which entails an external survey and an objective assessment of how environmentally sustainable a building is. When a property is approved, the property owner receives a certificate. Depending on the certification system, there are also different levels of classification of the certificate.

In the case of renovations and new builds, environment certification is often about the building as a whole. With new builds, this can mean whether or not you can commute to your workplace by bicycle or public transport. It can also include what type of land the property owner is developing, such as whether it is a brownfield or greenfield site. The property developer is awarded points if it is a brownfield site and perhaps also if the site is contaminated and being cleared of toxic substances. A greenfield development receives fewer points as the land has a different value from a land resource perspective.

There are around a hundred environment certification and labelling schemes, of which KRAV and the Swan are two of the best known. GreenBuilding, Miljöbyggnad, BREEAM (Building Research Establishment Environmental Assessment Method) and LEED (Leadership in Energy and Environmental Design) are the most common in the property sector. The last two are based on British and American building regulations respectively. Although Swedish versions are in the pipeline, Wihlborgs mainly looks at GreenBuilding and Miljöbyggnad.

GreenBuilding

GreenBuilding is a programme for energy usage rather than an environment classification system as such. A building can be certified as a new build or via modernisation of an existing property. To be certified in south Sweden a new build property must not use more than 75 kWh/m². In the case of modernisation, energy consumption must be cut by at least 25 percent compared to existing usage.

As of 31 December 2011 two buildings in the Wihlborgs property portfolio have been GreenBuilding certified. One of these properties, the Region Skåne building at Dockan, was designed as a GreenBuilding, while the other, Polisen 3 in Helsingborg, is part of the existing portfolio. The property was able to be classified following modernisation work that reduced energy consumption. As of 31 December 2011, two applications have been submitted for the certification of the properties Fören at Dockan and Landsdomaren in Lund, which are due to be completed in 2012 and 2013 respectively.

GreenBuilding certification also means that we as property owner must report back on the status of properties that are certified. This means we must send property energy consumption data to SGBC once the building has been occupied for at least 12 months. In spring 2012 Wihlborgs reported current consumption at both properties. The Region Skåne building consumes about 55 kWh/m² today. The Swedish National Board of Housing, Building and Planning requirement for new builds is 90 kWh/m², which means energy usage at this property is 35 kWh/m² below the legal requirement. The GreenBuilding requirement is 75 kWh/m² and on current consumption, the property is 20 kWh/m² more energy efficient than this requirement.

Environmental responsibility

Polisen 3 in Helsingborg consumes about 88 kWh/m² today. Before the modernisation work, the property consumed 185 kWh/m². 52 percent more energy efficient. The requirement on modernisation projects is an efficiency improvement of at least 25 percent.

Miljöbyggnad

Miljöbyggnad is a Swedish system for certifying buildings in terms of energy, indoor climate and materials. The building is subject to a 15 point check, including energy purchased, noise class, radon content, damp, natural light, integral materials, chemicals and building products. We have recently concluded our environment target of eliminating the use of PCBs. When properties where we are eliminating PCBs were being built, the materials used in the building were not documented in a way that is now required by Miljöbyggnad for example. This type of system makes it easier for us to trace substances that are classed as hazardous to the environment and health. Identifying materials used in their construction in a structured way, will save both time and money. With the Miljöbyggnad certification system, a building can be classified as bronze, silver or gold. Miljöbyggnad covers both new builds and existing buildings. As of 31 December 2011, no Wihlborgs property has been classified in accordance with the Miljöbyggnad system. However, preliminary applications have been made for three properties that are either new builds or being modernised, Fören, Landsdomaren and Magasinet. As these properties are not yet occupied, we do not as yet have any statistics on possible savings and performance.

Choosing certification systems

As it becomes more and more common in the construction and property sector to environment certify properties, the various certification systems have become the subject of debate. Why choose one system rather than another? We wish to emphasise that all environment classification systems have been developed for the same purpose, to promote buildings with less environmental impact. However, they address similar issues in different ways. The classification system a company or contractor ought to use, is entirely dependent on what kind of company it is. Wihlborgs point of view is that all environment certification systems fill a function and help the property sector develop in a more environment friendly direction. Wihlborgs is subject to Swedish legislation which is why it is natural for us to look at systems that are developed on a national basis, such as e.g. Miljöbyggnad.

We introduced an internal environment programme several years ago for new builds that includes a number of criteria from several environment classification systems. We believe cooperation in the sector is the way to achieve sustainable development.

Green leases

From spring 2012 we will be able to offer our tenants "Green leases" a concept developed by the Swedish Property Federation. Wihlborgs point of view is that Green leases meet an important function as they create a platform for cooperation between landlord and tenant with a common goal of reducing the carbon footprint of the property or premises. These leases include activities in areas such as information and cooperation, energy and indoor environment along with choice of materials and waste management. Green leases are also included in our environment targets with effect from 2012.

Transport

Transport is one of the areas where we do have an environment impact. Transport is governed by our car policy. We have chosen not to have a general travel policy with regard to business travel. This is because our operations are concentrated on the Öresund region. Other business travel is made by air and rail. In total, there were 118 instances of business travel in 2011, of which 104 were made by air and 14 by rail, which is a small number compared with multinational companies.

We are very conscious that many services associated with our properties have a transport element. We have, however, produced a breakdown of our transport related statistics. As such, we collate data on transport linked to our employees. In our case, this includes; company service vehicles, company cars, air travel, rail travel, mileage on company business in private cars, commuting to and from the workplace.

As energy consumption in our properties is our biggest environmental aspect, we have no plans at present to start tracing the transport chains of our various suppliers and contractors. We have, however, decided to provide an analysis of transport in association with waste collection at our properties. This statistical summary will be produced each year and is something we as a property owner should keep track of.

In 2008 we adopted our car policy, which requires all vehicles to be green cars. Our green car criteria are as defined by the Swedish Transport Administration. In 2010 we added three electric cars to our fleet and in late 2011 we achieved our target of all our company and service vehicles being green cars. Our vehicle fleet uses the following fuels: petrol, diesel, ethanol, LPG and electricity. Between 2008 and 2011 our carbon dioxide emissions have been reduced by 72 tons.

No. of vehicles per type of fuel 2011



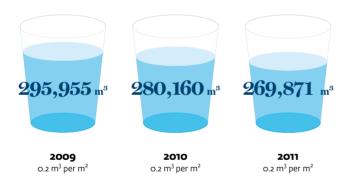
Tap water only

Water is becoming an increasingly important issue from a global perspective. Our properties use water, but compared with energy consumption, our water consumption has a smaller impact on the environment. Our properties are commercial premises where the majority of space comprises offices and storage, which means cold water is mostly consumed. Property companies with mostly residential premises have a completely different consumption pattern in terms of hot water.

Does this mean Wihlborgs can ignore the water issue? We need to start a joint discussion on water consumption in relation to the entire property sector. We are currently lacking a similar kind of joint initiative as there are on energy consumption in property stock.

Our energy statistics application enables us to deduce water consumption in our properties. The information is obtained from water meters in the properties. The water consumption figures show the consumption of hot and cold water combined. The properties in our portfolio are supplied by communal water. The graphic below shows Wihlborgs total water consumption in m^3 and m^3/m^2 for the last three years:

Total water consumption, m³



Consumption for 2011 was 269,871 m³ or 269,871,000 litres of water. The average person in Sweden uses 180 litres of water per day¹⁵. This means that our properties consume the equivalent amount of water as the annual consumption of 4,107 people.

Wihlborgs will present water consumption data for the past three years including the reporting year in all future sustainability reports. We have increased our space between 2009–2011 while water consumption has remained approximately the same.

Environment targets

We set our environmental goals for three-year periods. The goals set for 2009–2011 have now been superseded by new goals for 2012–2014. The goals were established at a workshop in which all employees participated. What is new – beginning in 2012 – is that separate goals linked to environmental impact are set for each of Wihlborgs' different areas of operation.

Environment targets 2009-2011

We have produced environment targets for a three year period, which means the previous targets expired in 2011. Our new environment targets and our long term vision for 2020, are presented on the following pages. Actual for 2011: The goal of reducing total energy consumption by 3 percent was not achieved. Energy consumption for Wihlborgs' entire property portfolio was reduced by one percent, based on a comparable area of 1,086,443 m² of the Wihlborgs portfolio. This equates to a financial saving of around SEK 1.2 million.

As far as promoting new innovations and investing in energy from renewable sources are concerned, we set ourselves the goal that two properties within our portfolio would be supplied with some form of renewable energy by 2011. This target has not been achieved. The target will be achieved in part in 2012 when the property Fören will be supplied by solar or wind power to a certain extent.

Over the past three years, our objectives have included surveying and removing PCBs from properties. In properties built between 1956–1973, PCBs present in sealing compounds have been eliminated. This goal was achieved.

The goal of further training for all employees was attained. As part of the environmental training program, between ourselves, we developed strategies that are presented for the 2012–2014 period.

In recent years, we have also reviewed various IT systems, resulting in lower energy consumption. In terms of the environmental target of reducing print outs, this was achieved in 2011 by introducing double sided printing as standard. We have also installed FollowMe printing which means the user has to actively choose to print the job while standing at the printer. Several surveys have shown that paper consumption is reduced by up to 30 percent when FollowMe printing is installed.

Environment targets 2012-2014

In 2011 we assembled all employees at Wihlborgs to jointly establish environment targets for Wihlborgs for 2012–2014. The results were the environment targets on the right hand page.



Wihlborgs will continue to expand but with a smaller carbon footprint.

1. MANAGEMENT & OPERATIONS	YEAR 2012	YEAR 2013	YEAR 2014	
1.1 Energy efficiency kWh/m²	Average energy consumption in Wihlborgs properties should not exceed 150 kWh/m² for properties included in environment targets.*	Average energy consumption in Wihlborgs properties should not exceed 145 kWh/m² for properties included in environment targets.*	Average energy consumption in Wihlborgs properties should not exceed 140 kWh/m² for properties included in environment targets.°	
1.2 Green leases	All new and re-negotiated leases are to include a green lease appendix. Wihlborgs will start using the leases when the Swedish Property Federation launches its standard lease agreement, which is expected to be in spring 2012.	In all renegotiations scheduled to take place in 2012, 100% will be offered the opportunity to sign green leases.	In all renegotiations scheduled to take place in 2013, 100% will be offered the opportunity to sign greer leases.	
1.3 Environment classification of existing portfolio (GreenBuilding + Miljöbyggnad)	Wihlborgs to environment classify at least one property in the existing portfolio.	Wihlborgs to environment classify at least three properties in the existing portfolio.	Wihlborgs to environment classify at least five properties in the existing portfolio.	
2. LETTING, INFO. & COMMUNICATION ¹⁶	YEAR 2012	YEAR 2013	YEAR 2014	
2.1 Environmental prospectus when viewing premises	In 2012, an environment prospectus is to be available for 10% of the Wihlborgs property portfolio when showing premises.	In 2013, an environment prospectus is to be available for 20% of the Wihlborgs property portfolio when showing premises.	In 2014, an environment prospectus is to be available for 50% of the Wihlborgs property portfolio when showing premises.	
3. BUSINESS DEVELOPMENT. & PROJECTS	YEAR 2012	YEAR 2013	YEAR 2014	
3.1 Environment classification of new builds	In 100% of new builds started by Wihlborgs of a minimum of 500 m² are to be environment classified.	In 100% of new builds started by Wihlborgs of a minimum of 500 m² are to be environment classified.	In 100% of new builds started by Wihlborgs of a minimum of 500 m² are to be environment classified.	
4. PURCHASING	YEAR 2012	YEAR 2013	YEAR 2014	
4.1 Procedures purchasing & negotiation	Everyone who signs an operations and supply agreement with Wihlborgs in 2012 will be subject to a CSR assessment. This assessment will include environment care, work environment and ethics.	On the basis of risk assessments from previous years, Wihlborgs will assess suppliers classed as risk level 3. Further agreements will be conditional on positive changes being achieved.	New agreements will not be signed with suppliers/contractors in risk class 3.	
5. TRANSACTIONS & ANALYSIS	YEAR 2012	YEAR 2013	YEAR 2014	
5.1 Environment assessment when purchasing properties	The current environmental procedure on purchases and sales of properties will be reviewed and updated. This is intended to produce an environment index for the acquisition of properties.	100% of Wihlborgs transactions documented in the environment index.	100% of Wihlborgs transactions documented in the environment index.	
6. ADMINISTRATION & IT	YEAR 2012	YEAR 2013	YEAR 2014	
6.1 Energy statistics online	Initiate a procedure to be able to offer our tenants the opportunity to obtain energy statistics from the Wihlborgs website.	Energy statistics for 10% of our properties available at the Wihlborgs website.	Energy statistics for 50% of our properties available at the Wihlborg website.	
6.2 EDI Invoicing	20% of Wihlborgs invoices from its	35% of Wihlborgs invoices from its	50% of Wihlborgs invoices from its	

^{*}By this we mean properties included in environmental targets, which is approximately 70% of the entire Wihlborgs portfolio where there is potential for energy savings in the $2012-2014\ period.\ This\ means that\ if\ we\ had\ included\ all\ properties,\ we\ would\ have\ had\ a\ significantly\ lower\ figure\ for\ kWh/m^2.\ This\ can\ also\ be\ deduced\ from\ the\ figure\ expressed$ in kWh/m²/location earlier in this chapter. These figures also include properties with large cold storage facilities with little potential to reduce energy consumption. This also $means that we can continue to work with properties based on a comparable portfolio in \ m^2. Our new procedure means that from 2012, everyone on the administration side at the properties based on a comparable portfolio in \(m^2\). Our new procedure means that from 2012, everyone on the administration side at the properties based on a comparable portfolio in \(m^2\). Our new procedure means that from 2012, everyone on the administration side at the properties based on a comparable portfolio in \(m^2\). Our new procedure means that from 2012, everyone on the administration side at the properties based on a comparable portfolio in \(m^2\). Our new procedure means that from 2012, everyone on the administration side at the properties based on a comparable portfolio in \(m^2\). Our new procedure means that from 2012, everyone on the administration side at the properties based on a comparable portfolio in \(m^2\). Our new procedure means that \(m^2\) is a finite for the properties based on a comparable portfolio in \(m^2\).$ Wihlborgs will have individual key figures which are also very important for the overall target.

¹⁶ Our Environmental prospectus will contain information on the environmental impact of the property, which letting managers at Wihlborgs can present to potential tenants when viewing premises. This can include information on how the property is heated or other climate control systems. If the building is environment classified, already cleared of contaminants being phased out etc.

It should be part of our way of thinking

At Wihlborgs we view job satisfaction as one of the most important factors in achieving good results and success. Which is why we make sure our employees are aware of and help deliver the targets the company sets. As an employee, you should expect to develop and grow within the company and share our success in the form of a profit share fund. Our door is also open to college and university students whom we always welcome to gain work experience.

But no company is an island. We also keep an eye on our suppliers and we will be keeping a tighter check on their business operations to ensure that nothing clashes with our own values.

The decisions we make and the way we act should always be in line with our ethical guidelines. And if they do not, we all have an individual responsibility to remind each other what Wihlborgs stands for and should stand for.

Wihlborgs corporate social responsibility is based on its; Ethical guidelines, Work Environment Policy, Equal Opportunities Policy, Pay Policy, Personnel Policy, Company Car Policy and Purchasing Policy. All governing documents are resolved at executive management level.

Employees

Our employees are an important factor in Wihlborgs success. Their know-how, qualifications and professional expertise are valuable assets. As such, it is important to ensure we offer a work environment that is attractive and helps them develop.

Every other year, an employee survey is conducted to gauge the working climate. The most recent survey was done in winter 2010. This revealed an Employee Satisfaction Index rating of 3.4 out of a possible 4. The next survey is scheduled for autumn 2012.

We organised an internal questionnaire to increase awareness of the ten principles in the UN Global Compact. At a subsequent launch meeting, we discussed employee understanding of this and presented aspects of Swedish legislation pertaining to this.

Number of employees

At year-end, Wihlborgs had 87 employees, of whom 60 worked in administration and 27 were collective agreement employees. 79 employees work full time (24 women, 55 men) and eight part time (seven women, one man). There are 15 managers in the company, of whom six are women. 36 (35) percent of employees in the group are women. The Wihlborgs board consists of eight directors, of whom three are women. At year-end 2011 Wihlborgs had no temporary staff.

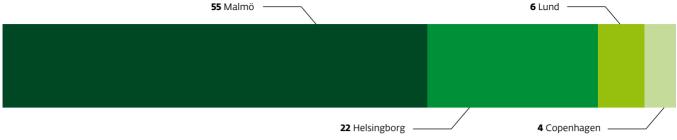
Employee turnover

Employee turnover in 2011 was 8.1 percent. Seven employees left Wihlborgs in 2011, of whom three retired, two resigned, one left during their probationary period and one was made redundant. Eight new employees joined in 2011.

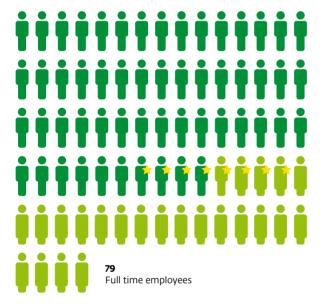
Sick leave

Sickness absenteeism at Wihlborgs is low; in 2011, it was measured at 1.54 (2.47) percent. Long term absence (60 days or more) represented 22.56 (59.16) percent of total sick leave. All employees are covered by health insurance.

No. of employees per work location



No. of full time employees



Board representation, age and sex



Benefits

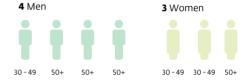
To encourage the company's employees to achieve set goals, and to increase engagement in Wihlborgs' operations, all employees except the CEO have been able to subscribe to a profit-sharing fund since 2005. All contributions allocated to the fund are invested in Wihlborgs shares. The maximum allocation is one price base amount per employee per year. Shares in the fund are restricted for five years after allocation. The base amount is recalculated in proportion to length of employment and employment grade.

Wihlborgs employees are offered a fitness allowance which they can use for any fitness activity allowed by Swedish Tax Agency rules. We also offer several communal exercise and fitness activities, such as participation in fun runs and the like. All employees receive regular health checks by our company healthcare. All employees are also entitled to subsidised health insurance.

New employees, age and sex



Left the company, age and sex





Training

Wihlborgs wants employees to be able to develop and grow within the company. At performance appraisals, the manager and employee agree goals for the latter's development.

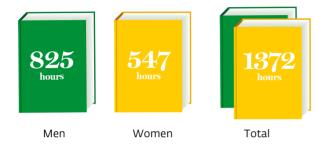
Wihlborgs encourages initiative and supports employees wishing to further develop their skills. To this end, employees have participated in numerous internal and external training courses over the year, as agreed in individual development plans.

During the autumn our caretakers have taken courses in conflict management and threats & violence in the workplace. We continuously strive to improve health and safety at work for our employees and in 2011 we introduced roof safety measures in our properties. These form part of our preventative measures to avoid slips, trips and falls. The focus in roof inspections is safety and harness systems for safety vests that all our caretakers are equipped with.

Social responsibility

In 2011 we organised a total of 1,372 training hours, or 16.14 hours per employee on average. Women accounted for 547 hours and men for 825 hours. Training hours covered facilities management courses, environment certification courses, CSR courses, finance for managers, public speaking and group and management development courses. Administration personnel have also taken basic and advanced construction safety coordinator courses during the year. Everyone completed these courses successfully.

No. of training hours 2011



Work experience

Each year Wihlborgs offers a number of students from the Universities of Malmö and/or Lund work experience placements. These students are usually taking a programme related to the property sector. Wihlborgs encourages cooperation with other property companies with a view to exchanging know-how and assessments of various programmes.

Discrimination

Anti discrimination work consists of internal communication on our policies and the need to pick up and address any cases at an early stage. No cases of discrimination were reported in 2011.

Child labour

There have been no known instances of child labour within our organisation, i.e. Wihlborgs employees and board members (internal stakeholders), in 2011. As of today, we do not anticipate any significant risk of this as we are subject to Swedish and Danish legislation.

Work environment

At Wihlborgs, we want all employees to find their workplace enjoyable and to experience job satisfaction. Naturally, our workplaces should be safe and secure without the risk of accidents or near misses. We have a work environment committee that regularly pursues and evaluates ways of improving our shared work environment. This group consists of both office staff and collective agreement employees of both sexes, from different positions in the company and from different regions. 95 percent of our employees are represented on the

work environment committee that represents Wihlborgs the company.

Wihlborgs pursues regular preventative health and safety work designed to reduce the risk of accidents and to reinforce the safety culture within the company. Work environment inspections are a regular feature of our properties and action plans and measures for each respective property are available to all employees via our internal IT systems.

Our contractors and suppliers are responsible for the health and safety of their own employees in accordance with construction safety workplace coordination rules. To support them in this Wihlborgs has produced a brochure explaining possible work related risks at our company. This brochure is available to download from our website under "Publications".

The Wihlborgs group had no known instances of serious injuries or work related illnesses in 2011. Simple procedures for reporting work related accidents and near misses can be accessed on our intranet.

Suppliers

Wihlborgs operation is in Sweden and Denmark where we see a slighter risk of infringments against human rights in comparison with the global perspective. When we sign operations and maintenance contracts, we strive for 100 percent local suppliers. We define local suppliers as based in the Öresund region. We also have other suppliers at national level in Sweden and Denmark. This means lower transport and travel costs. By choice, we prefer travel costs to be included in quoted hourly rates. This would help encourage suppliers to make their transport planning more efficient, good from both a cost and environmental point of view. On the other hand, we also contract suppliers and and contractors who can operate globally. As part of our supplier initiatives and of our signing the UN Global Compact, our purchasing manager actively raises and explains the ten principles in the Global Compact at the negotiation stage and how they relate to the expectations we have of each respective supplier/contractor.

Although we operate in a limited area, west Skåne, suppliers having a base in our respective locations is important for us, in terms of knowledge of the area, the local authorities and local regulations, which all make coordination with our employees easier when ordering. Certain suppliers operate in all three of our locations but with local representatives.

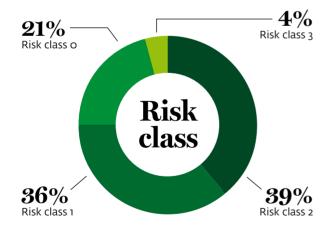
We sign purchase agreements/framework agreements/ annual agreements with all regular suppliers in order to have a proper platform for call offs, invoicing and price adjustments. We avoid index regulated agreements and recommend price discussions once a year. Agreements are entered in our invoicing/ agreements system Palette. Agreements are scanned into the contracts module and can be accessed by everyone before a delivery call off and for invoice control.

We aim to maintain a regular dialogue with suppliers. In addition to when placing individual orders, the people who agreed the contract should meet at least once during the

contract period to evaluate how the supplier is performing and how we as the client are performing. To enable this, there must be a limited number of suppliers in each different category. Agreements are signed for 12 months at a time. This is not for the purpose of replacing suppliers but to force us to actively renew and continue the relationship. It is a case of discussing needs, how the work has been performed, how we have acted as the client and also on possible price adjustments. Which means we avoid routine index regulation, aka price increases. Since 2011 we have adopted a new procedure for purchase agreements. Which works as follows:

- A check list is attached to the agreement. This addresses issues within environment care, work environment and ethics.
- 2. Our suppliers are then assessed on a scale of 1-3 where 1 = low risk, 2 = medium risk and 3 = higher risk. Any supplier who does not provide sufficient information is put on a watch list and given a temporary classification of o.
- **3.** We monitor how conditions change during the year and as we only sign 1 year agreements, we can take an active role in influencing our suppliers/contractors.
- **4.** If we have any doubts about whether information provided is correct, we ask to see the underlying data.

At the end of 2011 56 framework agreements were registered in accordance with the above model. Our other 130 suppliers will be included in this procedure in 2012. Of the assesed framework agreements 12 have not yet been signed. This will be pursued and should be completed in 2012. The 56 framework agreements have been risk classified as follows:



This is a continuous process and we have set a target of not renewing contracts in risk class 3 from 2014, as by this point in time, suppliers will have had two years to make improvements. See environment targets on page 34.

In 2011 we also developed an app for orders. The app is called WAPPO which stands for "Wihlborgs APP for Orders". Suppliers who are risk classified and with whom Wihlborgs signs an

agreement, will also be linked to the WAPPO app. In practical terms, this means our caretakers, who often order smaller jobs and services, can ensure they commission approved suppliers/contractors via the app. We chose to develop this app to make this as easy as possible for them.

Business ethics

In accordance with Wihlborgs' ethical guidelines and the UN Global Compact, Wihlborgs relationships should be responsible and independent. In order to familiarise employees with the ten principles within the Global Compact, everyone was invited to answer a questionnaire in summer 2010. The questionnaire and the principles were then discussed in more detail in an illustrative way at an employee conference in August 2010.

Business ethics is a regular subject for discussion within Wihlborgs, via tools such as our training pack "Wihlborgs talks sustainability" which is distributed once a quarter. When does a gift become a bribe? was the heading in the autumn 2011 edition. This is designed to make every employee at Wihlborgs aware of the potential consequences, from a sustainability and with it, also from a brand perspective, of accepting or offering a gift or a private service.

We adopted our ethical guidelines in 2006 which board members, employees, suppliers and contractors are required to abide by. These guidelines can be read in full on the Wihlborgs website under "Corporate Governance". In summer 2011, we produced a supplement to the guidelines which means that if an employee commissions a Wihlborgs supplier/contractor to do some private work or service for them, the employee must get the estimate approved by their immediate manager first. This is to ensure that the employee is not being given a discount related to their employment with Wihlborgs. At the most recent employee conference in August 2011 all employees were informed of this supplement and what it entails.

In terms of any risk of corruption, the project management and administration departments are the most exposed to this, as they are the employees who purchase goods and services on behalf of Wihlborgs. We have not taken any special measures at present to inform these employees other than as described above. Each respective manager is responsible for maintaining a dialogue on ethics with their employees.

We are going to continue this work within business ethics strategically with the addition of governing documents and monitoring. This is also one of the risk and business opportunities identified on page 20.

We have no reason to suppose any form of corruption occurred in 2011.

Marketing and customer satisfaction

Taking responsibility with regard to our properties and the marketing of them is based on our ethical guidelines and information policy. All governing documents are resolved at executive management level.

The customer in focus

Every two years, Wihlborgs organises a questionnaire survey of our tenants. The most recent was done in 2010 and the next survey is scheduled for spring 2012. We send out an information letter to our tenants ahead of the survey. This explains, for instance, that Wihlborgs has commissioned an external company to perform the survey. We do this to guarantee objectivity and confidentiality. The survey is designed to identify Wihlborgs' strengths and weaknesses from the customer's perspective. Based on the findings of the survey, improvement measures and projects can be implemented to develop important success factors and increase customer satisfaction.

A total of 400 people completed the Wihlborgs questionnaire in 2010. This response rate took 713 calls.

Customer satisfaction is presented on a scale of 1–5, where 1 represents "Very dissatisfied" and 5 means the customer is "Very satisfied". The average mark for Wihlborgs in the most recent survey was 3.84 which is an improvement on the 2007 survey. Please see below for a summary of the results.

Increased customer satisfaction is also one of the areas that has been identified as a business opportunity for Wihlborgs in the risk analysis done on the risks and opportunities of sustainability, see page 19.

Truthful marketing

To ensure that our marketing material is not misleading, we have a procedure whereby an expert within the company must approve the material. In 2011 there were no reported incidents related to Wihlborgs' marketing.

Sponsorship

Wihlborgs' strong regional roots mean local sponsorship in sport, culture and the environment is important to the company. It should help increase awareness of our brand and our brand exposure in a correct way. Sponsorship should also be linked in some way with our core business and provide scope for activities/customer meetings for customers, business partners and employees.

Customer questionnaire 2010

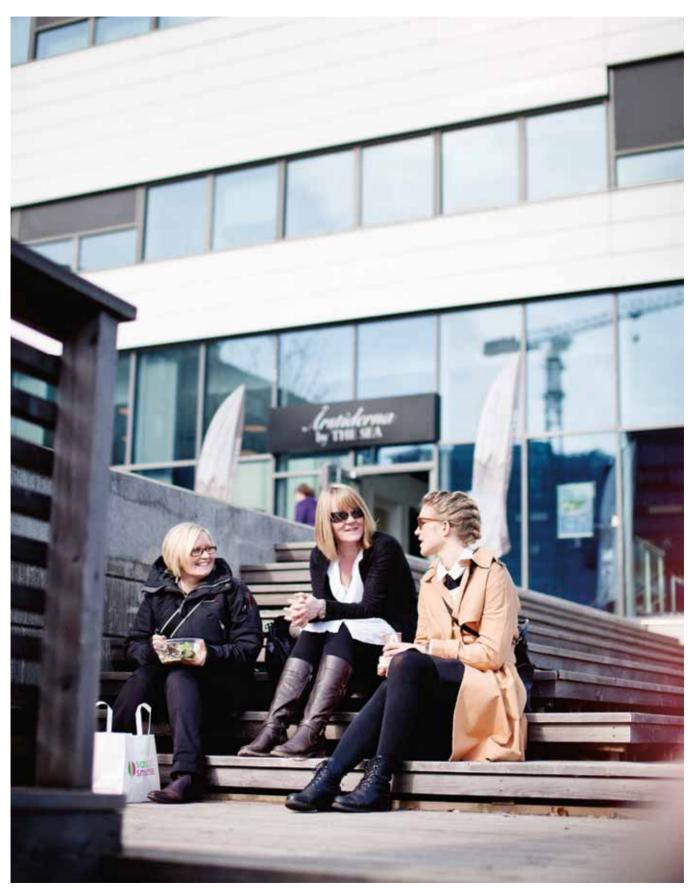
Caretaker attitude Wihlborgs attitude with regard to administration Easy to get in touch with people and departments at Wihlborgs when necessary

Lowest values

Awareness of Wihlborgs' environment work

Value for money of rent level

Indoor climate (heating, ventilation etc.)



Dockporten 1 at Dockan in Malmö. Tenants here include Mercedes with its Nordic head office and the restaurant Årstiderna by the Sea.

Global Reporting Initiative (GRI) Index

Wihlborgs Sustainability Report 2011 complies with Global Reporting Initiatives (G3.1).

Wihlborgs have also chosen to include certain sector specific indicators regarding Construction and Real Estate Sector Supplement (CRE 3.1). Reporting is in line with GRI level B+. The report has been audited by Deloitte. The Sustainability Report also includes Wihlborgs Communication on Progress related to the ten principles in the UN Global Compact which are presented on page 46. We have also simultanioulys worked with the ISO 26 000 standard, the connection to the standard can be seen in the table below.

1. STRATEGY AND ANALYSIS	GRI (G3.1) Page No.	CRE (3.1) Page No.	• Fully Partially	ISO 26000
1.1 A word from the CEO	4	-	•	6.2
1.2 Description of impact, risks and opportunities.	4, 19	-	•	6.2
2. THE ORGANISATION	GRI (G3.1) Page No.	CRE (3.1) Page No.	• Fully Partially	ISO 26000
2.1 Name of the organisation	8	-	•	-
2.2 The brand.	8	-	•	
2.3 Organisational structure	8	-	•	6.2
2.4 Location of head office.	8	_	•	-
2.5 Countries where the organisation operates	8	_	•	-
2.6 Nature of ownership and legal form	8	-	•	-
2.7 Markets	8	-	•	-
2.8 Scale of the organisation	8	-	•	-
2.9 Significant changes during the reporting period.	8	-	•	-
2.10 Awards and recognition	6	-	•	-

3. INFORMATION ON THE REPORT	GRI (G3.1) Page No.	CRE (3.1) Page No.	FullyPartially	ISO 26000
Report profile			•	
3.1 Reporting period.	12	_		-
3.2 Date of publication of the most recent report.	Not applicable as this is Wihlborgs' first sustainability report.	-	-	-
3.3 Reporting cycle.	12	-	•	-
3.4 Contact persons for the report	53	-	•	-
Report scope and demarcation 3.5 Process for defining report content	10	-	•	-
3.6 Demarcations for the report.	10	_	•	-
3.7 Specific limitations on the scope or boundary of the report.	10	_	•	-
3.8 Basis for reporting on subsidiary companies.	10	-	•	-
3.9 Data measurement techniques and the bases of calculations.	10, 28	-	•	-
3.10 Explanation of the effects of any re-statements of information provided in earlier reports.	Not applicable as this is Wihlborgs' first sustainability report.	-	-	-
3.11 Material changes from previous reporting periods in the scope, demarcation or measurement methods applied.	Not applicable as this is Wihlborgs' first sustainability report.	-	-	-
Auditing 3.12 GRI index.	42	-	•	-
3.13 Inspection and Assurance.	47	-	•	7.5.3
4. GOVERNANCE, COMMITMENTS AND ENGAGEMENT	GRI (G3.1) Page No.	CRE (3.1) Page No.	• Fully Partially	ISO 26000
Governance	_		_	
4.1 Governance structure of organisation.	15	_	•	6.2
4.2 Role of the chair.	15	_	•	6.2
4.3 Independent or non-executive board members.	15	_	•	6.2
4.4 Mechanisms for shareholders and employees to provide recommendations or direction to the management and board.	16	_	•	6.2
4.5 Executive remuneration	16	_	•	6.2
4.6 Processes in place for the board to ensure conflicts of interest are avoided.	16	-	•	6.2
4.7 CSR competence and qualifications of the board and management group.	16		•	6.2
4.8 Values and policies.	22, 24, 36, 40	-	•	6.2
4.9 Procedures of the board for overseeing sustainability performance and connections to international org.	16, 46	-	•	-
4.10 Evaluation of the board's own CSR performance.	16	-	•	6.2
4.11 Explanation of whether and how the precautionary approach is addressed by the organisation.	24	-	•	-
4.12 External declarations/principles the organisation supports	46	-	•	6.2

Index GRI

1.13 Memberships in organisations	8	-	•	6.2
Communication with stakeholders 1.14 Stakeholder groups.	17	_	•	6.2
1.15 Basis for selection of stakeholders.	17	_	•	6.2
1.16 Dialogues with stakeholders.	17	-		6.2
1.17 Important issues that have been raised in dialogue with stakeholders.	16	-	•	6.2
5. FINANCIAL INDICATORS	GRI (G3.1) Page No.	CRE (3.1) Page No.	• Fully Partially	ISO 26000
nformation on sustainability management for the category EC	22	-		-
Financial results IC 1. Created and delivered direct financial value.	23	-	•	6.8, 6.8.3 6.8.7, 6.8.9
C 6. Policy and practice and the proportion of costs paid to local suppliers in ignificant business locations.	38	-		6.6.6, 6.8 6.8.5, 6.8.7
5. ENVIRONMENT INDICATORS	GRI (G3.1) Page No.	CRE (3.1) Page No.	• Fully Partially	ISO 26000
nformation on sustainability management for the category EN	24	-		-
Energy EN 3. Direct energy usage per primary energy source.	24	-	•	6.5, 6.5.4
N 4. Indirect energy usage per primary energy source.	25	-	•	6.5, 6.5.4
N 5. Reduction in energy usage and efficiency improvements.	27	-		6.5, 6.5.4
N 6. Initiatives to provide products and services that are energy efficient or based on enewable energy, and reductions in energy needs as a result of these initiatives.	31	-	•	6.5, 6.5.4
Nater IN 8. Total water usage per source.	33	-	•	6.5, 6.5.4
missions, effluents and waste IN 16. Total direct and indirect emissions of greenhouse gases, by weight.	28-29	-	•	6.5, 6.5.5
N 17. Other relevant indirect emissions of greenhouse gases, by weight.	28		•	6.5, 6.5.5
N 18. Initiatives to reduce emissions of greenhouse gases, and reduction achieved.	31	-	•	6.5, 6.5.5
N 22. Total weight of waste, per type and handling method.	29	_	•	6.5, 6.5.3
N 26. Measures to reduce the environment impact of products and services, and the results of such.	31	-		6.5, 6.5.4 6.6.6, 6.7.5
EN 29. Significant environment impact related to the transport of products and other products and materials that are used by the company in pursuit of its business, including employee commuting/business travel.	28	-	•	6.5, 6.5.4 6.6.6
CRE 1. Building energy intensity	-	27	•	-
The Landing Chergy Intensity				

7. SOCIAL INDICATORS	GRI (G3.1) Page No.	CRE (3.1) Page No.	• Fully Partially	ISO 26000
Information on sustainability management for the category LA	36	-		-
Employment LA 1. Total number of employees, broken down by sex, form of employment, employment conditions and region.	37	-	•	6.4, 6.4.3
LA 2. Total number of employees who have been employed and left and employee turnover, per age group, sex and region.	37	-	•	6.4, 6.4.3
LA 3. Benefits provided to full time employees and that do not include temporary employees or part time employees. Information is to be provided for each larger business operation and specifically for different geographic locations where the company operates.	36		•	6.4, 6.4.3, 6.4.4
Health and safety at work LA 6. The proportion of employees (by percentage) that are represented in formal and for management and employees joint committees for health and safety, that consist of monitoring and advice on health and safety programmes.	38		•	6.4, 6.4.6
LA 7. Scale of injuries, work related illnesses, days lost, absences and the total number of work related fatalities per region and sex.	38		•	6.4, 6.4.6
LA 10. Average number of training hours per employee, sex and year, broken down by employee category.	38		•	6.4, 6.4.7
Information on sustainability management for the category HR	36			
Investment and procurement procedures – HR 2. Percentage of significant suppliers, sub contractors and business partners who have been checked with regard to human rights issues and actions taken.	39		•	6.3, 6.3.3, 6.3.5 6.4.3, 6.6.6
Non discrimination HR 4. Number of cases of discrimination, and actions taken.	38		•	6.3, 6.3.6, 6.3.7, 6.3.10, 6.4.3
Child labour HR6. Businesses and significant suppliers for which attention has been drawn to whether there is substantial risk of child labour and actions taken to help the prevention of child labour.	38			6.3, 6.3.3, 6.3.4 6.3.5, 6.3.7, 6.3.10
Information on sustainability management for the category SO	36			-
Corruption SO 2. Percentage and total number of business units analysed for risk of corruption.	39		•	6.6, 6.6.3
SO 3. Percentage of employees who have received training in the organisation's anti-corruption policies and procedures.	39		•	6.6, 6.6.3
Information on sustainability management for the category PR	40			-
Labelling of products and services PR 5. Procedures for customer satisfaction, including results of customer surveys.	40		•	6.7, 6.7.4, 6.7.5 6.7.6, 6.7.8, 6.7.9
Market communication PR 6. Programme for compliance with laws, standards and voluntary codes for market communication, including marketing, PR and sponsorship.	40			6.7, 6.7.3 6.7.6, 6.7.9
PR 7. Total number of cases where regulations and voluntary codes related to market communications, including advertising, marketing and sponsorship were not complied with. This information is to be specified according to the effects of the failure to comply.	40		•	6.7, 6.7.3, 6.7.6, 6.7.9

Global Compact Report

In July 2010 Wihlborgs signed the UN Global Compact. The Global Compact initiative was launched in association with the World Economic Forum (Davos 1999). Then UN Secretary General Kofi Annan challenged the business world to sign up to the initiative. The thinking behind the Global Compact is to make companies aware of and take active responsibility for ten internationally recognised principles in four areas; human rights, employment law, the environment and anti-corruption. Companies that sign up to the Global Compact, undertake the following;

- The CEO of the company is to send a letter to the UN Secretary General confirming that they support the Global Compact and its principles.
- The company is then to incorporate the Global Compact principles into its corporate strategy and take steps to make the principles part of its corporate culture on an everyday basis.
- The company undertakes to publicly stand up for the Global Compact and its principles.
- The company explains in its annual report how it is supporting and promoting the Global Compact and the initiative's ten principles.

Global Compact and GRI crosstable

The table to right illustrates the ten principles in the Global Compact. This sustainability report also includes a report on the ten principles. They are presented in the GRI index with reference to the Global Compact. We have published two earlier independent Communication on Progress reports (2010, 2011), this report includes our third.

Principles in the Global Compact	GRI indicators	
Human rights		
The companies are requested to support and respect the safeguarding of international human rights within the sphere in which they can influence.	HR 2, HR 4, HR 6 LA 6 PR 5, PR 6, PR 7	
2. Seek assurance that their own company does not participate in infringements against human rights.	HR 2, HR 4, HR 6	
Employment Law:		
3. The company is requested to maintain freedom of association and to acknowledge in fact the right to collective bargaining.	HR 2	
4. The prevention of all forms of forced labour.	HR 2	
5. The prevention of child labour.	HR 6	
6. The elimination of discrimination against employment and professional practice.	LA 2 HR 2, HR 4,	
Environment		
7. Companies are requested to support the precautionary principle when it comes to environmental risks.	EN 18, EN 26,	
8. Take initiatives to promote greater environ- ment related responsibility.	EN 3, EN 4, EN 5, EN 6, EN 8, EN 16, EN 17, EN 18 EN 22, EN 26, EN 29,	
9. Encourage the development and spread of environment friendly technology.	EN 2, EN 5-7, EN 10, EN 18, EN 26,	
Anti corruption		
10. Companies ought to combat all forms of corruption, including blackmail and bribery.	SO 2, SO 3	

Auditor's Review Report

Auditor's Review Report on the Wihlborgs Fastigheter ABs **Sustainability Report**

To the readers of the Wihlborgs Fastigheter ABs Sustainability Report.

Introduction

We have been engaged by the Executive Management of Wihlborgs Fastigheter AB to review Wihlborgs Fastigheter ABs Sustainability Report for the year 2011. Our review is limited to the information related to 2011. Our review covers the Sustainability Report 2011, pages 4-45. The Board of Directors and the Executive Management are responsible for ongoing activities regarding the environment, health & safety, quality, social responsibility and sustainable development, and for the preparation and presentation of the Sustainability Report in accordance with the applicable criteria. Our responsibility is to express a conclusion on the Sustainability Report based on our review.

The Scope of the Review

We have performed our review in accordance with RevR 6 Assurance of Sustainability Reports issued by Far. A review consists of making inquiries, primarily of persons responsible for the preparation of the Sustainability Report, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with IAASB's Standards on Auditing and Quality Control and other generally accepted auditing standards in Sweden. The procedures performed consequently do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

The criteria on which our review are based are the parts of the Sustainability Reporting Guidelines G_{3.1}, published by The Global Reporting Initiative (GRI), which are applicable to the Sustainability Report. We consider these criteria suitable for the preparation of the Sustainability Report.

Our review has, based on an assessment of materiality and risk, e.g. included the following procedures:

- An update of our knowledge and understanding of Wihlborgs Fastigheter AB's organization and activities.
- An assessment of suitability and application of the criteria regarding the stakeholders' need for information.
- An assessment of the outcome of the Company's stakeholder dialogue.
- Interviews with the responsible management, at group level, and at selected business units in order to assess if the qualitative and quantitative information stated in the Sustainability Report is complete, accurate and sufficient.
- Shared internal and external documents in order to assess if the information stated in the Sustainability Report is complete, accurate and sufficient.
- ▲ Analytical procedures of the information stated in the Sustainability Report.
- An assessment of the Company's declared application level according to GRI guidelines.
- An assessment of the overall impression of the Sustainability Report, and its format, taking into consideration the consistency of the stated information with applicable criteria.

Conclusion

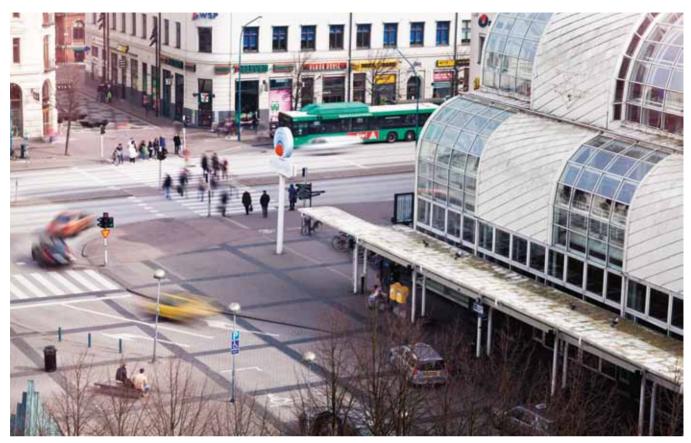
Based on our review, nothing has come to our attention that causes us to believe that the information in Wihlborgs Fastigheter AB's Sustainability Report 2011 has not, in all material respects, been prepared in accordance with the above stated criteria.

Stockholm, April 10, 2012

Deloitte AB

Johan Rasmusson Authorized Public Accountant Sofie Wadstein Expert Member of Far

Certification



The Property Terminal 1 in Helsingborg, is mostly known as a Terminal along with the Property Najaden 14 on the other side of Drottninggatan.

Statement: GRI Application Level Check

TEM hereby states that Wihlborgs Fastigheter AB has presented its sustainability report, "Wihlborgs Sustainability Report 2011", to TEM. As a third party, TEM has concluded that this report, using the G_{3.1} Guidelines and the Sector Supplement "Construction and Real Estate", fulfills the requirement of Application Level B.

GRI Application Levels communicate the extent to which the content of the G_{3.1} Guidelines and the Sector Supplement "Construction and Real Estate" has been used in the sustainability reporting process.

This statement confirms that the required set and number of disclosures for Application Level B have been addressed in the report and that the GRI Content Index presents a valid presentation of the required disclosures as described in the GRI G_{3.1} Guidelines and the Sector Supplement "Construction and Real Estate".

Application Levels do neither provide an opinion on the sustainability performance of the reporting company nor on the quality of the information in the report.

Malmö, Sweden, 10 April 2012

Iris Rehnström Sustainability Management Consultant



www.tem.se



Glossary

Waste By waste we mean all objects or substances that the holder wishes to dispose of or is required to dispose of. Waste is defined in accordance with an EU wide directive (EU Directive 2006/12/EU on waste), and is therefore to be interpreted as set out by the European Court of Justice. The basic regulations on waste can be found in the Swedish Environmental Code (1998:808) 15 chap and Waste Directive (2011:927)

BAS P /BAS U BAS-P and BAS-U (basic and advanced construction safety coordination) include very important responsibilities related to the work environment as a whole on construction sites. These responsibilities are set out in Work Environment Act 3 chap. 75 and AFS 1999:3 with amendments to and including 2008:16.

Bra milioval el Is the Swedish Society for Nature Conservation label for electricity and is based on solar, wind, hydro and biofuel energy, but not nuclear, coal or natural gas.

BREEAM (Building Research Establishment Environmental Assessment Method) BREEAM has been developed and is managed by BRE, a British building research organisation. This environmental certification assesses environmental aspects within e.g. management, energy, transport, water, materials and waste and pollution. BREEAM is divided into criteria for which points are awarded which, in turn, lead to certification. The Sweden Green-Building Council actively works to adapt BREEAM to Swedish conditions and a BREEAM committee will be appointed in early 2012.

CSR (Corporate Social Responsibility) is a form of corporate self-regulation that aims to embrace responsibility for the company's actions and how it impacts on society, from a financial, environmental and social perspective. The concept is increasingly used both to explain what one means (see section on concept confusion below) and to emphasis that financial responsibility (which is part of sustainability but not CSR) is necessary if a company's social responsibility is to be long term and integrated into its business model.

Landfill Rubbish dump, also known in recent years as landfill, is a place where waste is dumped (landfilled). Landfill waste consists of residual waste once food waste, combustible waste and recyclable waste have been sorted out. Such residual waste cannot be combusted, composted or recycled. From an environment point of view, it is considered important that as little waste as possible goes to landfill.

Derivatives Derivative instruments are a collective name for a form of security. The most common derivatives are options, terms, futures, warrants and swaps. What is particular to financial derivatives is that they are linked

to events or conditions at a specific point in time in the future, or to a certain period of time in the future. The value of a derivative instrument is linked to the value of an underlying asset, such as equities, share indices, currencies, interest rates or commodities.

EDI Electronic Data Interchange of information in structured messages between different companies or organisations, for automatic processing in IT systems.

Energy usage Energy used for different purposes. When we drive a car we use energy in the form of petrol, diesel or ethanol. We are either connected to a district heating network, have electric radiators, or a gas, oil or biomass fired boiler to heat our homes, offices and factories.

Energy efficiency Energy efficiency and energy saving means trying to make existing energy conversion more efficient either by reducing energy consumption or by getting more out of existing energy usage. This will enable us to have access to more energy in society without increasing energy production. In so doing, this will enable the more economic use of natural resources. capital and the environment.

Ethical funds Certain funds are called ethical funds. These are funds where the choice of investments is influenced by certain social, environmental or other ethical criteria. Certain ethical funds avoid investments in sectors such as alcohol, gambling, pornography, tobacco and arms, for example. Other ethical funds avoid investments in companies who breach international norms. Some fund companies also try to actively select companies that are amongst the environment leaders in their sector while others also try to influence companies in which they have an investment via shareholder dialogue and action.

Energy supplier A company that sells energy to energy consumers.

Energy sources In everyday language, the way we power the world; fuels, energy raw materials, energy bearers and methods of extracting energy.

Energy statistics application Virtually every property owner collates energy data via different kinds of property software. Examples of property software applications available today include Summarum, Momentum PM and the Hogia Property Application. More energy oriented software includes Webbess, Ess200, E4, Energireda and Momentum RC.

Hazardous waste Waste that has certain hazardous properties or is classified as such by the Waste Directive. Hazardous waste requires special treatment.

Glossary

UN Global Compact The Global Compact initiative was launched in association with the World Economic Forum (Davos 1999) when Kofi Annan challenged the business world to sign up to the initiative. The thinking behind the Global Compact is to make companies aware of and take active responsibility for ten internationally recognised principles in four areas: human rights, employment law, the environment and anti-corruption.

Precautionary principle In technology contexts, the precautionary principle means if there is any uncertainty as to whether or not a substance is hazardous, it should be treated as being hazardous. The Swedish Environmental Code (2 Chap 3 \$) defines the precautionary principle as follows: "Everyone who operates or intends to operate a business or take a measure, is to perform all safety precautions, observe any restrictions and adopt cautionary measures in general that are required to prevent, avoid or counteract any harm or inconvenience the business or measure may cause to human health or the environment. For the same reasons, the best possible technology should be used for commercial operations. These precautionary measures are to be adopted as soon as there are grounds to believe that a business or measure can cause harm or inconvenience to the health of people or the environment."

Renewable Renewable energy sources are energy sources that are constantly renewed and will not therefore be exhausted within the foreseeable future.

Sustainable development Sustainable development is a concept that was pioneered by Lester Brown in 1981 and that gained international fame in association with the UN report Our Common Future (1987), called the Brundtland Report. The UN report defines sustainable development as a pattern of growth in which resource use aims to meet human needs while preserving the environment so that these needs can be met not only in the present, but also for generations to come.

Non toxic environment Environment quality goal no. 4. The presence of substances in the environment that have been created or extracted by society should not threaten human health or bio diversity. The percentage of foreign substances is almost zero and their impact on human health and eco systems is negligible. The percentage of naturally occurring substances is close to background levels.

GreenBuilding GreenBuilding is a programme for energy usage rather than an environment classification system as such. A building can be certified as a new build or via renovation of an existing property. To be certified in south Sweden a new build property must not use more than 75 kWh/m². In the case of modernisation, energy consumption must be cut by at least 30 percent compared to existing usage.

Green leases In 2011 the Swedish Property Federation produced a standard form for green leases. Between 12 December and 19 January, a proposed lease and associated guidance was sent out for open referral. The finalised lease will be launched in spring 2012 and will be included in the Swedish Property Federation set of leases.

GRI The organisation behind GRI (Global Reporting Initiative) has set out voluntary general guidelines for how companies and other organisations should report what they are doing within sustainable development. These guidelines, which are now available in versions G₃ and G_{3.1}, cover preferences when reporting sustainability data within finance, environment and social responsibility. Such reporting should present a balanced and credible picture of the organisation's development in the sustainability area, including both positive and negative aspects.

Stakeholder dialogue Many companies start with their stakeholders when they structure their sustainability work. Maintaining a dialogue with stakeholders can be crucial for the success of CSR work. Stakeholder dialogues are part of sustainability reporting according to GRI.

Carbon dioxide Carbon dioxide, CO₂, sometimes, erroneously called hydrocarbons, is a gaseous substance at room temperature with a faint scent and sour taste.

kWh The unit kilowatt hour, kWh (thousand watt hours), is often used when measuring the consumption of electrical energy.

LEED (Leadership in Energy and Environmental Design) LEED has been developed by the US GreenBuilding Council. Certification assesses environmental aspects within e.g. site/land usage, water, materials, energy and indoor environment. Here too, there are versions modified for different types of building and the environmental aspects are divided into criteria for which points are awarded towards a combined mark for the entire building.

Environment aspects & Environment impact Environment aspects means the parts of a business, products and services that can have an impact on the environment. Examples of environment aspects can be emissions and effluents, storage of chemicals, noise and consumption. This also means that the environment aspects do not end at the factory gates but also impact the environment to a greater extent. A better explanation of what an environment aspect is, can be that the environment aspect is the cause of why environment impact occurs. Environment impact can be both positive and negative.

Environment certification Certification as such means an external inspection and an objective assessment of how environmentally sustainable a building is. When a property is approved, the property owner receives a certificate. Depending on the certification system, there are also different levels of classification of the certificate.

Green cars The concept green car usually means cars that meet higher requirements in terms of emissions of environmentally hazardous substances, compared with ordinary cars. However, there is not yet any uniform definition of the concept green car, and different criteria are applied by different cities and authorities. The then Swedish Road Administration produced a proposal for a green car definition that was expected to provide guidance. A car classed as a green car receives advantageous treatment with lower taxes, exemption from congestion charges and advantageous parking in certain cities. Examples

of green cars include hybrid cars, electric cars, LPG cars and ethanol cars if they meet the rules in place on emissions, and also conventional petrol and diesel cars (with particulate emissions under 5 mg per km) that release up to 120 g carbon dioxide per km.

Miljöbyggnad Miljöbyggnad is a Swedish system for certifying buildings in terms of energy, indoor climate and materials. The building is subject to a 15 point check, including energy purchased, noise class, radon content, damp, natural light, integral materials, chemicals and building products. Buildings can be classed as bronze, silver or gold depending on how they score on the 15 point check. Miljöbyggnad covers both new builds and existing buildings.

Environment targets The Swedish system of environment targets includes a generation target and sixteen environment quality targets. Organisations and businesses generally formulate their own environment targets that in one way or another can be linked to national environment quality targets.

Transport adapted to the environment Is Included in Environment quality target no. 15; transport and transport facilities are located and structured to limit harmful effects on urban or cultural environments and such that they do not comprise health and safety risks or otherwise an environmental disturbance, public transport systems adapted to the environment are accessible and of good quality and that conditions for pedestrians and cyclists are good.

MWh One megawatt hour. 1 MWh = 1,000 kWh.

Ozone depleting substances Substances that deplete the ozone layer contain either chlorine (CI) or bromine (Br). These substances vaporise readily and are very stable. This means they can reach the stratosphere where the ozone layer is. Substances that are classified as ozone depleting are, for instance, found in cooling media and fire protection systems.

PCB Polychlorinated biphenyls, are a group of industrial chemicals hazardous to the environment and health that were developed in the 1920s. They are classified in the group of long lived organic pollutants. Chemically, PCB pollutants comprise two aromatic rings that can have 1-10 chlorine atoms linked to them. Their toxicity depends on the position of the chlorine atoms in the molecule, not the number of chlorine atoms. PCB pollutants are liposoluble which means they are concentrated in body fat.

ISO 26 000 ISO 26 000 is an international standard for social responsibility. It is based on seven fundamental principles that jointly define the concept of social responsibility. In simple terms, one can say that ISO 26 000 sets out what companies and organisations can do to contribute to a sustainable future.

The GHG Protocol The GHG Protocol (greenhouse gas protocol), is an accounting system used by governments and leading companies to measure carbon dioxide and similar emissions. The GHG protocol has been developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD) in consultation with sector representatives and governments.

Risk analysis A means of systematically using available information to describe and calculate risks associated with a certain given system. A risk analysis is a way of assessing the probability of different undesired events occurring and the consequences of such. Decisions can be based on this and measures taken to minimise these risks, that can be both long term and short term. A risk analysis can be done using various different methods, which can be qualitative, semi quantitative or quantitative.

SGBC Sweden GreenBuilding Council is a not for profit organisation that is owned by its members, and open to all companies and organisations within the Swedish construction and property sector. The Council promotes green building and the development of environment and sustainability work in the sector

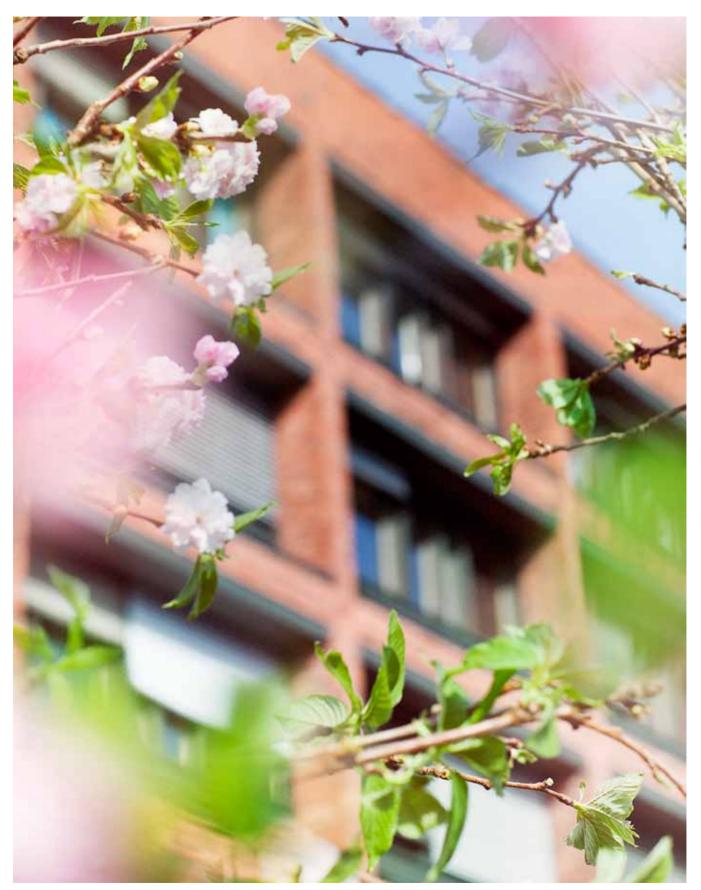
Strategy Strategy is perspective. Strategy is about seeing the whole picture - about understanding the way in which a company or brand can be competitive in the long term and where the most profitable business will be found. It acts as a compass directing the whole business – the framework for all activities - as a tool for making the right tactical decisions along the way.

Transparency This concept is used in the enterprise sector as a measure of how open and transparent a company is towards different external stakeholders, and also in the meaning of whether you can obtain a picture of the organisation and understand it internally. One example of work done to increase transparency in companies is the development of financial accounting principles such as the international standards in IFRS that define what information should be included in financial reporting in order to increase transparency and comparability.

Third party The body producing the report states which level has been used after having made its own assessment against the criteria in the GRI Application levels. In addition to this self assessment of the level, the reporting organisation can choose one or both of the following voluntary actions; 1) obtain a statement from a third party on the assessment that has been made, 2) commission GRI to check the self assessment.

Emissions The air borne pollutants that are most harmful are particles that can be inhaled, ozone and certain organic hydrocarbons. Local emissions mostly come from road traffic and from burning wood for home heating. Machinery such as lawnmowers, chainsaws and excavators also make a big contribution to emissions. To combat these, environment quality target no 2 "Fresh Air" has been formulated.

Recycling The reuse of materials from waste. In general, recycling is a preferred method when it comes to treating waste. Narrowly speaking, recycling means recovering materials for reuse, which means that virgin materials are replaced by used materials collected. One also sometimes speaks of energy recycling, whereby certain kinds of combustion can be classified as recycling. In Sweden, virtually all waste is recycled or combusted and only a very small proportion is sent to landfill.



The Property Uven 9 in Malmö. The former Swedish Riksbank Building that won the Malmö Stadsbyggnadspris 1986.

Contact persons

Thank you for reading our sustainability report. As this is our first report, we welcome all feedback. Please contact any of us in the Wihlborgs CSR group.

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Wihlborgs' CSR group comprises Britta Nordin, HR Director, Lars Steinholtz, Procurement Director, Irene Johansson, Director of Corporate Communication, Christer Johansson, Chief Financial Officer, Hanna Claesson, Environmental Affairs Director.

Sustainability highpoints 2011

- In mid February Wihlborgs' Chief Financial Officer hosted an economics network meeting focused on CSR. The meeting was held in one of our buildings and the companies present discussed and exchanged experiences.
- ▲ At the end of February Wihlborgs participated as a role model at a Veckans Affärer and E.ON breakfast meeting at the Hilton in Malmö. Over 120 representatives from the property sector, industry and local authorities and county councils gathered to listen to leaders of industry talk about innovations in areas where energy, efficiency and effectiveness meet that affect companies and their competitiveness.
- All Wihlborgs service vehicles had already been replaced by LPG vehicles. In February, three Mitsubishi i-MiEV electric cars were delivered. The cars are used as pool cars in Malmö and Helsingborg.
- On 9 March Wihlborgs' Environment Manager gave a lecture on Wihlborgs' sustainability work at CSR South 2011 (the largest conference in south Sweden focused on the social responsibility in the private and public sectors) in Malmö.
- In June Wihlborgs received the news from the Sweden GreenBuilding Council (SGBC) that its property Polisen 3

- in Helsingborg had been certified as a GreenBuilding. It was the first office building in Helsingborg to receive certification.
- In June it was resolved that Wihlborgs' new build and renovation projects for respectively the properties Fören and Landsdomaren in Malmö and Lund were to be classified in accordance with the "Miljöbyggnad" and "GreenBuilding" certification systems. Along with classification, a number of additional points were used to improve the environmental impact of the properties.
- On 21 November Wihlborgs took part in the Global Malmö Days and our Environment Manager presented a seminar lecture on "The enterprise sector's role in sustainable development".
- In mid December, Wihlborgs hosted a network conference on behalf of CSR Skåne. The topic for a conference was "Securing the Supplier Chain". At the meeting, Wihlborgs' Procurement Director shared his experiences in the area.
- In December Wihlborgs' ordering app was ready for use. The app is part of work that was started on assuring Wihlborgs' suppliers. For more information see page 39.









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