

STATEMENT OF CONTINUED SUPPORT

Malmö, 19 August, 2014

Wihlborgs will in 2014 and 2015 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 April 2014 we could proudly present our third Sustainability Report, level B+. In page 42 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 Communication on Progress (year 2010 and 2011), our Sustainability Report includes our fifth Communication on Progress.

At the end of 2009, we also decided to join the CSR-Skåne network, and during 2012/2013 we continued and ended our participation. Since 2014 we decided to join another network called Sustainable Biz. This is also 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.

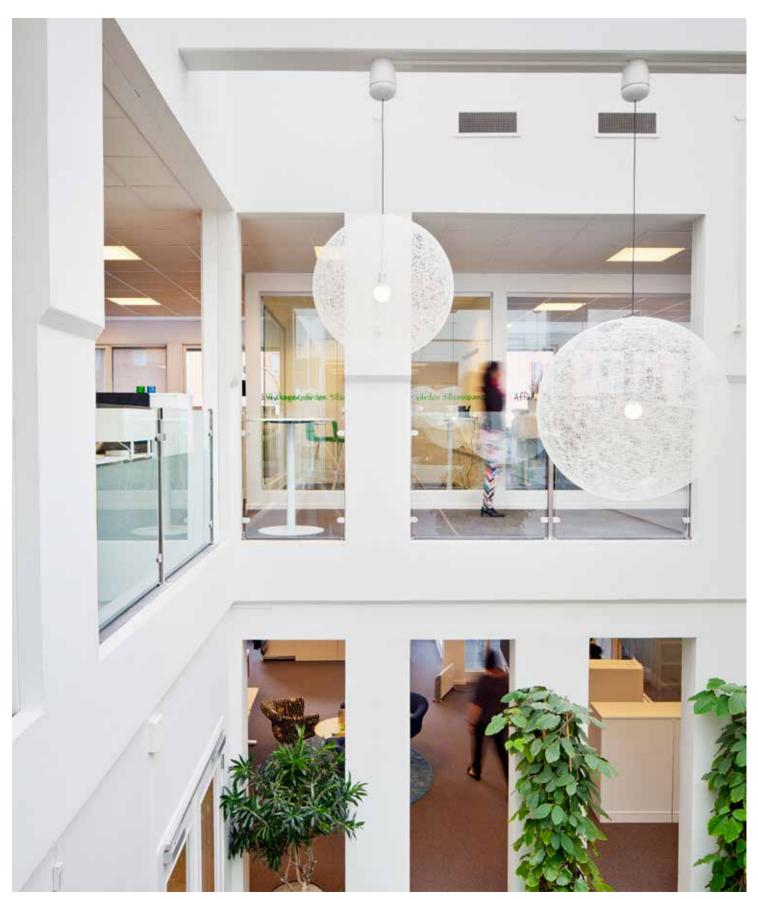
We recognize that a key requirement for participating in the Global Compact is the annual submissions of a Communication on Progress which describes our company's efforts to implement the ten principles. We support public accountability and transparency, and therefore annually continue to report on progress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

Wihlborgs Fastigheter AB

Anders Jarl, CEO

Wihlborgs Sustainabilities Sustainabilities of Sustainabilities of

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Bright office interior in the Kranen 1 building, in Dockan, Malmö.

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Sustainability Highlights 2012

Wihlborgs Fastigheter

Wihlborgs is the leading property company in the Öresund region, owning property with a total market value of SEK 22.6 billion. The lettable area of the property totals 1.5 million square metres. The total rental value is SEK 2.0 billion. The property portfolio consists in the main of commercial properties. The Company's shares are quoted on the Mid Cap List of the OMX Nordic Exchange.

We are working together for a sustainable society.

There was a time when the phrase "alone is strong" summed up society. That's not how it is today. The trend, instead, is towards cooperation between business, municipalities and the public sector, in order to create long-term sustainable achievements. In other words, collaboration across demarcation lines. In this, our third sustainability report, we summarize the events of the past year, which presented us with quite a few new areas of cooperation, challenges and opportunities.

Past, present and future

In the past five years, we have engaged in initiatives that have helped take Wihlborgs to the forefront of the property sector. One was to sign up to the Global Compact back in July 2010. This became the starting-point for our in-house strategic programme. Various training activities were undertaken and resources set aside for an internal CSR group. We have noticed that our sustainability strategy has put us in a position where many others are looking to us and taking their cue from us. To move the company another step forwards and to achieve more lasting impact on society, we aim to become even more active in our dialogue and cooperation with others. The dialogue and cooperation with municipalities, joint venture partners, entrepreneurs and tenants all create the conditions for progress. I believe that this is the key to the future.

Collaboration across boundaries

As one step towards the business models of the future, a dialogue was opened up in 2013 with one of our energy companies with a view to identifying common challenges and working together on them. In this case, the common denominator is exactly that –

energy – and in most cases this involved contact with the endcustomer. In this, we were to consult in developing processes enabling clear communication to take place with our tenants. What should we do to get them to reduce their energy consumption etc.?

Agreed interaction

We are continuing to work on green leases, in which we as landlord consult with our tenants in setting the frameworks for reducing environmental impact in our properties. Our green leases also offer a channel for continued dialogue and developing partnerships with tenants with regard to how the premises are used once the tenant has taken up occupancy. The ability to drive these issues forward proactively and offer knowledge, information and suggestions for improvements is not only relevant, it is essential. Work on defining sustainability requirements for procurement continued during the year and is described in more detail on page 36-37. Even if the requirements are specified in the lease purchase, it still requires cooperation on these issues in many cases. For example, small companies may need support and help with the process and their input can also show us areas where our in-house systems can be developed.



Anders Jarl, Chief Executive Officer at Wihlborgs since 2004

Regular dialogue

It is important to be transparent as a business and maintain active. close dialogue with our stakeholders. During 2013, we maintained in-depth dialogue with seven of our key stakeholders. Read more on pages 11-15. It is made clear in this that we are expected to drive, and communicate on, sustainability issues in a proactive way. Everyone who works at Wihlborgs is an ambassador.

And we can become better at being active ambassadors. Our employees expressly assert that Wihlborgs is shouldering a major responsibility for environmental, energy and ethical issues, among others.1 On the other hand, only half have talked at any time to another about our work on sustainability. So, we have work to do here. Especially as the world around us expects proactivity in this area. It is important that everyone at Wihlborgs, whatever their role, should be able to discuss sustainability and quote examples from their viewpoint.

Our dialogue on what is right and wrong from a business ethics perspective has continued. In 2013, the Company held a business ethics course for all employees. We also produced a practical guide that not only included examples of how employees should act in different scenarios but also, not least importantly, discussed ethical dilemmas that arise in our business.

To be a successful enterprise, it is important for us to be able to offer a stimulating work environment that enables us to retain and develop our employees and to attract new skilled personnel.

During recruitment processes, we have observed that value and sustainability issues are increasingly important factors when people choose their employer. New colleagues pose a lot of searching questions on these issues.

Regional cooperation

We are based in the Öresund region, and it is here that we acquire, manage and produce our properties. We have the ability to contribute to the future social structure and we can play a part through our dialogue in shaping physical planning. Sustainable growth in the region depends on many factors, not least the conditions for new companies to establish operations here. Our challenge lies in taking responsibility beyond the walls of our buildings and we will only be able to do this through cooperation.

Malmö, April 2014 Anders Jarl, Chief Executive Officer The decision to report sustainability in accordance with GRI was approved by Wihlborgs' Board of Directors in August 2010. The Board of Directors unanimously approves Wihlborgs Sustainability Report for 2013

Malmö, April 2014 The Board of Directors, Wihlborgs Fastigheter AB

¹ Sustainability survey, December 2013

Where job satisfaction is key

Job satisfaction plays an important role in our organization and is one of the forces driving our development. We also aim to help our customers create stimulating work environments that promote employee well-being and enable the Company to grow. Whenever building new or converting existing properties, we work closely with the customer on planning, and employ skilled architects to create fit-for-purpose premises. To us, the job is to keep up with developments and be prepared for the new requirements and needs that emerge. Here, sustainability issues are an important factor.

Business concept

Specializing in efficient sub-markets in the Öresund region, Wihlborgs will own, manage – in-house – and develop commercial properties.

Employees and structure

On 31 December 2013, Wihlborgs had 113 employees, including 11 in Denmark. 104 employees work full-time and nine part-time. Wihlborgs' Group Management consists of the CEO, CFO, Director of Corporate Communication, Director of HR/CSR and Projects/ Business Development Director. Group Management bears overall responsibility for coordinating the Company's operations.

The organization also includes a number of group executive functions: Group Economy/Finance, Procurement, Environment, HR, Communication, Customer Relations (sales and marketing), Transactions and IT. These functions conduct Group-wide development initiatives and provide functional expertise.

All our property management is conducted by our own personnel who know our clientele and are on hand to quickly meet our customers' expectations and demands.

Every property management unit operates with clear profit centre responsibility, in which property managers and property directors work with Group Management in setting up the guide-lines for the unit's operations.

We operate in four regions, each with a regional director responsible for the region, who drives the business forward according to the Wihlborgs philosophy. Each region operates from a local office: Malmö HQ (Dockan), Lund (Ideon), Helsingborg (Berga) and Copenhagen (Herlev).

Improvements to our property portfolio are handled by a project department, which is responsible for newbuild and conversion projects, procurement and follow-up.

Property portfolio as of 31 December 2013

Wihlborgs Fastigheter AB (publ) is the biggest commercial property owner exclusively focused on the Öresund region. We have 264 properties with a combined market value of SEK 22.6 billion. The total lettable area is 1.5 million square metres and the total rental value is SEK 2 billion.

Geographical concentration of investment

Our strategy is to operate in locations where we identify the potential for long term growth. Accordingly, Wihlborgs is represented in Malmö, Helsingborg, Lund and Copenhagen. Our head office is in Malmö.

In each location, we are also geographically concentrated on a number of sub-markets, which makes us uniquely able to ensure cost efficient management.



Local involvement

It is important for us to be actively involved in various organizations and networks. Several of our employees sit on external boards. Today, we are represented on the boards of various organizations such as Fastighetsägarna Syd, Fastighetsföreningen Lund City, Malmö Citysamverkan, Lund Citysamverkan, Medeon, Ideon, the Sweden Green Building Council, Näringslivets Miljöchefer (the Swedish Association of Environmental Managers), Solar Region Skåne and Øresundsinstituttet.

Subsidiaries and joint ventures

There are 150 companies in the group, including the Parent Company. However, not all are subsidiaries of the Parent Company. Within the Group, we have six joint ventures:

- Dockan Exploatering conducts development activities in the Dockan area of Malmö.
- Fastighets AB ML 4's purpose is to develop, build, own and manage the MAX IV research centre in Lund.
- Hälsostaden Ängelholm Holding AB was established to develop the site around Ängelholm Hospital into a health care city.
- Medeon AB markets Medeon Science Park, a research park in Malmö focusing on life sciences.
- Ideon AB was established to strengthen and develop Ideon as a creative and active research community.
- Nyckel 0328 AB, which is engaged in financing activities via its subsidiary Svensk FastighetsFinansiering AB.

For more information, see Note 17 in Wihlborgs' 2013 Annual Report.

Share information

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

On 31 December 2013 the largest shareholder in Wihlborgs was Brinova Fastigheter AB with 10.1 percent of the outstanding shares. The ten largest Swedish shareholders held 29.6 per cent and foreign shareholders 38.6 per cent.

Events in 2013

- During the year, Wihlborgs acquired 14 properties and sold two.
- Arvid Liepe joined the Company as new CFO and Anna Nambord as Director of HR and CSR.
- Wihlborgs built its first solar power facility under its own management, at Berga, Helsingborg.
- In August 2013 Wihlborgs presented its latest Communication on Progress in accordance with the UN Global Compact; wihlborgs.com/COP. There were no significant changes in the company during the accounting period up to today's date.

Awards and recognition during 2013

We did not receive any official awards in the area of sustainability in 2013. But our focus on sustainability has helped focus attention on the issue in the stock market, where sustainable enterprise has become an increasingly important issue to powerful investors. Our Environmental Affairs Director Hanna Claesson is often invited to talk about our work in sustainability at various CSR seminars.



Hanna Claesson, Environmental Affairs Director, at Wihlborgs' HQ

Taking global responsibility at local level

This is Wihlborgs' third sustainability report. In the past, we focused mainly on environment issues, but we gradually came to recognize an interest in our social responsibility. When we were asked if we had signed up to the Global Compact and observed its ten principles, we realized that this was something we naturally ought to do, and wondered why we had not signed up earlier.

Perhaps because we viewed ourselves as confined within the Öresund region and saw the Global Compact mainly as a tool for multinational companies. Once we realized the importance of a coordinated sustainability programme, we established a CSR function at Wihlborgs. In addition, we soon realized that there were areas in the Global Compact where we could perform better. This was one of the reasons for deciding to produce a sustainability report in accordance with GRI. Today, we have an effective system in place to ensure Wihlborgs develops at all times in a socially, economically and environmentally acceptable way.

About our sustainability report

Our sustainability report covers all our business operations in Sweden and Denmark, Wihlborgs Fastigheter AB and all our 149 subsidiaries. Joint ventures are not included. Wihlborgs Fastigheter AB does not own any properties. They are all owned by our subsidiary companies. The Sustainability Report consists of pages 1-41 of this document and the "Key Figures & Calculations" section on the Sustainability Report page of our website. Where we have control over, and can fully determine the outcome of, information generated within the Group for the sustainability report, we can take full responsibility for this information (see chart on page 12, section B). The report also describes sustainability work in relation to external stakeholders, in this case mainly suppliers and contractors (see chart, page 12, sections C and D). We set requirements for our suppliers but do not exercise the same degree of control over them and their sub-contractors. The graphic on page 12 illustrates Wihlborgs' identified stakeholders.

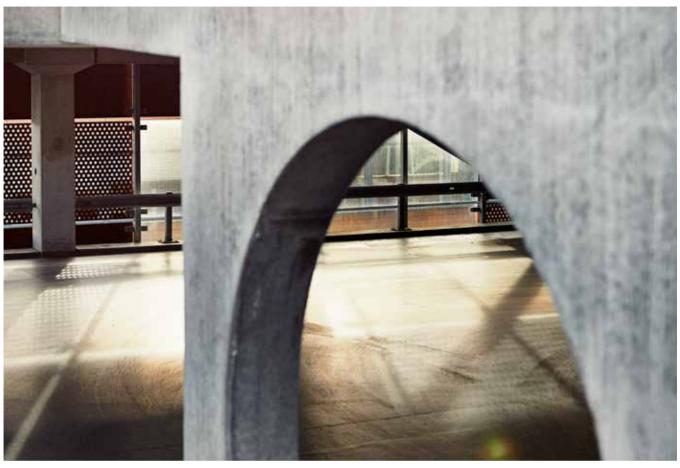
Reporting

Our accounting year is the calendar year and the reporting cycle is for the whole year. The report (at B+ level) covers the period

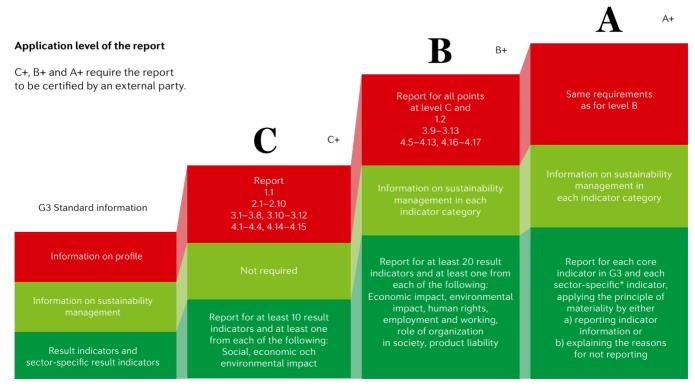
1 January–31 December 2013. The next sustainability report will be published in April 2015. We believe that the sustainability report meets the requirements for application level B+. An external audit of our sustainability report in accordance with GRI was carried out by Deloitte. The auditors' report appears on page 43. We have also chosen to apply certain aspects of the recently issued guidelines for the construction and property sector, "Construction and Real Estate Sector Supplement" (CRE.1). We have used the G3.1 version of GRI in this report. The GRI Index on page 38 shows how G3.1 relates to CRE.1 and ISO 26 000. The document "Key Figures & Calculations" on our website explains how we go about compiling the key figures in the Environment section.

The sustainability report has been printed in a limited number of copies in Swedish and English. It will be available mainly for downloading from the Wihlborgs website as of 15 April 2014, from http://www.wihlborgs.com/Press--Media1/ under Publications.

If you have any questions or comments on the report, please contact any member of the Wihlborgs CSR group; for contact details, see page 49. Wihlborgs' first sustainability report was published on 23 April 2012.

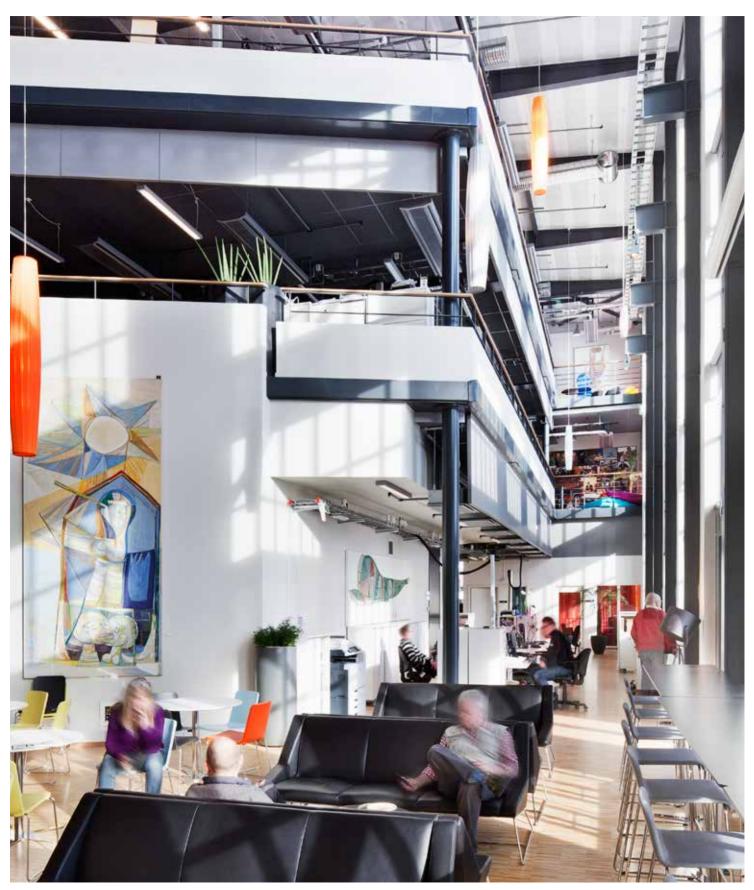


Wihlborgs' garage in Dockan is equipped with two charging posts capable of charging a total of four electric cars at the same time.



^{* =} Sector-specific supplement in final version

Governance, undertakings and commitments



Swedish Television is one of our many tenants.

Listening makes us wiser

Wihlborgs' business is built on values that are not up for negotiation. Which is not to say that we believe we have done everything we need to do and have stopped developing – quite the reverse. In our day-to-day work, we maintain constant and open dialogue with our various stakeholders. We need to know and understand what our tenants, suppliers and the world at large expect of a company such as Wihlborgs.

Wihlborgs is not driven only by its Board of Directors and management groups, but also by the new insights we gain by listening to others.

Framework

Wihlborgs is a listed company that is subject to rules and regulations on corporate governance. Alongside the legislation concerned, the Swedish Code of Corporate Governance and stock exchange rules also apply. The business is monitored and super-vised by external auditors 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 have various issues addressed. One of the many important tasks of the AGM is to elect members of the Company's Board of Directors. The AGM also sets guidelines for remuneration to the CEO and leading decision makers. The Company's auditors check that these guidelines are adhered to. All details of the AGM are available on the Wihlborgs website.

Board of Directors 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 assets, in accordance with set rules of procedure. The Board is made up of eight members, of whom six are independent in relation to the company. Two members are considered to be non-independent: Erik Paulsson, Chair, on account of Brinova's shareholding in Wihlborgs, and Anders Jarl, who also serves as 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 that meets every other month and presents reports

and proposals to the Board. The Board and Group Management are responsible for ensuring that work on the 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. The report is drawn up at B+ level and incorporates Wihlborgs' Communication on Progress according to the principles of the Global Compact.

For more information on the procedures for good corporate governance with regard to the Board's qualifications, procedures and processes, see Wihlborgs' Corporate Governance Report on pages 126-133 of the 2013 Annual Report. The Board's work is assessed annually, and every two years Board members are required to complete an in-depth questionnaire designed to determine what changes need to be made in the work done by the Board.

Group Management

Wihlborgs' Group Management has overall responsibility for managing the Company. The CEO, who is a member of the Board, reports directly to the Wihlborgs Board. With regard to sustainability issues, we have established an in-house CSR function that deals with these issues and is also responsible for involving the employees. Senior executives are not entitled to bonuses; for more information, see Note 7 to the financial statements in Wihlborgs' 2013 Annual Report.

Corporate Governance Report

The Corporate Governance Report in full can be downloaded from the Wihlborgs website and is included in the 2013 Annual Report.

Governance, undertakings and commitments, Communication with stakeholders

Wihlborgs' stakeholders

Every day, we meet tenants, joint venture partners, investors, entrepreneurs and other stakeholders. Through these meetings, we are reminded that we operate in a wider world and that our success depends on us understanding and continuing to develop our role in association with others.

In addition to our day-to-day contacts, we carry out targeted questionnaire-based surveys to gather more comprehensive material from certain stakeholder groups. The surveys include the NKI (Customer Satisfaction Index) and the NMI (Employee Satisfaction Index). Input of this kind helps us to prioritize initiatives focused on a specific stakeholder group.

A stakeholder analysis was also performed during work on Wihlborgs' first sustainability report. For detailed information, see our 2011 Sustainability Report. A summary is presented below.

- Identifying Wihlborgs' key stakeholders In 2011, the CSR group listed potential stakeholders. After analysis seven key stakeholder groups were identified: Shareholders, Tenants, Municipalities where we operate, Credit providers, Suppliers/Contractors, Board of Directors and Employees. These categories will remain as long as Wihlborgs' business does not change, see illustration below.
 - Dialogues with stakeholders. In 2011, we distributed a questionnaire to more than 200 individuals representing our key stakeholders (for details of questions and findings, see pages 16-17 in Wihlborgs' 2011 Sustainability Report). In 2012, we decided to conduct a stakeholder dialogue in two stages. In the first stage, seven selected stakeholders at management level were asked to complete a short questionnaire. The results are presented on pages 16-17 of Wihlborgs' 2012 Sustainability Report.

Identifying Wihlborgs' key stakeholders

* = Key stakeholders A. Society in general Municipalities* Neighbours Stakeholder organizations Networks Media Schools/Universities Legislators Public authorities Citizens Auditors B. Wihlborg Fastigheter AB Board of Directors* Contract personnel C. Supplier chain Suppliers* Contractors* Lenders* Sub-contractors D. Value chain Tenants* Sub-tenants Shareholders* Tenants' employees Sponsorship recipients

In-depth stakeholder dialogue in 2013

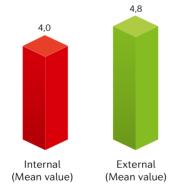
Last year, we decided to resume and develop our contacts with the seven key stakeholders who replied to the 2012 survey. We followed up their responses with an in-depth interview and a dialogue on sustainability.

The method we elected to use was a semi-structured interview. The interview was based on the written replies given in the previous year's survey and the individual was then asked to reflect and elaborate on his/her answer. The following is a summary of the replies and our observations on them.

Proactive or reactive

The introductory question focused on the stakeholder's view of how we should address sustainability issues via a selection on a rating scale. The scale ranged from 1-5, where 1 corresponded to "satisfies legal requirements" and 5 "proactivity, at the forefront". All respondents inclined towards proactivity, although there was a difference of 1 degree between the respective ratings of internal and external stakeholders.

Proactivity scale 1-5 (5 = at the forefront)



Proactivity, as expressed by responsiveness, internal stakeholders

Being a listed company means that our financial status is presented on an ongoing basis via, for example, quarterly reporting. In contrast, many sustainable solutions are long-term and extend over generations. From the interviews with Wihlborgs' internal stakeholders, it is clear that the challenge lies in finding the right balance, or as our CEO put it in the introduction to last year's sustainability report: "The task for us is to strike the right balance between our commercial purposes and our ideological approach to the business."

In the past five years, initiatives have been taken that have helped move Wihlborgs to the forefront in certain sectors. For example, Wihlborgs signed up to the Global Compact; another was the work started internally, ranging all the way from training initiatives to allocating resources to set up an in-house CSR group. Many actions focus on responsiveness and the importance of this point is underlined in the interview with Wihlborgs' CEO. He points out that responsive employees enable the organization to

function proactively in every area. It is also clear that, from an internal perspective, we should not take a leading role in developing all new technology in the sector if this would represent excessive risks. On the other hand, there is a strong desire to be involved in development, but at a reasonable level. Once again, the issue is responsiveness. From an internal perspective, the importance of the market is also highlighted; the fact that the market rules and gives us signals as to the direction we should take: "In purely commercial terms, the market will help us, it will become more and more important" (Board member).

Proactivity via foresight, external stakeholders

In the interviews with some external stakeholders, it is possible to see a similar line of argument as with the internal stakeholders, about not being at the very leading edge. "Some issues may need to settle down before they are taken to their conclusion" (Fund representative).

Other stakeholders take the view that we must lead right from the front and also that we have done so up to now. "Wihlborgs is very good at bringing about business deals that are multidimensional, at generating added value for the deal." (Municipal Director). They emphasize that it is important for this strength to be maintained.

One example of proactivity lies in understanding new structures in urban development. Another is to keep one step ahead and make offerings in sustainability that exceed the tenant's expectations.

A stakeholder also mentions that if Wihlborgs wants to be at the forefront, sustainability must be integral to its core business. "I expect it to be part of your day-to-day work" (Lender).

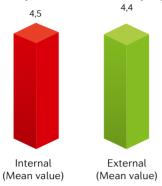


The art of communicating

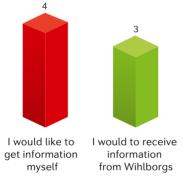
Another theme of the dialogue was communication about what we are doing in sustainability. In our 2012 survey, we asked this question: How important do you think it is for Wihlborgs to inform about its work on sustainability on a scale of 1-5, where 1 is "not at all important" and 5 is "very important"? During the dialogue we asked the stakeholders to give reasons for their replies. We also enquired into whether, from their viewpoint, people wanted someone from Wihlborgs to supply this information or whether they wanted to look for it themselves.

Governance, undertakings and commitments, Communication with stakeholders

Importance of communicating about sustainability,on scale of 1-5 (5= Very important)



How the seven respondents wanted their information



Transparent communication, internal stakeholders

As far as the internal stakeholders are concerned, there is a consensus that it is important to communicate about our work on sustainability. Both replied with similar arguments. It is important for us to be transparent and communicate about the "right" things in a way that builds trust.

Communication through all, external stakeholders

External stakeholders are also unanimous that it is important for us to communicate about our work in sustainability. According to one key stakeholder: "Your colleagues in the industry are on their toes in this, so if you don't want to get overtaken, you need to both act and communicate on an ongoing basis" (Sales manager at one of our biggest energy companies).

The interviews also produced ideas and desires about how the communication could be conducted and developed. Several were in favour of integrating it more into our regular reports, for example by including sustainability in our quarterly reports and in external presentations.

Another recurrent theme was that people appreciated the stakeholder dialogue (the physical meeting and discussion) as a mode of communication and wanted to continue building on it. "Cooperation is A to Z – all our in-house development work comes out of network discussions. I would like to see even more of this type of collaboration with Wihlborgs.I would very much like

to see more proactivity. For you as landlord to come up with good suggestions for operations and communicate values other than just SEK per square metre." (Tenant) Other examples quoted were Green Leases and following-up their outcomes.

Another stakeholder expressed a clear wish for sustainability to be included as a natural part of the ambassadorial role of all employees. He said: "Everyone who fronts Wihlborgs in business situations must of course talk sustainability!" (Municipal Director).

Everyone who fronts Wihlborgs in business situations must of course talk sustainability!

(Municipal Director)



Materiality analysis

In the survey conducted in 2012 and used as the framework for the in-depth interviews in 2013, respondents were asked to pick 5 areas (out of 27) that they thought were the most important. For an overview of stakeholders' responses last year, see the 2012 sustainability report, page 17¹.

This material will also serve for the materiality analysis in connection with Wihlborgs' scheduled report in accordance with GRI G4. In 2014, the analysis will be further expanded to provide comprehensive material for continued reporting.

Internal stakeholders – Work environment, Business ethics, Customer service & Energy consumption

The work environment is an obvious priority for both internal respondents. "We must of course make sure that nothing happens either to our own colleagues or our tenants (CEO). Another stakeholder also highlights our responsibility in terms of setting social and environmental requirements for our suppliers. "A safe work

¹ Responses are slightly adjusted, as the Board member interviewed was different from the one interviewed at the time of the survey in 2012.

environment is important. We can make demands on the supplier here! As a major buyer of services and products we can exercise influence in several areas" (Board member).

Both internal stakeholders also raise business ethics as a priority area. Respondents highlight training and development, together with daily dialogue/discussions. "Clear and transparent action is vital! For example, by including ethical guidelines as part of introductory training courses" (Board member).

It is unsurprising that customer service is a high priority to our CEO – or, as he himself puts it: "It's the customer, after all, who pays our wages." He is clear that this is an area that must always be at the top of the agenda.

Energy consumption was also raised as an important area, not only during the construction process but also in the operation of our properties, where we should be involved and show tenants what they can do to reduce their consumption.

External stakeholders - Work environment, Quality, Environmental classification and Dialogue.

Like the internal stakeholders, several external stakeholders prioritize a safe work environment: "Employees' lives come first, second and last, after all. Particularly in your type of industry, in projects and so on. Sub-contractors that take responsibility are essential!" (Representative of fund). "People are all we have. It's hugely important" (Sales manager for supplier).

The quality of the premises is emphasized from the point view of how the end-user experiences them. The property owner must recognize a responsibility for dealing with this and whoever represents the Wihlborgs organization must deal with and respond to several issues. This is also linked to how the end-user perceives the customer service. Proactivity is singled out as important. "Remedy faults quickly, keep your ear to the ground and find out whether more needs to be done - that's proactivity" (Tenant).

In the responses to the 2012 survey, Environmental classification was a high priority. When this year we asked stakeholders to

elaborate on their answers, we observed a strong link to energy consumption. . "Energy consumption is very much about changes in the behaviour of the end-user. So, when this comes up, as landlord you can suggest good initiatives, actions by other tenants - which we can learn from" (Tenant).

Finally, several stakeholders mention (sustainability) dialogue and good relationships in the cities where we operate as important fundamental conditions. They raise the point that it is important to have good relationships with all the various stakeholders.

Everything is inter-connected - our observation

According to all stakeholders, Wihlborgs should focus on sustainability in a proactive way – but internal and external stakeholders each see it slightly differently. Internal stakeholders say that we should be responsive and dynamic vis-à-vis the market. External stakeholders express an expectation that Wihlborgs should be one step ahead, "look round the corner", and in that way deliver added value.

There is also an expectation that the sustainability angle should be integrated into day-to-day operations and that ongoing communication is preferable to individual presentations. Everyone at Wihlborgs, irrespective of role, should be able to discuss sustainability and quote examples from their viewpoint. Against that background, communication is a focus area for the future.

In the materiality analysis it emerged clearly that the various aspects (environmental, social and economic) of the concept of sustainability are closely interwoven. These different areas may be regarded as "portals" into the same totality.

In addition, the ever-present factor of financial results is decisive in determining the conditions for us to drive forward other sustainability issues. "If you don't have the financial wherewithal, you can't achieve what you want in the other areas", says one of our biggest lenders, before continuing: "but what is done must always be done with professionalism and an ethical approach".



Sustainability targets with risks and opportunities



Two of our caretakers, Petra Westman and Stefan Carlén.

Viewing risks as a positive

How did it go in 2013?

A risk is always a risk, but it is also something you can embrace and make into a positive. To prepare for our first sustainability report in 2011, we worked out our ten foremost risks and recast them into specific short- and long-term sustainability goals (see table below). Wihlborgs' potential risks were identified within the context of the main impact of the business. Since then, both we and the world around us have changed. On that basis, the CSR group and Group Management are planning in 2014 to carry out a revaluation of the risks formerly identified.

| No | Potential risk | Business opportunity | Status 2011 | Target (short or long term) | Short term 1-5 years | Long term > 5 years | Area | Status on 31 December 2013 |
|----|--|---|--|---|-------------------------------|------------------------------|---------------------------|---|
| 1. | Contaminated site caused by tenant business activities | Can be prevented by greater awareness of tenants' business risks. | Property and contaminated site details held on an internal database. Routine surveys when acquiring property. | Survey properties where business activities can contaminate soil. Ensure MIFO inspections are performed and obtain minutes of such. | × | × | Environment | Completed. |
| 2. | Wihlborgs has a negative image in social media. | Via the sustainability report, we invite our stakeholders to engage in a dialogue and we obtain an opportunity to hear views and opinions that can aid us to develop. | Random monitoring of what is written about Wihlborgs in the social media. | To create a systematic way of monitoring social media communication and procedures for this in future. | × | | Operational management | Started. We have appointed a CR group to take responsibility for market communication. The area is not currently considered to represent any major risk. |
| 3. | Financial risks | | | See Wihlborgs' annual report, pages 81-87. | × | × | Finance | Monitored on an ongoing basis, see Wihlborgs' annual report. |
| 4. | A crisis arises that is not covered by the current crisis management plan. | Produce a more comprehensive crisis management plan. | Procedures in place for internal health and safety inspections and monitoring of physical risks. Contact paths to Company healthcare available. | Produce a crisis management plan in writing in 2012. | × | | Operational management | Not started |
| 5. | Some form of corruption emerges within Wihlborgs. | Continue with our strategic work within business ethics. Adhere to transparency even when cases are publicized. | Business ethics are continuously discussed within the company, for example via the training programme "Wihlborgs Talks Sustainability". The ethics guidelines were updated in August 2011, focus bribes. | Zero tolerance. Both short- and long-term statistics are to be kept on any known cases. | × | × | Company management | Maintained on an ongoing basis. A document on procedures was produced and adopted in spring 2013. All employees attended training/workshop sessions on the topic of bribery and corruption. |

Sustainability targets with risks and opportunities

| No | Potential risk | Business opportunity | Status 2011 | Target (short or long term) | Short term 1-5 years | Long term > 5 years | Area | Status on 31 December 2013 |
|-----|---|---|---|---|-------------------------------|------------------------------|---------------------------|---|
| 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 business is provided in the sustainability report, annual report and quarterly reports. | Develop dialogue with our stakeholders. External feedback is important so we pick out the areas that today we may have too little information on. | | × | Operational management | Ongoing continuously via the stakeholder dialogue and sustainability report. |
| 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 carry out customer satisfaction surveys every two years. | In the surveys per- formed, the target is to achieve 100 per cent satisfaction. | × | | Social | More meetings and contact events were arranged, during which we met and talked with many of our customers, partners and prospects. We began a purchasing and implementation process for CRM systems. Individual visit schedules per employee with customer responsibilities were established with the aim of activating the process by autumn 2014. |
| 8. | Energy consumption in comparable property stock rises. | Link energy consumption more closely with financial management. | Data on energy consumption data are included in a statistical analysis application. We carry out a number of energy saving projects each year. Energy is integrated into newbuild projects. We have personnel who are expert in this area. | From 2012, energy statistics are to be reported to Wihlborgs' in-house quarterly meetings. Over the next three years, we will monitor kWh in comparable properties. See Wihlborgs' environment goals 2013–2014, page 33. | × | | Environment | Started and is continuing during 2014. In the process, all Wihlborgs' property managers/ property management executives report energy status of the properties at quarterly meetings. |
| 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 requested by us to do so. Approved suppliers are listed in Wihlborgs ordering app (see page 39). | Suppliers categorized as high-risk must report improvements within the following two years. If, despite requests to do so, no such improvement is shown, new contracts will not be signed with the supplier from 2014. See also Wihlborgs' environment goals 2013–2014, page 33. | x | × | Social | Started and follow-up is continuing during 2014. |
| 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. Via the sustainability report, we invite our stakeholders to engage in a dialogue and we obtain an opportunity to hear views that can help us develop. 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 expand the dialogue with our stakeholders and develop the external feedback that enables us to pick up on the areas where we currently provide too little information. To identify long term quantifiable key measures. That more of us in the company feel secure, in the short and long term, by communicating "sustainability" related to our own working area. | × | × | Company management | In progress in connection with stakeholder dialogues. Around half of our employees have at some time externally communicated examples of Wihlborgs' sustainability initiatives (result from 2013 survey). |



We have several centrally located properties in Malmö, Lund and Helsingborg.

Profitability & sustainability

If we are to be able to carry through our strategies and achieve our goals, it is essential that Wihlborgs is profitable. This also applies to the sustainability work that we are integrating with the financial targets that the Board sets for our business – everything is connected. Financial responsibility is a precondition in enabling us 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, the Swedish Code of Corporate Governance, the Company's Articles of Association and internal instruments of control, such as the Rules of Procedure for the Board and instructions to the Chief Executive Officer, the management and responsibilities of the Wihlborgs Group are divided between the Board and Chief Executive Officer.

Wihlborgs' overarching objectives and strategies state that the Company shall operate according to a business model for growth and shall be one of the leading and most profitable property companies on the Stockholm Stock Exchange. To achieve this goal, Wihlborgs is to consolidate and further strengthen its market positions in the Öresund region by concentrating on various sub-markets. We are to actively improve our property portfolio by the acquisition, development and sale of properties. We are also to 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.

By operating to our set targets and strategies, we affect the communities where we operate. Our sustainability work must be integrated with the financial targets established by the Board for our business, since each aspect affects the other. If we achieve integration, this will strengthen our brand, which will improve our chances of becoming our customers' first choice when they need to lease a property.

Achieving our financial targets also affects in other ways our ability to contribute to sustainable development. A solid financial base is a prerequisite for being able to function as a stable

business partner to both suppliers and customers. This, combined with our offering of functional, flexible premises to a number of business sectors, can play a part in enabling business to continue to flourish in our region. Financial success is another key factor in being an attractive employer; it gives us the scope to develop our employees, which in turn means we can attract the right people.

To be able to invest in a sustainable way of working, we must achieve our financial targets; at the same time we must operate sustainably if in the long term we are to achieve our financial targets.

Via our stakeholder dialogue, we have established that it is important to adhere to Wihlborgs' financial targets. The value we create comes from rental income. Our stakeholder dialogue highlights that one of the most important areas that Wihlborgs needs to take into account is the quality of our premises and the customer service we deliver. Without satisfied customers, our rental income targets cannot be achieved. Rental income also affects the size of the changes in value of our properties. The financial value we create then benefits various stakeholder categories, employees, lenders, society and suppliers.

Our shareholders are to share in this value a dividend in forms approved by the Board through a dividend policy. The size of the dividend is dependent on the property management performance the company delivers and the selling price that is achieved on completed property transactions. Once all stakeholders have received their share, the remainder is retained in the Company to strengthen our business, create new projects and acquire new properties to grow the company in a sustainable way.

Information on Wihlborgs' financial position can be found on pages 89–125 of the annual report.



At Wihlborgs, we do not measure our successes by money alone.

| Economic value created and distributed, SEKm | 2013 | 2012 | Comments |
|--|-------|-------|--|
| Directly created value | | | |
| Income | 1,707 | 1,505 | Rental income |
| Changes in values of properties | 167 | 140 | |
| Changes in value, derivatives | 449 | -136 | |
| Other income | 17 | 13 | Interest income and shares in earnings |
| Recalculation of tax liability ¹ | - | 265 | |
| Total directly created value, SEKm | 2,340 | 1,787 | |

 $^{^{\}rm 1}\,\text{As}$ a result of a reduction in the rate of corporation tax to 22 per cent, the deferred tax liability has been recalculated in the 2012 accounts, leading to a non-recurring surplus of SEK 265 million.

| Economic value created and distributed, SEKm | 2013 | 2012 | Comments |
|--|------|-------|--|
| Distributed financial value | | | |
| Employees | 83 | 69 | Salaries, social insurance costs |
| Loan providers | 469 | 392 | Interest costs |
| Society | 390 | 205 | Carrying amounts, income taxes, property tax and VAT |
| Suppliers | 335 | 295 | |
| Shareholders | 307 | 288 | Dividend to shareholders |
| Total distributed value, SEKm | 1584 | 1 249 | |
| Retained in the business | 756 | 538 | |
| Return on equity, % | 16,3 | 14,0 | |
| Target, % | 7,8 | 7,0 | |

Our environmental responsibility

As a major property owner, we have real opportunities for influencing and improving everything from energy consumption to the vehicles we use. Energy is where we most affect the environment, but it is also where we can make major contributions in improving energy efficiency.

Via green buildings, green leases, requirements for green vehicles and clear environmental goals, we are continuing the work to reduce our environmental impact and our carbon dioxide emissions.

Wihlborgs' environmental responsibilities are based on the Company's Ethical Guidelines, Environmental Policy and current Environmental Goals. 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 environmental risk analyses that in many cases reflect the areas of the environment that concern us from a legal compliance perspective. The most recent survey was carried out in 2009 and the next is scheduled for spring 2014.

Our energy consumption

A typical Swedish single-family house built in the 1950s or 1960s uses 25,000 kWh of energy in a year. Our energy consumption is not 25,000 kWh, it's 184,812,730 kWh. This means that our properties together use as much energy as 7,393 single-family homes, or 184,813 mWh. There is no doubt that our biggest environmental impact is our energy consumption. The diagram on the next page illustrates our consumption of heating, electricity, cooling, oil and gas over the past three years. This also shows Wihlborgs' total

consumption. In our sustainability reports, Wihlborgs details its energy consumption over the preceding three years, including the year of reporting.

As far as the Group's total energy consumption is concerned, we can see an increase between 2012 and 2013. However, this should be viewed in the context of the increase in our area under management, of which the properties acquired are more energy-intensive than the rest of the portfolio. The increase reported is particularly substantial since the figures for 2012 do not include the properties acquired during the year. In 2013, these properties were included with acquisitions for the year. The figures for 2013 include the properties acquired in 2013. For a property to be included in the energy statistics reported, we must have a reference year from which our energy statistics software can collect key data. That is, from the beginning of 2012 until the end of 2013. We obtained all the relevant statistics for the year's acquisitions and the data. The result is that, unlike for earlier years, no properties were excluded from the scope of reporting.

Since 2012, we have used a routine based on around 70 per cent of Wihlborgs' property portfolio being included in an environmental goal category where the areas will be comparable year on year. For more information, see the section on our environmental goals for 2013–2014 on page 32-33.

Our biggest energy suppliers are in the order of magnitude of E.ON, Öresundskraft and Kraftringen. The proportion of energy from renewable sources, and the main products in these categories, are presented on page 24.



It is important that our properties are just as good for the environment as they are for our tenants.

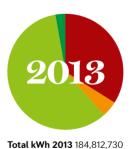
Total energy consumption, kWh Electricity, heating, cooling, gas, oil



Electricity **2011** 54,060,465 **2012** 53,157,982

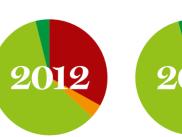
2013 62,947,578

Gas 9,971,782 6,090,219 4,930,184



District cooling **2011** 5,747,245 **2012** 6,115,243 2013 8,071,163





Total kWh 2012 160,077,084



District heating **2011** 83,125,376 2012 94,713,640 **2013** 108,863,806

Total area **2011** 1,365,170 2012 1,425,073 **2013** 1,523,125

Total kWh 2011 152,904,868

Electricity District cooling District heating Gas

All kWh figures quoted in this report can be converted into Megajoules (MJ); multiply the kWh figure by 3.6.

Environmental responsibility

| Energy supplier | Percentage | Percentage renewable electricity | Energy sources | | | | | | |
|-----------------------------------|---------------------|--|--------------------------|------------------|--|------|------------------|-----|--|
| | District heating | District cooling | Electricity ¹ | Electri- city | District heating | % | District cooling | % | |
| E.ON, 2013-2015 Öresundskraft, | | | 100 | Water | - | - | - | | |
| 2013-2015 | | | 100 | Water | | | | | |
| Kraftringen, 2013-2015 | | | 100 | Water | | | | | |
| E.ON, 2013 | 64 | 100 | _ | - | Waste | 60 | Wind power | 100 | |
| Malmö | | | | | Natural gas | 33 | | | |
| | | | | | Ind. waste to energy | 4 | | | |
| | | | | | Oil | 0,4 | | | |
| | | | | | Flue-gas condensation | 1,2 | | | |
| | | | | | Auxilliary electricity, incl. | | | | |
| | | | | | electricity for heat pumps | 1,4 | | | |
| Kraftringen, 2013 | 77 | 29 ² | _ | - | Biofuel | 27 | Fuel supplied: | 100 | |
| Lund | | | | | Heat pumps | 23 | Electricity | | |
| | | | | | Natural gas | 14 | | | |
| | | | | | Electricity for heat pumps | 11 | | | |
| | | | | | Waste to energy | 9 | | | |
| | | | | | Recycled wood | 7.5 | | | |
| | | | | | Pellets | 2.5 | | | |
| | | | | | Procured heating (straw- and chip-based) | 4 | | | |
| | | | | | Biogas | 0,49 | | | |
| | | | | | Fossil oil | 0.02 | | | |
| | | | | | Chipped logging residues | 0.87 | | | |
| Öresundskraft, 2013 | 03 | 1004 | - | _ | Heating from industrial waste | 54 | Electricity | 100 | |
| Helsingborg | | | | | to energy | | | | |
| | | | | | Heating from waste fuelled | 27 | | | |
| | | | | | CHP | | | | |
| | | | | | Heating from wood pellet | 19 | | | |
| | | | | | fuelled CHP | | | | |
| | | | | | Miscellaneous ⁵ | | | | |

In 2013, electricity was procured for the 2013-2015 period. Between these years, local energy suppliers are also supplying the electricity at the respective locations. All electricity has an environmental declaration as 100%-hydropower generated ²Energy source for district cooling is electricity – 29% generated from renewable energy sources according to Nord Poolsmix 2012 (2013 values determined by EI in May 2014) ³According to Öresundskraft; industrial waste to energy and waste-based fuel cannot be classified as either renewable or fossil. They are society's waste products that to a greater or lesser degree have originated from fossil or renewable sources. Stated in accordance with the Heating Market Board agreement, that is, the percentage represented by fossil fuel – coal, oil and natural gas. ⁴Renewable electricity ⁵Auxilliary electricity for generation and distribution is included in district heating.

The energy suppliers provide provisional data on their energy products in 2013, but definitive figures are not reported until after this report is published. As a result, final figures may differ from those presented here.

The above table does not include figures for Denmark, which we hope to be able to incorporate long term. 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. In 2013, we continued our dialogue with all energy suppliers, discussing the table and Wihlborgs' expectations for the future. We regard it as encouraging that, over the year, figures indicated a higher proportion of renewable energy.

Wihlborgs operates in the Öresund region with investments in Malmö, Helsingborg, Lund and Copenhagen. Our total energy consumption in 2013, expressed in kWh/m² per location, is pre-

sented on the next page. In many cases, the relatively low total consumption per square metre figure is because it is an average for all our properties and includes, for example, facilities with extensive cold storage areas. Our future environmental targets will show a considerably higher kWh/m² figure. This is because cold storage facilities etc. will have been excluded. See Wihlborgs' environmental goals 2013–2014, page 35.

We take a holistic approach to energy efficiency. Here, our energy statistics software plays an important role. We use the statistics E4 SQL program, which enables us to monitor heating, electricity, water and cooling. Wihlborgs uses the program to identify potential energy saving projects/cost savings and to manage consumption in all our properties.

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

status of the property. Next we calculate how much energy is used, relative to area. We then produce an action plan with efficiency measures including cost etc.

The following case study is an example of the energy efficiency improvements carried out in Wihlborgs' existing portfolio in 2013. At the end of 2012, we acquired the S:t Jörgen 21 (Baltzar city in Malmö) property. Baltzar City is an office building with shops on the ground floor. It covers an area of 11,350 m². Via a combination of our experienced operating personnel and Wihlborgs' energy statistics software, we established that better use could be made of the existing technology. The potential lay in the existing control and regulation system. The following measures were implemented:

- Reprogramming of functions to optimize the entire cooling system
- Adjustment, set correct temperature for transmitters and correct humidity for sensors
- Adjustment of pumps connected to heating system

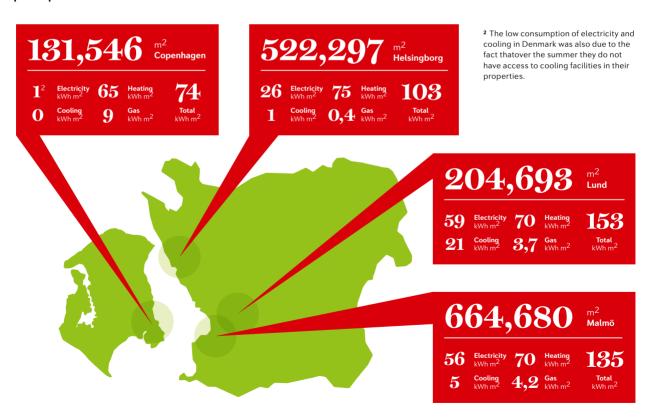
The illustration to the right shows the savings:

Energy efficiency improvements S:t Jörgen (Baltzar City)



The investment cost for the project was just under SEK 10,000. The annual saving is 385 MWh. This represents an annual financial gain of SEK 335,000. In terms of energy consumption per family home, the total savings correspond to the annual energy used by 15 single family homes.1

KWh per m² per location



Wihlborgs operates in the Öresund region with investments in Malmö, Helsingborg, Lund and Copenhagen. Our total energy consumption in 2013 expressed in kWh/square metre per location is presented above

¹ Consumption by single-family homes is based on a figure of 25,000 kWh (houses built in the 1950s and 1960s)

Environmental responsibility

Seeing the whole picture

To property owners, the most important task is more often than not to keep a check on the energy performance of the properties, as this has the greatest – and most direct – impact on the environment. But we know that we have to see environmental issues in a broader context. Through our activities, we affect the communities where we operate and so must also accept an overall responsibility for our environmental impact. This means identifying strategies for all areas in which we affect the environment. The chart below illustrates the areas that account for Wihlborgs' total carbon dioxide emissions, and therefore also the areas where we are trying to reduce our environmental impact.

Wihlborgs' environmental vision for 2020 is to continue to expand but with reduced environmental impact. Relative to last year, the Company's environmental impact has increased. In all, our emissions rose by 1,500 tons, 17 percent. The biggest increase was due to district heating, where emissions were 1,318 tons higher than in 2012. The main reason for the increase was an enlarged property portfolio. More properties in Denmark have been converted from natural gas to district heating. Use of district heating therefore also rose within the Danish portfolio. On the other hand, this reduced the volume of carbon dioxide emissions per kWh. In

pace with the adjustment that many energy companies face, we will become better able to acquire products with lower environmental impact. When combined with other initiatives, this means that we will be able to realize our vision by the target year. The biggest percentage difference between 2012 and 2013 is within Scope 3. This is because of higher emissions resulting from employees commuting to and from work using their own cars, while the number of employees also increased, by 28 percent in 2013.

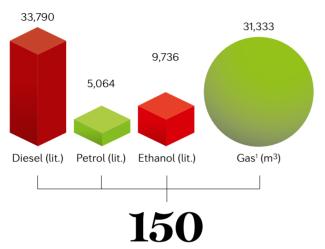
Wihlborgs' total carbon dioxide emissions in tons over the past three years:

| In the year | Scope 1 Tons | Scope 2 Ton s | Scope 3 Tons | Totalt Tons |
|-------------|-----------------|------------------|-----------------|----------------|
| 2011 | 336 | 9,362 | 101 | 9,798 |
| 2012 | 515 | 8,267 | 97 | 8,879 |
| 2013 | 652 | 9,599 | 168 | 10,379 |



For further details of energy consumption by our company cars and service vans in 2013, expressed in litres and carbon dioxide, see below. More information on the different fuel uses and how this affected our emissions may be found under the heading "Transport" in this section.

Energy consumption in 2013, company cars and service vehicles



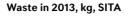
Recalculated as total number of tons of CO₂ emissions

Ozone-depleting substances

One area affecting the environment that in many cases is linked to the property sector is cooling equipment and heat pumps that use ozone-depleting substances. Cooling media such as HCFC and HFC only adversely affect the environment if leakage occurs, in which case they add to the greenhouse effect. HCFC also harms the ozone layer, while HFC does not. The use of HCFC will be prohibited from use as of 31 December 2014 (although this applies only to systems containing 3 kg or more of HCFC). We have produced a plan to phase out the HCFC²-based systems in our portfolio. Since HFC is used to replenish cooling media (as well as in conversions and new installations), this will also play a part in phasing out HCFC.

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. Our largest waste collection operators are SITA and Ragnsells – see graphic showing the volume of waste in 2013, what was hazardous waste, what was combustible and what was recycled during the year.





Waste in 2013, kg, Ragnsells



Equivalent statistics are still lacking for waste disposal service suppliers in Lund, Helsingborg and Copenhagen. We hope to be able to expand this section as we develop our capacity for gathering statistics (not possible in 2013). We estimate that the chart above represents 80 per cent of total waste in Malmö. The statistics have been obtained from our waste disposal contractor. It should also be pointed out that what is shown in the diagram above does not include the waste produced during new building and redevelopment. Today, Wihlborgs' environment programme for new building incorporates routines for waste management on construction sites, but we do not yet have any procedure in place for collecting the relevant statistics.

¹ Mix of natural gas and biogas. Malmö and Lund 50% of each. Helsingborg 100% biogas from NSR.

² HFC has replaced HCFC because it does not contain chlorine and does not liberate chlorine radicals that deplete the ozone layer.

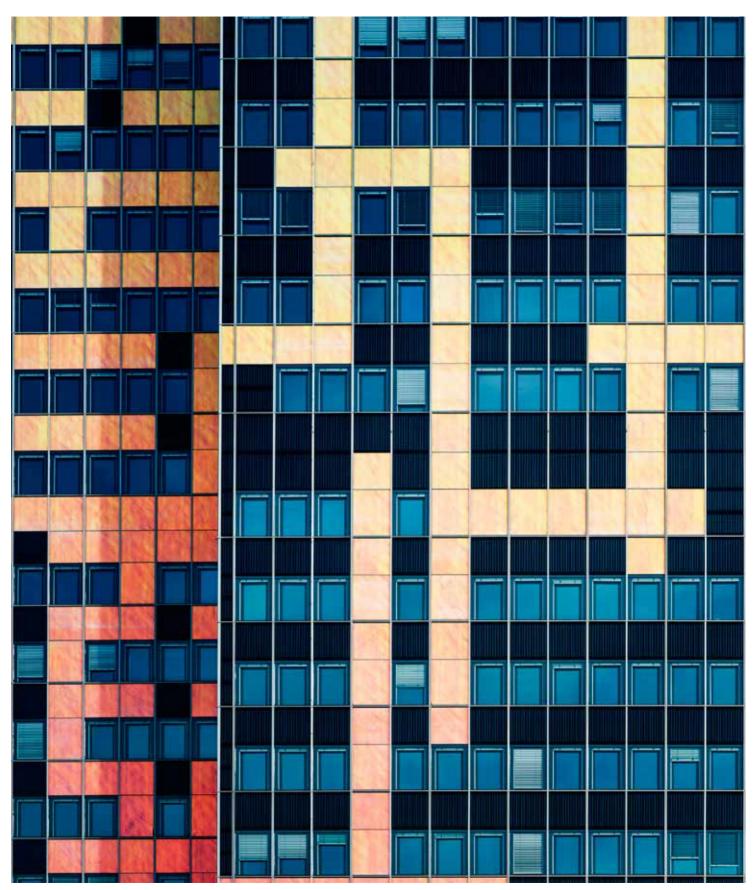
³ Recycled waste in 2013 covers all items except combustible, electronic and hazardous waste. Includes: glass, glass packaging, hard plastic packaging, office paper, metal packaging, soft plastic, paper packaging, other plastic, recycled paper, sorted waste, newspapers and cardboard.

Hazardous waste in 2013 includes electronic scrap, strip lighting and batteries.

Recycled waste in 2013 covers all items except combustible, electronic and hazardous waste. Includes: glass, glass packaging, hard plastic packaging, office paper, metal packaging, soft plastic, paper packaging, other plastic, recycled paper, sorted waste, newspapers and cardboard.

⁶ Hazardous waste in 2013 includes electronic scrap, strip lighting, toner/ink cartridges and batteries.

Environmental responsibility



The Syret 3 property, Gateway, is GreenBuilding, Miljöbyggnad and LEED certified.

Long-term environmental awareness

Wihlborgs owns, manages and builds properties from a long-term perspective. To us, that means taking a long-term, holistic approach to environmental issues. Our yearly analysis of the Company's carbon dioxide footprint enables us to address the Company's environmental impact in general and energy issues in particular.

Environment certification of properties

In addition to energy consumption, one of our major areas of environmental impact is redevelopment and new building. It has become increasingly common to environmentally certify properties, which involves 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, the certificate may show various levels of classification. In the case of redevelopments and newbuilds, environmental certification is often about the building as a whole. With newbuilds, this may include ensuring that the employee can commute to the workplace by bicycle or public transport. It may also consider 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 indeed if it has been cleared of environmentally hazardous substances. A greenfield development receives fewer points, since the land will have a different value from a land resource perspective.

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

Green Building

GreenBuilding is actually a programme for managing energy usage, rather than an environmental classification system as such. A building can be certified as a newbuild or via renovation of an existing property. In the case of new production in South Sweden, a building's energy consumption must not exceed 75 kWh/m². In the case of a redevelopment, energy consumption must be cut by at least 25 percent from the existing usage. On 31 December 2013, five buildings in the Wihlborgs property portfolio had been GreenBuilding certified. The buildings are the Region Skåne building in Dockan, Fören - where the ÅF (consultant firm) took up occupancy in 2013 - Landsdomaren in Lund, Polisen 3 in Helsingborg and Ideon Gateway in Lund.

Of these, Polisen 3 in Helsingborg is the one that is certified in the category of existing properties. The building also won an award for the energy efficiency gains delivered by the redevelopment (for more details, see Wihlborgs Sustainability Report 2012). GreenBuilding certification also means that we as property owner must report back on the status of properties certified after at least one year in operation.

Environmental responsibility

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 PCBs. At the time when the properties where we are now eliminating PCBs were being built, the materials used were not documented in the way now required by Miljöbyggnad and other environmental certification systems. This type of system makes it easier for us to trace substances that are classed as hazardous to the environment and health. Wihlborgs hopes that by certifying properties we can identify materials used in their construction in a structured way and in that way save both time and money. In the Miljöbyggnad certification system, a building can be classified as bronze, silver or gold. Miljöbyggnad covers both newbuilds and existing buildings. On 31 December 2013, three Wihlborgs properties had been classified under the Miljöbyggnad system (Ideon Gateway, Fören and Landsdomaren). The Gängtappen project, for which a provisional application was submitted in 2012, was not started in 2013 and so has not been classified.

The BREEAM system, adapted for Sweden

The BRE Environmental Assessment Method (BREEAM) is an environmental classification system originating from the UK. One of the oldest environmental classification systems, BREEAM, has been used to certify over 115,000 buildings, most of them in the UK. The Sweden Green Building Council is working with the adaptation of BREEAM to Swedish conditions and on taking over management of certification systems in Sweden. The Swedish version of the BREEAM Commercial environmental certification system, BREEAM-SE, has now been approved by BRE Global in the UK. In 2012, five "pilot projects" were sought to test out the Swedish system. Wihlborgs submitted an application for MAX IV, Lund, and in autumn 2012 we were notified that MAX IV had been selected as one of the pilot projects. During 2013, work on certification continued and the project was the first to seek certification under BREEAM-SE. It is anticipated that the certificate will be received in 2014.

In the Swedish version of BREEAM, environmental certification

of buildings is easier and less expensive. The requirements are more or less the same in both Swedish and UK versions in order to ensure that international comparisons between buildings are possible. BREEAM comprises the following areas: Energy, Indoor Environment, Materials and Chemicals, Water, Management, Construction Waste, Infrastructure and Communication, Ecology and Location, Pollution and Process/Innovation.

LEED (Leadership in Energy and Environmental Design)

The version of LEED that is mostly used for certification of commercial properties assesses the environmental performance of a building on the basis of: near environment, water management, energy consumption, materials and indoor climate. Bonus points are also awarded for innovation in the project and regional considerations. Today, we have one property that was LEED-certified in 2013. The property was acquired in the same year, so this certification system is a new experience to us.

Choosing certification system

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? Against that background, it is worth pointing out that all environmental 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 that a company or contractor in the industry ought to use will depend entirely on what kind of company it is. Wihlborgs' position is that all environment certification systems provide a function and help the property sector develop in a more environment friendly direction. Wihlborgs is subject to Swedish legislation and so it is natural for us to look at systems that are developed to reflect national conditions, such as Miljöbyggnad and the Swedish version of BREEAM. We have for some time been using an internal environment programme for newbuilds that includes a number of criteria from several environment classification systems. We believe cooperation in the sector is the way to achieve sustainable development.

| Location | Property | Green Building | Miljö- byggnad | Level | LEED | Level | BREEAM-SE | Level | Certified or prov. appl. until 2013 |
|----------------|-----------------------------|-------------------|-------------------|------------|------|----------|-----------|-----------|---|
| Malmö | Skåneland 1 | х | | | | | | | 2009 |
| Malmö | Gängtappen 2 (Fören) | x | X | Silver | | | | | 2012 |
| Malmö | Gängtappen 1 (Rondellhuset) | x | X | Gold | | | | | * |
| Malmö | Magasinet | | X | Silver | | | | | * |
| Helsingborg | Polisen 3 | x | | | | | | | 2011 |
| Helsingborg | Berga Tower | x | X | Gold | | | | | * |
| Helsingborg | Ruuth 23 | | Х | Classified | | | | | * |
| Lund | Landsdomaren 6 | x | X | Silver | | | | | 2013 |
| Lund (Gateway) | Syret 3 | x | Х | Gold | х | Platinur | m | | 2013 |
| Lund | MAX IV | х | x | Gold | | | х | Excellent | * |

^{*} Certification in progress

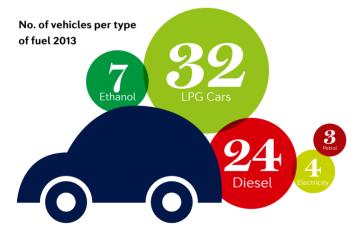
Green leases

In 2013, 13 green leases were signed. Wihlborgs' judgement is that green leases fulfil an important function, in that they create a platform for cooperation between landlord and tenant with the common goal of reducing the environmental impact of the premises.

The leases include activities in areas such as information and cooperation, energy and indoor environment, choice of materials and waste management. Green leases have also been included in our environment targets from 2012. In 2013, it was decided that the current lease should be revised on the basis that it was felt not to be operating to full effect in our different properties. We also concluded that we need to provide further training for the property managers and produce better sales material linked to green leases.

Transport

Transportation is one of the areas where we make an inpact on the environmet. Transport is governed by our car policy. We have chosen not to operate a general travel policy on business travel. The reason is that our operations are concentrated within the Öresund region. Other business travel is made by air and rail. In total, there were 109 business trips in 2013, 94 by air and 15 by rail. We are well aware that many services connected with our properties have a transport element. We have, however, produced a breakdown of our transport-related statistics. To do this, we collate data on the trips made by our employees.



For our purposes that includes company service vans, company cars, air travel, rail travel, mileage on company business in private cars and commuting to and from the workplace. As energy consumption in our properties is our biggest environmental issue. we have no plans at present to start tracing the transport chains of our various suppliers and contractors. On the other hand, we have decided to restrict ourselves to monitoring and following up transport that takes place in connection with waste collection at our properties. This statistical summary will be produced each year. In 2008, Wihlborgs adopted its first car policy. The policy set requirements as to carbon dioxide emissions, in line with the Swedish Road Administration's definition. The current policy, from

2013, accords with the Swedish Transport Administration's definition of green vehicles.

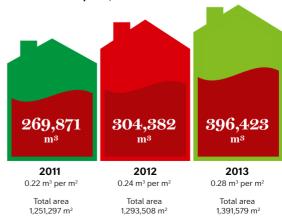
Our vehicle fleet uses the following fuels: petrol, diesel, ethanol, LPG and electricity.

Our vehicle fleet today is such that carbon dioxide emissions are lower than as produced by vehicles not subject to environmental requirements. To simplify processes, we decided to install electronic journey logs in the vehicles. In early 2013, a complaint was filed with the Swedish Data Inspection Board on the basis that the electronic journey logs included GPS. We then decided to remove the electronic journey logs. Review of the case is continuing in 2014.

Tap water only

Water is becoming an increasingly important issue from a global perspective. Our properties use water, but compared with the buildings' energy consumption, our water consumption has a lesser impact on the environment. Our properties are commercial premises where the majority of space consists of offices and storage, which means that it is mostly cold water that is consumed. Property companies with mostly rented residential premises show a completely different level of hot water consumption. That is not to say that we can ignore the issue of water usage. We need to start a joint discussion on water consumption in relation to the entire property sector. Today, there are no general initiatives in this area similar to energy-consumption programmes taking place in the property sector. Our energy statistics program enables us to calculate 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 water from a communal supply. The diagram below shows Wihlborgs' total water consumption in m³ and m³/m² for the past three years: Consumption in 2013 totalled 396,423 m3 (figures refer to Sweden). In Sweden, the average person uses 180 litres of water per day. This means that our properties consume the equivalent amount of water as the annual consumption of 6,034 people. In earlier years, we erroneously included the area of Denmark in the total area. In the illustration below, this has now been adjusted.

Total water consumption, m³



Environmental responsibility

Environmental issues at the construction stage - today and tomorrow

In the majority of our newbuild projects, we draw up a specific environmental programme representing a document of aims. This environmental programme is also used for major redevelopment projects. The programme is based on Wihlborgs Fastigheter AB's environmental policy, the Swedish Environmental Code, the Environment Manual, the Environmental Status Method and other environmental requirements for buildings, such as municipal regulations.

The purpose of the environmental programme is to secure environmental goals established for the property, to create the conditions for an environment-friendly building and prevent undesired surprises during operation. The environment here includes not only the internal environment for future users, but also impact on the external environment and the construction site environment.

Since we begun certifying/classifying our properties, the process has been to start from the 15/16 points listed in the Miljöbyggnad scheme (see above) and then cover the areas not included in Miljöbyggnad. We do this via what we refer to as "detailed environmental goals". These are more specific to, and governing principles of, the project, and are arranged under various headings as follows:

- 1. Design
- 2. Location
- 3. Materials, products and systems
- 4. Functions
- 5. Production
- 6. Management and operation

Progress is monitored via environmental meetings/environmental reviews on the construction site. Minutes are kept at all meetings and can be distributed to the tenant on request.

In minor projects, environmental issues are to a certain extent integrated, for example via Folksam's Building Environment Guide.

Over the next few years, we intend to exercise stricter control to ensure that all projects are conducted in a standard way. With more and more projects being environment-certified, Wihlborgs' project managers are using the same processes. As the process continues, this will become one part of the materiality analysis that will take place in 2014 as part of the transition to GRI version G4.

Environmental remediation in Limbann

In 2010, Wihlborgs acquired the Gjuteriet 18 property, in Limhamn, from Dresser Wayne. At the time, the property had been used for the manufacture of fuel pumps.. As part of the acquisition, we also undertook environmental remediation of the land and buildings for future use. From the start, it was obvious that we needed to engage a consultant (Demikon AB, now acquired by the ÅF Group), familiar with the task of managing and coordinating projects of this type. Gjuteriet 18 extends over an area of 30,000 m² in Limhamn and is well-known in the Malmö region not least for the type of industrial activity that had been conducted at the property.

Until 1930, the area was used by a cement works and an oil mill (for the production of linseed oil). The oil mill was established in 1905 and burned down in 1912. The former oil mill buildings were demolished in 1937. From 1938 onwards, petrol pumps and other such equipment were manufactured here.

Wihlborgs' attitude towards the project from the outset was to carry out the entire project and remediation measures for both land and buildings on the basis of the stricter regulations and guidelines applying to schools and day nurseries, although the planning process engaged in is primarily for tenant-owner developments. We also contacted the relevant public and supervisory authorities in Malmö at an early stage. The aim was to set up a dialogue as early as possible in order to be clear about the views of other stakeholders. We also believe that the earlier a dialogue can be established, the more time and money can be saved. The remediation work continued in 2013. Over the year, we also applied for permission to demolish and undertake remediation for another building. As a result, the project will continue into 2014.

Our environmental goals

We set our environmental goals for three-year periods. The goals adopted for 2013 extend over the 2012-2014 period. The goals were established at a workshop in which all employees participated.

Environmental vision 2020

expand, but with reduced environmental impact.

| 1. MANAGEMENT & OPERATION | 2013 | Outcome 2013 | 2014 |
|--|---|--|---|
| 1.1 Energy efficiency, kWh/m² | Energy efficiency, kWh/m² Wihlborgs' properties are to maintain an average rate of energy consumption of no more than 148 kWh/m². This applies to properties within the environmental goals scheme.¹ | | Wihlborgs' properties are to maintain an average rate of energy consumption of no more than 142 kWh/m². This applies to properties within the environmental goals scheme. |
| 1.2 Green leases | During re-negotiations in 2013, 100 percent will include the option to sign a green lease. | will include the option to sign a Wihlborgs signed 13 green leases. We | |
| 1.3 Environmental classification of prop- erties in existing portfolio (Green Building + environmental building) | Wihlborgs environmentally classifies at least three properties in its existing portfolio. | This goal has been achieved in part. Two properties classified in Wihlborgs' existing portfolio. | Wihlborgs environmentally classifies at least five properties in its existing portfolio. |
| 2. LETTING, INFORMATION & COMMUNICATION ² | 2013 | Outcome 2013 | 2014 |
| 2.1 Environmental prospectus at viewing of premises | In 2013, an environmental prospectus is to be provided at viewing of premises in 20 percent of Wihlborgs' property portfolio. | Started. Relevant environmental facts linked to Vacant Premises will be available on the web. All preparations are complete and the information will be posted on the web following quality assurance in 2014. | In 2014, an environmental prospectus to be provided at viewing of premises in 50 percent of Wihlborgs' property portfolio. |
| 3. BUSINESS DEVELOPMENT & PROJECTS & COMMUNICATION ² | 2013 | Outcome 2013 | 2014 |
| 3.1 Environmental classification for new construction starts | 100 percent of Wihlborgs' new construction starts measuring no less than $500 \ m^2$ are to be environmentally classified. | Not measurable in 2013. No newbuilds started. | 100 percent of Wihlborgs' new construction starts measuring no less than 500 m ² are to be environmentally classified. |
| 4. PURCHASING | 2013 | Outcome 2013 | 2014 |
| 4.1 Purchasing and procurement routines | On the basis of the risk assessments of preceding years, Wihlborgs monitors suppliers classified at risk level 3. Further agreements are conditional on positive changes being reported. | Goal achieved in full. 100 percent verified. | New agreements are not entered into with suppliers/contractors classified as level 3 risks. |
| 5. TRANSACTION & ANALYSIS | 2013 | Outcome 2013 | 2014 |
| 5.1 Environmental issues in procurement of properties | 100 percent of Wihlborgs' transactions are documented via the environmental indicator. | Started. Not fully in operation until 2014. 0 percent documented in 2013. | 100 percent of Wihlborgs' transactions are documented via the environmental indicator. |
| 6. ADMINISTRATION & IT | 2013 | Outcome 2013 | 2014 |
| 6.1 Web-based energy statistics | 10 percent of energy statistics for our properties are available via Wihlborgs website. | Goal not achieved. Will take more time and resources than expected. | 50 percent of energy statistics for our properties are available via Wihlborgs website. |
| 6.2 EDI invoicing | 35 percent of Wihlborgs' invoices from its suppliers will be delivered via EDI. | This goal has been achieved in part. In 2013, the result was 25 percent; the number of e-invoices was 12,800. This is a rise of 3,000. | 50 percent of invoices from Wihlborgs' suppliers will be delivered via EDI. |

¹This applies to properties covered by environmental goals, which is approximately 70 percent of the entire Wihlborgs portfolio where there is any form of potential for energy savings in the 2012–2014 period. This indicates that if we had included all properties, we would have reported a considerably lower figure for kWh/m². Our new routine means that everyone working in Wihlborgs' administration from the beginning of 2012, is working on the basis of individual key performance ratios, in which the individual key performance ratio has a considerable impact on the overall goal. The goal has been revised from 140 to 142 (according to management goals reported). ² 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 may be information as to how the property is heated or cooled, whether it is environment-classified, phased-out materials have been removed etc.

Sustainable growth

In the past year, both our sales and our organization grew. We welcomed new colleagues through acquisitions and through recruitment following retirements, and we bolstered up our expertise in important areas. To be able to meet the expectations the outside world places on us to act professionally and sustainably, we need to steadfastly develop and renew, and to constantly "look around the corner", be responsive and make sure we get maximum benefit from our organic growth.

Our organization

Our ambition is to be where our tenants are, and our caretakers maintain daily contact with our tenants. Geographically, our organization is divided into four regions, in each of which a regional director is responsible for managing local operations according to the Wihlborgs philosophy. Improvements to our property portfolio are handled by a project department, which is responsible for newbuild and conversion projects, procurement and follow-up. The organization has the following group executive functions: Economy/Finance, Procurement, Environment, HR, Communication, Customer Relations (Sales and Marketing), Transactions and IT. These functions are also responsible for group-wide development initiatives.

Our personnel

Our employees are an important factor in Wihlborgs' success. Their know-how, qualifications and professional expertise are an invaluable asset. At year-end, Wihlborgs had 113 (89) employees, of whom 75 worked in administration and 38 were collective agreement employees. 104 employees work full-time (38 women, 66 men) and nine part-time (six women, three men). There are 17 managers in the Company, seven of whom are women. 39 (35) percent of employees in the Group are women. The Wihlborgs board consists of eight directors, of whom three are women.

Personnel turnover was 9.9 percent (91.) in 2013. Ten persons left their employment and 34 were appointed. These figures included personnel taken on in the course of acquisitions during the year.

There have been no known instances of child labour within our own organisation, that is, Wihlborgs employees and Board members (internal stakeholders), in 2013. We do not anticipate any significant risk of this either, as we are subject to Swedish and Danish legislation.

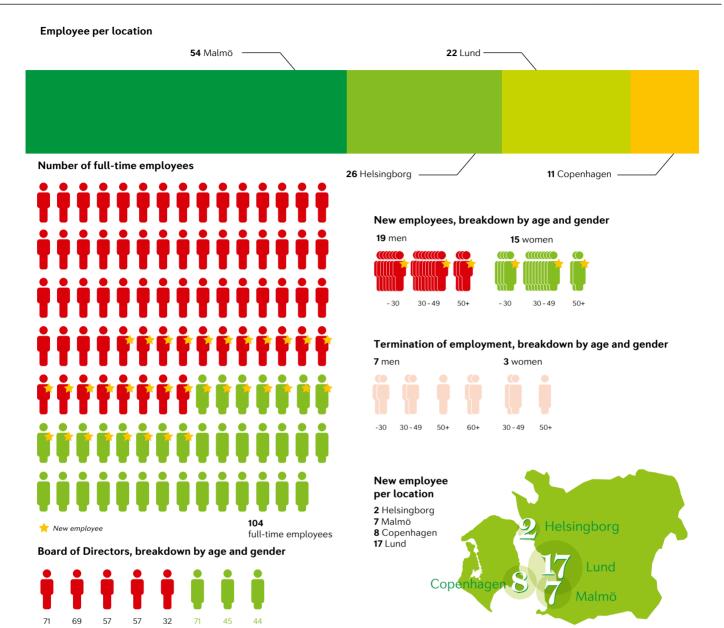
Our work environment

At Wihlborgs, our aim is that all employees should enjoy, and find satisfaction in, their work.

Of course, we must keep our workplace secure and safe, without risk of near-accidents and accidents. We have a work environment committee that conducts and evaluates activities to improve our shared work environment. This group consists of both office staff and collective agreement employees of both genders, from different positions in the company and from different regions. 91 percent of our employees are represented on the work environment committee that represents Wihlborgs the company. We also perform regular preventive health and safety work designed to reduce the risk of accidents and to reinforce the safety culture within the company. Work environment inspections take place continuously in our properties, and action plans for each property can be accessed by all employees via our in-house IT systems. We have also produced a brochure explaining possible work-related risks in our operations. The Wihlborgs Group had no known instances of serious injuries or work-related illnesses in 2013. Simple procedures for reporting work-related accidents and near misses can be accessed on our intranet.

As far as discrimination is concerned, no known instances were reported in 2013. We have a policy on the issue, and every manager has a responsibility to take note of and act upon any cases at an early stage.

We are all responsible for a safe work environment, and the relevant resources are available in the organization. Every other year, a personnel survey is conducted to test the climate at work and to systematically collect suggestions for improvements. The latest survey was carried out in spring 2013. The findings indicate a slightly less satisfactory general result than in the 2010 survey. The employee satisfaction index for the year was 3.3 (3.4) out of a possible 4 points.



The survey revealed that the employees feel great pride in the company, but also that in-house collaboration was felt to have declined 2.9 (3.5) since the previous survey. At the same time, more than 200 comments and suggestions were received, indicating strong commitment and a high sense of responsibility.

The results and comments from the employee survey were processed by a workgroup. The group produced an action plan that was presented at our kick-off meeting in August 2013. Examples of joint initiatives in the action plan that have been carried out include training in business ethics, monthly meetings in the respective regions, clarification of roles and organization, the Wihlborgs Classic (health and community initiative), clarification of template and process for employee appraisals and initiated leadership seminars on the topic of feedback. We also set up an electronic suggestions box - Wihlborgs Ideas - for ongoing follow-up on suggestions and ideas for improvements.

Continuous improvements for cooperation, feedback and ethics are implemented in day-to-day work, with our managers as role models. One focus area for 2014-2016 is a programme to support our managers in leadership issues.

Another employee survey will be carried out in September 2014.

Our health

Sickness absenteeism at Wihlborgs is low; in 2013, it was measured at 1.4 (2) percent. Long-term absence (60 days or more) represented 17.1 (29.9) percent of total sickness absence. All employees receive regular health checks by our company healthcare service and all are covered by health insurance.

We are also working proactively to support an active lifestyle by offering Wihlborgs employees a fitness allowance that they can use for any fitness activity allowed by the rules laid down by

Social responsibility

Sweden's tax authority. In order to provide motivation for regular exercise and promote a sense of community, we arrange communal exercise and fitness activities.

Our expertise

Wihlborgs employees must be able to develop and grow with the organization. Through development discussions, goals are agreed between manager and employee for the individual's development. Wihlborgs encourages initiative and desire from employees to develop their competence. Against that background, employees took part during the year in several in-house and external training programmes.

In 2013, we organized a total of 1,338 training hours, an average of 13.1 hours per employee*. During the past year, employees participated in a number of training programmes, courses and seminars. Examples include courses in business ethics, customer service & administration, Office 2013, new manager, lift training, systematic fire safety etc.

Every year, Wihlborgs provides a number of internships for students from the Universities of Malmö and/or Lund on various work experience schemes. The students selected are generally on a study programme related to the property sector. This is an excellent way of bringing new discoveries and influences into the company, while at the same time helping students to gain a practical perspective on their newly acquired knowledge.



Our relationships

Our way of working shall be simple and based on our four values – action, honesty, knowledge and community. The Wihlborgs philosophy (which is based on our four values) has been, and will continue to be, critical to our success and sense of community. Relationships, both internal and external, are also to be characterized by responsibility and always in accordance with our ethical guidelines and the UN's Global Compact. We are to combat discrimination in every way. We do this by internal communication on our policies and the need to deal with any cases at an early stage. No cases were reported in 2013.

Our business ethics

The ethical guidelines, which apply to Board members, employees, suppliers and contractors, are available in full on the Wihlborgs website under "Corporate Governance". In summer 2011, we produced a supplement to the guidelines to the effect 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.

In 2012, a case of suspected corruption was revealed by our in-house daily invoice control system. An internal investigation took place, the matter was then reported to the police and an external investigator took over. After discussions with the trade union organization involved, the employee was dismissed. The investigation continued, and in January 2013 all documentation was handed over to the police authority, where the case awaits further action.

In our 2013 employee survey, wishes were expressed for further clarification of our position on bribery and business ethics. As a result, we continued to focus on 2013 at a strategic level. We gathered real issues and dilemmas from the organization and held a business ethics course for all employees. For the course, we produced a practical guide stating clearly our view of what is to be regarded as a bribe and how people are expected to act in their day-to-day work. On 31 December 2013, 77 percent of Wihlborgs' personnel had taken part in the training.

Wihlborgs CSR group has analyzed the risk of corruption in the organization and concluded that the project management and administration units are, relatively, the most vulnerable, since it is these units that purchase goods and services on behalf of Wihlborgs.

Contractors & suppliers

Wihlborgs' procurement function is tasked with improving efficiency in purchasing, and raising profitability. It is also responsible for evaluating suppliers from the sustainability perspective. Wihlborgs' position is already stated clearly in the procurement procedure, for example via information on the Code of Conduct.

In our projects, we share responsibility with our contractors and suppliers for creating as safe a work environment as possible. Contractors and suppliers are responsible themselves for the health and safety of their own employees under rules on coordination of workplace safety in construction. To facilitate our operations, we aim as far as possible to engage local suppliers with representation in the cities where we are based and our properties are located. Otherwise, we work with suppliers on a national level in Sweden and Denmark. One of the benefits from working with local/national suppliers is that transport and travelling can be kept down, which has both environmental and cost advantages. Although we operate in a limited area, the Öresund region, it is important to us that suppliers have a base in our respective locations, in terms of knowledge of the area, the local authorities and local regulations, all of which make coordination with our employees easier when ordering.

In the case of our larger suppliers, we are increasingly developing our relationships via partnerships.

In several cases, Wihlborgs' tenants are in direct contact with Wihlborgs' suppliers. Against that background, it is important

¹ Based on the Sweden organization

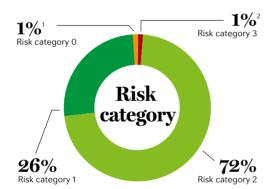
for us to set requirements in terms of our suppliers' competence and service standards to ensure the well-being of our tenants in Wihlborgs' properties.

Our procurement objectives for 2014 largely focus on strengthening contractual loyalty in existing contracts, new routines for supplier assessments and further work on progressing sustainability issues. Another goal is to create a more streamlined procurement process for the management organization.

Wihlborgs has produced new contract templates to facilitate the contract process. Our intention, going forward, is that all contracts are to be signed on these contract templates. Most contracts are signed for a term of two years to assure quality of products and services. Our aim is to hold regular status meetings with our suppliers.

Wihlborgs uses an ordering "app". The app is called WAPPO, "Wihlborgs APP for Orders". Suppliers/contractors with whom Wihlborgs signs a contract, are linked to the WAPPO ordering app. In purely practical terms, this means that our caretakers, who in many cases order minor jobs, can be sure that by using the app the suppliers/contractors that they engage have been approved.

Even if the conditions applied by different suppliers can differ. it is important that we maintain a general code of conduct for companies that do business with Wihlborgs. Which works as follows:



- 1. A check list is attached to the agreement. This addresses a number of issues in the environment, work environment and ethics.
- 2. Our suppliers are then assessed on a scale of 1-3. 1 = low risk 2 = medium risk and 3 = high risk. For more information, see Wihlborgs' Environmental Goals 2013, page 33.

In 2014, two separate versions of the Code of Conduct will be produced. One is designed for small enterprises and the other for larger companies.



The Flundran property in Malmö is now fully let.

Customers

Every two years, Wihlborgs organizes a questionnaire survey of our tenants. The most recent one was performed in 2012. A further survey is scheduled for spring 2014. The survey is designed to identify Wihlborgs' strengths and weaknesses from the customer's perspective. Based on the findings of the survey, improvement actions and projects may be carried out to develop important success factors and increase customer satisfaction.

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 2013 there were no reported incidents related to Wihlborgs' marketing.

Taking responsibility with regard to marketing our properties is based on our Ethical Guidelines and Information Policy. All governing documents are produced at executive management level.

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.

¹ CSR data is awaited from suppliers, i.e. not yet assessed.

² Supplementary data is awaited for any extension of leases in 2014 to be categorized as Risk Class 2.

Global Reporting Initiative (GRI) Index

Wihlborgs Sustainability Report 2012 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 approved by Deloitte. The Sustainability Report also includes Wihlborgs' Communication on Progress in relation to the ten principles in the UN Global Compact, described on page 46. As last year, we also worked to the ISO 26 000 standard. The way our reporting relates to this standard can be seen in the table below.

| 1. STRATEGY AND ANALYSIS | GRI (G3.1) Page No. | CRE (3.1) Page No. | Fully Partiall | ISO 26000 |
|--|------------------------|-----------------------|----------------|--------------|
| 1.1 Statement from CEO. | 4 | _ | <u> </u> | 6.2 |
| 1.2 Description of key impacts, risks and opportunities. | 4, 17 | - | <u> </u> | 6.2 |
| 2. THE ORGANISATION | GRI (G3.1) Page No. | CRE (3.1) Page No. | Fully Partiall | ISO 26000 |
| 2.1 Name of the organization. | 6 | _ | <u> </u> | - |
| 2.2 Brand. | 6 | - | | |
| 2.3 Organizational structure. | 7 | - | <u> </u> | 6.2 |
| 2.4 Location of headquarters. | 6 | _ | <u> </u> | - |
| 2.5 Countries where the organization operates. | 6 | - | <u> </u> | - |
| 2.6 Nature of ownership and legal form. | 7 | _ | <u> </u> | - |
| 2.7 Markets served. | 6 | - | • | - |
| 2.8 Scale of the Company. | 6 | - | • | - |
| 2.9 Significant changes during the reporting period. | 7 | - | • | - |
| 2.10 Awards and recognition. | 7 | - | • | - |

| 3. INFORMATION ON THE REPORT | GRI (G3.1) Page No. | CRE (3.1) Page No. | Fully Partiall | ISO 26000 |
|---|---|-----------------------|-----------------------|--------------|
| Report profile | | | | |
| 3.1 Reporting period. | 8 | _ | • | - |
| 3.2 Date of publication of the most recent report. | 8 | _ | <u> </u> | _ |
| 3.3 Reporting cycle. | 8 | _ | • | _ |
| 3.4 Contact persons for the report. | 49 | _ | | _ |
| Report scope and demarcation 3.5 Process for defining report content. | 12 | _ | | - |
| 3.6 Boundary of the report. | 8 | - | | - |
| 3.7 Specific limitations on the scope and boundary of the report. | 8 | _ | • | - |
| 3.8 Basis for reporting on subsidiaries. | 8 | _ | | - |
| 3.9 Data measurement techniques and the bases of calculations. | 12 | _ | | - |
| 3.10 Explanation of the effects of any re-statements of information provided in earlier reports . | No significant re-statements of information from previous years. | - | • | - |
| 3.11 Significant changes from previous reporting periods in the scope, boundary or measurement methods applied | A major change occurred during 2013. This relates to the number of properties within the scope of energy statistics. Unlike in earlier years, no properties were excluded from the scope of reporting. See page 22. | - | | - |
| Auditing 3.12 GRI index. | 38 | - | | |
| 3.13 Audit and assurance. | 43 | _ | • | 7.5.3 |
| 4. GOVERNANCE, COMMITMENTS AND ENGAGEMENT | GRI (G3.1) Page No. | CRE (3.1) Page No. | ▲ Fully ▲ Partiall | ISO 26000 |
| Styrning 4.1 Structure of organisation. | 11 | _ | | 6.2 |
| 4.2 Role of the Chair. | 11 | - | | 6.2 |
| 4.3 Independent or non-executive Board members. | 11 | _ | | 6.2 |
| 4.4 Mechanisms for shareholders and employees to provide recommendations or direction to the management and Board . | 11 | _ | • | 6.2 |
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Global Compact Report

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

The Global Compact and GRI cross table

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 previously published two independent Communication on Progress reports (in 2010 and 2011); this report includes our fifth.

| 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. | HR2, HR4, HR6 LA6 PR5, PR6, PR7 | | |
| To seek assurance that their own company is not involved in infringements of human rights. | HR2, HR4, HR6 | | |
| Employment Law | | | |
| Companies are requested to maintain freedom of association and to acknowledge a real right to collective bargaining. | HR2 | | |
| 4. The prevention of all forms of forced labour. | HR2 | | |
| 5. The prevention of child labour. | HR6 | | |
| 6. The elimination of discrimination against employment and the practice of a profession. | LA2 HR2, HR4, | | |
| Environment | | | |
| 7. Companies are requested to endorse the precautionary approach when it comes to environmental risks. | EN18, EN26, | | |
| 8. Take initiatives to promote greater environment related responsibility. | EN3, EN4, EN5, EN6, EN8, EN16, EN17, EN18, EN22, EN26, EN29, | | |
| 9. Encourage the development and spread of environment friendly technology. | EN2, EN 5 – 7, EN 10, EN18, EN 26, | | |
| Anti corruption | | | |
| 10. Companies ought to combat all forms of corruption, including blackmail and bribery. | SO2, SO3 | | |

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Auditor's Review **Report**

Auditor's Review Report on Wihlborgs Fastigheter AB's **Sustainability Report**

To the readers of Wihlborgs Fastigheter AB's Sustainability Report.

Introduction

We have been engaged by the Executive Management of Wihlborgs Fastigheter AB to review Wihlborgs Fastigheter AB's Sustainability Report for the year 2013. For the Company's definition of the scope of the sustainability report, see page 8.

Responsibilities of the Board of Directors and the Executive Management in relation to the sustainability report

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 applicable criteria, which are described on page 8 and which consist of the parts of the Sustainability Reporting Guidelines G3.1 (published by The Global Reporting Initiative (GRI) that are applicable to sustainability reporting and the Company's own accounting and calculation policies.

Auditor's responsibility

Our responsibility is to express a conclusion on the Sustainability Report based on our 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. Consequently, the procedures performed 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

The criteria on which our review are based are the parts of the Sustainability Reporting Guidelines G3.1, published by The Global Reporting Initiative (GRI), that are applicable to the Sustainability Report, as well as the accounting and calculation policies separately developed and specified by the Company. These are shown on page 8. We consider these criteria suitable for the preparation of the Sustainability Report.

We consider that the evidence that we have gathered during our review is adequate and appropriate to serve as a basis for our statement below.

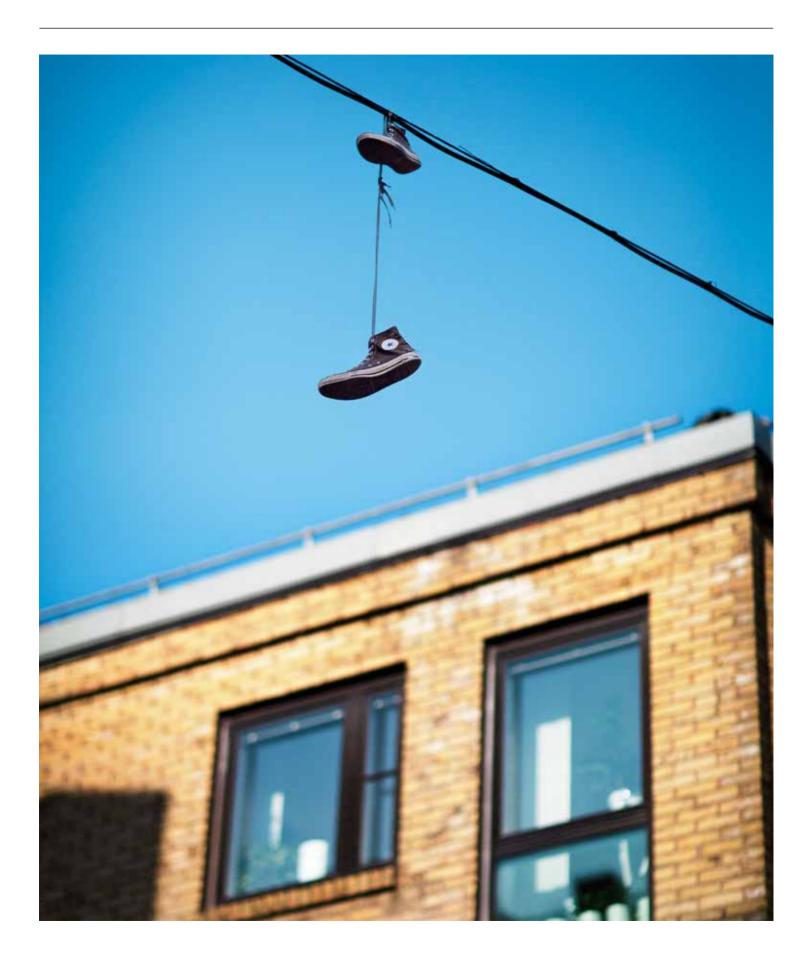
Statement

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

Malmö, 14 April 2014 Deloitte AB

Authorized Public Accountant

Andreas Drugge **Expert Member of FAR**



Glossary

BAS-P /BAS-U The developer is required to appoint an appropriately qualified construction work environment coordinator for planning and project design of the work (BAS-P) and for the performance of the work (BAS-U). BAS-P and BAS-U have considerable responsibilities in terms of the work environment in general on construction sites. These responsibilities are set out in Section 3, subs. 7 of the Swedish Work Environment Act 3 and AFS 1999:3, with amendments up to and including 2008:16.

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

BREEAM (the Building Research Establishment Environmental Assessment Method) BREEAM was developed and is managed by UK's Building Research Establishment. This environmental certification assesses environmental aspects of management, energy, transport, water, materials, waste and pollution etc. BREEAM is divided into criteria for which points are awarded which, in turn, lead to certification. The Sweden Green Building Council is actively working on adapting BREEAM to Swedish conditions and a BREEAM committee will be appointed in early 2012.

Carbon dioxide Carbon dioxide, CO₂, sometimes wrongly called carbonic acid in general parlance, is a gas at room temperature with a faint odour and sour taste.

CSR (Corporate Social Responsibility) A form of corporate self-regulation that aims to embrace responsibility for a 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 a company means and to emphasize 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.

Derivatives Derivatives are a collective term for a type of financial instrument. The most common derivatives are options, forward contracts, futures, warrants and swaps. Financial derivatives are characterized by being 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

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

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

Energy efficiency Energy efficiency and energy saving are achieved by 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 society to obtain more energy without increasing energy production. In so doing, natural resources, capital and the environment can be used more economically.

Energy usage Energy is used for a variety of purposes. When we drive a car we use energy in the form of petrol, diesel or ethanol, for example. Heating for our homes and workplaces is delivered either from a district heating network or through the use of an electric water heater or a gas-, oil- or biomass-fired boiler.

Energy sources A common collective term for fuels, energy raw materials, energy bearers and methods of extracting energy.

Energy statistics program Practically every property owner assembles energy data via different kinds of property management software. Examples of property software applications available today include Summarum, Momentum PM and Hogia's property management program. More energy-focused applications include Webbess, Ess200, E4, Energireda and Momentum RC.

Energy supplier A company that sells energy to energy consumers.

Environmental aspects & Environmental impact Environmental aspects refers to the aspects of a business, products and services that can impact on the environment. Environmental aspects include emissions and effluents, storage of chemicals, noise and consumption. Environmental aspects do not end at the factory gates but also impact on the environment in a broader perspective. To further explain the nature of an environmental aspect, we can say that it is the origin of an environmental impact. Environmental impact can be either positive and negative.

Environmental certification The process of certification consists of 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, certificates are issued at different levels.

Ethical funds Ethical funds are those where the choice of investments is in some ways influenced by certain social, environmental or other ethical criteria. Some ethical funds avoid investments in sectors such as alcohol, gambling, pornography, tobacco and arms. Others avoid investments in companies that disregard international standards. Some investment companies also try to actively select companies that are among the environment leaders in their sector, while others also try to influence companies in which they have a stake via shareholder engagement.

GHG Protocol The GHG ("Greenhouse Gas") protocol is the reporting system most often used by governments and leading businesses to measure carbon dioxide and other emissions. The GHG protocol was developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD) in consultation with industry representatives and governments.

Green Building Green Building is more a programme that specifically governs energy usage than an environmental classification system. A building may be certified as a newbuild, or via redevelopment of an existing property. In the case of newbuild in southern Sweden, the building's energy consumption must not exceed 75 kWh/m². In the case of a redevelopment, energy consumption must be cut by at least 30 percent from the existing usage.

Green cars The concept green car usually refers to cars that meet higher requirements in terms of emissions of environmentally hazardous substances, compared with standard cars. However, there is not yet any uniform definition of the concept green car, and different criteria are applied by different municipalities 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 favourable treatment in the form of lower taxation, exemption from congestion charges and parking concessions in certain cities. Green cars include hybrid cars, electric cars, LPG cars and ethanol cars if they meet the rules in place on emissions, but also conventional petrol and diesel cars (with particulate emissions under 5 mg per km) that emit no more than 120 g carbon dioxide per km.

Green leases In 2011, the Swedish Property Federation produced a standard form for green leases.

Green transport Included in Environmental Quality Objective no. 15. Green transport and transport facilities are located and structured to limit harmful effects on urban or cultural environments and such that they do not represent health and safety risks or otherwise are disruptive to the environment; green public transport systems are accessible and of good quality and conditions for pedestrians and cyclists are good.

GRI The organization behind GRI (the Global Reporting Initiative) has set out a set of voluntary, general guidelines on how companies and other organizations should report what they are doing within sustainable development. These guidelines, which are now available in versions G3 and G3.1, cover preferences for reporting sustainability data within finance, environment and social responsibility. Such reporting is to present a balanced and credible picture of the organization's activities in the area of sustainability, including both positive and negative aspects.

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

ISO 26 000 ISO 26 000 is an international standard defining social responsibility. It is based on seven fundamental principles that jointly define the concept of social responsibility. In simple terms, ISO 26 000 may be said to set out what companies and organizations can do to contribute to a sustainable future.

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

Landfill A rubbish dump, also known in recent years as a landfill site, is a place where waste is dumped (landfilled). Landfill waste consists of the waste left over once food waste, combustible waste and recyclable waste have been sorted out. After sorting, this residual waste cannot be combusted, composted or recycled. Environmentally, it is considered important that as little waste as possible should go to landfill.

LEED (Leadership in Energy and Environmental Design) LEED was developed by the US Green Building Council. LEED certification assesses environmental aspects of, for example, site/land usage, water, materials, energy and indoor environment. Here, too, versions have been modified for different types of building and the environmental aspects are divided into criteria for which points are awarded towards a combined rating for the entire building.

MIFO survey The Swedish Environmental Protection Agency has developed a method for taking stock of and classifying risk on polluted land, known by the Swedish abbreviation MIFO. The method uses various criteria to determine environmental risk. Through the answers to various questions, the land is then placed into one of four risk categories: Class 1 – Very high risk, Class 2 – High risk, Class 3 – Medium risk, Class 4 – Low risk.

Miljöbyggnad Miljöbyggnad (Environmental Building) is a Swedish system for certifying buildings in terms of energy, indoor climate and materials. In the system, 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 newbuilds and existing buildings.

Miljömål (Environmental Objectives) The Swedish system of environmental objectives includes a generation target and sixteen environmental quality objectives. Organizations and businesses generally formulate their own environment goals that in one way or another can be linked to national environment quality objectives.

mWh MegaWatt hour. 1 mWh = 1000 kWh.

Non-toxic environment Environment Quality Objective No. 4. The presence of substances in the environment that have been created or extracted by society should not threaten human health or biodiversity. The occurrence of man-made or extracted substances in the environment are near-zero and represent no more than a negligible threat to human health and the ecosystems. The levels of naturally occurring substances are close to background levels.

Ozone-depleting substances Substances that deplete the ozone layer contain either chlorine (Cl) or bromine (Br). These substances vaporize readily Glossary Wihlborgs Sustainability Report 2012 51 and are highly stable. As a result, they can reach the stratosphere where the ozone layer is. Substances that are classified as ozone-depleting are found in cooling media, fire protection systems etc.

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

Purchase/spend analysis A way of structuring a company's purchasing chart. The analysis may then be used as an aid in drawing up purchase strategies. The objective is to gain an understanding of the historical pattern of purchasing and to identify, for example, what the company's major purchasing categories are, the degree of contract compliance, which parts of the organization buy from the various suppliers etc. This data may then be used as a launchpad for future activities and for forecasts for future volumes, budgets, purchasing projects etc.

Recycling The reuse of materials from waste. In general, recycling is a preferred method for dealing with waste. Narrowly speaking, recycling means recovering materials for reuse. As a result, virgin materials are replaced by used materials collected. In addition, the term "energy recycling" is sometimes used; this may include certain kinds of combustion. In Sweden, practically all waste is recycled or combusted and only a very small proportion is sent to landfill.

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

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 minimize these risks, which may can be either long- or short-term. A risk analysis can be performed using various methods, which may be qualitative, semi-quantitative or quantitative.

SGBC The Sweden Green Building Council is a not-for-profit organization that is owned by its members and is open to all businesses and organizations in the Swedish construction and property sector. The Council promotes green building and the development of environment and sustainability work in the sector.

Stakeholder dialogue When structuring their work on sustainability, many companies start by consulting their stakeholders. Conducting active dialogue with stakeholders can be crucial to the success of work in CSR. According to GRI, stakeholder dialogue forms part of sustainability reporting.

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 deals will be found. Strategy serves as a compass directing the whole business - the framework for all activities - as a tool for making the right tactical decisions along the way.

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), also known as the Brundtland Report. The UN report defines sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their needs.

The precautionary principle in technical areas, the precautionary principle means if there is any uncertainty as to whether or not a substance is hazardous, it should be treated as hazardous. The Swedish Environmental Code (Section 2. subs. 3) defines the precautionary principle as follows: "Everyone who operates or intends to operate a business or undertake an action, shall perform all safety precautions, observe any restrictions and otherwise adopt cautionary measures that are required to prevent, avoid or counteract any harm or inconvenience that the business or action may cause to human health or the environment. For the same reasons, the best possible technology shall be applied in commercial operations. These precautionary measures shall be adopted as soon as there are grounds to believe that a business or measure may cause harm or inconvenience to the health of people or the environment.

The UN Global Compact The Global Compact initiative was launched at the World Economic Forum (Dayos 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 recognized principles in four areas: human rights, employment law, the environment and anti-corruption.

Third party The body producing the report declares itself which level has been used, having made its own assessment based on the criteria in the Application Levels of the GRI. In addition to declaring the level of selfassessment itself, the reporting organization can choose one or both of the following voluntary actions: 1) obtain a statement from a third party on the assessment made. 2) commission GRI to check the self assessment.

Transparency This concept is used in enterprise as a measure of how open a company is towards various external stakeholders, and also as a measure of whether it is possible to obtain a picture of the organization and understand its internal workings. One example of work being done to improve transparency in businesses lies in the development of financial accounting principles, such as IFRS (International Financial Reporting Standards) that define what information should be included in financial reporting in order to increase transparency and comparability.

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 in accordance with the case law of the European Court of Justice. The basic regulations on waste can be found in the Swedish Environmental Code (1998:808) Section 15 and the Waste Directive (2011:927)



Wihlborgs' CSR group: Arvid Liepe, Chief Financial Officer, Anna Nambord, Director of HR/CSR, Tobias Andersson, Property Director, Hanna Claesson, Environmental Affairs Director, Mats Wessman, Procurement Director and Iréne Johansson Director of Corporate Communication.

Contact persons

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Contact persons

Thank you for reading our sustainability report. We appreciate any feedback. If you have any thoughts or ideas about our work on sustainability, please contact Wihlborgs' CSR group.

Arvid Liepe, Chief Financial Officer +46 (0) 40-690 57 31, arvid.liepe@wihlborgs.se

Anna Nambord, Director of HR/CSR +46 (0) 40 690 57 54, anna.nambord@wihlborgs.se

Tobias Andersson, Property Director +46 (0) 40 690 57 82, tobias.andersson@wihlborgs.se

Hanna Claesson, Environmental Affairs Director +46 (0) 40-690 57 92, hanna.claesson@wihlborgs.se

Mats Wessman, Procurement Director +46 (0) 40 690 57 26, mats.wessman@wihlborgs.se

Iréne Johansson, Director of Corporate Communication +46 (0) 40 690 57 21, irene.johansson@wihlborgs.se

Sustainability highlights 2013

- In February, Wihlborgs receives the Miljöbyggnad Silver environmental award for the Landsdomaren, Lund, property. Silver is the second-highest classification. The award indicates that the environmental performance of the building is judged as very good overall.
- In April, the annual Sustainability Day conference is opened by Wihlborgs' Environmental Affairs Director and Deputy Chair of the Swedish Association of Environmental Managers. Sustainability Day is Sweden's biggest conference on sustainability.
- In May, Wihlborgs gives a talk on "How to create a corporate culture based on CSR" at the CSR-Skåne network meeting.
- Also in May, cooperation was established with one of our energy companies in order to identify common challenges in sustainability. The dialogue will continue in the years ahead.
- In June, Wihlborgs acquires Ikano Fastigheter's portfolio in Ideon, Lund. The acquisition includes the Ideon Gateway property, which is well-known for its high environmental profile. The property is triple-certified under the EU GreenBuilding, Miljöbyggnad and LEED (Leadership Energy In Environmental Design) schemes.
- The "CSR-Driven Enterprise" project continued until the end of June. Wihlborgs' participation was in the quality group. The project aimed to encourage small businesses to boost their brand by adopting a CSR perspective.Wihlborgs' involvement in the quality group consisted of continually assessing quality and safety in the processes and support tools produced.
- In July, Wihlborgs' Environmental Affairs Director takes part as a panellist in an E.ON seminar on "Bottlenecks and logjam-breakers in energy efficiency work?" The debate also included contributions from the main political parties, the Swedish Energy Agency and the companies Örebrobostäder AB and AarhusCarlshamn AB.
- In August, Wihlborgs signs a contract with Öresundskraft on supply of its District Heating GOLD product. The environmental tag indicates that Wihlborgs is distributing district heating based on recycled and renewable energy sources. The more consumers who take up this initiative, the greater the scope energy suppliers will have for procuring more waste heat. The

- carbon dioxide footprint in grams per kilo is substantially reduced. The initiative was taken by employees in Helsingborg.
- In August, Wihlborgs built its first solar power facility under its own management. Measuring 380 m2 in area, the facility is located in Berga Centrum, Helsingborg. It will generate an estimated 53,500 kWh of electricity annually. The initiative was taken by employees in Helsingborg.
- Also in August, Anna Nambord takes over as Director of HR/ CSR. Anna is responsible for translating strategy and business plan into goals and development initiatives for the employees, addressing leadership and organizational issues and coordinating our work in CSR.
- In September, Wihlborgs takes part as one of the presenters at Öresund Day, on the theme of The Future and Sustainability. The 16th Öresund Day looked past last-minute stock market fluctuations and quarterly reports and focused on longer-term developments at the companies.
- In October, Wihlborgs was invited by Vasakronan to contribute as a speaker at a breakfast meeting entitled "Sustainable property enterprise – are Swedish property companies measuring up?" In early summer, more than 500 property companies took part in the worldwide sustainability survey "Global Real Estate Sustainability Benchmark" (GRESB). Vasakronan and Wihlborgs were two of the Swedish companies to take part in the survey. Details of the survey in its entirety are available on the GRESB website.
- In October, Wihlborgs receives Miljöbyggnad Silver certification for the Fören, Malmö, property.
- In November and December, all Wihlborgs employees participate in a business ethics training course. The purpose of the course was to discuss the "Wihlborgs Business Ethics" guide (produced during 2013). Participants also had occasion during a workshop to discuss specific dilemmas in the property sector.
- In December, the Company's Board of Directors decided that instead of giving Christmas presents to our customers, a substantial donation would be made to the Swedish Cancer Society.











Wihlborgs has been included in the OMX Sustainability Index since December 2012.

Malmö – Head Office

Wihlborgs Fastigheter AB Box 97, SE-201 20 Malmö, Sweden

Visitors: Dockplatsen 16 Tel: +46 40 690 57 00 Fax: +46 40 690 57 01

Helsingborg

Wihlborgs Fastigheter AB Garnisonsgatan 25 A SE-254 66 Helsingborg, Sweden

Tel: +46 42 490 46 00 Fax: +46 42 490 46 01

Lund

Wihlborgs Fastigheter AB Ideon Science Park Scheelevägen 17 SE-223 70 Lund, Sweden Tel: +46 40 690 57 00

Denmark

Wihlborgs A/S Hørkær 26, 1 sal DK-2730 Herlev, Denmark

Tel: +45 396 161 57 Fax: +45 396 161 58 www.wihlborgs.se info@wihlborgs.se Registered address Malmö Company reg. no.: 556367-0230

Where job satisfaction is key

With the commitment of our employees and the quality of our properties, we will create conditions for strong growth for business in the Öresund region.



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