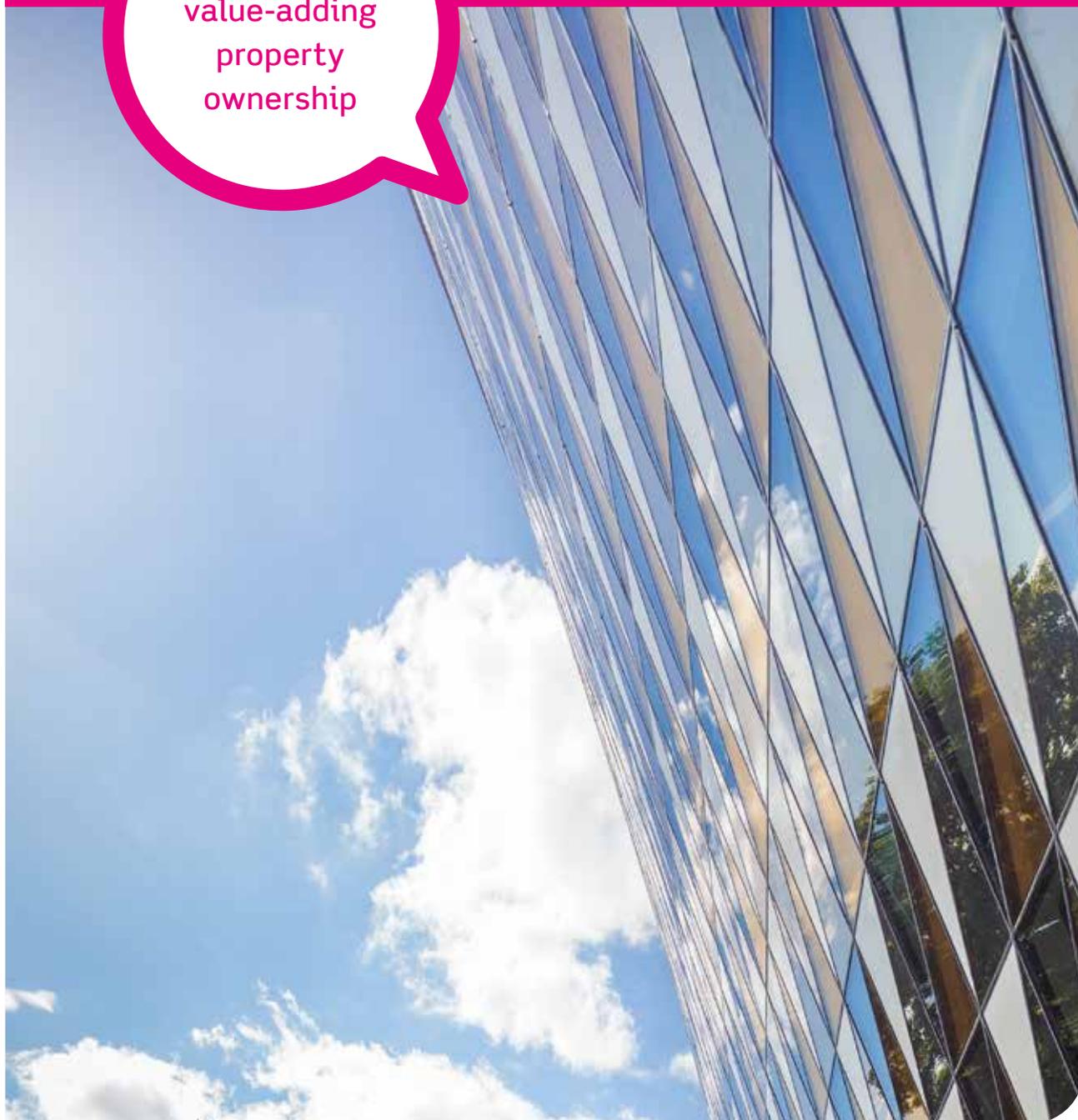
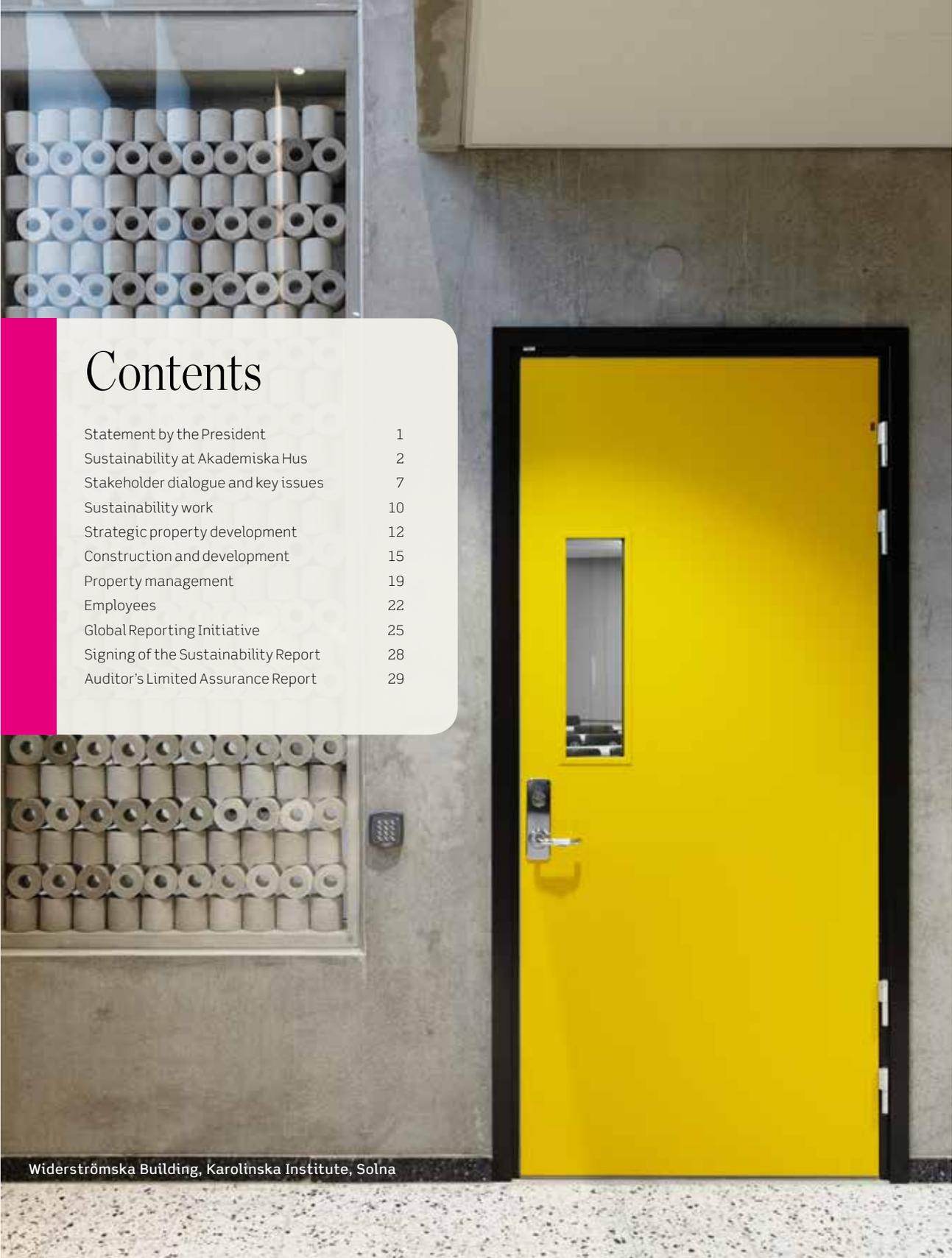


Responsible,
value-adding
property
ownership





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Responsible, value-adding property ownership

Akademiska Hus is one of the largest property companies in Sweden. Our mission is to construct and manage attractive learning environments for universities and colleges as part of reinforcing Sweden as a nation of knowledge.

Our ambition is to be at the **forefront in sustainability issues**. As one of the largest property companies in Sweden, we have the potential to **drive development** forward.



As a state-owned company we have specific responsibility for conducting our operations in a manner that is both efficient and sustainable in the long term. Sustainability issues have become a clear and self-evident part of our business strategy and control procedures and work in this area will be intensified in the future. A new Sustainability Policy and Code of Conduct were adopted during the year. By clarifying our position in these two areas we will have a clearly defined, level playing field for partners, suppliers and employees.

Management of buildings is one of our primary tasks. By having a carefully considered strategy and by managing the properties wisely, we can reduce energy use and maintain our holdings in such a way that we create environments that maintain a high standard over a long period.

Constructing correctly from the outset is a challenge as many different interests need to be taken into account. By putting new buildings in their context, and by combining energy and environmentally smart solutions with a high degree of flexibility, we create buildings and areas that fulfil their function, both now and in the future.

As a property company that is at the forefront in development, we create good conditions for maintaining a constructive dialogue with our customers and increasing the skills and knowledge of our employees. We carry on operations efficiently and with a high degree of customer value.

In this Sustainability Report we present the strategy that underpins our sustainability work and some of the most important events that took place during the year. The Report draws attention to a number of major, complex issues as well as issues that are not quite as wide reaching and which perhaps do not have the same degree of impact but are nevertheless relevant within their specific frame of reference.

The Sustainability Report supplements the Akademiska Hus Annual Report and is aimed at everyone who is interested in the work that is taking place at Akademiska Hus. Our aim is to address the issues that are most important for us and our stakeholders. We would like to see the Report used as a tool and as a basis for future dialogue.

Kerstin Lindberg Göransson, President, Akademiska Hus

Sustainability for Akademiska Hus

Common objectives for sustainable societal development

The Akademiska Hus mission includes working to bring about sustainable, long-term development of university and college campuses. Sustainability work is a strong and distinct part of our business strategy and control procedures and we are working actively to integrate sustainability issues even further throughout the organisation and to do so in a clear and effective way. In collaboration with our stakeholders, we create leading knowledge environments and contribute to sustainable societal development.

Through involvement and personal commitment we are creating a responsible company. We promote a climate and a culture where both business considerations and the future are taken into account when decisions are made.

A key prerequisite is that the entire company, including the Board of Directors and the Executive Management, are involved to ensure issues have the correct operational impact. During 2013, Akademiska Hus developed and coordinated sustainability issues even further within the organisation in order to ensure that optimal effect is achieved. Responsibility for sustainability work rests ultimately with the Akademiska Hus President.

OWNER DIRECTIVE LAYS

THE FOUNDATION

As a state-owned company, we have a specific demand from our owner to act in an exemplary manner and to pursue operations with a clear focus on sustainability. To create a common view of what corporate social responsibility entails, the Ministry of Finance presented a model that includes the environment, human rights, working conditions and anti-corruption. These areas also include business ethics, equality and diversity.

The Akademiska Hus sustainability reporting system has complied with Global Reporting Initiative (GRI) since 2007. In 2013, a new version of these guidelines was launched – GRI G4 – where the focus is more on essentiality. This implies a greater focus on areas that could have quite a considerable impact on operations as well as a focus on how we can mitigate risks and utilise the opportunities that are presented.

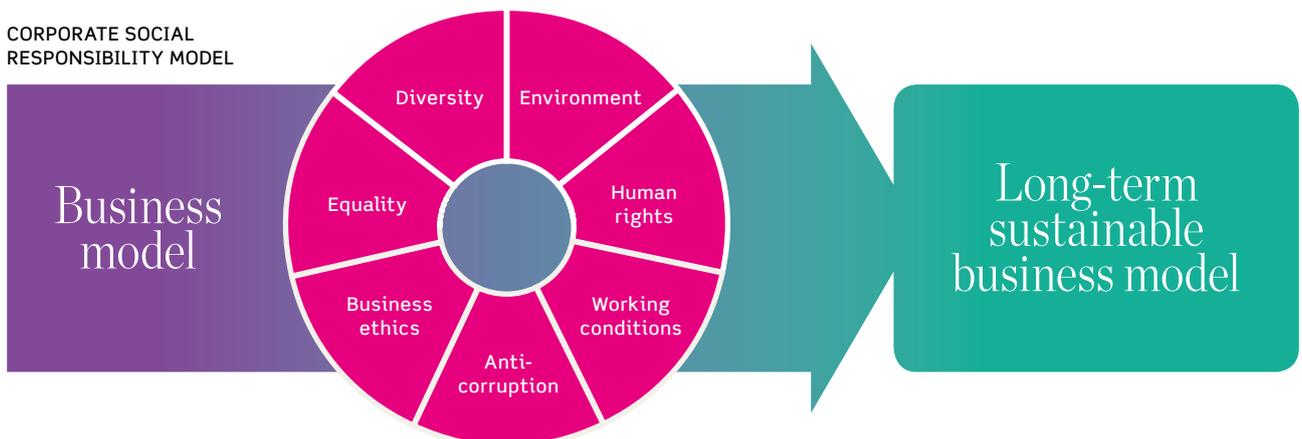
Satisfying the demands that are laid down in the new guidelines means to a certain extent changing the working methods related to reporting but above all it affects the choice of key aspects to ensure that the focus is on areas that have the greatest impact.

This year’s Sustainability Report follows the guidelines in GRI G3 and our aim is that they reflect our most important operating areas.

STRATEGIC SUSTAINABILITY WORK

In order to pursue our operations with a high degree of credibility, we have built up our sustainability work around a number of areas. Customer benefit is the most central element of corporate social responsibility. The aim is to create shared added value for us and for our customers and stakeholders. By doing so, we create permanent value for society and our owner. Good business practice is the foundation of our strategy

CORPORATE SOCIAL RESPONSIBILITY MODEL





and business plan and means that basic operating requirements, such as profitability, stability and efficiency, are achieved. The fulfilment of statutory requirements is also covered by the concept of good business practice. A future-proofed way of thinking is the part where account is taken of future challenges and where opportunities are seized, providing scope for sustainable solutions and decisions.

In an efficient, long-term company, account is taken of all parts. The decisions that are reached, in both the strategy and business plans, lead to plans that are sustainable both now and in the future.

As a major organisation, Akademiska Hus has an important role in the development of a more sustainable construction

and property industry. Akademiska Hus has a unique part to play and has specialist expertise in the development of premises for education and specially adapted premises, such as laboratories, as well as entire campuses. We work according to clear, structured processes together with other bodies and stakeholders, which leads to carefully considered solutions and wise investments.

POLICIES AND GUIDELINES

To create clarity and transparency for our employees and stakeholders, Akademiska Hus produced two new governing documents in 2013: a Sustainability Policy and a Code of Conduct. The documents are closely linked. The Sustainability Policy defines our positions and values in a number of areas that we consider to be particularly important – working environment, energy and environment and business ethics and corruption – and it covers issues that affect our employees, suppliers, customers and other partners. The Code of Conduct aims to provide guidance on how we should act in order to comply to the approaches and values embodied in the Sustainability Policy.

A basic operating prerequisite is that we act in accordance with the principles laid down in the Global Compact regarding human rights, labour law, environment and corruption, as well as the UN Guiding Principles on Business and Human Rights, the

ILO Core Conventions and OECD guidelines for multinational companies.

The Sustainability Policy and the Code of Conduct apply to all Akademiska Hus employees and representatives. A complete version of both documents can be found at www.akademiskahus.se.

In a recently launched Purchasing Policy we clarify the way we work with purchasing and procurement within the organisation. This means that we make clearer demands at the procurement stage on contractors and suppliers regarding the environment and working environment and that audits will be conducted to establish a dialogue and monitor compliance.

Making demands in the purchasing process is a challenge. Viewed in terms of our major purchasing volumes we need to develop routines in order to be clearer about what we expect of those with whom we do business. The work that has now commenced is something that we consider to be a starting point for a future working method and which will ultimately make our operations more secure and more transparent for all concerned. No significant fines or other sanctions for infringements of laws or rules were imposed on Akademiska Hus during 2013. No environment-related fines or other non-monetary sanctions were imposed on Akademiska Hus during 2013 and nor have any disciplinary measures arising from corruption been taken, either towards employees or partners.



Code of Conduct

As a state-owned company our aim is to act in an exemplary manner. Our Code of Conduct provides guidance on how we should act correctly in business and in other relationships.

A basic operating prerequisite is to act in accordance with international human rights principles, conventions and guidelines.

The Code of Conduct applies to all Akademiska Hus employees and representatives. A dialogue on compliance with the Code of Conduct takes place each year in the form of discussions between employees and managers. We also encourage our partners to act according to the Code, which is available on our website.

Sustainability Policy

The Akademiska Hus Sustainability Policy defines our positions and values with regard to sustainability whilst the Code of Conduct describes how we should act in order to live up to the positions and values. The Sustainability Policy covers our core operating areas, which contribute to the development of a long-term sustainable society and include the following areas:

EMPLOYEES

We treat each other with honesty, helpfulness and in a spirit of support. As an employer we assume responsibility for offering each employee work that is stimulating and which carries responsibility. Diversity enriches and we therefore work actively with diversity and equality issues. In balance with our responsibility as an employer is the responsibility of the employees, where each individual is personally responsible for contributing to the development of the Company.

SUPPLIERS, CUSTOMERS AND PARTNERS

The relationship with our suppliers, customers, partners and other stakeholders is based on a structured dialogue and an understanding of each other's work. We regard ourselves as a constructive, proactive partner in the development of the communities in which we operate. We safeguard the integrity of our customers and partners and we handle information in a way that it is safeguarded and managed responsibly. We have a clear sustainability focus in our operations and we regard it as self-evident that our suppliers share our sustainability values.

WORKING ENVIRONMENT

Job satisfaction and a safe, healthy workplace are success factors and they have therefore been assigned high priority in our work and in the projects we pursue.

ENVIRONMENT AND ENERGY

We give high priority to energy-efficient solutions as our greatest source of potential to mitigate environmental impact is to minimise energy use in our properties. Environmental certification of our new buildings is standard and we also have a long-term strategy in place for certifying existing buildings.

BUSINESS ETHICS AND ANTI-CORRUPTION

Our operations must be carried on in a professional, cost-effective way. We disassociate ourselves from all forms of corruption. An obvious element is that our business entertainment is always linked to our work. We disassociate ourselves from situations where personal interests could conflict with the interests of Akademiska Hus.



Lindellhallen, Umeå University

Fulfilment of environmental objectives 2013

Akademiska Hus controls its sustainability work based on long-term and short-term objectives. The environmental objectives have been formulated in line with, among other things, our four most significant environmental aspects: energy management, phasing out of hazardous substances, material management and a good indoor environment. The outcome of the objectives for 2013 is presented in the table below. With effect from 2014, measurement will take place based on the new sustainability objectives that were defined during the year.

LONG-TERM OBJECTIVES	ENVIRONMENTAL OBJECTIVES 2013	FULFILMENT OF OBJECTIVES	COMPLETED ACTIVITIES
<p>ENERGY REDUCTION Annual purchased energy, kWh/m² will decrease at a rate that will result in a 40 per cent reduction by 2025 compared with 2000.</p> 	<p>Purchased energy will be reduced each year by almost 2 per cent to ensure we follow the long-term 40 per cent curve through to 2025.</p>	<p>The annual rate of reduction of purchased energy was achieved during the year and work on the long-term objective is proceeding according to plan.</p> <p>During the period the absolute target figures for energy were adjusted marginally due to an area calculation error.</p> 	<ul style="list-style-type: none"> • Activity plans are prepared as part of the long-term energy programme. • Investments in energy savings and optimisations have been implemented. • Research and development collaboration has taken place with universities and colleges to develop small-scale, local energy production. • Coordinated energy procurement (primarily district heating) has the remaining potential to achieve full effect.
<p>ENVIRONMENTAL CERTIFICATION All new buildings and major construction projects will be environmentally certified according to 'Miljöbyggnad', achieving at least Silver level.</p> 	<p>Ensure that: All new constructions and major redevelopment projects are in line with the 'Miljöbyggnad' certification process, which means that preliminary registration and a certification application are submitted to Sweden Green Building Council (SGBC).</p> <p>New buildings and major reconstruction projects completed in 2013 have been environmentally certified according to 'Miljöbyggnad', achieving at least Silver level.</p>	<p>New buildings and major reconstruction projects completed during 2013 have been certified as planned.</p> <p>All new construction and major redevelopment projects commenced are following the process in order to facilitate certification.</p> 	<ul style="list-style-type: none"> • Build-up has commenced of a long-term strategy for certification of buildings and districts where different certification systems are included. • Involvement in the development process for sustainability certification of districts. • Training programmes run for property managers to increase the level of expertise and assure the management of an environmentally certified building. • In collaboration with SGBC, we produced a guideline for examining laboratories with protective ventilation for certification according to 'Miljöbyggnad'. • Member of the SGBC Technical Council for 'Miljöbyggnad' and acted as chair of the SGBC 'Miljöbyggnad' Committee.
<p>Akademiska Hus will proceed cautiously with finite resources and conduct ongoing improvement work in construction and management processes.</p> 	<p>This target area is handled through the long-term objective of acting with caution when it comes to finite sources.</p>	<p>The joint process was developed in 2013 to investigate the consequences of system and material choices in construction projects.</p> <p>Several projects are being run in accordance with BIM methodology and with an emphasis on analysing material volumes.</p>	<ul style="list-style-type: none"> • We build on the basis of generality and flexibility in order to minimise and facilitate future redevelopment requirements. • Further development of BIM methodology in order to assure material management aspects in the construction process.
<p>CAMPUS PLANS 100 per cent of campuses will have documented visions for the physical environment.</p>	<p>Our campuses have campus plans that are no more than five years old.</p> <p>The target for 2013 was 75 per cent.</p>	<p>At the end of 2013, Akademiska Hus had 37 campuses. 84% had confirmed campus plans (24) or plans that were in progress (7).</p> <p>During the period, work on campus plans continued in close collaboration with our customers. All regions have worked with and/or adopted campus plans during 2013.</p> 	<ul style="list-style-type: none"> • Involved in development work for sustainability certification of urban districts. • Production of a model for incorporating sustainability aspects into campus plans has commenced. • Involvement in a number of development projects to create more sustainable campuses from several dimensions.

SIGNIFICANT ENVIRONMENTAL ASPECTS

-  Energy management
-  Material management
-  Good indoor environment
-  Phasing out of hazardous substances

FULFILMENT OF OBJECTIVES

-  Fulfilled entirely
-  Not fulfilled

WE PURSUE SUSTAINABILITY ISSUES TOGETHER

A critically important area in which Akademiska Hus will need to be knowledgeable is learning environments of the future and the importance of the physical and digital environment for teaching and research. That is why we have entered into new collaborative ventures. We are investing SEK 5 million, for example, in two research projects dealing with learning environments of the future that are part of a larger investment at Umeå University. This will give us the opportunity to access exciting results that we can use when we develop new knowledge environments throughout the country.

We are also involved in the co-funding of Sweden's first professorship in property management, which has been established at the Royal Institute of Technology. During 2013, we also funded a PhD position at the Royal Institute of Technology. The research pursued by the holder of this position was aimed at examining and developing systems for modelling small-scale, climate-neutral energy systems with renewable energy sources.

As one of Sweden's largest property companies, we have both the responsibility and the potential to develop and pursue issues that are common to the construction and property sectors.

Akademiska Hus is one of 13 companies which in 2009 established the Sweden Green Building Council (SGBC) initiative, the primary aim of which is to promote green construction and to develop and implement environmental and sustainability work in the property industry. SGBC is a non-profit organisation, owned by the members and open to all companies and organisations in the Swedish construction and property sector. Akademiska Hus is currently represented on the board of SGBC through our President and contributes operationally through representation on the SGBC Technical Council and as chair of its 'Miljöbyggnad' Committee.

We have for many years, along with other bodies, worked actively to produce a joint system for environmental assessment of construction materials, 'Byggvarubedömningen' (BVB), a system that major organisations in the industry have been able to support. Akademiska Hus also

made staff resources available for this development.

FUTURE SUSTAINABILITY OBJECTIVES

The boards of state-owned companies have been assigned the task of formulating objectives for corporate social responsibility that should be ambitious, relevant and long term and which can also be followed up. It must also be possible to present strategies for achieving these objectives. In addition, there are demands that the objectives are clear and simple to communicate to ensure that external parties can understand and evaluate the work of these companies.

In 2013, Akademiska Hus defined new sustainability objectives as well as overall objectives for assuring a model that is sustainable in the long term. The sustainability objectives have been adopted by the Akademiska Hus Board of Directors and comprise a small number of strategic objectives that will be evaluated by the owner with effect from 2014. Together with the overall strategy and the associated activities and plans, we have good coverage within the sustainability field.

THE NEW SUSTAINABILITY OBJECTIVES IN BRIEF

1 **Collaboration with our customers in sustainability initiatives**

Together with the customers, we have reached agreement on joint sustainability initiatives that will involve both parties. The aim is to create involvement and visibility with regard to sustainability issues and to link up the knowledge at the centres of education with our ambition to be at the forefront.

2 **Reduce the volume of purchased energy by 50 per cent through to 2025**

To ensure we are at the forefront, the volume of purchased energy must be reduced by 50 per cent through to 2025 compared with 2000. Heating, cooling and electricity are included under 'purchased energy', where Akademiska Hus also includes the electricity used by tenants in the objective.

3 **Carbon footprint from operations to be eliminated**

We will eliminate our carbon footprint from energy use arising in conjunction with operation of our buildings (heating, cooling and electricity). To achieve this objective, we need to carry out general energy efficiency enhancement measures and establish a dialogue with energy providers in order to eliminate fossil elements as far as possible. Evaluating the potential of small-scale energy production with a low carbon impact is also included as a sub-component in the objective.

4 **Accident-free workplace**

Job satisfaction and a safe and healthy workplace are success factors and are assigned high priority in all parts of the Company and in our projects. Our aim is to achieve a totally accident-free workplace, something which requires collaboration and joint agreements with all organisations in the industry.

Stakeholder dialogue and key issues

Sustainability driving forces

Increased resource efficiency and reduced energy use are important elements if current climate changes are to be mitigated. Demand for energy is increasing and in Sweden construction accounts for over 40 per cent of energy use. This calls for a concerted effort by the whole of the construction and property industry.

Social development is also affected by the increase in urbanisation, which means there ought to be a greater focus on understanding resilience in our ecosystem.

EXTERNAL WORLD AND MACRO-FACTORS

Akademiska Hus is affected by a series of external factors that represent both challenges and opportunities. We are dependent on the work being pursued at universities and colleges, which in turn is affected by demographic factors in the form of the number of students and researchers. Technical development also needs to be taken into account and could entail a change in requirements and new opportunities for premises and campuses. Macro-factors, such as climate change and the demand for efficient resource utilisation, also affect our decisions.

As a state-owned company we have particular responsibility for remaining at the forefront in terms of efficiency and corporate social responsibility. For a more detailed description of the Akademiska Hus long-term challenges and opportunities, see the 2013 Annual Report, page 5.

The Akademiska Hus remit involves building and constructing attractive knowledge environments for universities and colleges. Inspiring, purpose-designed environments stimulate education and development, which can reinforce Sweden as a nation of knowledge and contribute to a sustainable society. It is a source of inspiration that Akademiska Hus is part of this process and it reinforces the level of motivation in the Company. We assume responsibility by striving to bring about the long-term development of knowledge

environments from an environmental, social and financial point of view.

DIALOGUE WITH STAKEHOLDERS

We collate the views of stakeholders through surveys and in open dialogue.

By listening to our stakeholders we acquire a better understanding of the issues and views that are considered to be of particular importance and which we are in a position to address. We can also pick up on new trends and thoughts regarding the future. Good insight creates sound conditions for us to prioritise correctly and adapt our operations, develop our customer offer and create added value for stakeholders.

We meet the Association of Swedish Higher Education on a regular basis on different levels and in different groupings. Working together, we are attempting to build up a collective picture of the needs of our customers. We also meet representatives from colleges and universities on an individual basis at collaboration and strategy meetings to pick up on issues that are specific to a particular college or university. Apart from this dialogue, we remain continuously updated on developments in the higher education world in general. We are also inspired by good examples from teaching environments and campuses in other parts of the world.

We also have personal meetings with financiers, politicians and other decision-makers, which is a vital element in our dialogue with stakeholders. The views and objectives of our stakeholders have a considerable impact when we develop Akademiska Hus sustainability strategies and make operational priorities.

Our owner has a clearly stated strategy to ensure that we work with sustainability by

making demands on us to present and monitor sustainability objectives that are formulated specifically for the work that we pursue. The owner discusses directly with the Akademiska Hus Board of Directors but also with individual representatives for the Company. In the overall campus planning process, many different stakeholders are brought together to discuss the long-term strategic direction for a physical area and where sustainability aspects have a key role to play. We also discuss with our suppliers and contractors through the procurements and negotiations that take place and where our demands in areas such as environment, working environment, working conditions and social responsibility are clarified.

The table on the next page presents the most important dialogues with stakeholders and the issues that are of greatest significance in the dialogue with each individual stakeholder.



Akademiska Hus stakeholders are the organisations or persons who are affected by our operations and who can influence our potential to successfully discharge our remit. The stakeholders that we have identified as being most important, apart from the owner, the state, are customers/centres of education, lenders, employees, suppliers, industry, the local community and politicians.

Stakeholder dialogue

By listening to our stakeholders we become **better at understanding** key issues and how **we should prioritise** them.

STAKEHOLDER	MAIN AREA OF INTEREST	WHERE IS THE DIALOGUE BEING PURSUED?	WHAT EFFECT IS IT HAVING?
THE SWEDISH STATE, OUR OWNER	Contribute to the State objective of reinforcing Sweden as a nation of knowledge. High degree of resource efficiency. Increased customer benefit through collaboration with centres of education. Actively contribute to increased competition on campuses. Act as a forerunner in corporate social responsibility.	Annual meeting. Work of the Board of Directors. Meetings. Annual Report. Sustainability Report. Sustainability network.	Corporate Governance Report. Clearer mission. Yield and dividend according to plan.
FINANCIERS	Financial stability. Stable, long-term operations with profitability and yield in accordance with objectives and strategies. Corporate social responsibility in all processes. Clear financial communication.	Meetings. Annual Report and Sustainability Report. Quarterly reports.	Good credit rating. Confidence in our financial operations. Business opportunities.
CUSTOMERS AND THEIR EMPLOYEES	Plan and create attractive knowledge environments and campuses that support the customer in international competition. The contribution made by Akademiska Hus to the customer's long-term sustainability work. Clarity in the Akademiska Hus business model. High degree of energy efficiency and minimised environmental impact.	Customer satisfaction surveys. Focus discussions and campus planning. Ongoing meetings with customers. Energy planning work.	Customers' views picked up at an early stage. Long-term planning facilitated. A common set of objectives is being created.
OUR EMPLOYEES	An attractive employer with good working conditions. A safe, healthy working environment. Good opportunities for competence development. Each person should understand their role in the work that is taking place at Akademiska Hus.	Regular discussions with managers. Employee survey. Potential for conducting a dialogue via the intranet, questionnaires etc.	Regular training initiatives adapted specifically to the special role of the individual but also general training initiatives. Focus on working environment issues.
SUPPLIERS	Clear, relevant procurement terms and conditions. Clear requirements regarding the environment, working environment, quality and social responsibility. Long-term relationships.	In conjunction with procurement negotiations. Ongoing during the term of the contract.	Greater understanding of our requirements. Greater driving force to bring about operational improvement.
INDUSTRY	Active role in the dialogue about how society and the region can be developed. Possibility of establishing operations on campus.	Takes place through consultation discussions as part of, for example, the campus planning process and other collaborative initiatives.	Balanced establishment of industry on and in the proximity of campuses.
LOCAL COMMUNITY	Active participation in the dialogue on how society and the region can be developed, e.g. in urban development projects. Akademiska Hus plays an active part in promoting the construction of student accommodation.	Dialogue takes place in conjunction with campus planning and through planning processes and other collaborative initiatives.	Greater understanding of the changes that are taking place. Benefits are being derived from joint planning - public transport for example. Contributing to involvement. Preparing for the normal planning process.
POLITICIANS	Ensure the development of Sweden as a nation of knowledge, both nationally and regionally. Contribute to the long-term sustainable development of knowledge environments. Make land available to other bodies in order to develop campuses, e.g. student accommodation and offices.	Annual Report. Sustainability Report. Articles in the press and press meetings.	Create understanding of the Akademiska Hus mission and the role of the region in the development of universities and colleges. Understanding of how industry is developing, both regionally and locally.

KEY ISSUES

Within the framework of our strategy work we have conducted an intensive dialogue within the Company with the aim of analysing what our owner, our customers, our employees and other stakeholders expect of Akademiska Hus. Using the stakeholder dialogue as a starting point and together with the other driving forces and challenges that affect us, we have formed a picture of the issues that are of greatest significance to our operations.

The results of the essentiality analysis have provided us with the opportunity to produce a strategy in which sustainability issues have been integrated in relation to the potential risks and opportunities that we have identified.

The essentiality analysis confirms that the objectives that Akademiska Hus is working towards are relevant and that energy, environment, working environment and anti-corruption are perceived as areas

of particular importance to our stakeholders, alongside our unique body of data on knowledge environments and campuses. This review also reveals that the work done by Akademiska Hus on the environment, working environment and energy are areas where we have great confidence in our stakeholders whilst areas such as anti-corruption and business ethics are regarded as areas that are in need of greater transparency.



Art of Change

Working with artistic representation is part of our work in the social and cultural dimensions of sustainable development. This year we therefore took the initiative to run an art exhibition 'Art of Change 2013' on the Chalmers University of Technology campus in Johanneberg in Gothenburg. The choice of name for the exhibition is intended to demonstrate that works of art over a period have affected and changed the existing environments on campus. The exhibition was a collaborative venture between Akademiska Hus, centres of education and cultural institutions and in which seven selected students from the region's arts programmes took part. In conjunction with the exhibition, Akademiska Hus awarded an arts grant to one of the participating students.



Sustainability work

Sustainability is an integral part of operations

Sustainability work at Akademiska Hus is pursued at all stages in our processes, from concept to customer benefit. We have structured operations which together with support values provide the conditions for a property company that generates added value. We see challenges and opportunities in all aspects of our work and we have a clear desire to bring about improvements through continuous learning - from each other and in collaboration with other parties.

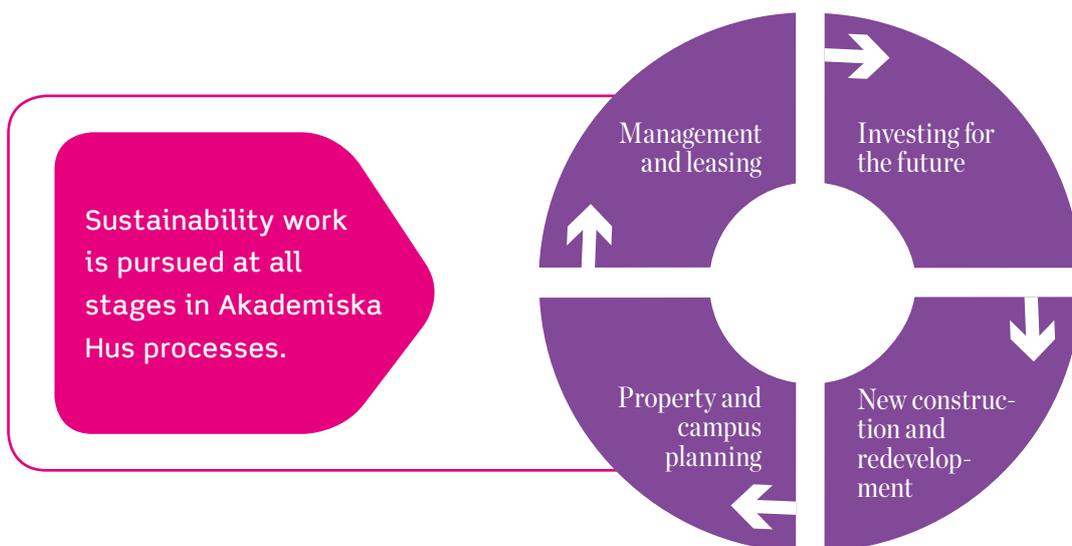
Akademiska Hus has for a number of years complied with international principles and frameworks, such as the Global Compact and the UN Guiding Principles on Business and Human Rights, as a starting point in our operations. The equal value of all people is a basic premise and we strive to maintain a working environment that is based on mutual respect and where everyone is given the same opportunities regardless of gender, nationality, religion, ethnic affiliation or sexual orientation. The Akademiska Hus equality and diversity

plan includes working to bring about greater ethnic diversity and each time a person needs to be recruited, this is taken into account as a key factor. In 2013, no cases of discrimination were notified or examined.

The aim at Akademiska Hus is to be a company which with a high degree of integrity and good ethics pursues and develops operations that generate added value. We assume personal responsibility, we are committed and honest and we are involved in helping and supporting each other.

We strive to adopt an open attitude in dialogue with those who are affected by our

operations. We should never resort to methods such as corruption, bribes and disloyal, competition-inhibiting measures that distort the markets and prevent economic, social and democratic development. This approach is described in our policies and governing documents, such as the Code of Conduct and the Purchasing Policy, and it is the responsibility of each employee to make themselves aware of these documents and comply with them. We also encourage our suppliers to follow the guidelines and the values reflected in our Code of Conduct.



ADDED VALUE FOR OWNERS AND STAKEHOLDERS

Akademiska Hus has considerable responsibility to carry on property operations in a manner that generates added value. This is confirmed in the financial objectives that the owner has formulated for the Company. The basis for this is an efficient division of responsibility between Akademiska Hus and our customers. We are responsible for the risks that property ownership entails and our customers are given the opportunity to focus on their core operations.

Since the Company was founded in 1993, the property portfolio has increased in value from SEK 7.6 billion to SEK 57.6 billion. The main reason is the extensive investments that have taken place over the past 20 years. As Akademiska Hus has had the opportunity to raise loans to finance part of the investments, it has been possible for the property portfolio to expand. In addition, part of the profit, after payment of tax and dividends, has been consolidated into the Company over the years. A further explanation for the increase in the property portfolio is that it has experienced a positive growth in value.

Generating added value not only comprises aspects that are entirely quantifiable in economic terms. Over the years we have satisfied the tenants' wishes regarding creative knowledge environments, where it has not just been the design of the premises that has been a prerequisite but also efficiency and professional property management.

According to our clearer remit, our operations will be pursued in line with market conditions. By constantly developing operations and capitalising on the economies of scale, we can pursue cost-effective operations and offer competitive rents. Market terms and conditions also include relevant pricing of the market risks that we are exposed to through our property ownership.

A necessary precondition for expanding the property portfolio is that confidence in Akademiska Hus operations is maintained among lenders, which at present finance around SEK 20 billion of the property holdings. This presupposes that the Company demonstrates financial stability and generates a profit that creates value for our owner and ultimately for society.

FINANCIAL RELATIONS WITH STAKEHOLDERS



- Suppliers
SEK 1,836 million, 35%
- Shareholder's dividend
SEK 1,355 million, 26%
- Remaining in the Company, excluding the proposed dividend
SEK 1,194 million, 23%
- Interest to lenders
SEK 527 million, 10%
- Employees - salaries
SEK 207 million, 4%
- Employees - social security expenses
SEK 104 million, 2%
- Board of Directors, President and Executive Management - remuneration
SEK 8 million, 0%



Furniture – for those who need it

In Lund, Akademiska Hus will make available premises on the university campus that can be used for selling pre-used furniture. Students can buy and sell furniture and by doing so they create a resource-efficient recycling system that benefits both the wallet and the environment. The proceeds go to charity.

Strategic property development

Sustainable development of campuses

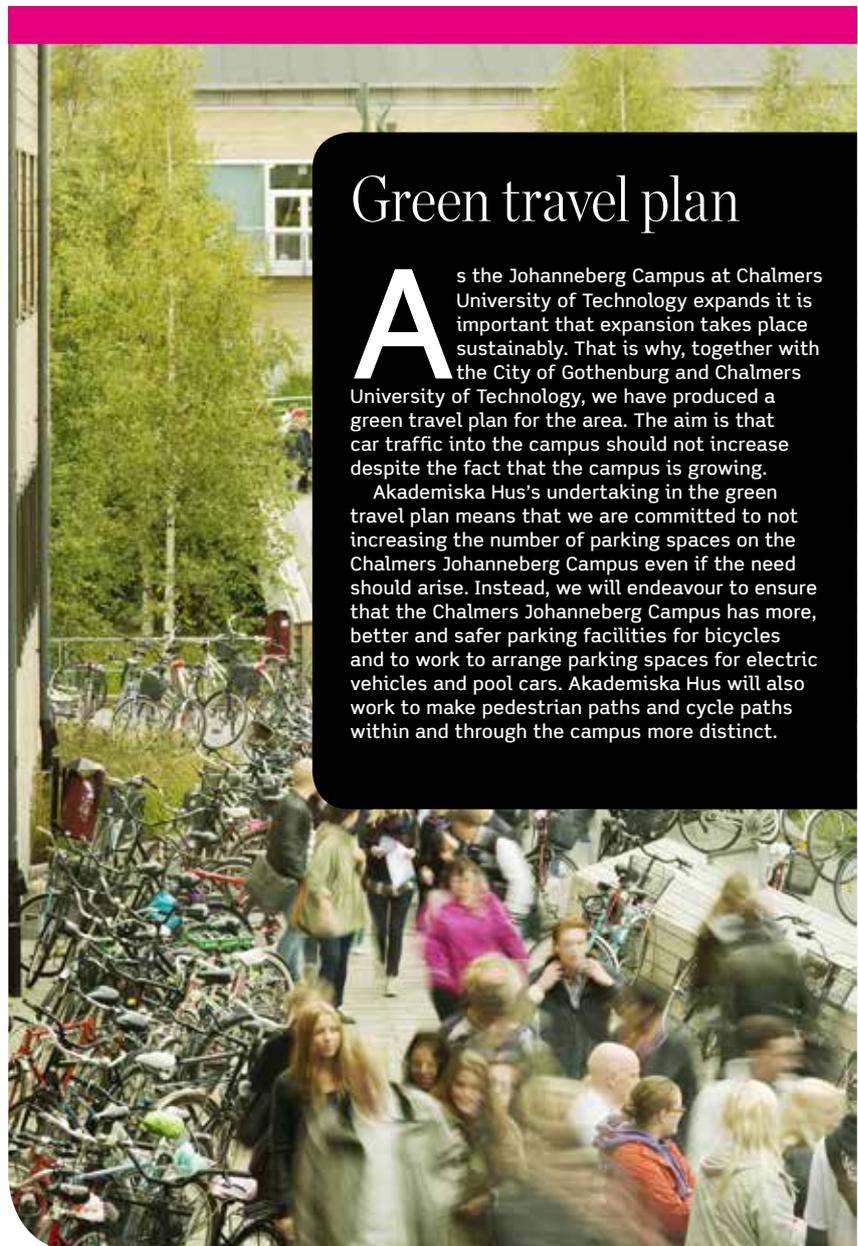
Our vision is to develop leading knowledge environments to satisfy present and future needs. This demands long-term planning and strategic development of individual properties and entire campuses.

Involving tenants, public authorities, neighbours and other stakeholders in the task of planning in order to realise common visions for a campus has proved to be both a successful and popular approach. As part of the process, we open up discussions regarding planning on campus and in the surrounding area. This means that we know what other parties are planning and it gives us the opportunity to discuss difficulties and plan future measures together.

CAMPUS PLANS - A UNIQUE PROCESS

Akademiska Hus has in recent years worked with centres of education to develop new, future-oriented campus plans with the aim of realising a common vision and a development plan for a university or college campus. The campus planning system employed by Akademiska Hus is unique.

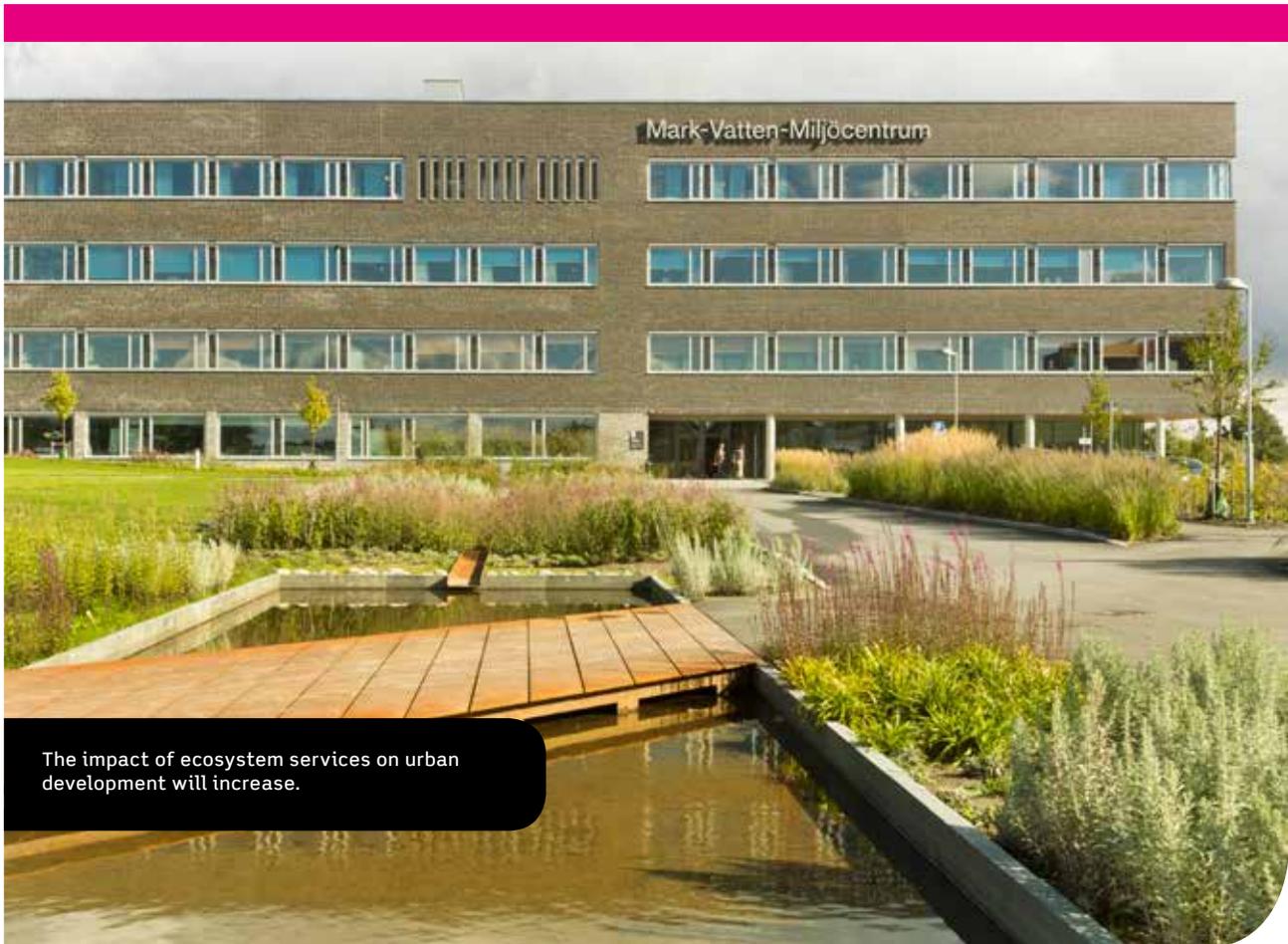
In general, campus planning takes place in close contact and collaboration with the municipal authorities, which increases the potential for Akademiska Hus and the university or college in question to influence the planning of different built environment measures, such as the infrastructure and a communications. The campus development vision has increasingly come to include the whole person. This means that Akademiska Hus also wants to plan and be open to facilities where we are not the prime mover but which are desirable in terms of the totality. This includes student accommodation, which is important to alleviate the general housing shortage, but also because housing



Green travel plan

As the Johanneberg Campus at Chalmers University of Technology expands it is important that expansion takes place sustainably. That is why, together with the City of Gothenburg and Chalmers University of Technology, we have produced a green travel plan for the area. The aim is that car traffic into the campus should not increase despite the fact that the campus is growing.

Akademiska Hus's undertaking in the green travel plan means that we are committed to not increasing the number of parking spaces on the Chalmers Johanneberg Campus even if the need should arise. Instead, we will endeavour to ensure that the Chalmers Johanneberg Campus has more, better and safer parking facilities for bicycles and to work to arrange parking spaces for electric vehicles and pool cars. Akademiska Hus will also work to make pedestrian paths and cycle paths within and through the campus more distinct.



The impact of ecosystem services on urban development will increase.

adjacent to a campus means that people move around the campus much more, thus contributing to security and safety. Many people who visit campuses walk, cycle or use public transport. Consequently, good public transport links and an environment in which cyclists and pedestrians are prioritised are examples of factors that contribute to greater sustainability and make the campus more attractive. The fact that these modes of transport are assigned at least the same level of priority as car traffic is something we consider to be a key factor in reinforcing the campuses of the future.

LEADING EDGE SPECIALISTS

Akademiska Hus has its own architectural experts who work with property development in different ways, including campus plans.

By building up knowledge together with different stakeholders through seminars, workshops and study visits, we broaden our knowledge and acquire new perspectives regarding needs, conditions and opportunities.

Since 2011, the aim at Akademiska Hus is that our campuses should have a plan that is no more than five years old. The reason for this time limit is that a renewed vision and reconfirmed and accepted objectives reinforce cooperation with the tenants regarding our common physical environment.

During the period, work has taken place in all regions to create, renew and update campus plans – all in close collaboration with our customers. At the end of 2013, we had 37 campuses, 24 of which had a current plan and a further seven where a plan was being formulated.

CERTIFICATION OF BUILDINGS AND DISTRICTS

Sustainability certification is an assessment of the environmental sustainability of a building or a district. The aim is to ensure that planning and implementation are sustainable in several dimensions and act as a guarantee that the building or the district satisfies the agreed requirements.

There are a number of certification systems that suit different types of buildings and property owners. Akademiska Hus has opted for the Swedish 'Miljöbyggnad' system, with the aim that all new construction and major redevelopment will be certified and achieve at least Silver level.

The system rewards low energy use with a low environmental load, a good indoor environment, a good choice of materials and phasing out of hazardous substances.

A further benefit is that we acquire good knowledge of what is built into a construction, which is extremely important for future adaptation and disposal.

In the Akademiska Hus holdings there are many different types of premises, ranging from offices to advanced, energy-intensive laboratory environments with specific stipulations regarding noise, vibration, electromagnetic fields and other strict requirements. To meet our certification objective, it is required that we maintain a close dialogue with our customers, contractors and suppliers to ensure that everyone works towards the same goals.

Within the framework of the Sweden Green Building Council (SGBC), work is in progress to facilitate sustainability certification of entire districts. In 2013, Akademiska Hus was involved in two pilot projects together with the Royal Institute of Technology and Chalmersfastigheter AB with the aim of adapting the British BREEAM Communities system to Swedish conditions. The system is based on the parameters of involvement, well-being, resource management, ecology, transport and move-

ment and innovation. The pilot projects are expected to be completed in 2014.

ECOSYSTEM SERVICES AND SOCIO-ECOLOGICAL URBAN DEVELOPMENT

Ecosystem services is a factor that needs to be taken into account in sustainable urban development. The concept includes a diverse range of values, from environmental and economic to social and cultural. The theory surrounding ecosystem services is based on the principle that urban greenery and high-quality water have a very positive impact on biological diversity and water and climate regulation, which in turn leads to improved public health and quality of life. Ecosystem services also have a role to play in holding back expected climate changes.

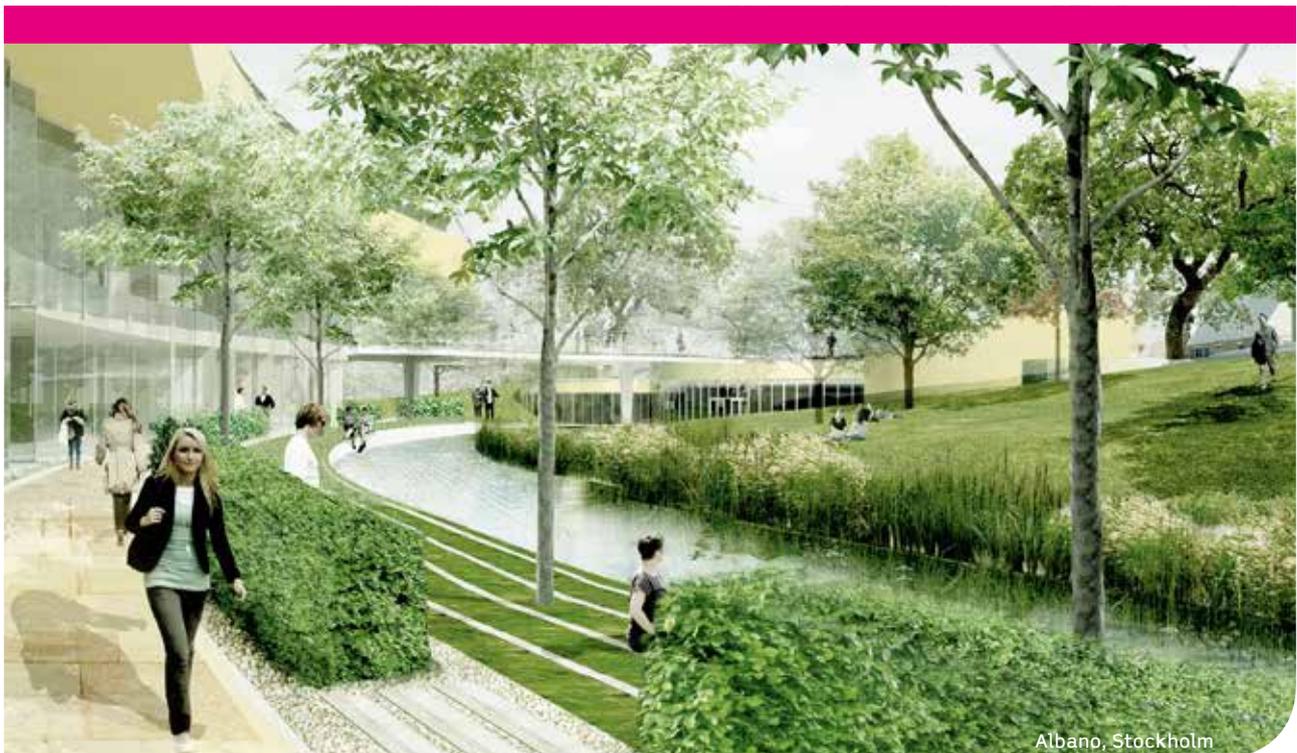
Since 2009, Akademiska Hus has worked with the Stockholm Resilience Centre to create a model that includes ecosystem services in the planning process. In this case, it is the Albano campus in Stockholm that has been studied. The work, which has been very enlightening and instructional for all concerned, has resulted in a scientific publication at the Royal Institute of Technology

(Q-book Albano Sustainability). At Akademiska Hus we regard knowledge of ecosystem services as a future asset and our mission is to further integrate these into upcoming projects.

COOPERATION WITH OUR CUSTOMERS ON SUSTAINABILITY INITIATIVES

One of the success factors in our work is collaborating with customers. In 2013, a sustainability objective was adopted where the focus was on creating a structured dialogue with our customers regarding how we as a property owner can support the centres of education to enable them to realise their sustainability ambitions.

A sustainability initiative can take different forms, ranging from small, relatively simple projects to major, complex projects. They can vary in terms of the time taken to implement, their significance to operations or their symbolic value. The aim is to create joint involvement and a high degree of visibility regarding sustainability issues and at the same time reinforce the relationships between the parties involved.



Albano, Stockholm

Construction and development

Strict requirements in the construction process

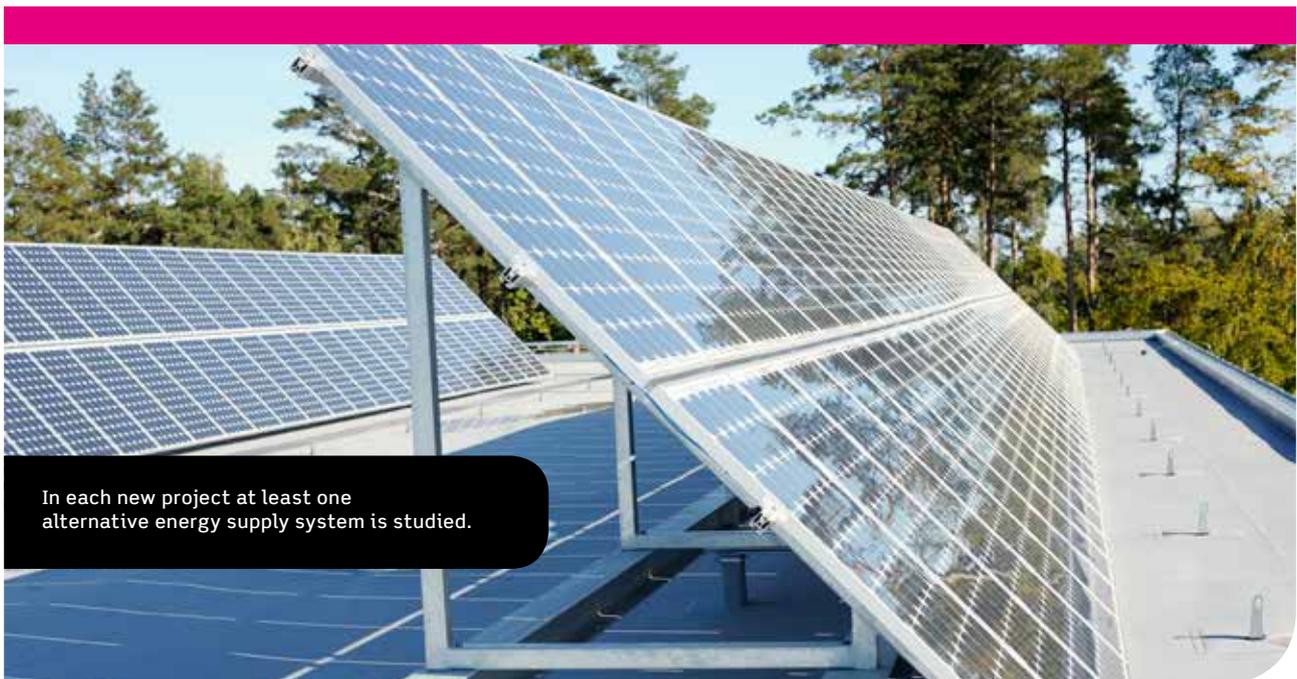
Akademiska Hus has an extremely important part to play in the development of campuses and knowledge environments of the future, where together with other parties we contribute to dialogue and collaboration, using each party's expertise as a starting point. We are at present one of the largest property developers in the country and we are currently going through a very intensive period of construction. The nature of the projects varies from multi-storey parking facilities to high-tech premises and projects with a socio-ecological hallmark. This puts us in an important position when it comes to promoting sustainability issues from a broader perspective.

To further improve our construction process we commenced development in 2013 of a joint platform for choosing technical system solutions and materials where the focus is on effective, resource-efficient and sustainable systems. Through feedback of experience and technical and financial analyses, solutions can be chosen that promote the best level of construction quality and material management.

In our construction projects we have over a long period made impact assessments when choosing systems and materials and during 2013 we developed a common process for this work. Each enquiry incorporates several assessment criteria, including management aspects, life-cycle cost assessment, design and functionality. The final choice is based on an objective and carefully considered assessment. To achieve the best outcome, the final choice

ought to be made as early as possible in the project and thus influence planning at future stages in the construction process.

Using BIM (Building Information Modelling) there is considerable scope for creating a more efficient construction process, particularly optimised use of materials in projects. Through simpler and more efficient presentation of material volumes, the volume of wastage and variants can be minimised. Akademiska Hus is currently



In each new project at least one alternative energy supply system is studied.

running several projects using BIM methodology with an emphasis on analysing material volumes. Akademiska Hus assesses construction products using a construction materials assessment system ('Byggvarubedömningen' – BVB). Our basic premise is that products that are assessed as 'To be avoided' must not be used unless there are particular reasons or arguments for doing so. We also stipulate that sub-suppliers, both consultants and contractors, use the BVB system.

We have chosen to include construction materials in the assessment but exclude installation materials. The reason for this is that BVB does not provide assessments of installation products from suppliers to the required extent. At Akademiska Hus we regard this as a challenge and an area that needs to be developed for the future.

Environmental assessment of materials according to the BVB declarations is relatively extensive and apart from chemical content, the system also includes the materials and material components that

are included as well as information about manufacturing, transport, packaging and handling of materials at the user stage and in conjunction with waste disposal and demolition. This provides an overall picture of the total environmental impact that a material or product generates during its life cycle. However, we can see development potential by also including social aspects – in conjunction with manufacturing for example.

To achieve a long-term effect, it is vitally important that Akademiska Hus and other bodies in the industry support BVB to ensure more extensive documentation is produced in the form of correct, reliable and comprehensive assessments.

STRICT ENERGY AND ENVIRONMENTAL STIPULATIONS

During new construction we specify material properties and environmental requirements, which are presented in a way that very low energy use is achieved during the operating phase. Our basic specification is

based on the stipulations laid down in 'Miljöbyggnad' to secure Silver level certification although it can also be made stricter. The decision to make the stipulations stricter can be based on a goal agreed between Akademiska Hus and our customer but also on the conditions stipulated within the framework of the building plans and the building design.

In each new project at least one alternative energy supply system is studied, often as an alternative to district heating and district cooling. The most common alternative studied is underground thermal energy storage. The latest example of the use of underground geothermal energy storage is the Student Building at Frescati in Stockholm, which was opened in August 2013. The estimated energy for heating and cooling is a record-low 25 kWh per square metre per year, which can be compared with a more normal 150 kWh per square metre per year in existing buildings.

Our technical specialists are involved at the beginning of a project and on a number

Student Building at Frescati – a role model in sustainability

Thanks to a good outer shell and underground thermal storage in combination with specially manufactured, high-output heat pumps, the Student Building at Frescati in Stockholm, will be able to report extremely low energy requirements – as low as 25 kWh per square metre per year. Energy-optimised measures are a consistent feature of this 6,000-square metre building, ranging from seasonally adapted ventilation systems to waste rooms with ozone cleaning instead of cooling as well as green sedum roofs. There has been a particular emphasis on creating a good sound climate.



of occasions subsequently to ensure that energy issues are assigned a high priority and are handled appropriately.

There will continue to be a considerable focus in new construction to assure energy efficiency stipulations. In order to meet our strict energy-saving targets, the large volume of properties in our existing holdings must be optimised through energy plans and directed investment. Energy use in the production phase is one aspect in the construction process that still needs to be dealt with. With the low levels of operating energy that are now possible, the relative energy use in the construction phase will be considerable, estimated to be equivalent to the energy requirements for 10–15 years of operation. This is a changed prerequisite compared with previously and in time energy use in the production phase will need to be included in the process.

GOOD INDOOR ENVIRONMENT

Through the strategic decision that all new buildings and major redevelopment should achieve at least the Silver level in the 'Miljöbyggnad' system, we assume responsibility for a good indoor environment as the system includes specific stipulations regarding sound environment, air quality, moisture, thermal climate, daylight and water quality. The indicators for these aspects comprise nine specified and quantifiable stipulations regarding the performance of the completed building.

The system clarifies what needs to be satisfied and through the demand for 'Miljöbyggnad' verification it will be checked after final inspection and after the tenant has moved in. This must take place within three years of the date the building was brought into use.

Avoiding hazardous substances is another key aspect in achieving a good indoor environment. This aspect is assured

through our demand that the BVB (Building Materials Assessment) system is used for all building materials.

ELIMINATION OF MOISTURE

Moisture is a risk factor for ill-health in a building. We therefore attach considerable importance to ensuring correct handling of moisture during the planning phase. A moisture expert is linked to the project organisation and we stipulate that a contractor appoints a person in its organisation who has specific responsibility for moisture in the building.

Akademiska Hus uses the 'ByggaF' industry standard, a method designed to achieve a moisture-safe construction process, from planning through to management. The method includes routines and processes to help all the parties involved, from the developer, the architects and other consultants through to material suppliers, contractors, operating staff and property managers.

Akademiska Hus highlights the importance of risk analysis in the project at an early stage – and where moisture safety is one of the aspects – in order to assure sustainable construction. To verify that the method is being used as prescribed, Akademiska Hus each year carries out a number of moisture audits in construction projects.

SUSTAINABLE PROCUREMENT OF OUR CONSTRUCTION PROJECTS

Sustainable procurement is a challenge but also an opportunity to achieve greater clarity regarding expectations and targets. Within Akademiska Hus we can see development potential by generating interest and involvement in sustainability issues in conjunction with procurement, not only in-house but also among our contractors and other stakeholders and partners.



All new buildings must as a minimum satisfy the requirements stipulated to achieve 'Miljöbyggnad' Silver level.

A number of activities have been initiated to clarify our ambition and we are currently reviewing our governing documents and the demands linked to the environment, working environment and safety in conjunction with procurement of contractors. Both the environment and working environment are included as evaluation criteria when procuring contractors. The Akademiska Hus Purchasing Policy specifies the basic values that permeate purchasing and procurement.

At the tendering stage, the tenderer submits a completed 'Supplier assessment of quality, environment and working environment' to Akademiska Hus. To check compliance with the requirements, Akademiska Hus carried out internal environment and working environment audits of a number of projects during the year. The audits were conducted on a random basis and should be regarded as the first step in raising the level of ambition with regard to monitoring compliance.

ENVIRONMENTAL RESPONSIBILITY IN CONSTRUCTION PROJECTS

In conjunction with procurement, a person responsible for environmental issues is appointed within the project, both at Akademiska Hus and at the procured consultant or contractor. After an agree-

ment has been signed, it is the responsibility of the supplier to present an environmental plan for the contract. The environmental plan is the supplier's documented undertaking and describes how the stipulations in the project's environmental programme will be satisfied. This plan should include the following:

- That a risk assessment is made and that any environmental risks in the project have been identified
- That an environmental assessment takes place using BVB
- That a list of assessed products is prepared using the project tool in BVB
- That an efficient deviation management system is in place and that deviations are reported and approved
- That a list of deviations from the environmental programme is drawn up.

During the final inspection, the contractor is required to compile a list of the building products and chemical products that have been incorporated into the building and submit the list to Akademiska Hus. The basic purpose of the environmental plan is to assure traceability of products, materials and risks. This work is a key requirement if we are to be able to realise our ambition of achieving at least 'Miljöbyggnad' Silver level.

AN ACCIDENT-FREE WORKPLACE

As one of the largest building developers in Sweden, we have a responsibility to address working environment and safety issues. In 2013, Akademiska Hus formulated new corporate social responsibility objectives, one of which is to achieve an accident-free workplace. We wanted to assume responsi-

bility and create conditions for a safe workplace, not only for our own employees but also for all those who work with us in our projects.

One of the challenges of creating targets related to an accident-free workplace is to establish a culture where everyone sees the benefit of acting as a role model and making safety their first priority. All near-accidents and accidents need to be recorded correctly in order to be able to direct measures and initiatives where they are of greatest benefit but also to be able to evaluate the progress we are making. To do this effectively, our current system for reporting and handling near-accidents and accidents needs to be developed.

The aim is ambitious and requires expanded collaboration with other bodies in the industry.



Aula Medica at the Karolinska Institute in Solna is a complicated building that attracts a great deal of attention with its tilting glazed facade and its impressive depth. The building was granted 'Miljöbyggnad' Silver certification in 2013.

Property Management

Long-term sustainable management

Property management is the core of our operations. The majority of our energy use arises in existing holdings and it is through property management that we come into contact with the work that is taking place at our customers and where we become acquainted with their need to operate buildings in a way that is both proactive and long-term.

By having an agreed, long-term strategy for a campus, we can plan development and maintenance projects for our properties and create environments that maintain a high standard over a long period. With a carefully considered management strategy, we can optimise energy use and manage our premises efficiently and at the same time maintain a high level of quality, both in the short term and the long term.

50 PER CENT REDUCTION IN PURCHASED ENERGY

Since 2008, Akademiska Hus has had an energy reduction target of 40 per cent through to 2025, using 2000 as the base year. This target has involved intensive efficiency enhancement work within the energy field and today we use approximately 25 per cent less energy per square metre per year in our buildings compared with 2000.

As part of our ambition to act as a role model and adopt a leading position in the energy field, we revised our target in 2013.

We have found that this target can be made even stricter with the aid of directed initiatives and a clear focus and we have therefore decided to raise the target to 50 per cent using the same reference point. An increase from 40 to 50 per cent may appear modest but as the increase is taking place in the middle of the target period (2000 to 2025) the savings rate needs to almost double. The raising of the level is equivalent to an average rate of reduction of around 3.3 per cent per annum from 2014 to 2025.

The target has been broken down on a regional basis and where the division is based on current regional use: a high level of use results in a high rate of reduction. Account has also been taken of the challenges that exist in each region as well as the level of ambition and involvement demonstrated by customers. The annual

regional targets therefore vary between two and four per cent.

COMMON TARGETS

In our statistics, as in our objectives, all energy used in buildings has been included, even energy used by tenants. This varies considerably between different buildings and activities although on average it is estimated to be one-third of the total energy use. Our tenants therefore need to be involved in efficiency improvement work to ensure that by collaborating we can help to achieve the energy efficiency levels that are necessary. For the tenants to be able to monitor their own use and the effects of the efficiency initiatives, we commenced work during the year on making it possible for tenant electricity to be reported separately. Further work has commenced to improve the tenants' access to energy statistics via our energy portal.

In order to achieve the overall target of 50 per cent, work must be intensified.

USE OF ENERGY AND WATER PER REGION

Region	Electricity kWh/m ²			Heating kWh/m ²			Cooling kWh/m ²			Water litres/m ²		
	2013	2012	2011	2013	2012	2011	2013	2012	2011	2013	2012	2011
South	131	129	129	107	106	116	34	33	34	413	430	438
West	96	97	96	62	67	72	8	9	9	352	342	362
East	105	108	105	88	87	87	32	39	41	395	345	372
Uppsala	116	119	125	121	121	131	16	5	4	269	256	254
Stockholm	105	110	109	117	122	120	30	31	33	415	437	438
North	106	110	103	69	72	75	11	8	10	351	342	368
AVERAGE	109	112	111	99	101	105	23	21	22	369	371	377

This means that investment is required, both financial and in terms of personnel, and new methods need to be implemented. At the same time, it is important and self-evident that the work takes place in a way that the established yield targets are met.

TIME FOR ACTION

In addition to ongoing maintenance, energy efficiency measures are being taken in conjunction with specifically focused initiatives.

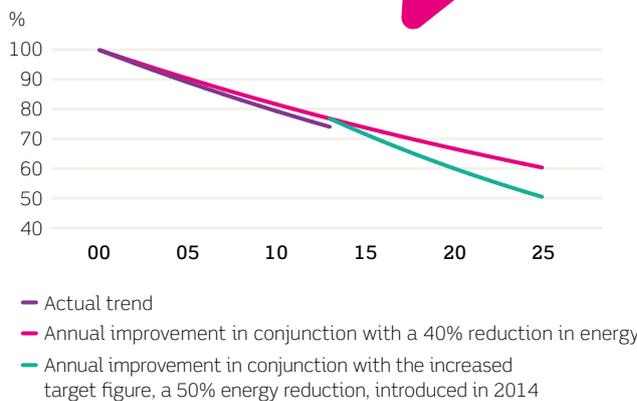
A model that could be used to assure profitability in our improvement work is a portfolio approach, where a building or a group of buildings undergoes a detailed analysis. Efficiency enhancement measures are drawn up, costed and scheduled separately. The measures are then ranked in order of profitability and are added to the portfolio gradually, commencing with the most profitable. When a package of measures as a whole touches on or falls below the yield requirement, the remaining measures are excluded. The package of measures in question is then implemented as a collective project.

The process means that to some extent the most profitable measures support the less profitable but that the portfolio as a whole meets the yield target. By doing so we assure ourselves that as many as possible of the identified efficiency enhancement measures are included, which is probably necessary if we are to meet our energy efficiency target. Special joint projects with tenant involvement are also included in the plans.

The energy target at Akademiska Hus, as defined through to 2013, means that the volume of purchased energy, including tenant requirements, will fall at a rate that will result in a 40 per cent reduction by 2025 compared with 2000. This means a reduction of just below two percentage points per annum. The annual rate of reduction of purchased energy was achieved during the year and achievement of the long-term target is proceeding according to plan. During the period, the absolute energy target figures were adjusted marginally due to a calculation error regarding an area in one of our regions. This has not affected our long-term reduction target.

Akademiska Hus will be the leader in energy efficiency enhancement and will **halve the volume of purchased energy.**

ENERGY EFFICIENCY ENHANCEMENT

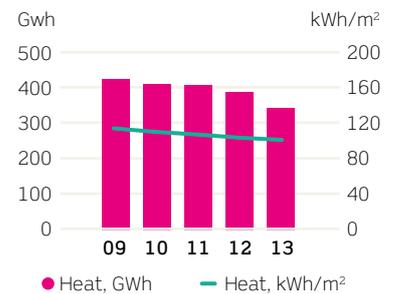


ELECTRICITY USE



In 2010 and 2012, origin-labelled electricity was purchased from hydroelectric power sources. In 2011, bioenergy-based electricity was purchased and during 2013 a mixture of hydroelectric power and bio-based power was purchased. Electricity purchased by Akademiska Hus prior to 2010 is estimated to have had a proportion of carbon dioxide-free generated power (hydroelectric power and nuclear power) amounting to 90 per cent, with 10 per cent coming from fossil fuels.

HEAT USE



The proportion of carbon dioxide-free generated heat (bioenergy and residual energy) used by Akademiska Hus was 89 per cent. 11 per cent came from fossil fuels.

COOLING USE



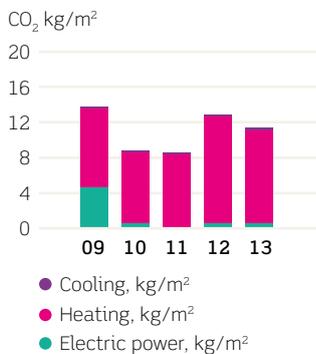
Akademiska Hus reported that cooling energy comes from district cooling, which is largely based on free cooling, bottom water and traditional cooling generation.

WATER USE

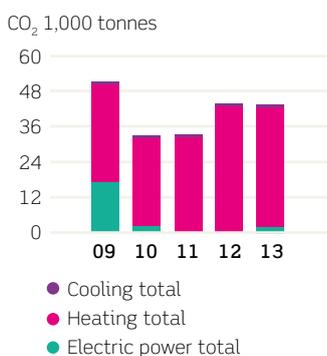


Akademiska Hus uses water from the municipal system.

CO₂ EQUIVALENTS



CO₂ EQUIVALENTS, TOTAL



ELIMINATED CO₂

- OPERATING FOOTPRINT

A further target that was introduced in 2013 means that the carbon footprint arising from operation of our buildings will in time be reduced to zero. This work can be divided into four elements and where all forms of energy efficiency form the foundation. The second step is to urge our energy suppliers to eliminate fossil elements as far as possible. The next level means that we will gradually be able to purchase what is termed guarantees of origin for all forms of energy. Guarantees of origin can already be purchased for electricity although even district heating suppliers could in time envisage offering such guarantees.

After these three groups of measures have been utilised fully, the CDM (Clean Development Mechanism) project can be applied for the remainder of the carbon footprint. A CDM project means that we invest in projects to reduce emissions in developing countries in order to compensate for our own emissions.

Akademiska Hus already purchases guarantees of origin for all electricity used in our buildings and our demand is that these should refer to renewable raw materials. Up to now, only guarantees of origin for biobased and water-based power production have been purchased although wind and solar-generated power could also be included in the guarantees.

Environmental certification must be applied to all new construction at Akademiska Hus. The lowest acceptable category is 'Miljöbyggnad' Silver level. The criteria included in the certification system include demands for a high proportion of energy from renewable raw materials and sources.

This has in itself exerted pressure on several district heating suppliers to gradually increase the proportion of renewables as it would in effect cut off the possibility for entire communities and cities to have buildings environmentally classified. A process aimed at increasing the proportion of renewables is also taking place in this segment.

PERCEIVED INDOOR ENVIRONMENT

The health and well-being of the tenants is our first priority. If different environmental aspects were to conflict, such as energy efficiency and indoor environment, Akademiska Hus would prioritise a good indoor environment.

Akademiska Hus has surveyed and measured the presence of radon in all buildings with permanent workplaces. In a few places where the radon level has exceeded 200 Bq, steps have been taken to reduce the level. Materials that contain PCB, such as insulating glass, floor coverings and jointing material, are being removed in conjunction with planned redevelopment.

BVB is also used as a tool in management to assess construction materials and property management products in conjunction with less extensive redevelopment, tenant adaptations and day-to-day building operation.



At Chalmers University of Technology in Gothenburg, Akademiska Hus has a research and production facility for energy - the Chalmers Power Centre. Using the boilers as a base, research and education is conducted and at the same time the boilers supply energy for use on campus. In 2013, around 22,000 MWh of heating was generated through the combustion of wood-chips in the facility's research boiler and around 43 MWh of electricity and 400 MWh of heat were generated through bio-oil firing in the facility's steam boiler. The energy produced at the Chalmers Power Centre is a subset in the overall presentation.

Employees

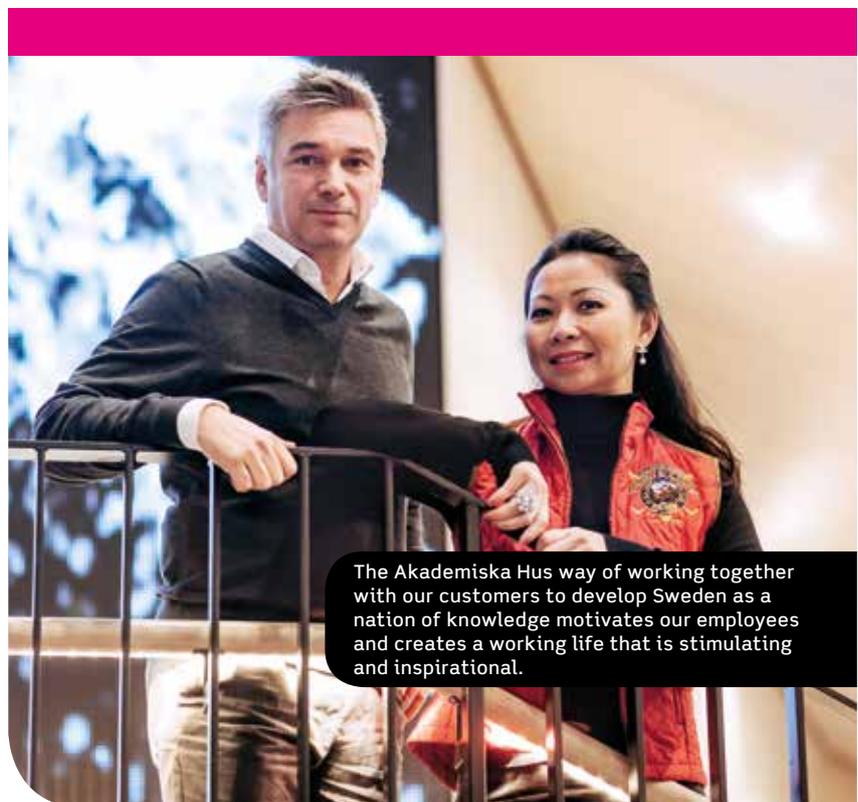
Motivated employees in a stimulating environment

Akademiska Hus employees are offered continuous competence development in order to create a working day marked by motivation and inspiration and to meet the needs of the customers. Maintaining a pleasant working environment is part of the day-to-day work and the views of the employees are gathered through regular employee surveys.

Motivation and commitment lead to good results and are a key element in employee empowerment. The Employee Survey is an important means for the Executive Management and other managers to monitor and develop operations although in particular within their own working group. The main issues are employers, duties, skills, leadership, communication, cooperation and organisation.

The latest Employee Survey showed that we have an Employee Satisfaction Index (NMI) of 68 (69), which is clearly higher than the average for the private and public sector (CMA Employee Survey 2013). To supplement satisfaction with motivation we have for the first time introduced a Motivated Employee Index (MMI), which measures how motivated the employees are in their work. In 2013, the MMI index was 70.

The survey also showed that 80 per cent of employees are extremely satisfied with the perceived environment and that 81 per cent feel that Akademiska Hus handles the working environment well. The proportion of employees who frequently or always experience stress in their work situation is increasing and the figure now stands at 27 per cent. This is one of the issues that we have focused on in the annual working environment improvement process. In order to provide a better overall picture of the reasons for the perceived stress, and to create the potential to take relevant action,



The Akademiska Hus way of working together with our customers to develop Sweden as a nation of knowledge motivates our employees and creates a working life that is stimulating and inspirational.

the latest NMI survey contained in-depth questions in this area and the results have provided us with a basis for future work.

COMPETENCE DEVELOPMENT AND EXCHANGE OF EXPERIENCE

Ongoing competence development is vital if we are to satisfy our customers' needs. We have established leader development programmes for managers and project leaders,

we invest in training in recruitment, labour law, property finance and working environment, and we are constantly endeavouring to coordinate and broaden the range of programmes. It is important to clarify what the different professional roles need in terms of basic and advanced training. Work is taking place to coordinate and clarify operational and management requirements linked to the working environment.

Our core processes have cross-functional fora aimed at developing and refining our working methods. Although we realise that working with feedback of experience and creating structural capital is a major challenge, these fora are the key to establishing uniformity and greater efficiency in our organisation.

A good example of how we worked during the year is our 'Company Days', where employees from all parts of the organisation present good examples and new working methods. For a period of five hours, 11 stations were available covering a range of areas. Apart from stations that dealt with projects, property management and energy optimisation, there were also stations that dealt with areas such as change, the capacity to feel good and ethical values. This is known as the Knowledge Race. It proved highly popular and the model will be used in the future.

Akademiska Hus aims to ensure that all employees should have regular appraisal discussions with their immediate superior. During the year, 90 per cent (88) of employees had an appraisal discussion. The discussions are documented in an individual action plan that should contain clear,

challenging, time-specific, quantifiable objectives. Alongside these objectives, a dialogue takes place regarding the business plan, Code of Conduct, work supervision, relationships at work and how the employee perceives the balance between work and leisure.

RECRUITMENT FOR THE FUTURE

During the past three years we have recruited around 100 new employees into the Company and we can see that we will continue at this rate in the years to come.

In the property industry we can expect increased competition for expertise, which means that we need to reinforce our employer brand. It also requires us to attract future employees from outside the industry and to encourage young people to apply for training aimed at property and the built environment.

We already have established collaboration with vocational colleges in our larger regions. We are members, for example, of programme committees and we take in trainees. During the autumn we decided to become involved in the development of a trainee programme for the built environment arranged by CMB (Centre for

BREAKDOWN OF EMPLOYEES ACCORDING TO POSITION AND GENDER

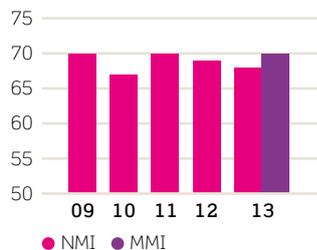
	Women	Men
Operating technicians	9	133
Property engineers/ Operating engineers	3	44
Property managers	8	26
Senior property managers	1	9
Project managers	13	28
Accounting personnel/ Administration	49	21
Executive Management	5	6
IT/Communication	20	24
Other positions	10	20
Total	118	311
Proportion	28%	72%

The proportion of women and men in managerial positions reflects the gender division in the Company as a whole.

NUMBER OF MANAGERS, WOMEN AND MEN

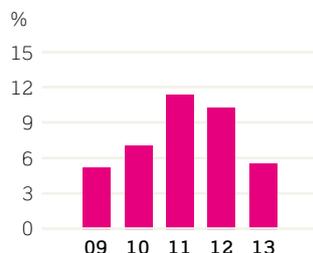


SATISFIED EMPLOYEE INDEX (NMI) AND MOTIVATED EMPLOYEE INDEX (MMI)



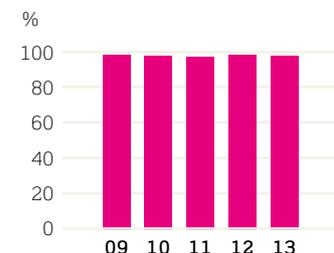
2013 was the first year for MMI.

STAFF TURNOVER



Staff turnover in 2013 was 5.4 per cent (10.1). In 2013, 5 (9) people retired.

ATTENDANCE



Absenteeism due to illness during the year amounted to 3.0 per cent (2.5), of which long-term absenteeism was 1.2 percentage points (0.8). Akademiska Hus works actively with health issues.

Management of the Built Environment). The programme will commence in autumn 2014.

In Stockholm, a student programme commenced during the year aimed at students specialising in the built environment where we offer survey assignments, temporary summer positions and the opportunity to carry out degree projects. A similar arrangement will be introduced in more regions.

'My Life' is a social company that works with diversity and integration on the Swedish labour market. Its activities include a mentor programme – 'The Chance of My Life' – aimed mainly at people with a foreign background. In 2013, we became a partner company and we have appointed seven mentors who will be involved in the programme in 2013–2014.

ENJOYABLE AND STIMULATING WORKING ENVIRONMENT

Akademiska Hus has for several years been certified under the systematic working environment programme AFS 2001:1, which means there is a structured approach to the working environment. The working

environment is naturally part of the day-to-day work and the health and safety committees and working environment networks are just some examples of the collaboration fora that exist and through which we discuss and work with improvements and at the same time promote consensus and involvement around issues related to the working environment. Knowledge of the working environment that is obtained through property management is continuously fed back into our construction projects. The property management organisation, for example, is involved in and examines construction documents and drawings in order to arrive at the best solution together with the project team.

Akademiska Hus is working actively to inspire all employees to live a healthier life. There are special 'health and fitness motivators' in each region. In addition, all employees receive an annual health and fitness grant of SEK 3,000 for personal health and fitness activities.

A routine is in place for handling sickness and rehabilitation, which complies with the system introduced by the Social Insurance

Office. During the year, absence due to illness in the Company was 3.0 per cent.

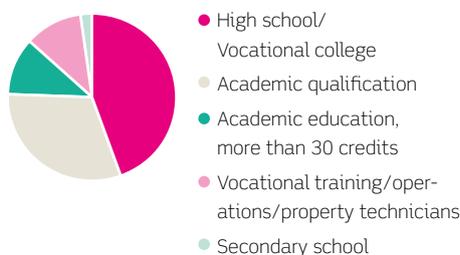
A total of 52 employees (12 per cent) are involved in the Company's formal working environment committees.

COLLECTIVE AGREEMENTS

Akademiska Hus is a member of the Almega Property Owners branch of the employer organisation Almega Service Sector Association. There is a collective agreement signed by Almega Property Owners and the trade unions Unionen, Ledarna, the Swedish Association of Engineers and SEKO. All employees at Akademiska Hus are covered by this agreement.

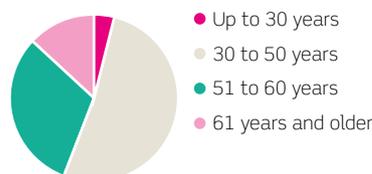
Akademiska Hus does not conduct operations where the employees' right to association and right to a collective agreement are materially threatened.

EDUCATION LEVEL



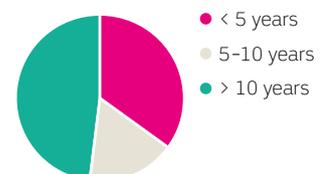
The majority of employees belong to the operating technician category with relevant professional training or experience. Managerial staff frequently have an academic education.

AGE DISTRIBUTION



More than half of the employees are aged 30–50 years.

PERIOD OF EMPLOYMENT



65 per cent of employees have been employed for more than 5 years.

Global Reporting Initiative

Akademiska Hus follows the Global Reporting Initiative (GRI) recommendations for sustainability reports. The table on pages 26–27 show the GRI indicators that are reported and also where the indicators are to be found in the Akademiska Hus reports.

The Akademiska Hus Sustainability Report follows the financial year and is published annually. The most recent Sustainability Report was published on March 28, 2013. In the Sustainability Report, Akademiska Hus presents its work on corporate social responsibility based on our main processes, with a focus on areas that are considered to be most relevant.

The Sustainability Report is aimed particularly at those groups who are interested

in sustainability information, such as stakeholder organisations, customers, sustainability analysts and our owner.

For 2013, Akademiska Hus reports according to GRI level B+ and thus satisfies the requirements laid down by the government for state-owned companies and which are part of owner governance. The Sustainability Report is the Akademiska Hus Sustainability Report 2013, which has been assured by Deloitte. An account of the prizes and awards received can be found

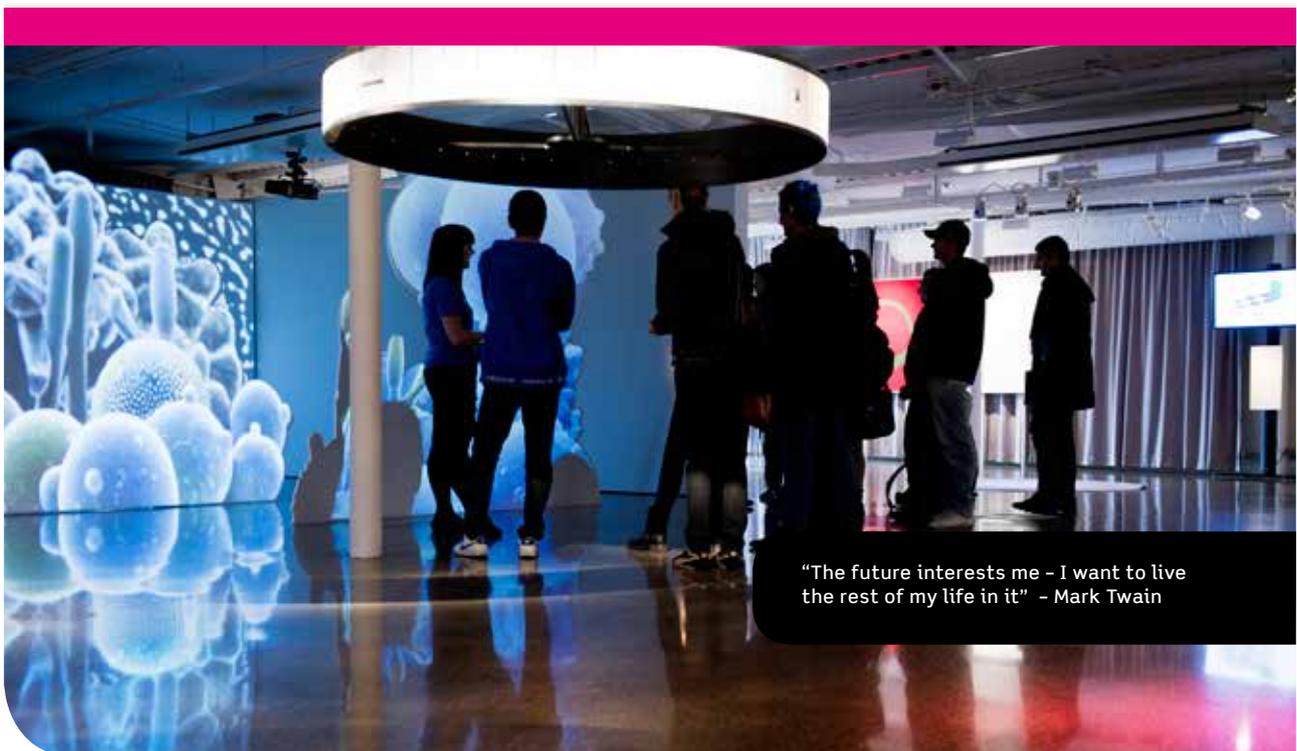
at akademiskahus.se. The data presented is for the 2013 calendar year, from January 1 to December 31, and covers Akademiska Hus as a group.

Contact person:

Mia Edofsson

Sustainability Manager:

mia.edofsson@akademiskahus.se



PROFILE
1. Strategy and analyses

1.1	Statement from the CEO	SR 1	●
1.2	Presentation of impact, risks and opportunities	SR 2-3, 8-9, AR 5, 48, 68-69	●

2. Organisation

2.1	Name of the organisation	SR Front page	●
2.2	Primary brands, products and services	AR 4	●
2.3	Organisational structure	AR 15, 76	●
2.4	Location of the headquarters	SR 29	●
2.5	Countries where the organisation operates	AR 4, 15	●
2.6	Ownership structure and company form	AR 4	●
2.7	Markets	AR 4, 15	●
2.8	Size of the company	AR 50-51, 102	●
2.9	Significant changes during the reporting period	SR 1, AR 1-3	●
2.10	Awards received during the financial year	www	●

3. Reporting parameters
Reporting profile

3.1	Reporting period	SR 25	●
3.2	Date of most recent report	SR 25	●
3.3	Reporting cycle	SR 25	●
3.4	Contact person regarding the report	SR 25	●

Report scope and limitations

3.5	Process for defining report content	SR 7-9	●
3.6	Limitations on the report	SR 25	●
3.7	Limitations on the scope or delimitation	SR 25	●
3.8	Reporting principles for jointly owned companies, subsidiaries etc.	AR 94-98	●
3.9	Measurement methods and calculation basis	SR 19-21, 23-24, AR 28-29, 51	●
3.10	Explanation of the effect of any re-statements	SR 19-21, 23-24, AR 28-29, 51	●
3.11	Significant changes in the scope, limitation or measurement methods compared with previous annual reports	SR 19-21, 23-24, AR 28-29, 51	●

Audits

3.12	Table showing where the information for all parts of the GRI (Standard Disclosures) can be found	SR 26-27	●
3.13	Policy and practice for external audits	SR 25	●

4. Governance, undertakings and involvement
Governance

4.1	Governance structure	AR 72-76	●
4.2	Role of the Chairman	AR 72-76	●
4.3	Independent or non-executive members of the Board	AR 73	●
4.4	Mechanism for shareholders and employees to submit proposals etc. to the Board	AR 72-73	●
4.5	Remuneration to senior executives	SR 11, AR 78, 103-104	●
4.6	Avoidance of conflicts of interest within the Board	AR 73, 75-76	●
4.7	Process governing qualification requirements for Board members	AR 72-73	●
4.8	Mission, values, code of conduct etc.	SR 3-4, AR 8-9	●
4.9	Monitoring of the sustainability work by the Board	SR 6, AR 68-69	●
4.10	Evaluation of the work of the Board	AR 75	●

Involvement in external projects

4.11	Application of the precautionary principle	SR 15-17, 19-21, AR 68-69	●
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4.12	External statutes, principles and initiatives	www	●
4.13	Membership of organisations	www	●

Involvement in stakeholders

4.14	Stakeholders	SR 7	●
4.15	Identification and selection of stakeholders	SR 7-8	●
4.16	Methods for co-operation with stakeholders	SR 7-8	●
4.17	Key issues that have emerged in discussions with stakeholders	SR 8-9	●

PERFORMANCE INDICATORS
5. Economic indicators
Economic results

EC1	Direct economic value generated and distributed	SR 11, AR 51	●
EC2	Financial implications and other risks and opportunities due to climate change	SR 7, 13-14, 20, AR 68-69	●
EC3	Coverage of the organisation's defined benefit plan obligations	AR 102-103	●
EC4	Significant financial assistance received from the government	Not applicable ¹⁾	

Market presence

EC6	Policy, practices, and proportion of spending on locally-based suppliers at significant locations of operation	Not applicable ¹⁾	
EC7	Procedures for local hiring and proportion of senior management hired from the local community at significant locations of operation	Not applicable ¹⁾	

Indirect economic impact

EC8	Investments in infrastructure and services for public benefit	SR 12, AR 42-45	●
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6. Environmental indicators
Materials

EN1	Materials used by weight or volume		●
EN2	Percentage of materials used that are recycled input materials		●

Energy

EN3	Direct energy use by primary energy source	SR 21	●
EN4	Indirect energy use by primary energy source	SR 19-21	●
EN5	Energy saved due to conservation and efficiency improvements	SR 5, 19-21	●
EN6	Initiatives to provide energy-efficient or renewable energy-based products and services and reductions in energy requirements as a result of these initiatives	SR 15, 19-21	●

Water

EN8	Total water withdrawal by source	SR 19, 21	●
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Biodiversity

EN11	Location and size of land owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas		●
EN12	Description of significant impact of activities, products and services on biodiversity in protected areas and areas of high biodiversity value outside protected areas		●

Emissions, effluents and waste

EN16	Total direct and indirect greenhouse gas emissions by weight	SR 21	●
EN17	Other relevant indirect greenhouse gas emissions by weight		●
EN18	Initiatives to reduce greenhouse gas emissions and reductions achieved	SR 5, 19-21	●
EN19	Emissions of ozone-depleting substances by weight		●

EN20	NO, SO and other significant air emissions by type and weight		●
EN21	Total water discharge by quality and destination	Not applicable ¹⁾	
EN22	Total weight of waste by type and disposal method		●
EN23	Total number and volume of significant spills		●
Products and services			
EN26	Initiatives to mitigate environmental impact of products and services as well as results	SR 5, 19-21	●
EN27	Percentage of products sold and their packaging materials that are reclaimed by category	Not applicable ¹⁾	
Compliance			
EN28	Monetary value of significant fines and total number of non-monetary sanctions for noncompliance with environmental laws and regulations	SR 3	●
EN29	Significant environmental impact of transport		●

7. Social indicators

Employment conditions and working conditions

Employment

LA1	Total workforce by employment type, employment contract and region	SR 23, AR 102	●
LA2	Total number and rate of employee turnover by age group, gender and region	SR 23	●

Labour/Management relations

LA4	Percentage of employees covered by collective bargaining agreement	SR 24	●
LA5	Minimum notice period(s) regarding significant operational changes, including whether it is specified in collective agreements	SR 24	●

Occupational health and safety

LA6	Percentage of total workforce represented in formal joint management-worker health and safety committees that help monitor and advise on occupational health and safety programmes	SR 24	●
LA7	Percentage of total workforce represented in formal joint management-worker health and safety committees that help monitor and advise on occupational health and safety programmes	SR 23-24	●
LA8	Education, training, counselling, prevention and risk-control programmes in place to assist workforce members, their families, or community members regarding serious diseases	SR 22-24	●

Training and education

LA10	Average hours of training per year per employee by employee category		●
LA11	Programme for skills management and life-long learning that support the continued employability of employees and the system in managing career endings	SR 22-23	●
LA12	Percentage of employees receiving regular performance and career development reviews	SR 22-23	●

Diversity and equal opportunities

LA13	Composition of governance bodies and breakdown of employees per category according to gender, age group, minority group membership and other indicators of diversity	SR 23, AR 74-77	●
LA14	LA14. Ratio of basic salary of men to women by employee category		●

Human rights

HR1	Percentage and number of significant investment agreements that include human rights clauses or that have undergone human rights screening		●
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HR2	Percentage of significant suppliers and contractors that have undergone screening on human rights and actions taken		●
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Non-discrimination

HR4	Total number of incidents of discrimination and actions taken	SR 10	●
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Freedom of association and collective bargaining

HR5	Operations identified in which the right to exercise freedom of association and collective bargaining may be a significant risk and actions taken to support these rights	Not applicable ¹⁾	
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Child labour

HR6	Operations identified as having a significant risk for incidents of child labour and measures taken to contribute to the elimination of child labour	Not applicable ¹⁾	
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Forced or compulsory labour

HR7	Operations identified as having a significant risk for incidence of forced or compulsory labour and measures taken to contribute to the elimination of forced or compulsory labour	Not applicable ¹⁾	
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Society

Community

S01	Nature, scope and effectiveness of any programmes and practices that assess and manage the impact of operations on communities, including entering, operating and exiting	SR 12-13	●
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Corruption

S02	Percentage and total number of business units analysed for risks related to corruption		●
S03	Percentage of employees trained in the organisation's anti-corruption policies and procedures	SR 3-4, 10, 23	●
S04	Actions taken in response to incidents of corruption	SR 3	●

Public policy

S05	Public policy decisions and participation in public policy development and lobbying	Not applicable ¹⁾	
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Compliance

S08	Monetary value of significant fines and total number of non-monetary actions for noncompliance with laws and regulations	SR 3	●
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Product liability

Customer health and safety

PR1	Life cycle stages in which the health and safety impact of products and services is assessed for improvement and the percentage of significant product and service categories subject to such procedures	SR 5, 12-13, 15-16	●
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Product and service labelling

PR3	Type of product and service information required by procedures and the percentage of significant products and services subject to such information requirements	SR 5	●
PR5	Practices related to customer satisfaction, including results of surveys measuring customer satisfaction	SR 7-9	●

Market communication

PR6	Programmes for adherence to laws, standards and voluntary codes related to marketing communication, including advertising promotion and sponsorship		●
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Compliance

PR9	Monetary value of significant fines for noncompliance with laws and regulations concerning the provision and use of products and services	SR 3	●
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1) Indicators not applicable in the light of operations carried on at Akademiska Hus.

SR = Sustainability Report 2013

AR = Annual Report 2013

www = akademiskahus.se

● = Reported in full

● = Reported partially

● = Not reported

Signing of the Sustainability Report

The Sustainability Report 2013 has been approved for publication by the Board of Directors and the President of Akademiska Hus AB.

Gothenburg, March 13, 2014

Eva-Britt Gustafsson
Chair

Olof Ehrlén
Board member

Per Granath
Board member

Thomas Jennlinger
Employee representative

Anders Larsson
Employee representative

Leif Ljungqvist
Board member

Pia Sandvik
Board member

Gunnar Svedberg
Board member

Maj-Charlotte Wallin
Board member

Ingemar Ziegler
Board member

Kerstin Lindberg Göransson
President

Auditor's Limited Assurance Report

This is the translation of the auditor's report in Swedish.

Auditor's Limited Assurance Report on Akademiska Hus AB's Sustainability Report

To the readers of Akademiska Hus AB's Sustainability Report

INTRODUCTION

We have been engaged by the Board of Directors of Akademiska Hus AB to undertake a limited assurance engagement of the Akademiska Hus's Sustainability Report for the year 2013. The Company has defined the scope of the Sustainability Report on page 25.

RESPONSIBILITIES OF THE BOARD OF DIRECTORS AND THE EXECUTIVE MANAGEMENT FOR 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 the applicable criteria, as explained on page 25 in the Sustainability Report, and are the parts of the Sustainability Reporting Guidelines G3, published by The Global Reporting Initiative (GRI), which are applicable to the Sustainability Report,

as well as the accounting and calculation principles that the Company has developed and disclosed.

RESPONSIBILITIES OF THE AUDITOR

Our responsibility is to express a limited assurance conclusion on the Sustainability Report based on the procedures we have performed.

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

The criteria on which our procedures are based are the parts of the Sustainability

Reporting Guidelines G3, published by The Global Reporting Initiative (GRI), which are applicable to the Sustainability Report, as well as the accounting and calculation principles that the Company has developed and disclosed. These criteria are presented on pages 25. We consider these criteria suitable for the preparation of the Sustainability Report.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusions below.

LIMITED ASSURANCE CONCLUSION

Based on the limited assurance procedures we have performed, nothing has come to our attention that causes us to believe that the Sustainability Report, is not prepared, in all material respects, in accordance with the above stated criteria.

Gothenburg, 13 March 2014

DELOITTE AB

Signature on Swedish original

Hans Warén

Authorized Public Accountant

Signature on Swedish original

Andreas Drugge

Expert Member of FAR

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