



STUDENTBOSTÄDER  
I SVERIGE AB

# ESG QUESTIONNAIRE

## Om Studentbostäder i Sverige AB

SBS äger, förvaltar och utvecklar studentbostäder i långsiktiga partnerskap med kommuner, regioner och högskolor. Vi erbjuder prisvärda studentboenden av hög kvalitet och en helt digitaliserad hyreshantering. Vår ambition är att bli Nordens ledande studentbostadsbolag och det givna valet för studenter på väg mot sitt drömyrke.

### Kontakt

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[info@sbsstudent.se](mailto:info@sbsstudent.se)

# ESG QUESTIONNAIRE

## GENERAL INDUSTRY

**Please list the industry's three biggest sustainability related challenges**

1. Climate change mitigation: Reduce CO2 emissions in new construction and refurbishments.
2. Climate-efficient and sustainable behavior: To foster and promote a pro-environmental behavior pattern and efforts among tenants.
3. Energy efficiency: Improving energy efficiency in all buildings.

**How does the firm compare to industry peers regarding sustainability initiatives? Above, on par, or below?**

SBS consider itself to be above its peers when it comes to energy efficiency and long-term sustainability commitments.

SBS works continuously with social sustainability issues and matters related to human rights, diversity, labor practices, wellness and good living conditions for tenants, as well as keeping a good dialogue with partners and stakeholders locally.

SBS has the ambition to always stay above its peers and are therefore launching several initiatives that will put us in the forefront within sustainability in the real estate and construction sector. To improve environmental performance and standards at the company we have initiated several initiatives; for example: waste/energy projects that will result in reductions on carbon emissions as well as cost savings and enhanced communications to improve environmental awareness.

**Is the company a signatory of the UN Global Compact or Science Based Targets, report to the CDP or engage in any other relevant sustainability initiatives?**

SBS is currently redefining its sustainability goals for the upcoming 1-3 years. The goals will be aligned with the UN Global Compact initiative.

All newly constructed buildings will be environmentally certified in accordance with the Green Building authentication or equivalent.

## ENVIRONMENT

**Please list, if any, the firm's climate related opportunities.**

We believe being a company with a clear sustainability focus and a proven track-record of sustainable construction make us a credible partner to investors, municipalities and other property developers.

Being in the forefront of digitalization in the real estate sector will not only reduce our CO2 footprint but also make us more attractive to tenants and make our asset management more efficient.

All newly developed buildings are constructed to be environmentally sustainable which includes a modern energy efficient building design and inventive use of materials. This produces a comparatively low CO2 footprint and makes the product less sensitive towards future regulations targeting climate change mitigation.

**Please list the firm's three primary risks related to climate:**

- Heat waves can make buildings vulnerable to indoor over-temperatures.
- Extreme weather events such as increased rainfall that could lead to flooding and moist damages affecting the properties long-term, which in turn can lead to increased insurance costs for certain projects.
- Future regulations can make fossil fuels (for transports, electricity and heating) expensive.

In order to meet and mitigate these risks, SBS is performing a sustainability analysis and monitoring for the portfolio.

**Does the firm anticipate any climate related investments?**

SBS continuously makes long-term investments and improvements in order to reduce their climate footprint and level up the overall sustainability agenda. SBS has a maintenance plan for each building and property in their current portfolio to make sure they will all be classified as green within a few years.

**Does the firm rely on any scarce resources for its operations? If so, what efforts are made to mitigate the risk of those resources becoming even more scarce in the future, e.g. recycling, reusing, substitutes or improved resource efficiency?**

No.

**Transition related risks (for example changed customer preferences or legislation): Do you anticipate any risks or opportunities due to the transition to a carbon neutral society? Is there any risk of the firm's offering being negatively affected? If yes, is the firm well positioned to handle that risk?**

SBS has analyzed and prepared for eventual transition related risks/opportunities. Below you will find a selection that we have identified:

- Consumer behavior is changing, especially among SBS key target group (students and young adults). The tenants will request and demand a higher sustainability standard with a high level of transparency - green buildings, as well as fully integrated digital solutions and processes.
  - SBS will certify all newly produced houses as green and apply digital solutions for a fully digital "on/off"-boarding platform with e.g. digital contracts, digital keys and complaints handling for all tenants.
- Stricter market regulations and practices.

- SBS already exceed the market practice within energy efficiency in all newly produced houses.
- SBS has a maintenance plan for their current property portfolio to make sure they will all be classified as green within a few years.

**Please list the firm's (1-2) primary means of making a positive environmental impact or minimising negative environmental impact. (If applicable, please list the corresponding most relevant UN Sustainable Development Goals). How are they tracked and communicated?**

The buildings have a low energy demand with a high energy efficiency. Approximately 56% lower than the nationally legislated level.

SBS aims to foster climate-efficient and sustainable behavior amongst tenants. We apply nudging in all buildings across Sweden and have a recycling concept and routine management with a full recycling system process scheme. There are clear guidelines for the tenants in both Swedish and English.

## **SOCIAL**

**Does the firm have a history of accidents? If so, how have these been managed? Are there any preventive measures, such as policies?**

SBS does not have a history of accidents.

**Does the company conduct any other community engagement activities aside from those directly connected to the business?**

SBS has local and national engagement with a number of selected organizations where there is a clear ambition to improve all children's right to equal education.

As an example, SBS supports "Läxhjälpen", a recognised organisation in Sweden which helps children with their homework to ensure that everyone is eligible for a college education.

**Circular economy: How are purchases and waste managed? Please list the firm's demands on its suppliers, if applicable.**

In our construction projects, all the construction waste is managed and sorted out into different fractions, following the Swedish Construction Federation's guidelines for new development.

SBS also aims to foster climate-efficient and sustainable behavior amongst tenants. We apply nudging in all buildings across Sweden and have a recycling concept and routine management with a full recycling system process scheme. With clear guidelines for the tenants in both Swedish and English.

**Are there any goals, policies, or Codes of conduct applicable to the firm's suppliers? How often does the firm conduct audits of its suppliers?**

SBS has a Code of Conduct that applies for all suppliers. The Code of Conduct is communicated to all new suppliers.

When the contract is renewed, SBS perform a review of the supplier and evaluate whether they fulfil their obligations according to the Code of Conduct or not.

Our goal is to promote diversity within the construction industry, and therefore as one new initiative we require all our contractors to offer internships to female students.

## **GOVERNANCE**

**Do all staff members receive continuous training on anti-corruption? Is there an external whistle-blower function? Are there any ongoing or historical incidents involving corruption, cartels or any other unethical business conduct? Have any preventive measures been taken?**

All employees undergo the same continuous training on anti-corruption.

SBS has an external whistle-blower function which can be reached from the website [www.sbsstudent.se](http://www.sbsstudent.se).

SBS does not have any incidents reported on corruption cartels or any other unethical business conduct.

SBS engage in preventive work focusing on business ethics, anti-corruption and values based on the UN Global Compact. The SBS Code of Conduct provides guidelines for the organization's and suppliers work, processes and routines.

**Please state the firm's business tax residence (i.e. where the firm pays tax) and explain why that specific tax residence was chosen.**

Sweden, where SBS has its business.

**Are there independent members of the Board of Directors?**

Yes, regarding the Board Structure and composition the Board of Directors have the following arrangement:

2 out of 3 members:

- Independent in relation to the company and the company management.
- Independent in relation to the company's major shareholders.

1 out of 3 members:

- Independent in relation to the company and the company management.
- Dependent in relation to the company's major shareholders.

**Please state if and to what extent, the company has transactions with related parties?**

SBS buy communication consulting services from Priority Group AB were the Chairman of the board, Björn Rosengren, is a major shareholder.

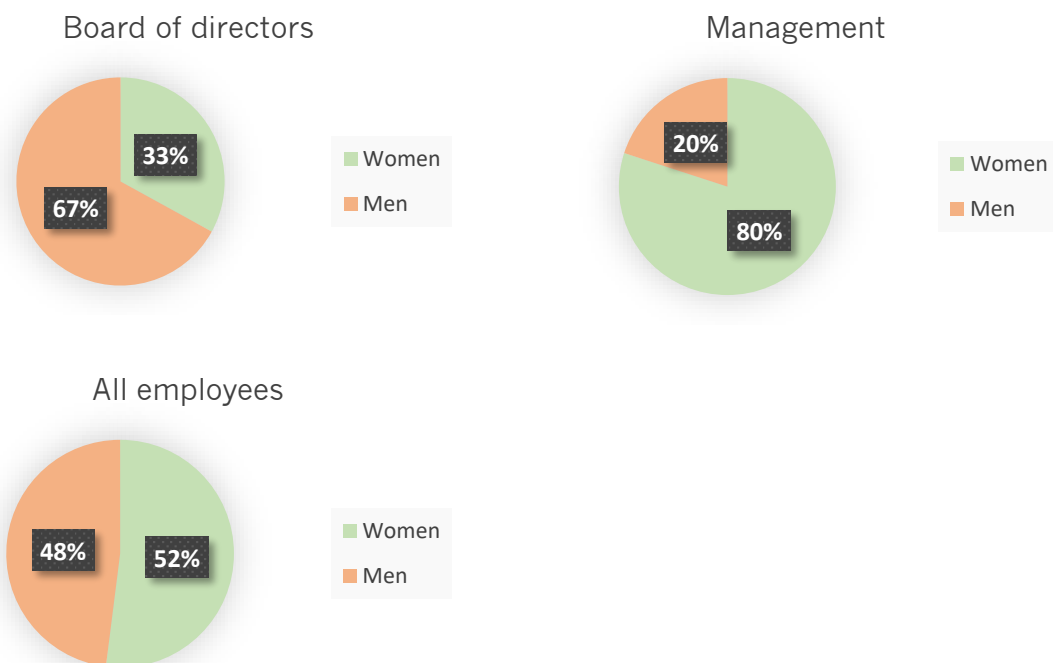
**Is the remuneration of the CEO and other members of the management team in line with industry peers? Which KPIs dictate the remuneration (particularly if sustainability and gender diversity are included)?**

Yes, the remuneration of the CEO and other members of the management team is in line with the industry peers in Sweden.

The Board proposes, and the Annual General Meeting decides upon, the principles for remuneration and other terms of employment for the CEO and other senior executives.

Please indicate the relative split of men/women at every level of the firm, particularly the Board of Directors and management team.

The split between women/men in the following categories is:



**Is the Head of Sustainability a member of the management team? If not, who does that person report to?**

SBS has an appointed group, a sustainability steering committee, consisting of the CEO, Head of Transaction and Finance and Head of Property Management. The committee is responsible for the overall SBS sustainability strategy, performance and development. The business units are operationally responsible for ensuring continuous compliance with the environmental and sustainability strategy and targets.

**Policies or agreements in place?**

- Code of conduct (incl suppliers) - Yes
- Diversity policy - Yes
- Anti-corruption policy - Yes
- Information & privacy policy - Yes



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