



SPP Fastigheter AB

Real Estate Assessment 2021-06-30 20:52:05

SUBMITTED: 2021-06-30 20:52:05

SPP Fastigheter AB

GRESB Standing Investments Benchmark Report

2021

GRESB
Real Estate
Assessment

SPP Fastigheter AB Storebrand Fastigheter AB



Status: Non-listed
Strategy: Core
Location: Sweden
Property Type: Diversified



Sweden | Diversified |
Non-listed
Out of 6



Rankings



GRESB Score within Diversified / Europe
Out of 210



GRESB Score within Diversified / Non-listed / Core
Out of 246



GRESB Score within Europe / Non-listed / Core / Open end
Out of 351



Management Score within Europe
Out of 780



Management Score within Europe / Non-listed / Core
Out of 517



Management Score within Europe / Non-listed / Core / Open end
Out of 351



Performance Score within Diversified / Europe
Out of 210

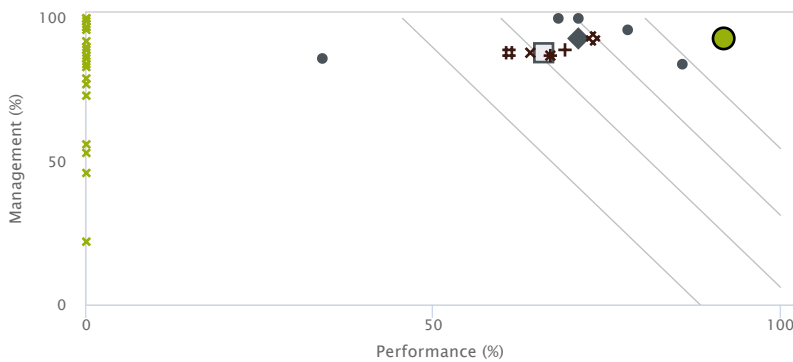


Performance Score within Diversified / Non-listed / Core
Out of 246



Performance Score within Europe / Non-listed / Core / Open end
Out of 351

GRESB Model



- This Entity
- ◆ Peer Group Avg.
- Peer Group
- GRESB Average
- GRESB Universe
- + Asia
- x Europe
- * Americas
- ⊛ Oceania
- ⊞ Globally diversified
- x Entities with only one component submitted



GRESB Score
GRESB Average 73
Peer Average 78
Green Star



Management Score
GRESB Average 26
Benchmark Average 27



Performance Score
GRESB Average 46
Benchmark Average 50

Please use this textbox to explain the results for investors

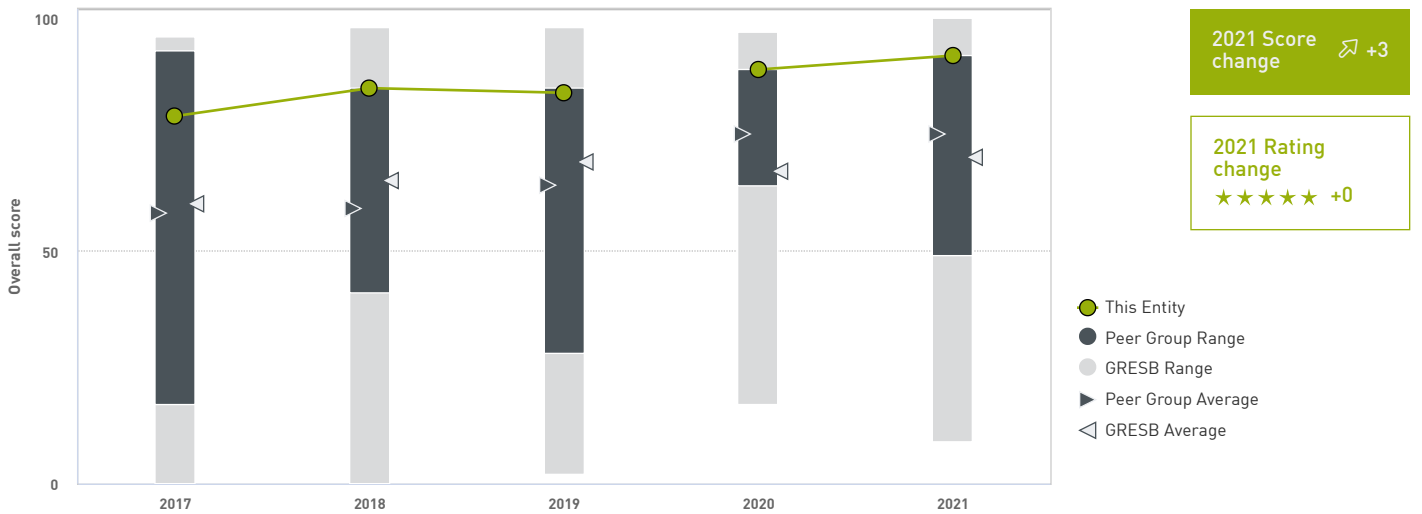
Add the info

Save

ESG Breakdown

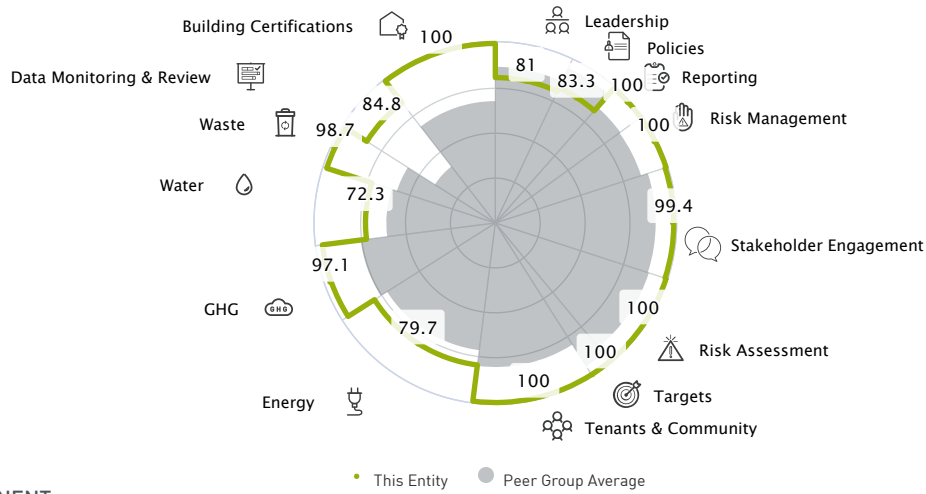


Trend



Note: In 2020, the GRESB Assessment structure fundamentally changed, establishing a new baseline for measuring Performance. As a result, GRESB advises against a direct comparison between 2020 GRESB Scores and prior year results. For more information, see the 2020 Benchmark Reports.

Aspect, Strengths & Opportunities



MANAGEMENT COMPONENT


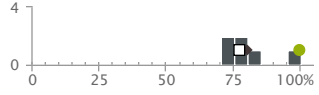

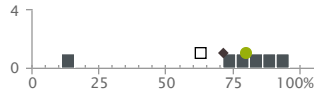

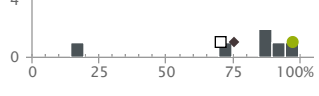

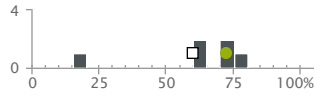

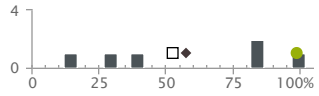

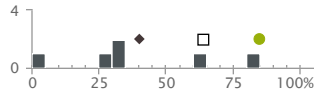

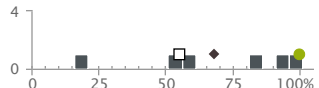
Europe | Core (517 entities)

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|-------------------------------------|---------------------|-----------------------|-----------------|-------------------|------------------------|
| Leadership 7 points | 23.3% | 7% | 5.67 | 6.09 | |
| Policies 4.5 points | 15% | 4.5% | 3.75 | 4.29 | |
| Reporting 3.5 points | 11.7% | 3.5% | 3.5 | 3.01 | |
| Risk Management 5 points | 16.7% | 5% | 5 | 4.27 | |
| Stakeholder Engagement 10 points | 33.3% | 10% | 9.94 | 8.93 | |

PERFORMANCE COMPONENT

Sweden | Diversified | Non-listed (6 entities)

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|-----------------------------|---------------------|-----------------------|-----------------|-------------------|------------------------|
| Risk Assessment 9 points | 12.9% | 9% | 9 | 8.09 | |
| Targets 2 points | 2.9% | 2% | 2 | 1.89 | |

| ASPECT Number of points | Weight in Component | Weight in GRESB Score | Points Obtained | Benchmark Average | Benchmark Distribution |
|--|------------------------|--------------------------|--------------------|----------------------|---|
|  Tenants & Community 11 points | 15.7% | 11% | 11 | 8.82 |  |
|  Energy 14 points | 20% | 14% | 11.16 | 9.99 |  |
|  GHG 7 points | 10% | 7% | 6.79 | 5.29 |  |
|  Water 7 points | 10% | 7% | 5.06 | 4.25 |  |
|  Waste 4 points | 5.7% | 4% | 3.95 | 2.31 |  |
|  Data Monitoring & Review 5.5 points | 7.9% | 5.5% | 4.67 | 2.19 |  |
|  Building Certifications 10.5 points | 15% | 10.5% | 10.5 | 7.13 |  |

Entity & Peer Group Characteristics

| This entity | | Peer Group (6 entities) | |
|--------------------------------------|-----------------------------|---|----------------|
| Primary Geography: | Sweden | Primary Geography: | Sweden |
| Primary Sector: | Diversified | Primary Sector: | Diversified |
| Nature of the Entity: | Private (non-listed) entity | Nature of the Entity: | Non-listed |
| Total GAV: | \$1.44 Billion | Average GAV: | \$2.34 Billion |
| Reporting Period: | Calendar year | | |
| Regional allocation of assets | 100% Sweden | 91% Sweden 3% Norway 3% Finland 3% Germany | |

| | | |
|------------------------------------|---|---|
| Sector allocation of assets | 26% Hotel 25% Office: Corporate 22% Retail: Other 10% Healthcare: Senior Homes 8% Residential: Multi-Family 4% Education: School 3% Education: Other 2% Mixed use: Other | 19% Retail: Retail Centers 13% Industrial: Distribution Warehouse 12% Office: Corporate 12% Hotel 9% Healthcare: Senior Homes 7% Mixed use: Office/Retail 4% Residential: Multi-Family 4% Mixed use: Other 4% Education: School 4% Retail: Other 3% Residential: Student Housing 3% Healthcare: Healthcare Center 2% Other 1% Education: University < 1% Residential: Other < 1% Industrial: Manufacturing < 1% Education: Other < 1% Healthcare: Other < 1% Mixed use: Office/Residential < 1% Technology/Science: Laboratory/Life Sciences |
| Control | 99% Landlord controlled < 1% Tenant controlled | 91% Landlord controlled 9% Tenant controlled |

Peer Group Constituents

| | | |
|-----------------------------------|-------------------------|----------------------|
| Aberdeen Standard Investments (2) | Hemsö Fastighets AB (1) | Novi Real Estate (1) |
| NREP AB (1) | | |

Validation

GRESB Validation

| | |
|-------------------|--|
| Automatic | Automatic validation is integrated into the portal as participants fill out their Assessments, and consists of errors and warnings displayed in the portal to ensure that Assessment submissions are complete and accurate. |
| Manual | Manual validation takes place after submission, and consists of document and text review to check that the answers provided in Assessment are supported by sufficient evidence. The manual validation process reviews the content of all Assessment submissions for accuracy and consistency. |
| Boundaries | The evidence provided in Performance R1.1 Reporting Characteristics is reviewed for a subset of participants to confirm that all direct real estate assets held by the reporting entity during the reporting year are included in the reporting boundaries. Not Selected |

Asset-level Data Validation

| | |
|--------------------------|---|
| Logic Checks | There is a comprehensive set of validation rules implemented for asset-level reporting. These rules consist of logical checks on the relationships between different data fields in the Asset Portal. These errors appear in red around the relevant fields in the Asset Portal Data Editor, along with a message explaining the error. Participants cannot aggregate their asset data to the portfolio level, and therefore cannot submit their Performance Component, until all validation errors are resolved. |
| Outlier Detection | Based on statistical modelling, GRESB identifies outliers in reported performance data for selected indicators in the Real Estate Performance Component. This analysis is performed to ensure that all participating entities included in the benchmarking and scoring process are compared based on a fair, quality-controlled dataset. |

Evidence Manual Validation

| | | | | | | | |
|-----|-------|-----|-----|-----|-------|-----|--|
| LE6 | P01 | P02 | P03 | RM1 | SE2.1 | RP1 | Annual Report Sustainability Report Integrated Report Corporate Website Reporting to Investors Other Disclosure |
| SE5 | TC2.1 | MR1 | MR2 | MR3 | MR4 | | |

■ = Accepted
 ■ = Partially Accepted
 ■ = Not Accepted/Duplicate
 ■ = No response