



GRESB Real Estate Benchmark Report 2023

SPP Fastigheter AB
Storebrand Fastigheter AB

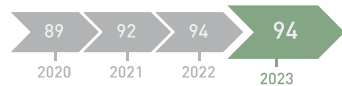


2023 GRESB Standing Investments Benchmark Report

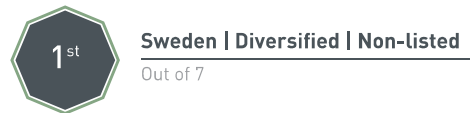
SPP Fastigheter AB | Storebrand Fastigheter AB

GRESB Rating
★★★★★

Participation & Score



Peer Comparison



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

Rankings

2nd GRESB Score within Diversified / Europe Out of 262	2nd GRESB Score within Diversified / Non-listed / Core Out of 311	14th GRESB Score within Europe / Non-listed / Core / Open end Out of 450
1st Management Score within Europe Out of 1013	1st Management Score within Europe / Non-listed / Core Out of 616	1st Management Score within Europe / Non-listed / Core / Open end Out of 456
3rd Performance Score within Diversified / Europe Out of 262	3rd Performance Score within Diversified / Non-listed / Core Out of 311	17th Performance Score within Europe / Non-listed / Core / Open end Out of 451

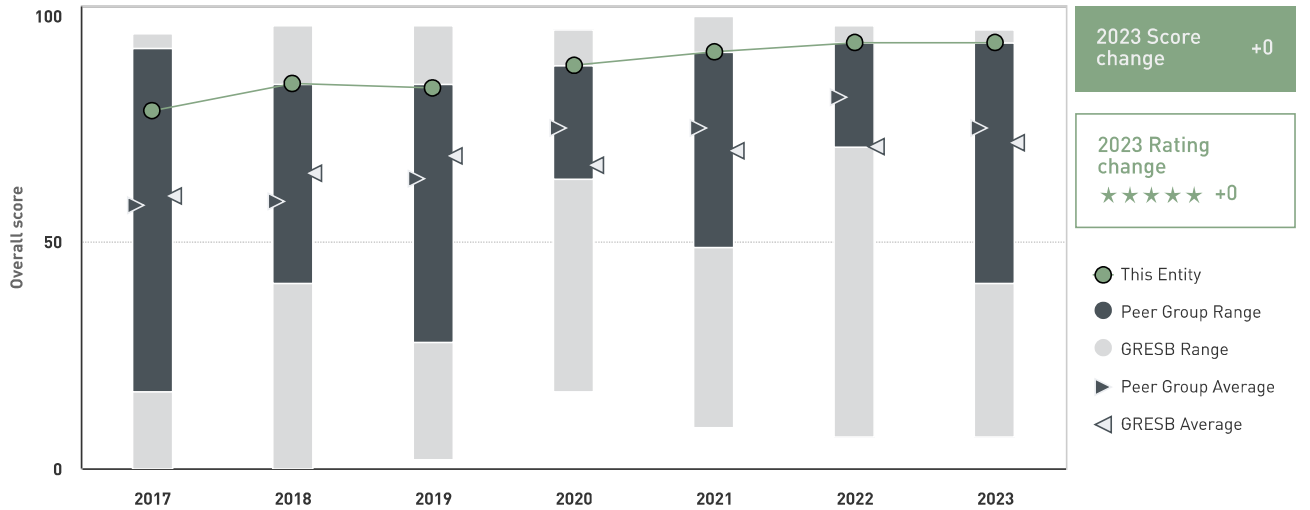
GRESB Model



ESG Breakdown

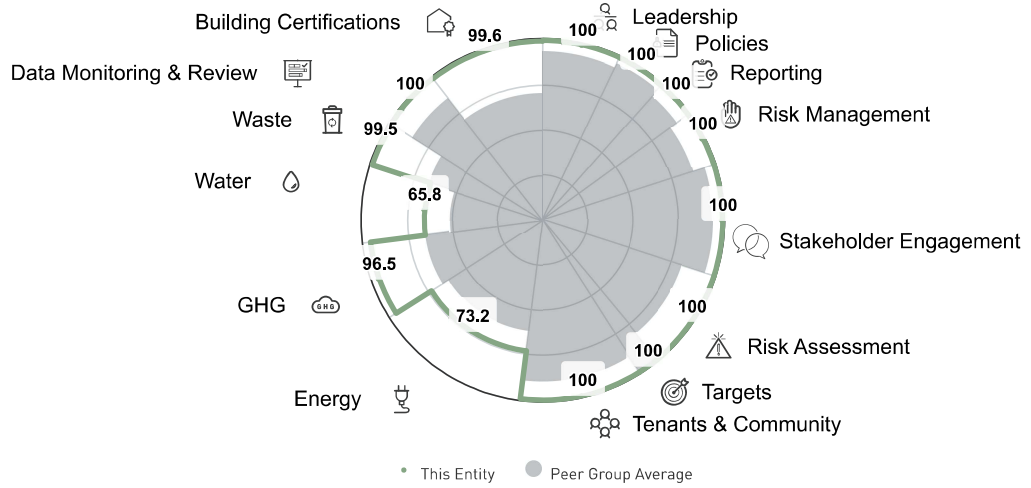


Trend



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




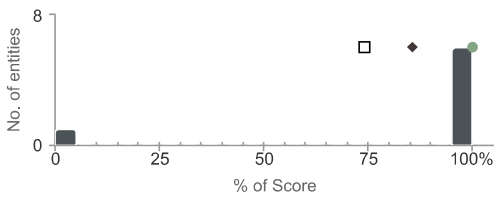

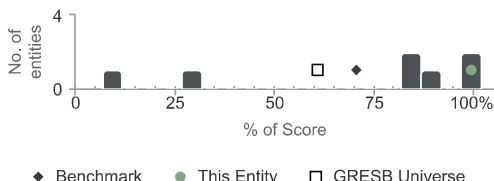
MANAGEMENT COMPONENT

Europe | Core (616 entities)

ASPECT	Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
Leadership	7 points	23.3%	7%	7	6.56	
Policies	4.5 points	15%	4.5%	4.5	4.34	
Reporting	3.5 points	11.7%	3.5%	3.5	3.21	
Risk Management	5 points	16.7%	5%	5	4.38	
Stakeholder Engagement	10 points	33.3%	10%	10	9.41	

PERFORMANCE COMPONENT

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	7.31	
 Targets	2 points	2.9%	2%	2	2	
 Tenants & Community	11 points	15.7%	11%	11	9.86	
 Energy	14 points	20%	14%	10.24	8.66	
 GHG	7 points	10%	7%	6.75	4.59	
 Water	7 points	10%	7%	4.61	3.6	
 Waste	4 points	5.7%	4%	3.98	2.66	

ASPECT Number of points	Weight in Component	Weight in GRESB Score	Points Obtained	Benchmark Average	Benchmark Distribution
 Data Monitoring & Review 5.5 points	7.9%	5.5%	5.5	4.71	
 Building Certifications 10.5 points	15%	10,5%	10,46	7,43	 <p>◆ Benchmark ● This Entity □ GRESB Universe</p>

Entity & Peer Group Characteristics

This entity		Peer Group (7 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:	\$1.31 Billion	Average GAV:	\$2.05 Billion
Reporting Period:	Calendar year		
Regional allocation of assets	100% Sweden	Regional allocation of assets	94% Sweden 4% Finland 3% Germany
Sector allocation of assets	27% Residential: Multi-Family 21% Retail: Other 20% Hotel 13% Office: Corporate 12% Healthcare: Senior Homes 6% Education: School	Sector allocation of assets	13% Residential: Multi-Family 11% Office: Corporate 11% Industrial: Other 11% Retail: Retail Centers 7% Healthcare: Senior Homes 7% Residential: Family Homes 7% Industrial: Industrial Park 6% Education: School 6% Mixed use: Office/Retail 4% Retail: Other 4% Mixed use: Other 3% Hotel 2% Mixed use: Office/Industrial 2% Healthcare: Healthcare Center 2% Other 1% Education: University < 1% Industrial: Distribution Warehouse < 1% Residential: Other < 1% Mixed use: Office/Residential < 1% Technology/Science: Laboratory/Life Sciences
Control	100% Landlord controlled 0% Tenant controlled	Control	88% Landlord controlled 12% Tenant controlled
Peer Group Constituents			
Areim AB (1)	DEAS Fund Management AS (2)	Hemsö Fastighets AB (1)	
Novier Real Estate (1)	Slättö (1)		