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# Environmental and climate policy

## Purpose

The purpose of this policy is to ensure that Wihlborgs' environmental and climate work is a natural and integrated part of our operations by working systematically, proactively and deliberately with preventing negative impacts on people and the environment. Our core business – developing and managing properties – is where we have the greatest impact, and thereby is also where we have the greatest opportunity to make a difference. We can achieve this by changing our own behaviour and influence in collaborations as well as by the requirements we have for our value chain, both upstream and downstream.

Wihlborgs' largest environmental and climate risks are:

- **Climate change:** Operations contribute to greenhouse gas emissions, mainly through the use of materials and energy. This in turn affects the climate and leads to the loss of food production, ecosystems and weather changes.
- **Climate change adaptation:** More extreme weather damages our buildings, which can lead to potential impacts on property values and inconvenience for tenants. Chemicals and environmentally hazardous substances can also spread to waterways and into nearby soil, and the use of materials and energy can increase as a result of colder and warmer periods.
- **Environmentally hazardous construction products:** Environmentally hazardous substances, such as PCB, asbestos, aerosols, heavy metals and radon, can arise during repair, maintenance and improvement and new build projects from the soil or building materials.
- **Waste:** Hazardous waste can be handled incorrectly and lead to chemical spills, resulting in potentially high remediation costs. Lack of space for sorting in our properties can also lead to lower sorting rates and increased costs for waste sent to energy recovery.

At Wihlborgs, we are convinced that you need to aim high to achieve results, and we have therefore set ambitious targets in the area of environmental and climate work. Our day-to-day work is guided by our own targets, as well as regulations, agreements and international and local guidelines such as the UN SDGs, Sweden's environmental objectives, Denmark's environmental objectives, Denmark's national goals for sustainable construction, the Fossil Free Roadmap for the Construction Industry and local roadmaps such as Malmö 2030, CoAction Lund and DK2020.

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Our environmental and climate work is an important foundation for managing operational risks and opportunities.

## Scope

This policy, including guidelines, applies to all employees of Wihlborgs Fastigheter AB and its subsidiaries, as well as to contracted suppliers and associated subcontractors. Our policy and associated guidelines are available for relevant stakeholders on our website.

## Compliance

This policy also leads to concrete initiatives and activities through Wihlborgs' activity-specific policies, instructions and controls associated with our environmental management system and our climate roadmap. Systematic support for environmental assessments of building materials, reuse, energy follow-ups and ESG evaluation of suppliers allow us to continuously monitor how our day-to-day work lives up to these commitments. We are committed to regularly measuring, following up and publicly reporting our environmental and climate performance in quarterly and annual reports in accordance with applicable requirements and regulations.

As a part of our compliance, we certify new builds according to recognised environmental certification systems, such as Miljöbyggnad, ZeroCO2 or DGNB, depending on the location, type and character of the project. Certifications serve as a tool for systematic quality assurance within sustainability. They also promote resource efficiency, climate-conscious material selection and energy-efficient solutions.

In order to act as credible advisors in matters of the environment and climate, and to practice what we preach, Wihlborgs works continuously with skills development for all employees. Green Leases comprise our standard tenant agreements and aim to stimulate dialogue and collaboration within environmental and climate work.

## Areas included to manage risks

### Climate change mitigation

- Continuously working in operations towards a limited, optimised and responsible use of resources, thereby achieving climate-neutral operations by no later than 2045.
- Using a long-term management plan based on a lifecycle perspective to manage our buildings for the long term.
- Purchasing products and services that support a fossil-free transition, which includes the choice of energy source, refrigerant, fuel and raw materials.

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*Refer to the Climate change mitigation guidelines for detailed undertakings.*

#### **Climate change adaptation in the property portfolio**

- Collaborating with affected stakeholders to adapt our buildings and land to a changing climate, based on risk assessments and action plans.

#### **Reduced resource use and circular economy**

- Proactively working to reduce material quantities in our projects – limiting resource consumption.
- Increasing the share of circular building material in our projects every year, thereby limiting the amount of virgin raw materials used in our operations
- If not reusable, construction products should contain a large proportion of recycled material.
- Ensuring a high level of flexibility in buildings to enable future changes in use and working with modules in standardised dimensions to create the best possible conditions for future reuse.

#### **Reduced energy consumption and use of renewable energy sources**

- We only use energy from recycled or renewable energy sources at our properties where available.
- Continuously working with improved energy consumption and measurement data in our properties.
- Increasing our local production of renewable energy.
- Compensating for power shortages by investing in battery storage and joining energy communities.

*Refer to the Guidelines for Energy consumption and renewable energy sources for detailed undertakings.*

#### **Sustainability certification of properties**

- All new builds and larger redevelopments and extensions are to be environmentally certified at the highest applicable level in the Miljöbyggnad certification system. Climate-specific certifications can also be used as supplemental certifications. Deviations from this must be approved by the Sustainability Manager.
- Existing buildings are to be environmentally certified based on the established certification plan according Miljöbyggnad iDrift for Sweden and DGNB Byggninger i drift for Denmark. Our long-term goal is to gradually increase the level of certification and, eventually, to cover essentially the entire property portfolio.

#### **Phase-out of dangerous substances**

- Chemical products that can negatively impact the environment and the health of tenants and employees are avoided by checking against the Byggsvarubedömningen (BVB) environmental assessment (construction products) or Eco Online (chemicals in use).
- Chemicals in our properties, in our service vehicles or at our construction sites are always handled and stored with great care and according to the supplier's instructions.

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### **Contribution to increased biodiversity and thriving ecosystem services**

- To the greatest extent possible, Wihlborgs is to manage and develop ecosystem services at existing properties and new builds that promote biodiversity.
- In addition to protecting species richness and natural habitats, and increasing the share of green spaces, initiatives should also promote robust properties and create customer value.

### **Reduced water consumption**

- Continuously working to reduce water use in our properties by installing watering-saving equipment and avoiding the use of potable water in irrigation, as well as needless irrigation of landscaped areas.

*Refer to the Guidelines for Water use in own operations and the value chain for detailed undertakings.*

### **This policy includes the following guidelines:**

- Guidelines for climate change mitigation
- Guidelines for energy consumption and renewable energy sources
- Guidelines for water use in own operations and the value chain
- Guidelines for sustainable travel