

# Climate roadmap



Wihlborgs

# We can make the difference

The construction and property sector currently accounts for just over a fifth of Sweden's total climate impact. The sector's climate impact is just as large as the impact from all of Sweden's passenger traffic.

Our daily decisions and actions impact the climate both positively and negatively. By doing more of what is beneficial for the climate and less of what is bad, we can reduce Wihlborgs' climate footprint.

While much has already been done a lot, more remains to be achieved. We don't want to be part of global warming and would rather lead by example. We want to assume social responsibility in the region and inspire others to make important changes. Through guidance and training and by developing more sustainable customer offerings, we can also assume responsibility across our entire value chain.

## Our sector is responsible for:



## Our climate targets

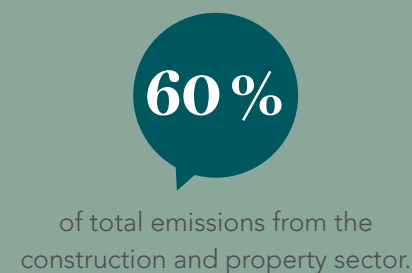
### Emissions halved by 2030 and climate neutral by 2045

We have set challenging climate targets. In relation to the base year of 2018, we will have halved climate-impacting emissions from our properties by 2030. By 2045, our operations will be climate neutral\*. Requirements are on the increase both from customers and from investors and in order to remain a long-term region-builder, we need to take the climate issue seriously. Naturally, we want to continue to grow, but we cannot allow this to happen at the cost of the climate.

New production and renovation currently account for some 60 percent of total emissions from the construction and property sector. In other words, it is not the operations of our properties that cause the greatest climate impact. For example, the materials we use for new builds or tenant improvements have a greater climate impact than total energy consumption during the entire property's lifespan.

**In this roadmap, we evaluate how we, together with our suppliers and customers, can reduce our climate footprint and achieve our climate targets.**

### New production and renovation create:

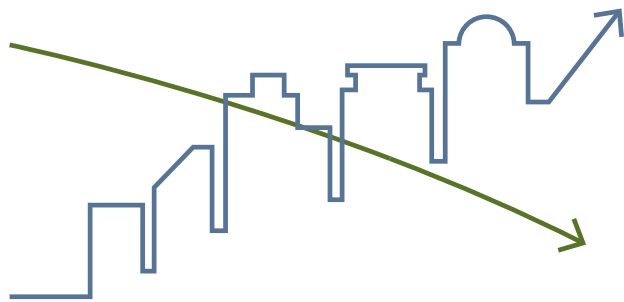


\* Climate neutral means that Wihlborgs climate compensates all emissions throughout the value chain. In the first place, we strive to reduce emissions that we generate through our operations. The remaining climate emissions are compensated for based on the net zero principle.

# We have already made significant progress

We have prioritised our environmental and climate efforts for many years. Here are some examples of initiatives we have already completed:

- ✓ We are sector leading when it comes to replacing cooling plant with high climate impact with better alternatives.
- ✓ Our goal is to install five solar power systems per year and we continuously endeavour to choose renewable energy and fuel wherever possible.
- ✓ Since 2018, we sign green leases with all our customers. This means that we have a clear customer promise in the field of the environment and climate.
- ✓ We certify all of our new-build projects and in 2020, we were first with a pilot project for Miljöbyggnad In-Use, which is a certification system designed for older office buildings.
- ✓ We have drawn up an environmental programme for our construction projects with a focus on circularity, resource efficiency and climate consideration.



*These initiatives have helped us halve our direct climate emissions over the past 15 years at the same time as we have doubled our square metres.*





# Buildings' lifecycles – everything connects

A building's lifecycle clearly shows that everything is connected. The decisions taken in one phase impact the next and thereby the entire lifecycle. All the different phases of a building's lifecycle make one whole where every initiative undertaken in the various phases is important.

## Demolition phase

We only demolish a building if it is necessary, and instead, strive to extend buildings' lifespans. If we, despite everything, demolish a building, it is important that we reuse building material and recycle demolition material. Our waste can become a valuable resource for someone else.

### Landfill

## Operational and management phase

By establishing the prerequisites for our customers to conduct their operations with minimal climate impact, we can reduce our emissions in the operational and management phase. For example, this can involve offering smart services such as bike pools, but also through guidance concerning choice of materials and reuse. At the same time, we work continually with operational optimisation, enhancing energy efficiency and phasing out fossil fuels and refrigerants with a major climate impact

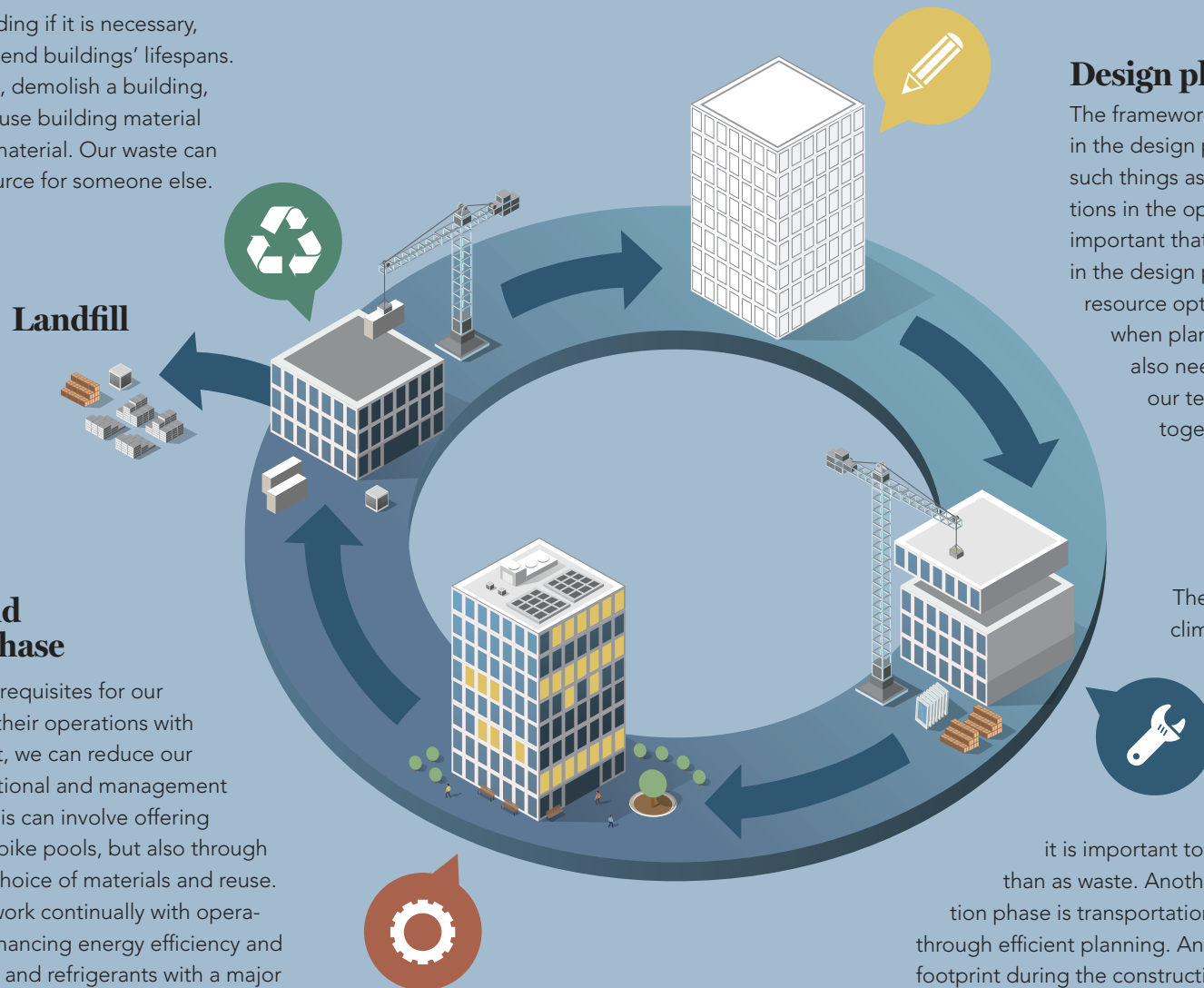
## Design phase

The framework for the entire lifecycle is established in the design phase. Design phase decisions impact such things as the possibility of flexible tenant adaptations in the operational phase. As such, it is incredibly important that we partner with the right contractors in the design phase, and that we focus on flexibility, resource optimisation and material choice already when plans are merely on the drawing board. We also need to communicate with and include our tenants in climate activities so that we can together arrive at sustainable business.

## Construction phase

The lifecycle phase with the greatest climate impact is the construction phase.

This involves working with sustainable material and not purchasing more goods than required. However, it is not possible to entirely avoid some spillage during a construction process, but it is important to regard our spillage as a resource rather than as waste. Another important area during the construction phase is transportation, which we are to attempt to minimise through efficient planning. Another way of minimising our climate footprint during the construction phase is to ensure that energy and fuel comes from renewable sources.





# We can make a big difference together!

The path forward to achieve our climate targets involves collaboration and cooperation. Collaboration with suppliers and customers, but also collaboration with our colleagues in the sector and with the municipalities. You can read about some of our partnerships and what they mean to us here.



Together with our industry colleagues in construction and civil engineering in Malmö, we have set ambitious targets to become climate neutral by 2030 through the Malmö's Local Roadmap (LFM30). This means that all projects and our property management in the Malmö region must not contribute to any GHG emissions after the year 2030.

## BYGGFÖRETAGEN

The Swedish parliament has resolved that Sweden's GHG emissions are to be zero by 2045 by adapting the national roadmap for construction and civil engineering. The also applies to our operations and means that we strive for climate neutrality across the entirety of our value chain by 2045 at the latest.



We have signed the Fossil Free Sweden initiative and have set distinct targets for reducing our GHG emissions.



Lund Climate Alliance is a network in which some 20 companies share experiences and knowledge of the climate issue.



The Science Based Targets Initiative (SBTi) provides support to companies in setting their climate targets. We have had our targets approved by the SBTi, which means that they are in line with scientific models.



We are members in Solar Region Skåne, which manages, coordinates and develops solar panel solutions and renewable electricity production regionally in Skåne.



We are members of the UN Global Compact and therefore commit to adhering to its ten principles and integrating the UN's 17 Sustainable Development Goals into our business.



We are active members of SGBC, which is Sweden's largest sustainability organisation in public sector building. SGBC is responsible for the certifications Miljöbyggnad and NollCO2. Our Vista project in Hyllie is a pilot project for NollCO2 certification.

# How do we become more?

Nobody can solve the climate issue alone and we are always working with partners and suppliers to reduce negative climate impact. We are now also working to inspire our customers to move in a more sustainable direction. We question them about what new innovative services we can offer them to assist them in their climate efforts. We also consider how we act individually in our everyday lives and how we can do more of what is good for the climate and less of what leads to GHG emissions, and we continue to look for possible improvements.

Customers, partners and stakeholders are always welcome to contact Staffan and Elsa at Sustainable business.

**We can reduce our climate impact together!**



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## You are needed!

Nobody can do everything, but  
everybody can do something and  
there is nothing to stop us from  
doing that something today.

E-mail [klimat@wihlborgs.se](mailto:klimat@wihlborgs.se) if you have any questions or tips!



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