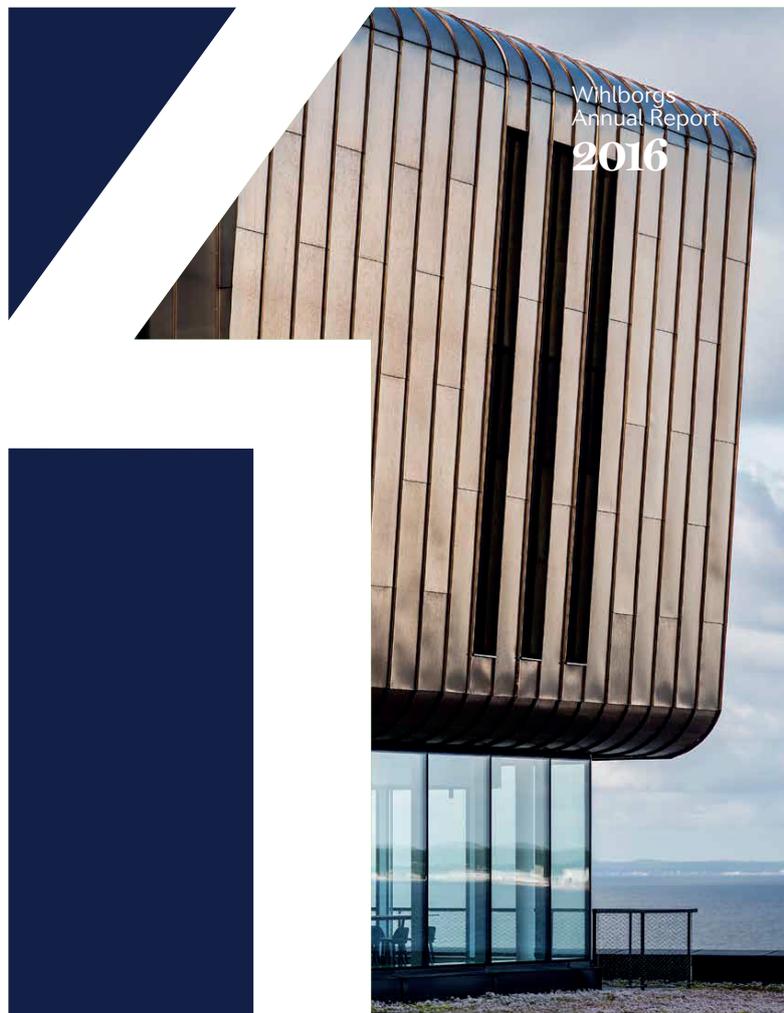


Wihlborgs GRI appendix 2016

Appendix to Annual Report 2016, Wihlborgs Fastigheter AB.



GRI APPENDIX 2016

Since 2011, Wihlborgs has been reporting its sustainability work in accordance with the Global Reporting Initiative (GRI). In previous years, we published a separate Sustainability Report. This year, we have chosen to report our sustainability work in the Annual Report. This appendix is a supplement to the Annual Report with additional disclosures with regard to various sustainability aspects, primarily disclosures that are not included in the Annual Report.

The Annual Report and this GRI appendix comprise Wihlborgs' Sustainability Report for 2016 in accordance with GRI G4 Core. This information has not been subject to an external review.

The GRI Index on pages 125–127 in the Annual Report provides page references for the various disclosures.

General standard disclosures

Organisational profile

G4-10 Total number of employees by contract form, region, gender, etc. and significant changes during the reporting period

Metric

| | |
|---|--------------------------|
| Number of employees at 31 December 2016 | 139 |
| Number of full-time employees at 31 December 2016 | 132 |
| Personnel turnover, % | Total 13.5 Sweden 7.8 |
| Average age, years | 44.5 |
| Sick leave, % | 1.03 |
| Full-time employees, % | 89 |
| Part-time employees, % | 11 |

Employees per region, 31 December 2016

| | |
|--------------|------------|
| Malmö | 60 |
| Helsingborg | 27 |
| Lund | 17 |
| Copenhagen | 35 |
| Total | 139 |

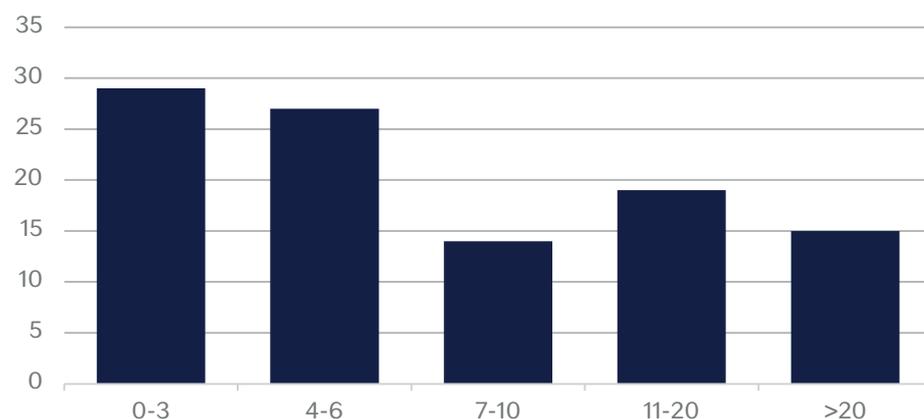
Gender distribution

| | No. of individuals | No. of women | Percentage women |
|------------------------|--------------------|--------------|------------------|
| Board of Directors | 7 | 3 | 43% |
| Group Management | 5 | 3 | 60% |
| Managers | 20 | 9 | 45% |
| White-collar employees | 82 | 41 | 50% |
| Blue-collar employees | 57 | 10 | 17% |
| Total | 139 | 51 | 37% |

G4-11 Percentage of employees covered by collective bargaining agreements

All Wihlborgs employees in Sweden are covered by collective agreements. The employees in Denmark, however, are not covered by collective agreements.

Length of employment, years



G4-12 The organisation's supply chain

Wihlborgs engages a large number of suppliers for various services, many of whom in turn engage their own subcontractors. These suppliers operate in a wide range of areas. In terms of purchasing volumes, the largest groups are:

- Construction and civil engineering contractors
- Electrical contractors
- Energy
- Ventilation
- Consultants

Report's scope and boundaries

G4-18 Process for defining the report content and the Aspect Boundaries**G4-24 List of stakeholder groups engaged by the organisation****G4-25 Basis for selection of stakeholders**

Based on stakeholder dialogues and the GRI's main list, Wihlborgs began developing an overall sustainability framework according to the new GRI G4 Standards in 2014. A list of first priorities was created as a result, and presented in the 2014 Annual Report. The GRI's main list comprises several aspects pertaining to legal compliance. For Wihlborgs, it stands to reason that we must observe and comply with applicable laws — and on this basis, we resolved that any aspects associable with legal compliance are to be prioritised even if we do not set targets or continuously report these items under the GRI. In the event that any laws are violated, we will report such violations.

We have divided the most significant aspects into four sustainability areas. This provides a useful overview and a link between the GRI and our operations. The decision as to which areas are to be prioritised was based on interviews with various stakeholder groups. The aim was to find out which aspects in each area they felt should be included in our GRI report and which should be presented in another manner. The dialogues comprised interviews with representatives from our various groups of key stakeholders. The following groups were represented: loan providers (1), tenants (4), suppliers (2), business partners (2), investors (1) and the Board of Directors (1). Key stakeholders were selected based on their size and availability as well as long-term relationships. During the interviews, we asked each stakeholder to explain which aspects they considered to be the highest priority for Wihlborgs. The results from these interviews were considered along with information from other channels, such as customer satisfaction surveys and

employee surveys, as well as the results from previous stakeholder dialogues. The goal when it comes to prioritising aspects has always been to be more stringent in our reporting and communication, and for the measures we take to have a greater impact.

Following the interviews and after reflecting on the opinions gathered regarding our framework, we made some minor adjustments to certain aspects. The outcome is reported on the following pages. Naturally, there are additional areas and initiatives of importance. Those that are not reported in accordance with GRI will be disclosed on our website. Throughout the process, we also engaged an external environment and sustainability consultant in order to obtain external GRI G4 expertise and to ensure the participation of a neutral party at each phase.

As part of work to integrate our Sustainability Report into the Annual Report, we began by comparing our report with the updated GRI Standards, since we are already in the process of aligning our report with the new standards.

By linking the outcome of the stakeholder dialogues with our strategy, a framework comprising four areas was created:

- Sustainable properties
- Responsible business
- Attractive employer
- Commitment to the region and community

Our stakeholders have prioritised a number of aspects within these four areas and we have selected appropriate indicators.

In 2016, Wihlborgs' stakeholder dialogue took place partly in the form of a customer satisfaction survey. This survey includes a question about whether there are any sustainability aspects that Wihlborgs should devote more attention to. The responses to this question showed that stakeholders have a strong sense of commitment and high expectations of Wihlborgs as a landlord when it comes to sustainability issues and focused more on waste sorting, energy efficiency, environmental certification and green leases than in the past.

This year's Sustainability Report forms part of the Annual Report. While we continue to follow the GRI G4 reporting standard, no assurance has been provided by an external party for these sections. In all other respects, the report has the same boundaries and scope as in previous years.

G4-19 Material Aspects identified in the process for defining report content

G4-20 Aspect Boundary within the organisation, for each material Aspect

G4-21 Aspect Boundary outside the organisation, for each material Aspect

| SUB-AREA | MATERIAL ASPECT | SCOPE* | GOVERNANCE | INDICATOR |
|---|---------------------------------|--|--|---|
| Sustainable properties | Certified buildings | Suppliers (Sw) Wihlborgs (Sw) Tenants (Sw) Community (Sw) | Ethical guidelines Environmental policy Environmental programme 2016–2018 Guidelines for certification Project-adapted environmental programme | Type and number of certified buildings. (CRE8) Share of certified buildings in entire portfolio. (CRE8) |
| | Energy use | Suppliers Wihlborgs Tenants | Ethical guidelines Environmental policy Environmental programme 2016–2018 | Energy consumption within Wihlborgs. (EN3) Buildings' average energy performance. (CRE1) Reduction of energy consumption. (EN6) |
| | Climate impact/emissions | Suppliers Wihlborgs Tenants Community | Ethical guidelines Environmental policy Environmental programme 2016–2018 | Direct and indirect emissions. (EN15, EN16, EN17) Reduction of CO2 emissions. (EN19) Average climate impact from buildings. (CRE3) |
| Responsible business | Financial performance | Wihlborgs Community Shareholders | Board of Directors' assignment | Annual Report and interim reports. (EC1) |
| | Anti-corruption | Suppliers (Sw) Wihlborgs | Ethical guidelines UN Global Compact Code of Conduct Authorisation rules Guide to business ethics | Whistle-blower function. Number of corruption-related incidents. (SO5) Training in business ethics for all employees. (SO4) |
| Attractive employer | Work environment | Suppliers Wihlborgs | Work environment policy Code of Conduct Project agreements | Share of employees represented on work environment committee. (LA5) Fatalities, injuries and work-related absenteeism. (LA6) Employee Satisfaction Index. (ESI) |
| | Competence development | Wihlborgs | Guidelines for career development reviews | Share of completed evaluations. (LA11) |
| | Diversity and equal opportunity | Wihlborgs | Equal opportunity policy | Percentage of women on the Board of Directors, Group Management, in executive positions and total. (LA12) |
| Commitment to the region and its community | Societal commitment | Wihlborgs Community | Sponsorship policy | Share of sponsorship initiatives pertaining to CSR. |
| | Local investments | Suppliers (Sw) Wihlborgs Community | Purchasing policy Code of Conduct | Share of purchasing through local suppliers. (EC9) |

* The following players in the value chain are impacted by the aspect. (Sw) indicates that only Swedish operations are included.



Stakeholder engagement

G4-26 Stakeholder engagement

G4-27 Key topics and concerns raised through stakeholder engagement, and how the organisation has responded to these topics and concerns.

The table below presents a summary and some examples of stakeholder groups and more formal dialogues conducted on a regular basis with our key stakeholders.

| Key stakeholders | Occasions for dialogue |
|--------------------|---|
| Tenants | Customer satisfaction surveys Wihlborgs' Kontaktyta forum Continuous dialogues with responsible property owners/managers Reconciling Green Leases |
| Shareholders | Annual General Meeting Investor meetings |
| Employees | Career development reviews Employee survey Monthly meetings (at every office) |
| Loan providers | Meetings with the respective banks Financial reporting/financial hearings |
| Suppliers | Procurement process Annual review of agreements Review of sustainability work in conjunction with renegotiation/resigning of agreements Wihlborgs' Kontaktyta forum Follow-up meetings during/after construction projects |
| Community | Citysamverkan in Malmö, Helsingborg and Lund Various dialogue forums in conjunction with city planning meetings |
| Board of Directors | Board meetings |

Corporate Governance

G4-34 The organisation's corporate governance, including committees subordinate to the Board, and committees responsible for decisions with financial, environmental and social impact

Wihlborgs is a listed company that is subject to rules and regulations on corporate governance. In addition to legislation, the Swedish Corporate Governance Code and stock exchange rules also apply. The business is monitored and supervised by external auditors and Nasdaq Stockholm. More information is available in the full Corporate Governance report, available at www.wihlborgs.se/en/investor-relations/corporategovernance/corporate-governance-reports/ and on pages 117–124 of the 2016 Annual Report.

The Board and Group Management are responsible for ensuring that work on the environment, work environment, monitoring of ethical guidelines, social responsibility and sustainable financial development is performed in line with established rules, strategies and goals. This responsibility also includes presenting a sustainability report in accordance with GRI, which also functions as Wihlborgs' Communication on Progress, in accordance with the Global Compact principles.

Group Management and the CSR Group

Wihlborgs' CEO has overall responsibility for governing day-to-day operations. The CEO, who is also a Board member, reports directly to Wihlborgs' Board of Directors. Issues pertaining to sustainability are raised on a continuous basis at Group Management meetings. Continuous reporting and follow-up by the Group Management is implemented through presentations by the individuals responsible for various sub-areas, such as the environment, HR, communication and finance. The company's CSR Group has applied lateral thinking to these issues.

Operations in Denmark

Wihlborgs' operations in Denmark constitute a minor part of the overall operations and the conditions in the Danish market are different in many ways. Accordingly, these operations have been pursued independently until now, including sustainability efforts. However, several initiatives in line with Wihlborgs' sustainability work have been launched in recent years. In 2016, for example, the purchasing department conducted a review of its suppliers and agreements, and the Danish employees participated in an employee survey carried out in conjunction with the Great Place to Work survey. In terms of environmental issues, we engage in an ongoing strategic collaboration and a continuous exchange of experiences, and the Danish operations will gradually be integrated into the Group-wide environmental management.

Selected aspects and specific indicators

Responsible business

ECONOMIC PERFORMANCE

EC 1 Direct economic value generated and distributed

| Economic value created and distributed, SEK M | 2016 | 2015 | Comments |
|---|--------------|--------------|---|
| Direct value created | | | |
| Income | 2,035 | 1,953 | Our rental income is derived from companies and organisations that are active in our region. Our premises create the conditions for them to pursue and develop their respective operations. |
| Changes in property values | 2,504 | 1,615 | Favourable long-term management of our properties. Investments in and leasing of these, drive value development in the property portfolio. |
| Changes in value, derivatives | -265 | 269 | The value of interest-rate hedging is impacted by changes in market interest rates. |
| Other income | 29 | 10 | Includes interest income and shares in earnings. |
| Total direct value created, SEK M | 4,303 | 3,847 | |

| Economic value created and distributed, SEK M | 2016 | 2015 | Comments |
|---|--------------|--------------|---|
| Economic value distributed | | | |
| Employees | 108 | 93 | Includes salaries and social-security expenses to our employees in Malmö, Helsingborg, Lund and Copenhagen. |
| Loan providers | 459 | 437 | Interest expenses to our loan providers, primarily the larger Nordic banks. |
| Community | 400 | 680 | Includes carrying amounts, income taxes, property tax and VAT. In addition to this, Wihlborgs also pays energy taxes and stamp duties. |
| Suppliers | 360 | 358 | To a great extent, Wihlborgs' suppliers are located in the local markets where we operate. In addition to the expenses paid to suppliers, we also invest significant amounts in our properties; in 2016, the total was SEK 989 M. Most of these purchases are with local suppliers. |
| Shareholders | 403 | 365 | Dividend to some 24,000 shareholders. |
| Total value distributed, SEK M | 1,730 | 1,933 | |
| Retained in the business | 2,573 | 1,914 | |
| Return on equity, % | 29.3 | 28.8 | |
| Target, % | 5.8 | 6.3 | |

Sustainable properties

CERTIFIED BUILDINGS

CRE8 Share of certified buildings

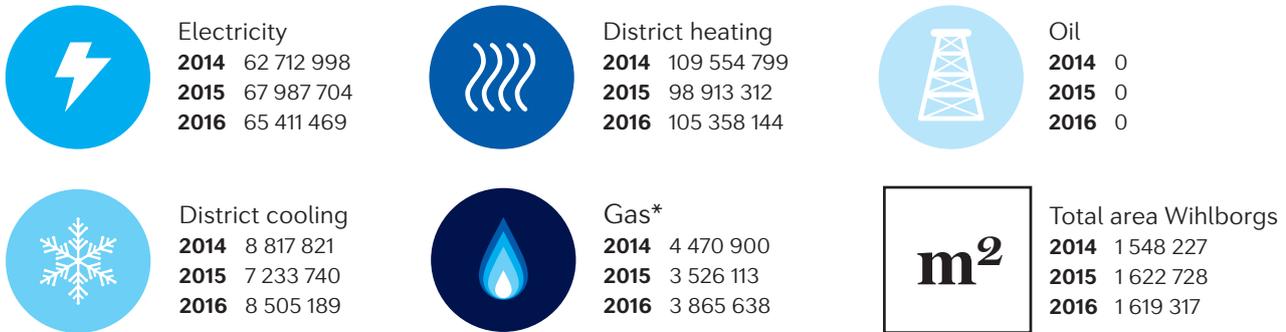
Status of environmentally certified buildings at Wihlborgs, 31 December 2016

| Area | Property | GreenBuilding | SGBC | LEED | BREEAM | Status |
|-------------|--|---------------|---------------|---------------|-----------------------|---|
| Malmö | Skåneland 1 | GreenBuilding | SGBC Silver | | | Certified in 2009 (GB) and 2015 (SGBC) |
| Malmö | Gängtappen 1 | | SGBC Silver | | | Certified in 2016 |
| Malmö | Gängtappen 2 | GreenBuilding | SGBC Silver | | | Certified in 2013 |
| Malmö | Hamnen 22:188 (Magasinet) | | SGBC Bronze | | | Certified in 2014 |
| Malmö | Kranen 8 (Ubåtshallen) | | SGBC Silver | | | Certified in 2016 |
| Malmö | Sirius 3 | GreenBuilding | SGBC Gold | | | Ongoing |
| Malmö | Nora 11 | | SGBC Silver | | | Certified in 2016 |
| Malmö | Gimle 1 (Dungen) | | SGBC Gold | | | Ongoing |
| Malmö | Uven 9 | | SGBC Bronze | | | Ongoing |
| Lund | Posthornet 1 | | SGBC Gold | | | Ongoing |
| Lund | Armaturen 4 | | SGBC Silver | | | Certified in 2015 |
| Lund | Landsdomaren 6 | | SGBC Silver | | | Certified in 2013 |
| Lund | Syret 3 (Ideon Gateway) | GreenBuilding | SGBC Gold | LEED Platinum | | Certified in 2013 |
| Lund | Östra torn 27:12 (MAX IV, block E, offices) | GreenBuilding | SGBC Gold | | BREEAM-SE Outstanding | Certified GB in 2014 Certified SGBC in 2014 Certified BREEAM Design Stage in 2015 Certified BREEAM As Built in 2016 |
| Lund | Östra torn 27:12 (MAX IV, blocks A-D) | GreenBuilding | SGBC Gold | | | Certified GB in 2015 Certified SGBC in 2015 |
| Lund | Landstinget 2 | | SGBC Silver | | | Certified in 2015 |
| Lund | Flexenheten (at Max IV) | | SGBC Gold | | | Ongoing |
| Helsingborg | Polisen 4 (formerly Polisen 3) | | GreenBuilding | | | Certified in 2011 |
| Helsingborg | Polisen 4 (extension) | | SGBC Gold | | | Ongoing |
| Helsingborg | Floretten 4 | | SGBC Gold | | | Certified in 2014 |
| Helsingborg | Terminalen 1 (Knutpunkten) | | SGBC Gold | | | Certified in 2015 |
| Helsingborg | Sadelplatsen 13 | | SGBC Bronze | | | Certified in 2015 |

ENERGY CONSUMPTION

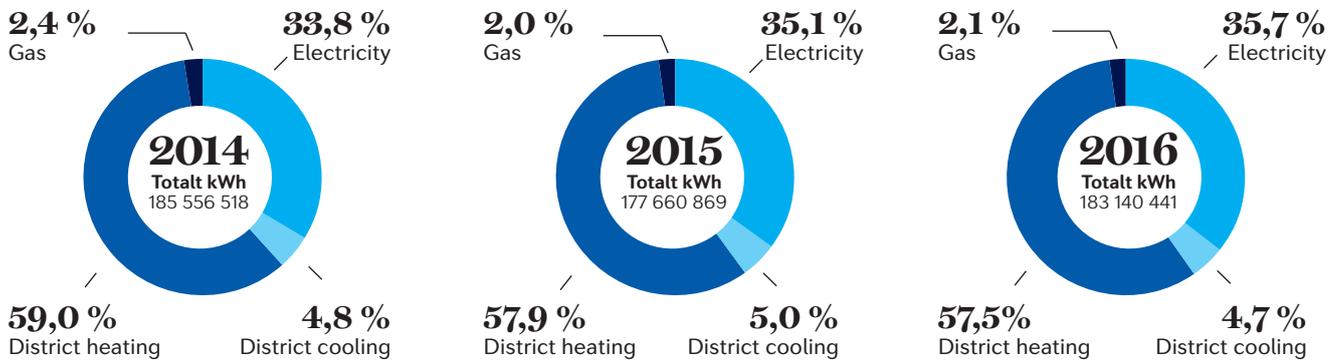
EN 3: Energy consumption within the organisation

Total energy consumption, kWh Electricity, heating, cooling, gas, oil (properties)

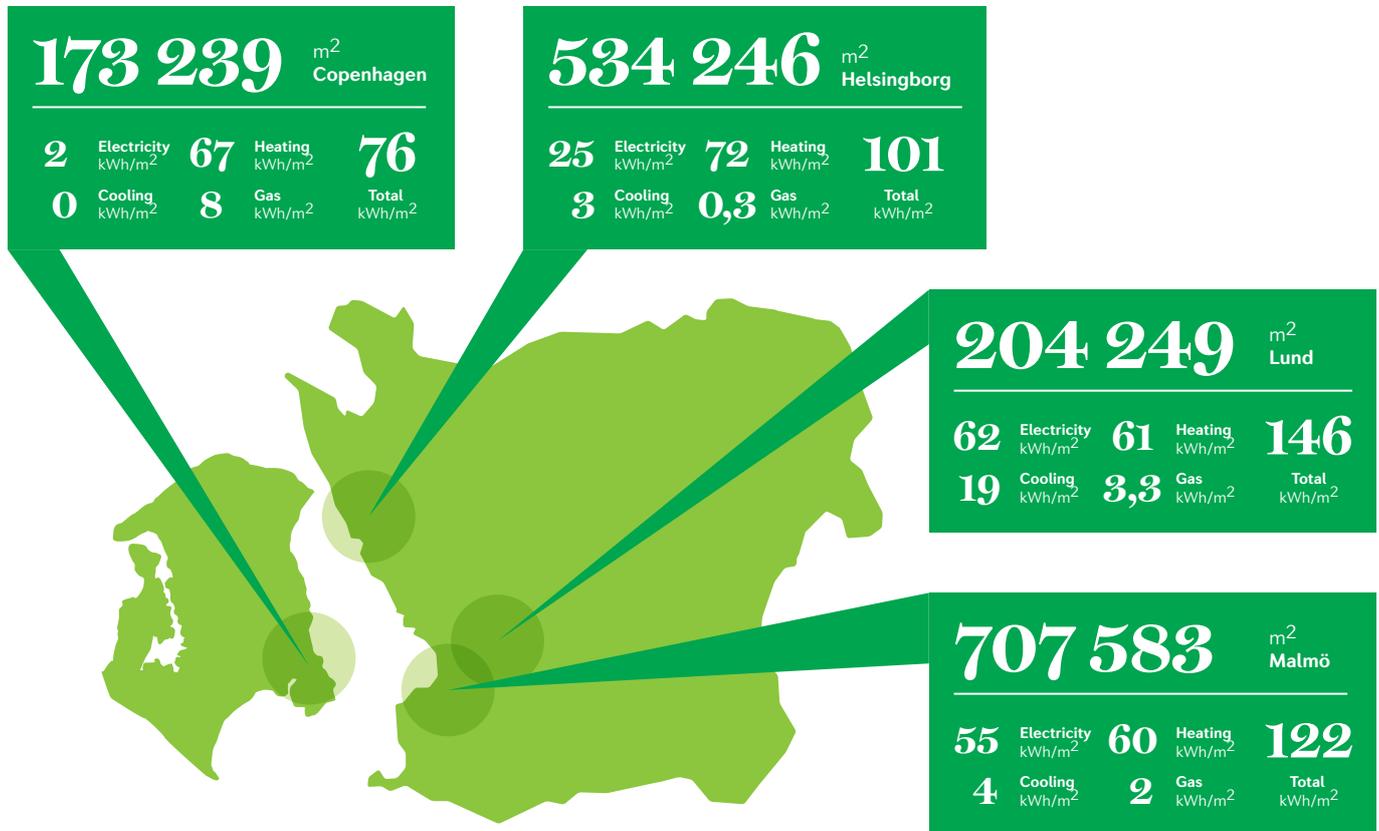


229,421 m² in Denmark is not included because a portion of this area concerns vacant warehouses and another portion concerns a major acquisition made in December 2016.
 * 16 percent of our gas consumption is renewable biogas (other gas used is fossil natural gas)

Energy consumption, kWh, percent



CRE1 Building energy intensity

KWh per region and m² in 2016

229,421 m² in Denmark is not included because a portion of this area concerns vacant warehouses and another portion concerns a major acquisition made in December 2016.

Wihlborgs' energy consumption in Sweden allocated over 1,446,078 m²:

Electricity 45 kWh/m² Cooling 6 kWh/m² Heating 65 kWh/m² Gas 2 kWh/m² Total 118 kWh/m²

Wihlborgs' total energy consumption allocated over 1,619,317 m²:

Electricity 40 kWh/m² Cooling 5 kWh/m² Heating 65 kWh/m² Gas 2.4 kWh/m² Total 113 kWh/m²

EMISSIONS**EN 19 Measures for reducing greenhouse gas emissions**

The table below shows the percentage of renewable energy. Read more about our efforts to reduce our climate impact on pages 64–65 of the Annual Report.

| Energy supplier | Percentage renewable energy* | | | |
|-----------------|------------------------------|------------------|-------------|-----|
| | District heating | District cooling | Electricity | Gas |
| 2016 | | | | |
| E.ON | 42** | 100 | 100 | 0 |
| Öresundskraft | 100 | 100 | 100 | 90 |
| Kraftringen | 100 | 100 | 100 | 0 |
| E.ON | 100*** | | | |

* Renewable refers to energy production that is not derived from fossil fuels such as coal, oil or natural gas.

** The figures for E.ON's district heating linked to the distribution of fossil/renewable and CO₂ emissions per kWh are preliminary and based on data disclosed in 2015.

*** Allocated product for 15.9 GWh of district heating in Malmö of a total of 42.6 GWh.

EN 15 Direct greenhouse gas emissions (Scope 1)**EN 16 Indirect greenhouse gas emissions (Scope 2)****EN 17 Other indirect greenhouse gas emissions (Scope 3)****Wihlborgs' total CO₂ emissions in tonnes over the past three years:**

| Year | 2016 | 2015 | 2014 |
|---------------------|--------------|--------------|--------------|
| Scope 1 Tonnes | 348 | 441 | 516 |
| Scope 2 Tonnes | 5,704 | 8,010 | 9,177 |
| Scope 3 Tonnes | 68 | 63 | 203 |
| Total Tonnes | 6,120 | 8,513 | 9,896 |

CRE 3 Greenhouse gas emissions intensity from buildings**Wihlborgs' total CO₂ emissions, kWh/m²:**

| Area | m ² 2016 | kWh/m ² Total | CO ₂ kg/m ² | CO ₂ kg/m ² |
|------------------------------------|---------------------|-----------------------------|-----------------------------------|-----------------------------------|
| | | | 2016 | 2015 |
| Malmö | 707,583 | 122 | 5.3 | 8.7 |
| Helsingborg | 534,246 | 101 | 1.2 | 1.2 |
| Lund | 204,249 | 146 | 0.9 | 1.1 |
| Total in Sweden | 1,446,078 | 118 | 3.1 | 5.1 |
| Copenhagen, Denmark | 173,239 | 76 | 6.5 | 5.7 |
| Total in Sweden and Denmark | 1,619,317 | 113 | 3.5 | 5.4 |

Attractive employer

OCCUPATIONAL HEALTH AND SAFETY

LA6 Injuries, diseases, absences and work-related fatalities, by region and gender*

Wihlborgs has a low rate of sick leave. In 2016, the rate was 1.03 percent (1.31) in Sweden with the corresponding figure for Denmark totalling 2.52 percent (3.11). Long-term absence (60 days or more) represented 0 percent (9.78) of total sick leave. In 2016, we had no near-accidents, four minor work-related accidents, no work-related illnesses and no fatalities.

With respect to our project activities, we had no accidents or near-accidents in 2016 and no near-accidents where we were responsible for reporting an injury. In all of the projects we carry out, the contractor is responsible for preparing an occupational health and safety plan as well as for training and follow-up.

During 2016, our contractors reported three accidents that could be considered borderline serious work-related accidents. None of these accidents were defined as serious accidents in the reports we received. One accident is confirmed as not having resulted in sick leave, one likely did not result in sick leave and one possibly resulted in sick leave. We also received a report of one accident (O1) that did not result in sick leave.

* We consider it irrelevant to report details regarding frequency or to break information down by gender/region.

Key figures and calculations

To show that the key figures in the Sustainability Report are reliable, procedures for calculating greenhouse gas emissions are compiled below. The calculations are made based on the Greenhouse Gas Protocol (GHG Protocol) reporting standard, and are calculated in line with scopes 1–3.

Calculation and reporting principles governing climate impact

SCOPE 1

Service vehicles and company cars

The climate impact of Wihlborgs' service vehicles is calculated based on annual fuel consumption (petrol, diesel, natural gas, ethanol and biogas) in litres or cubic metres reported by the supplier, Autoplan, to Wihlborgs' Personnel Manager. The volume is multiplied by emission factors from the Swedish Transport Administration and the Swedish Petroleum and Biofuel Institute (SPBI).

Refrigerants

The climate impact of refrigerants used by Wihlborgs (R407C, R410A, R404A, R417A and R22) is calculated based on the amount of leakage measured during the year. The leakage is calculated based on the balance of the amount added less the amount disposed of for each refrigerant, then multiplied by the respective emissions factor from the Swedish Environmental Protection Agency.

Fuel, Emission factor

Petrol, 2.36 kg CO₂ equiv/litre, SPBI

Ethanol (85%, 50/50 summer/winter) 0.47 kg CO₂ equiv/litre, SPBI

Diesel, 2.53 kg CO₂ equiv/litre, SPBI

Natural gas, 2.58 kg CO₂ equiv/m³, Swedish Transport Administration

Biogas, 0.51 kg CO₂ equiv/litre, Swedish Transport Administration

Refrigerant, Emission factor

R407C, 1,525 kg CO₂ equiv/kg, Swedish Environmental Protection Agency

R410A, 1,725 kg CO₂ equiv/kg, Swedish Environmental Protection Agency

R404A, 3,260 kg CO₂ equiv/kg, Swedish Environmental Protection Agency

R417A, 1,950 kg CO₂ equiv/kg, Swedish Environmental Protection Agency

R22, 1,700 kg CO₂ equiv/kg, Swedish Environmental Protection Agency

Purchase of energy SCOPE 2 — emission factors

| Company | Unit | Electricity | District heating | District heating with certificate of origin | Gas | District cooling | Biogas |
|---------------|-----------------------------|-------------|------------------|---|-----|------------------|--------|
| Öresundskraft | g CO ₂ equiv/kWh | 0 | - | 16.0 | 247 | 0 | - |
| E.ON | g CO ₂ equiv/kWh | 0 | 127* | 0 | 205 | 0 | - |
| Kraftringen | g CO ₂ equiv/kWh | 0 | - | 13.1 | 203 | 2.23 | 0 |
| Denmark | g CO ₂ equiv/kWh | 230 | 68.0 | - | 204 | - | - |

* The figures for E.ON's district heating linked to the distribution of fossil/renewable and CO₂ emissions per kWh are preliminary and based on data disclosed in 2015.

SCOPE 2

Energy use

Energy use includes all energy purchased by Wihlborgs and handled within the Group. This means that the purchased energy includes the energy Wihlborgs purchases for all of its properties and which is then invoiced to tenants in some way. It also includes the energy used in all of Wihlborgs' offices in Malmö, Helsingborg, Lund and Copenhagen.

The purchase of energy includes electricity, district heating, gas and district cooling. The conversion factors used for energy are based on the actual values received from energy companies in Sweden and Denmark. Energy consumption figures for electricity, district heating, gas and district cooling are multiplied by the conversion factors from each energy supplier. See the table below.

SCOPE 3

Air travel

Figures for CO₂ emissions from air travel are received from Wihlborgs' business travel agency.

Private cars used for business

Emissions from the use of private cars on business are based on employees reporting the number of miles driven. The fuel is assumed to be petrol for all private cars used for business. The route is multiplied by the emissions factor for petrol. See the table on the previous page for service vehicles and company cars.

Waste

The climate impact from waste occurs both when transporting waste and when disposing of the various categories of waste. The climate impact of transporting and disposing of waste is calculated based on the total weight multiplied by emissions factors indicated by Suez and Ragnsells respectively, which are the commercial/private companies used by Wihlborgs to handle waste. (Waste from properties handled by public sanitation organisations is not included).