

A modern office interior with a meeting table and chairs. The room features large windows, a glass partition, and a grey armchair in the foreground. The text is overlaid on a dark blue geometric shape.

Stakeholder dialogues

Materiality analysis

Stakeholder dialogues

Stakeholder expectations

Surveying and analysing stakeholder expectations for the operations is a prerequisite for creating sustainable value. Ongoing discussions are therefore conducted with our stakeholders.

In addition to these dialogues, in 2020 several in-depth interviews were held with selected representatives from our various stakeholder groups. The goal was to identify Vasakronan's most important sustainability issues now and in the future, and to understand which issues our stakeholders weigh highly. The interviews also provided us with an understanding of what kind of information stakeholders want to see in our reporting.

Stakeholders were able to share which sustainability areas they think will have the largest strategic impact for Vasakronan in the next five years and which issues they think are the most important in terms of confidence. Their assessments were based on Vasakronan's existing material sustainability areas, but respondents could also highlight other areas. Interviews also covered which trends stakeholders believe will have the largest impact on Vasakronan's operations in the future.

Tenants <i>We aim to be the preferred choice for tenants looking for office or retail premises</i>	Suppliers <i>We set and follow up on requirements for our suppliers to jointly contribute to sustainable collaboration</i>	Lenders <i>We aim to always have access to financing on favourable terms and with low risk</i>	Employees <i>We aim to be an employer that attracts skilled employees and new talents</i>	Communities <i>We aim to actively contribute to society by collaborating with public and private organisations</i>	Owners <i>We aim to generate returns for our owners, but never at the expense of people, the environment or society</i>
EXPECTATIONS					
<ul style="list-style-type: none"> • Long-term asset management that offers premises that provide good service and a good work environment • Collaboration aimed at minimising negative environmental impact • Low energy consumption in the buildings • Safety and security in and around properties • Biodiversity 	<ul style="list-style-type: none"> • Circular material use and selection • Specifier of requirements concerning the supplier's work conditions and work environment • Collaboration for greater sustainability 	<ul style="list-style-type: none"> • Long-term and stable financial management • Customer satisfaction • Climate change adaptation • Low energy consumption in the buildings 	<ul style="list-style-type: none"> • Responsible and ethical business practices • Stable, long-term employer that offers good employment terms • Good work environment • Engagement in local communities 	<ul style="list-style-type: none"> • Advocate more eco-system services in the planning phase and in the operations • Circular material use and selection • Transportation and emissions • Safety and security in and around properties • Diversity throughout the entire value chain/ contributing to integration • Biodiversity 	<ul style="list-style-type: none"> • A long-term stable yield where consideration is given to people, ethics and the environment • Transparent reporting • Diversity throughout the entire value chain/ contributing to integration • Biodiversity
DIALOGUE OPPORTUNITIES					
<ul style="list-style-type: none"> • Customer meetings • Customer satisfaction survey • Customer service and ongoing dialogues regarding property management • Theme lectures 	<ul style="list-style-type: none"> • During procurement processes for suborder agreements, when placing orders and in meetings with suppliers • Regular reviews/audits • Contract meetings • Site visits 	<ul style="list-style-type: none"> • Individual meetings with banks and investors in the capital market • Financial statements • Capital market and investor presentations 	<ul style="list-style-type: none"> • Employee dialogue meetings • Employee survey • Workshops • Business planning 	<ul style="list-style-type: none"> • Attending and participating in meetings with stakeholders and industry organisations as well as other forums • Network meetings 	<ul style="list-style-type: none"> • Board meetings, one of which each year is a strategy meeting • Meeting with owner representatives for specific discussions on corporate governance

Materiality review

Significant sustainability areas

Based on the stakeholders' expectation inventory and on external trends monitoring, an internal prioritisation of which sustainability topics were considered the most material was performed. When setting priorities, Vasakronan took into account the actual impact on people, the environment, economy and society. Consideration was also given to Vasakronan's vision and business strategy. Prioritised sustainability topics were then validated by Vasakronan's Management Team. The areas on the right-hand side of the graph are the most important for Vasakronan and our stakeholders, according to our materiality review.

The in-depth stakeholder dialogues in 2020 revealed that the areas of "Biodiversity" and "Integration" had gained importance with our stakeholders and in our operating environment. They expect to receive information about how Vasakronan is supporting biodiversity during project development or developing new land. When it comes to integration, there is demand for insight into the societal responsibility Vasakronan takes in terms of diversity and the requirements we have for our value chain. That is why the ambition for 2021 is to work further with governance, boundaries, setting targets and follow-up in these two areas.

Stakeholders believe that "Safe work environments at suppliers" and "Anti-corruption" are important confidence factors, but less material in terms of actual impact. They therefore expect progress reports and regular updates on the number of accidents and any confirmed cases of corruption. Circular construction in our projects is another issue that stakeholders deemed a future matter of confidence, so they expect more information about this.

