

Stakeholder dialogues Material analysis

A modern office interior with large windows and a glass railing. In the foreground, a man in a dark blue shirt is seated at a table, looking towards a man in a white shirt who is also seated. On the table, there is a laptop, a white bowl of snacks, and a white mug. In the background, another man in a blue jacket is seated in a chair, looking down. A large white spherical pendant light hangs from the ceiling. The scene is brightly lit, suggesting a high-rise office environment.

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 through meetings, interviews and questionnaires. In addition to these dialogues, in-depth interviews are held with stakeholders every few years. The goal is to identify the most important sustainability topics now and in the future, and to understand which issues our stakeholders weigh highly.

Our most recent in-depth interview was held in 2020. In some tens of in-depth interviews, selected representatives from various stakeholder groups 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 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	Suppliers	Lenders	Employees	Communities	Owners
<i>We aim to be the preferred choice for tenants looking for office or retail premises</i>	<i>We set and follow up on requirements for our suppliers to jointly contribute to sustainable collaboration</i>	<i>We aim to always have access to financing on favourable terms and with low risk</i>	<i>We aim to be an employer that attracts skilled employees and new talents</i>	<i>We aim to actively contribute to society by collaborating with public and private organisations</i>	<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 Support biodiversity 	<ul style="list-style-type: none"> Circular material use and selection Stringent requirements concerning work conditions and work environment Only suppliers who live up to these expectations are permitted 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 Support 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 in society Support biodiversity
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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
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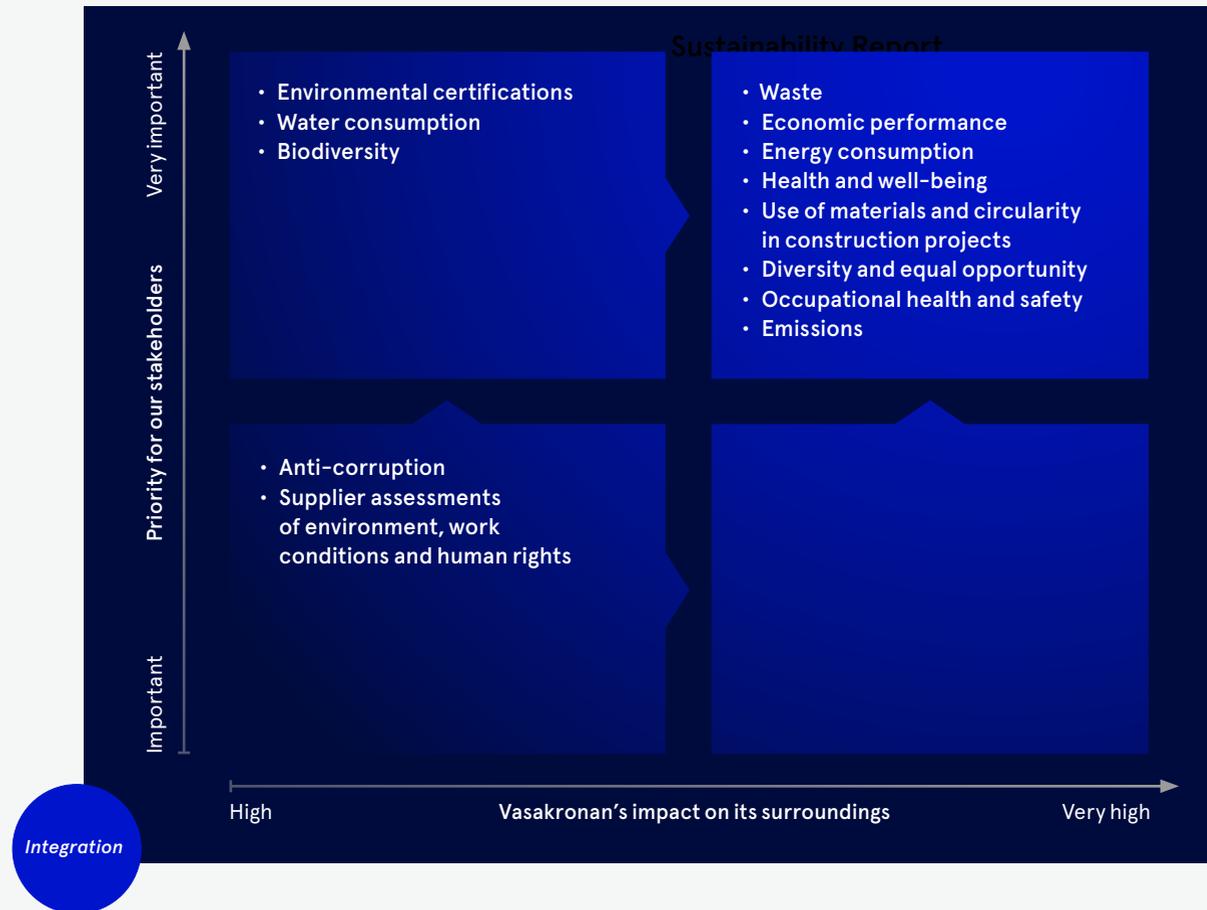
Materiality review

Significant sustainability areas

Based on stakeholders' expectations 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 most important areas for Vasakronan and our stakeholders are on shown in the graph to the right.

Two areas that have gained importance with our stakeholders and in our operating environment are "Biodiversity" and "Integration." When it comes to biodiversity, stakeholders want more information about the effect that Vasakronan's properties have on local biodiversity. They also want to know how other places are affected as a result of the company's purchase of goods and services. When it comes to integration, our stakeholders would like to understand the societal responsibility Vasakronan takes in terms of diversity and the requirements we have for our value chain. In 2021, we started to develop 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. There is therefore an expectation for regular progress reports and regular updates on the number of accidents and any confirmed cases of corruption. Another issue that stakeholders deemed a future matter of confidence is circular construction in Vasakronan's projects. They expect more information about this.



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