

Stakeholder dialogues Material analysis



Stakeholder dialogues

Stakeholder expectations

Vasakronan's stakeholders comprise tenants, suppliers, financiers, employees, public and private sector organisations, and owners. Surveying and analysing stakeholder expectations for the operations is a prerequisite for creating sustainable value. Vasakronan maintains ongoing dialogues with stakeholders through meetings, interviews and questionnaires. Moreover, in-depth interviews are held with stakeholders every few years. The goal is to identify important sustainability topics now and in the future, and to understand which issues weigh highly for Vasakronan's stakeholders.

The most recent in-depth interviews were conducted in 2020. The in-depth interviews allowed selected representatives from stakeholder groups 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 trust. Their assessments were based on Vasakronan's existing material sustainability areas, but respondents could also highlight other prioritised areas. Interviews also covered which trends stakeholders believe will have the largest impact on Vasakronan's operations in the future.

Vasakronan's stakeholders

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 requirements for and review 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

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| <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 • Reduce 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

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| <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 framework 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 surveys • 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, of which one 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

An internal prioritisation of which sustainability topics were considered the most material, was performed based on stakeholders' expectations and on external trends monitoring. 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 stakeholders are shown in the graph to the right.

Two areas that have gained importance with Vasakronan's stakeholders and in our operating environment are "Biodiversity" and "Integration." Regarding biodiversity, stakeholders want more information about the effect that Vasakronan's properties have on local biodiversity. Stakeholders 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 community responsibility Vasakronan takes in terms of diversity and the requirements we have for our value chain.

Stakeholders believe that "Safe occupational health at suppliers" and "Anti-corruption" are important trust factors, but less material in terms of actual impact. Therefore there is 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 how Vasakronan works with circular construction within building projects.

A verification of the materiality review was conducted for the 2022 report. While all topics from 2020 were assessed as still material, the topic ranking has changed slightly between the years and, in 2022, climate impact was assessed as the most prioritised topic.



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