AUGUST 2025

ESG Questionnaire

SEHLHALL

General industry

Please list the industry's three biggest sustainability (ESG) related challenges and briefly describe the process for identifying these challenges:

During work with Sehlhall's strategy and business plan, including ESG agenda, the following challenges where identified.

1. Reduction of carbon footprint from new buildings.
2. Housing shortage and inequality in the access to social infrastructure.
3. Energy efficiency and transformation to renewable energy sources.

Does the company have a Science Based Target, report to the CDP or engage in any similar sustainability initiatives?

Currently no. The company has a goal to link its sustainability work towards Science Based Target during 2026-2027.

Have you conducted any preliminary assessments of your company in relation to the EU Taxonomy? If so, what was the outcome?

Not at the moment since Sehlhall is not in scope for EU Taxonomy reporting.

Environment

Please list Sehlhall's three primary risks related to climate change and list, if any, Sehlhall's climate-related opportunities:

Risks

1. Damage on buildings or residents through extreme weather that can cause fires, high indoor temperatures, increased rainfall and flooding
2. Balancing the need for new buildings with the carbon footprint that these buildings produce through material and transports
3. Legal regulations which lead to increased costs and investments as well as administrative work

Opportunities

1. Through customized real estate development all new developed buildings are surface efficient and constructed to be energy efficient with renewable energy sourcing. This method produces a comparatively low carbon footprint, both in production and long-term management, making the real estate more attractive for tenants and investors
2. Collaboration with experts along with commitment and will to test and implement new techniques and materials in order to further reduce carbon footprint.

Does the firm anticipate any climate related investments, and if so to what extent?

All projects evaluate the possibility for usage of renewable or recycled material for construction. Sehlhall uses wood as its main building material and through life cycle analysis continuously strives for further reducing carbon emissions for new buildings.

The company installs geothermal heating and solar panels as its main energy sources and only rely on district heating when geographically necessary.

Sehlhall measures consumption from its property management and ongoingly invest to reach net-zero emissions.

Circular Economy: how are purchases and waste managed? If the firm rely on any scarce resources, please describe what efforts are made to mitigate the risk of those resources becoming scarcer in the future, e.g. recycling, reusing substitutes or improved resource efficiency?

All projects evaluate the possibility for usage of renewable or recycled material for construction. As an example, Sehlhall is currently using reused façade bricks for a construction where the detailed development plan requires brick façade. The company conducts life cycle analysis that includes transports and waste management for all constructions.

Sehlhall does not rely on any scarce resources.

Transition-related risks (for example changed customer preferences or legislation): Does Sehlhall anticipate any risks or opportunities due to the transition to a carbon-neutral society? Is there any risk of the firm's offer being negatively effected? If yes, is Sehlhall well positioned to handle that risk?

Changes in rules and regulations that are implemented with short notice could create a risk and challenge in relation to new development with long cycles. However customized real estate development that produces a comparatively low carbon footprint, both in production and long-term management, can also create real estates that are relatively more attractive for tenants and investors.

Please disclose your Scope 1,2 and 3 GHG emissions

See annual report 2024 (page 30 for detailed data).

FY 2024:

Scope 1: 0,9 ton CO_2e

Scope 2: 32,9 ton CO_2e

Scope 3: 470,3 ton CO_2e

Total location based : 504,1 ton CO_2e

Total market based: 219,7 ton CO_2e

Have you set a target to become climate neutral? If so, how have you defined carbon neutrality?

Yes, Sehlhall's entire business is set to be climate neutral in 2030, at the latest. The goal is to make choices and decisions to reduce the actual carbon footprint to a minimum, and to use climate compensation for those emissions that can't be avoided.

Please list Sehlhall's primary means of making a positive environmental impact or minimising negative environmental impact. List the corresponding UN SDGs. What proportion of sales can be directly linked to selected UN SDGs?

1. Reducing carbon footprint from construction of new social infrastructure, UN SDG 11, 12 and 13.
2. Energy efficient properties and renewable energy sources, UN SDG 7 and 12.

Sehlhall has not yet linked its sales in relation to the UN SDGs, this is an ongoing project and in the near future the company expects 100% linkage between our sales and the UN SDGs.

Social

Does Sehlhall have a history of accidents? If so, how have these been managed? Are there any preventive measures, such as policies?

One accident has occurred at one of its construction sites where a construction company applied by Sehlhall was working. One person was injured. The incident was analysed and reported.

Preventive work is made through Sehlhall's code of conduct and general quality policy that is the basis for our ISO 9001 and ISO 14001 certification.

If applicable, state Sehlhall's targets for gender and cultural equality and indicate the relevant split of men/women at every level of the firm, particularly the Board of Directors and management team:

Sehlhall's code of conduct encourages diversity in all aspects, but the company has no specific target.

Board: 5 men, 0 woman

Management: 3 men, 0 women

Does Sehlhall conduct any other community engagement activities aside from those directly connected to the business?

Sehlhall's whole business is social infrastructure which means a focus on people who are in need of extra support, temporarily or lifelong, from the youngest to the oldest. With this in mind, the company continuously supports organisations that, like Sehlhall, are addressing matters in relation to those who are in need of support and social infrastructure. A couple of examples are that the company's CEO is part of the advisory board of the not-for-profit organisation SeniorVärlden and Sehlhall supports Stockholms Stadsmission both financially and through mutual projects with focus on improvements for those in need. Financially, the company supports multiple organisations that develop and strengthen our society, and give people a safer life path.

How often does Sehlhall conduct audits of its suppliers? How often do you discover incidents not compliant with your code of conduct?

Sehlhall's code of conduct includes its suppliers, and when signing a new contract, the company evaluates whether they fulfil their obligations as a supplier. Other than that, Sehlhall has no systematic audit of compliance with our code of conduct.

Please list the firm's (1-2) primary means of making a positive social impact or minimizing negative social impact. Please list the corresponding most relevant UN Sustainable Development Goals. What proportion of sales can be directly linked to selected UN SGDs?

Sehlhall's primary mean for social impact is in line with its general business. Through this, Sehlhall works to highlight social aspects for the users of its properties, whether they are residents, students, employees or visitors. Sehlhall will contribute to efficient resource utilization in welfare and contribute to increased equality and access. The company's areas and properties are aesthetically pleasing and designed to promote security, health and well-being and reduce loneliness and isolation. All its workplaces are safe and apply reasonable working conditions.

Sehlhall has conducted a mapping to the UN SGDs which can be found at the company's website. In the social agenda our primary targets are 3, Good health, 4 Quality education and 10 reduced inequalities.

89% of income 2024 can be directly linked towards these goals.

Governance

Do all staff members receive continuing education on anti-corruption? Are there any ongoing or historical incidents involving corruption, cartels or any other unethical business conduct? Have any preventive measures been taken?

All staff are required to follow Sehlall's code of conduct which includes anti-corruption policy. There are no ongoing or historical incidents involving corruption or other unethical business conduct.

Please state the firm's business tax residence (i.e. where the firm pays tax) and explain why that specific tax residence was chosen

Sweden.

How many independent members sits on the Board of Directors?

1 out of 5 members of the Board, the Chairman, are independent towards the Company, management and major shareholders.

Please state if and to what extent, Sehlhall has transactions with related parties:

Related parties are defined as management and the Board of directors in the parent company. In addition to personnel costs and remuneration to senior executives, there are no significant transactions with related parties. Transactions that have taken place have been made on market conditions.

Which KPIs dictate the renumeration to management (are sustainability and diversity goals included)?

Management have fixed salaries which are overlooked annually. No specific KPIs but salary adjustments are made based on the overall performance of the individual and the Company.

Describe the company's process for monitoring and reporting ESG issues and performance to senior management/the Board. Confirm what KPIs are monitored (if any) and how frequently reporting is undertaken.

ESG issues are integrated in the general reporting of project development to management and from management to the Board. No standalone ESG reporting at present, but Sehlhall has an ongoing evaluation of which ESG KPIs to monitor and communicate yearly or quarterly, as well as how the company can commit to the Science Based Targets.

Have you signed a Union agreement?

No.

PAI – Principle Adverse Impacts (Numeric)

Revenue (EUR)	3 427 000
Greenhouse gas emissions; Scope 1, Scope 2, Scope 3	Location based (CO2e): 1) 3,9 ton, 2) 62,2 ton, 3) 438 ton Market based (CO2e): 1) 0 ton, 2) 0,4 ton, 3) 219,3 ton
Share of non-renewable energy consumption	0%
Share of non-renewable energy production	0%
Energy consumption in GWh	Presently no available data to report.
Tonnes of emissions to water	To be reported in the Annual Report for 2024
Tonnes of hazardous waste and radioactive waste generated	N/A
Unadjusted gender pay gap	N/A
Board gender diversity	0% female

PAI – Principle Adverse Impacts (Yes/No)

Fossil fuel operations	No
Sites/operations located in or near to biodiversity sensitive areas where activities negatively affect those areas	No
Science Based Target	No
Reports to CDP	No
UN Global Compact Signatory	No
Involved in the manufacture or selling of controversial weapons	No
Whistle blower policy	No
Supplier code of conduct	Yes

SEHLHALL