



# Sustainability report 2022

NORDIKA II and NORDIKA III



# Overview

## Our business

Nordika Förvaltning ("Nordika") is a real estate company with a vision to create attractive and inclusive environments with a focus on sustainability.

Nordika aims to be part of the change and take responsibility for the planet and its future generations. Nordika see this as a direct connection to manage resources efficiently and good control of the property portfolio.

Through the sustainability work, Nordika want to:

- ✓ Contribute to climate change adaptation
- ✓ Increase returns for our investors
- ✓ Develop attractive and inclusive environments

Nordika support the scientific evidence that human activity accelerates climate change. Exceeding the planet's limits poses significant risks for the future.

To contribute to the global agenda, Nordika steer and set goals for the operations in line with

- ✓ the Paris Agreement
- ✓ UN's global goals for sustainable development
- ✓ UN's Global Compact Principles

## Our first sustainability report

This is the first sustainability report for Nordika Förvaltning and is limited to only presenting data for the Nordika II and Nordika III funds.

This report is intended for general purposes and is based on information and data collection that Nordika consider reliable. All efforts have been made to ensure that the report is accurate and complete.

In cases where estimates have been made due to incomplete information, it has been noted in the text. Nordika recognize that a margin of error is to some extent unavoidable and reserve the right to correct any factual errors that may have been included in the reporting

## Third-Party Audit in accordance with ISO 19011

The report has undergone an independent third-party audit in accordance with the international standard ISO 19011 by Russell Fatkoulin.

This ensures that the report is independent, accurate, and adheres to internationally recognized guidelines for sustainability reporting.

## Event during the year

In the last quarter of 2022, the company appointed its first sustainability manager. With this recruitment, Nordika is increasing its focus on sustainability issues and will integrate sustainability into its entire business model in 2023

Sandra Kopparlund  
Head of Sustainability



# Nordika in brief

Number of cities

5

Portion of renewable electricity  
Percent of consumption

73

Environmental certifications  
Based of the property value, percent

69

Total energy consumption  
ex consumption of tenants  
GWh

25

Energy performance  
ex consumption of tenants  
kWh/sqm

131

## Nordika's location



# Reporting standards

Nordika are committed to developing a sustainability report that is relevant, balanced, and useful for Nordikas stakeholders. To identify sustainability aspects that are most significant for Nordikas business, a stakeholder and materiality analysis has been conducted. Please read more in the Stakeholder and Materiality Analysis section, page 3.

Nordikas sustainability report follows recommended guidelines as well as reporting and benchmarking systems.

## Reporting standards that Nordika use



### EU TAXONOMY

Nordika is not affected by the EU Taxonomy Regulation, but Nordika are gradually trying to implement it into the operations. In 2022, Nordika has started the implementation by identifying relevant physical climate risks and conducting a climate screening for the properties.



### GRI:

To ensure that the information Nordika present is relevant, balanced, and useful for our stakeholders, our report follows the Global Reporting Initiative (GRI) structure.



### GRESB:

To structure the sustainability efforts, increase transparency, and comparability, Nordika has chosen to work with the GRESB benchmark. Through GRESB, Nordika II and Nordika III undergoes continuous benchmarking against other real estate companies, where sustainability efforts are evaluated from an environmental, social, and governance perspective.



### TCFD:

To provide Nordikas investors with information on the risks and opportunities associated with the transition to a climate-neutral portfolio, Nordika has started implementing the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD). So far, this has been done for our Swedish portfolio, with plans to expand to our properties in Finland in 2023.

# A successful energy project

## Käpylä 87, Finland

He reduced the energy by almost fifty percent  
Energy consumption is one of our most important sustainability goals.

*We work intensively on the issue, and it has yielded good results, says Robert Högström, Head of Asset Management.*

During 2022, a major energy project was carried in Finland. The property consumed large amounts of energy, and it was identified at an early stage that there were great opportunities for energy efficiency.

A comprehensive energy audit of the properties was conducted, which was a good way to get an overview of how much energy was being used and where there is potential to reduce energy consumption, thereby also reducing costs and environmental impact.

### A successful project

Actions performed

- ✓ Replacement of ventilation units
- ✓ Heat recovery
- ✓ Restore function in technical equipment
- ✓ New control system

After carrying out energy-saving measures, energy consumption was reduced by 45% in the entire property.



# Environmentally certified properties

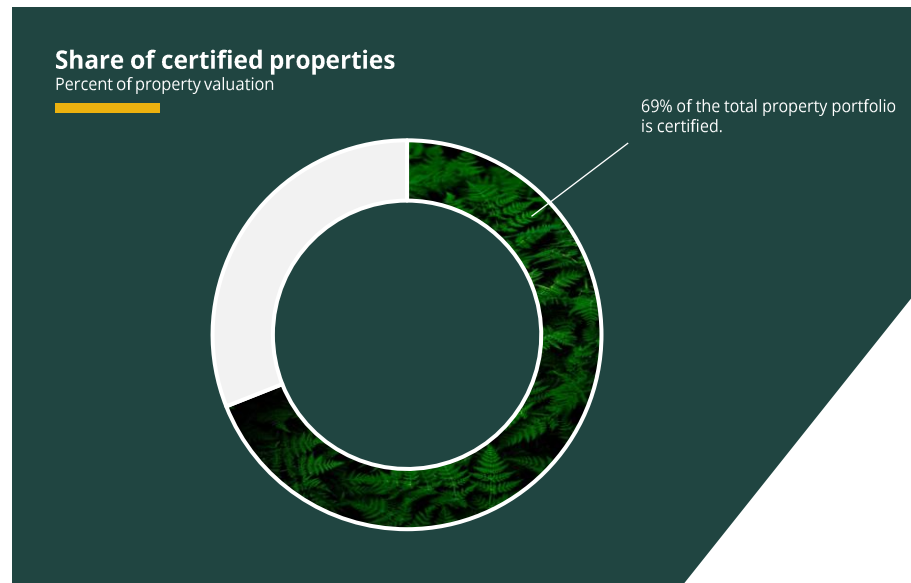
Environmental certifications for both existing and newly constructed properties are important from several perspectives. It ensures that the properties meet relevant requirements. Certifying properties provides clear indicators that important qualities such as energy, waste, indoor environment, and building materials are met.

## Outcome and follow-up

During the year, no properties were certified. Within the portfolio, 69 percent have a certification. The most common used certifications are Breeam In Use and WELL. The number of certified buildings is reported in relation to the portfolio's property valuation.

## Management strategy and goal achievement

The ambition is to certify all properties during the ownership period, excluding project properties. Environmental certifications are an important part of Nordikas sustainability strategy and sustainability policy.



# Full sustainability report available upon request

Want the full 2022 Sustainability Report?

Get access to insights including:

- Materiality analysis & stakeholder dialog
- Financials
- TCFD climate risks & opportunities
- Environmental responsibility
- Social responsibility
- GRI index

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