

Sustainability index

Hufvudstaden has reported in accordance with the GRI Standards 2021 for the period January 1, 2023 to December 31, 2023.

GRI Content index

GRI Standard	Disclosure	Page	Omission		
			Requirement(s) omitted	Reason	Explanation
General disclosures					
GRI 2: General Disclosures 2021					
	2-1 Organizational details	1, 37, 115			
	2-2 Entities included in the organization's sustainability reporting	105			
	2-3 Reporting period, frequency and contact point	37, 56, 105, 96			
	2-4 Restatements of information	99–101			
	2-5 External assurance	88, 105, 109			
GRI 2: Activities and employees 2021					
	2-6 Activities, value chain and other business relationships	1, 37, 102–104			
	2-7 Employees	98			
	2-8 Workers who are not employees	–	Hufvudstaden does not report on workers who are not employees	Information unavailable	Hufvudstaden does not currently collect this information due to unreliable data and diverse areas of work. This will be reviewed in reporting next year.
GRI 2: Governance 2021					
	2-9 Governance structure and composition	87			
	2-10 Nomination and selection of the highest governance body	86–87			
	2-11 Chair of the highest governance body	87			
	2-12 Role of the highest governance body in overseeing the management of impacts	87, 103	Hufvudstaden does not report on the Board's link to the due diligence process	Not applicable	The Board manages overarching policies and is informed of major risks and deviations
	2-13 Delegation of responsibility for managing impacts	103			
	2-14 Role of the highest governance body in sustainability reporting	103			
	2-15 Conflicts of interest	86–87, 90–91			
	2-16 Communication of critical concerns	103			
	2-17 Collective knowledge of the highest governance body	103			
	2-18 Evaluation of the performance of the highest governance body	87, 103			
	2-19 Remuneration policies	39, 63–64, 88			
	2-20 Process to determine remuneration	39, 63–64, 88			
	2-21 Annual total compensation ratio	–	Hufvudstaden does not report on the indicator 2-21	Information unavailable	Hufvudstaden does not compile a comparison between median compensation and compensation for the highest-paid individual as we have differentiated and individual salaries in Sweden. This will be reviewed in reporting next year.

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GRI Standard	Disclosure	Page	Omission		
			Requirement(s) omitted	Reason	Explanation
GRI 2: Strategy, policies and practices 2021					
	2-22 Statement on sustainable development strategy	4–5			
	2-23 Policy commitments	104			
	2-24 Embedding policy commitments	102, 104			
	2-25 Processes to remediate negative impacts	43, 99, 104			
	2-26 Mechanisms for seeking advice and raising concerns	43, 104			
	2-27 Compliance with laws and regulations	104			
	2-28 Membership associations	104			
GRI 2: Stakeholder engagement 2021					
	2-29 Approach to stakeholder engagement	104			
	2-30 Collective bargaining agreements	38			
Material topics					
GRI 3: Material Topics 2021					
	3-1 Process to determine material topics	99–100			
	3-2 List of material topics	100			
Specific information					
GRI 201: Economic performance 2016					
	3-3 Management of material topics	32, 34, 43–44, 99–100, 103–104			
	201-2 Financial implications and other risks and opportunities due to climate change	43–44	Hufvudstaden does not report on the costs incurred to manage climate-related risks and opportunities	Information unavailable	Hufvudstaden believes data for climate-related risks and consequences is too unreliable to calculate these associated costs. This will be reviewed in reporting next year.
GRI 205: Anti-corruption 2016					
	3-3 Management of material topics	43, 99–100, 103–104			
	205-3 Confirmed incidents of corruption and actions taken	104			
GRI 302: Energy 2016					
	3-3 Management of material topics	4–5, 24, 31–33, 35, 43, 99–100, 103–104			
	302-1 Energy consumption within the organization	100			
	302-3 Energy intensity	100			
GRI 303: Water and effluents 2018					
	3-3 Management of material topics	99–100, 102, 104	Hufvudstaden does not report on the indicators 3-3 a, c, d and e for water consumption	Not applicable	Hufvudstaden has no goal or policy linked to water consumption as this is primarily via our tenants and we have limited opportunities to influence their usage
	305-5 Water consumption	102	Hufvudstaden does not report total water consumption from areas with high water scarcity	Not applicable	Hufvudstaden's properties are not located in areas characterised by high or extremely high water scarcity/water stress

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GRI Standard	Disclosure	Page	Omission		
			Requirement(s) omitted	Reason	Explanation
GRI 305: Emissions 2016					
	3-3 Management of material topics	24, 31–33, 43, 99–102, 104			
	305-1 Direct (Scope 1) GHG emissions	32, 101–102			
	305-2 Energy indirect (Scope 2) GHG emissions	32, 101–102			
	305-3 Other indirect (Scope 3) GHG emissions	101–102			
	305-4 GHG emissions intensity	101			
GRI 306: Waste 2020					
	3-3 Management of material topics	24, 31–33, 43, 99–100, 102			
	306-1 Waste generation and significant waste-related impacts	33, 102			
	306-2 Management of significant waste-related impacts	33, 102			
	306-3 Waste generated	102			
GRI 308: Supplier environmental assessment 2016					
	3-3 Management of material topics	31–32, 35, 43, 99–100, 102–104			
	308-1 New suppliers that were screened using environmental criteria	32, 102–103	Hufvudstaden does not report specifically on new suppliers	Not applicable	Hufvudstaden reports on all main suppliers, not specifically for new suppliers
GRI 403: Occupational health and safety 2018					
	3-3 Management of material topics	28, 32, 35, 43, 99–100, 102–104			
	403-1 Occupational health and safety management system	99			
	403-2 Hazard identification, risk assessment, and incident investigation	28, 43, 99			
	403-3 Occupational health services	28, 99			
	403-4 Worker participation, consultation, and communication on occupational health and safety	28, 99			
	403-5 Worker training on occupational health and safety	28, 99			
	403-6 Promotion of worker health	28, 99			
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	28, 35, 43, 99, 102–103			
	403-9 Work-related injuries	43, 99	Hufvudstaden does not report on the accident frequency rate	Not applicable	Hufvudstaden does not have procedures and processes in place to gather and consolidate data
GRI 405: Diversity and equal opportunity 2016					
	3-3 Management of material topics	28–29, 99–100, 103–104			
	405-1 Diversity of governance bodies and employees	98			

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GRI Standard	Disclosure	Page	Omission		
			Requirement(s) omitted	Reason	Explanation
GRI 413: Local communities 2016					
	3-3 Management of material topics	31–32, 35, 99–100, 104			
	413-1 Operations with local community engagement, impact assessments, and development programs	35	Hufvudstaden does not report on the indicator 413-1	Not applicable	Hufvudstaden does not report on community involvement in the manner that GRI describes community involvement
GRI 414: Supplier environmental assessment 2016					
	3-3 Management of material topics	32, 35, 43, 99–100, 102–104			
	414-1 New suppliers that were screened using social criteria	32, 102–104	Hufvudstaden does not report specifically on new suppliers	Not applicable	Hufvudstaden reports on all main suppliers, not specifically for new suppliers
GRI 416: Customer health and safety 2016					
	3-3 Management of material topics	32, 99–100, 102, 104			
	416-1 Assessment of the health and safety impacts of product and service categories	102			
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	102			

TCFD-index

Hufvudstaden supports the TCFD's framework in relation to climate-related risks and opportunities.

Refer to the index below for TCFD-related information.

Governance	Strategy	Risk management	Metrics and targets
a) The Board's oversight of climate-related risks and opportunities. p. 103	a) Climate-related risks and opportunities that the organisation has identified. p. 43–44	a) The organisation's processes for identifying climate-related risks. p. 34, 43–44, 103	a) The metrics used by the organisation to assess climate-related risks and opportunities. p. 32
b) Management's role in assessing and managing climate-related risks and opportunities. p. 103	b) Impact of climate-related risks and opportunities on the organisation's business, strategy and financial planning. p. 34, 43–44	b) The organisation's processes for managing climate-related risks. p. 34, 43–44, 103	b) Scope 1, 2 and 3 GHG emissions. p. 101–102
	c) Resilience of the organisation's strategy taking into consideration different climate-related scenarios. p. 34, 43–44	c) Integration of the above into the organisation's overall risk management. p. 42–44	c) Targets for managing climate-related risks and opportunities. p. 32

EPRA

EPRA Performance Measures

Hufvudstaden reports sustainability performance measures for 26 EPRA indicators: sBPR Performance Measures. Performance measures are reported for energy, greenhouse gas emissions, water, waste, number of green building certified properties, and corporate governance, as well as social aspects according to the most recent EPRA guidelines; sBPR third edition, September 2017.

Hufvudstaden does not report in accordance with the EPRA indicator Comty-Eng as a result of the lack of quality-assured data.

Hufvudstaden conducts an annual salary survey on the basis of gender in the company with the assistance of an external party and in accordance with current legislative requirements. Due to existing reporting processes, the EPRA indicator Diversity-Pay was not included this year. The processes are being reviewed to include this in forthcoming years.

Energy consumption is reported in MWh, greenhouse gas emissions in tonnes CO₂e, water consumption in m³, waste volume in tonnes, energy intensity in kWh/sq m, emission intensity in kg CO₂e/sq m, and water intensity in m³/sq m.

EPRA Overarching Recommendations

Organisational Boundaries

Hufvudstaden limits the reporting to properties over which it has operational control according to the principles set out in the Greenhouse Gas Protocol. Hufvudstaden thus reports statistics for all the property holdings although with a limit on electricity used by tenants in the course of their business operations, and for the NK department stores, Hästskon 10 and the Nordstaden 8:24 property.

We have not purchased or sold any property during the past three years, and consequently absolute and like-for-like values are the same. The most recent property purchased was Inom Vallgraven 3:2 in 2016.

Coverage

Hufvudstaden reports measurement data for all 29 properties, with a total rentable floor space of 390,842 square metre, i.e. 100 per cent of our properties.

EPRA-index

EPRA code	Page	EPRA code	Page
Elec-Abs	100	Waste-Abs	102
Elec-Lfl	100	Waste-Lfl	102
DH&C-Abs	100	Cert-Tot	102
DH&C-Lfl	100	Diversity-Emp	98
Fuels-Abs	100	Emp-Training	99
Fuels-Lfl	100	Emp-Dev	99
Energy-Int	100	Emp-Turnover	98
GHG-Dir-Abs	101	H&S-Emp	99
GHG-Indir-Abs	101	H&S-Asset	102
GHG-Int	101	H&S-Comp	102
Water-Abs	102	Gov-Board	87
Water-Lfl	102	Gov-Select	86-87
Water-Int	102	Gov-Col	87

Estimation of landlord-obtained utility consumption

All measured data reported has been measured and assured. However, estimates have been made using standard values for combustible material in those properties where suppliers are unable to report any data.

Third party assurance

Hufvudstaden's sustainability report has been reviewed by a third party in accordance with ISAE 3000. Hufvudstaden's indicators for energy and emissions that are reported according to EPRA have been verified by a third party according to the international guidelines set out in the Greenhouse Gas Protocol. Refer to hufvudstaden.se for our verification of GHG emissions.

Boundaries – reporting on landlord and tenant utility consumption

Hufvudstaden reports the energy purchased by the landlord, i.e. Hufvudstaden. Hufvudstaden does not have access to statistics regarding electricity used by tenants, and consequently this is not reported. As Hufvudstaden does not have any direct influence over tenants' electricity consumption, this figure is to a certain extent less relevant.

In the case of water, we report total water consumption for all properties, i.e. including the tenants' water consumption.

Normalisation

Hufvudstaden reports intensities by dividing absolute values by the total Atemp floor area for the buildings. In the case of normalization of district heating, Hufvudstaden uses SMHI degree days.

Segmental analysis (by property type, geography)

Hufvudstaden reports sustainability data according to building type, i.e. office premises and retail premises.

Disclosure on own offices

Hufvudstaden's own offices in Stockholm and Gothenburg are included in the statistics but are not reported separately. Hufvudstaden's own offices comprise 0.8 per cent of the total rentable floor space in the property holdings.

Narrative on performance

Hufvudstaden reports in accordance with EPRA. For further information about developments within each sustainability area, see the Annual and Sustainability Report pages 6-7 and 28-35.

Reporting period

The annual EPRA tables are presented on a calendar year basis, i.e. January 1 – December 31.

Materiality

Hufvudstaden's materiality assessment conducted based on the guidelines of the GRI Standards in 2018, and supplemented in 2023, is presented on pages 99-100 of the annual and sustainability report.