

*ESG Questionnaire*  
*March 2025*



## General industry

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

- 1) **Sustainable design and construction:** Fastpartner recognise the design phase as the most important of the phases in a project. During the design phase it is possible to use more of the existing building and existing floor plans and through that strategy save a major amount of resources. The industry needs to adopt more sustainable construction methods that minimise climate and environmental impact. This includes using sustainable materials, reducing waste during construction, improve or at least keep the same level of biodiversity at all our project sites and properties and implementing circular economy principles that promote recycling and reuse. The challenge lies in balancing sustainability goals with cost-effectiveness and market demands.
- 2) **Energy efficiency and carbon emissions:** Real estate companies must address the significant energy use and carbon emissions associated with building operations. This involves implementing energy-efficient systems, utilising renewable energy sources, reduced waste, and retrofitting existing buildings to meet higher sustainability standards.
- 3) **Social sustainability and community engagement:** Ensuring that developments contribute positively to communities by providing inclusive and safe environments that enhance social development and quality of life. Real estate companies must engage with local communities to address social sustainability challenges effectively.

The above challenges have been identified as key material topics for Fastpartner to address, based on stakeholder and materiality assessment, and are also deemed significant for the industry as a whole.

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

Fastpartner is not subject to the EU Taxonomy regulation and has not yet started to report on the alignment of its business. However, all major projects and parts of our existing property portfolio are adapted to the EU Taxonomy criteria.

## Environmental

<p>Please list the firm's three primary risks related to climate change and if any, the firm's climate-related opportunities</p>	<p>Risks:</p> <ol style="list-style-type: none"> <li><b>1) Physical risks:</b> direct impacts from climate-related events, such as flooding, water shortage and heat waves. Such events can lead to property damage, increased insurance premiums, and higher maintenance costs.</li> <li><b>2) Supply chain disruptions:</b> climate change can affect global supply chains, impacting the availability and cost of materials and components. Disruptions can arise from climate-related events affecting suppliers or transportation networks.</li> <li><b>3) Market and economic risks:</b> climate change can alter market dynamics and affect property values. Areas vulnerable to climate impacts may see decreased demand, affecting rental income and property values.</li> </ol> <p>Through climate risk analyses, climate declarations, resource and energy efficiency, we lay the foundation for counteracting negative climate impacts in the long and short term. We develop our properties so that they are climate resilient to climate change, for example flood risks. We also invest in modern technological solutions to increase adaptation to climate risks through environmental improvement measures in the properties. With this long-term strategy Fastpartner together with our tenants may turn the risks into opportunities to be among the forerunners of an adapted property portfolio.</p>
<p>Does the firm anticipate any climate-related investments, and if so to what extent?</p>	<p>Fastpartner foresees substantial investments related to climate initiatives as part of its ambition to achieve carbon neutrality in Scope 1 and Scope 2 by 2030 and Scope 1, Scope 2 and Scope 3 by 2045. The investments will primarily be focused on the geographical areas and properties where climate risk analyses highlight as potential higher risks.</p>
<p>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?</p>	<p>Fastpartner strives for efficient material and resource management. This includes reducing the amount of input materials, recycling and efficient transport in projects and management. Recycling of materials is an important part, as well as measuring waste and recycling, monitoring resource flow and of course reducing the amount of waste and increasing the proportion of materials and services with a low climate footprint. Fastpartner focuses on the design of our properties, and we think that the most impact can be accomplished within the property design itself.</p> <p>Fastpartner does not rely on any scarce resources.</p>
<p>Transition-related risks: Do you 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 affected? If yes, how has the firm positioned itself to handle that risk?</p>	<ul style="list-style-type: none"> <li><b>Regulatory and compliance risks:</b> Real estate companies may face stricter policies and regulations to mitigate climate change, such as stricter building codes, energy efficiency standards, and emission reduction targets. Compliance can involve significant costs, including investments in upgrading existing properties and adapting new developments to meet these standards.</li> <li><b>Market preference shifts:</b> There is an increasing demand from investors and tenants for environmentally friendly and energy-efficient buildings. Failing to meet sustainability expectations can result in reputational damage, affecting investor confidence and market competitiveness.</li> </ul> <p>We continuously refine our property portfolio by making adaptations in order to meet the wishes of tenants and to make the properties more energy efficient and environmentally certified, thereby reducing their climate footprint. All major projects are environmentally certified according to BREEAM or Miljöbyggnad and are also adapted to the EU</p>

	Taxonomy and Fastpartner's own sustainability requirements.
Have you set a target to become carbon neutral? If so, how have you defined carbon neutrality?	Fastpartner has established goals approved by SBTi and uses GHG protocol to define carbon neutrality. Fastpartner's goal is to be climate neutral by 2030 in Scope 1 and 2, and by 2045 in Scope 1, 2 and 3.
Please list the firm's (1-2) primary means of making a positive environmental impact or minimising negative environmental impact. Please list the corresponding most relevant UN Sustainable Development Goals. What proportion of sales can be directly linked to selected UN SDGs?	<p>Fastpartner works hard to reduce our climate footprint, reduce energy use and to increase biodiversity in all our geographic areas.</p> <ul style="list-style-type: none"> <li>• <b>SDG 7.2 - Increase the proportion of renewable energy in the world:</b> All of our properties' electricity is purchased from renewable sources. Fastpartner also endeavours to reduce its carbon footprint by installing solar arrays and heat pump solutions, such as geothermal energy and air source heat pumps. With falling prices and greater efficiency, we will be able to implement more solutions for energy that we generate ourselves, and thus contribute to an increasingly circular energy system.</li> <li>• <b>SDG 12.5 - Substantially reduce waste generation:</b> Fastpartner aims to achieve efficient material and resource management. This includes reducing the volume of input materials, reuse and efficient transportation in projects and property management. Recycling of materials is an important element, as are measuring waste and recycling, monitoring and of course reducing waste. All this in partnership with our tenants.</li> <li>• <b>SDG 13.1 - Strengthen adaptive capacity to climate change and resilience to climate-related natural disasters:</b> Through climate risk analyses, climate declarations, resource and energy efficiency, we are laying the foundations for counteracting negative climate impacts in the long and short term. We will develop our properties to be resilient to the consequences of climate change, such as flood risk, extreme weather changes and extreme temperatures.</li> </ul>

## Social

Does the firm have a history of accidents? If so, how have these been managed? Are there any preventive measures, such as policies?	Fastpartner has strict policies regarding safety and have been spared from any serious incidents. In 2024, zero accidents and three minor incidents were reported. Fastpartner works with a systematic approach to work environment (systematiskt arbetsmiljöarbete, SAM) and conducts regular risk analyses and safety inspections to prevent near misses.
If applicable, please state your targets for gender and cultural equality and indicate the relevant split of men/women at every level of the firm:	<p>Fastpartner promotes diversity and equality. Equal treatment and conditions are to apply, and Fastpartner aims to attract potential employees irrespective of gender or background.</p> <p><b>Relevant breakdown as of FY 2024:</b></p> <ul style="list-style-type: none"> <li>• <b>Board of directors:</b> 60% women, 40% men</li> <li>• <b>Company management:</b> 12% women, 88% men</li> <li>• <b>Middle management:</b> 50% women, 50% men</li> <li>• <b>Total workforce:</b> 33% female employees, 67% male (as of FY 2024)</li> </ul>

Does the company conduct any other community engagement activities aside from those directly connected to the business?	Fastpartner is a major sponsor of a youth activity named Fryshuset as a community engagement activity as well as other youth organizations aside from those directly connected to the business.
How often does the firm conduct audits of its suppliers, and how often do you discover incidents not compliant with your code of conduct?	Fastpartner uses a large number of suppliers within service and maintenance services. Fastpartner has a Code of Conduct for Suppliers and reviews it in connection with signing the contract. Follow-up of the code takes place through visits to the supplier or at the current location of the project. The suppliers with risky tasks are the suppliers who are suitable for control or follow-up of the code and contract regulations. Safety rounds, risk assessments and action plans are developed together with our suppliers. We work together with our suppliers to ensure that laws and regulations are complied with in the best possible way.

## Governance

Do all staff members receive continuing education on anti-corruption? Is there an external whistle-blower function? Are there any ongoing or historical incidents involving corruption, cartels or any other unethical business conduct? Have any preventive measures been taken?	Codes of conduct, policies, procedures and training are used together to combat all forms of corruption and irregularities. All Fastpartner employees and suppliers are expected to comply with the internal rules as well as applicable laws. Fastpartner's Code of Conduct for employees is available on the company's intranet and is sent to all new employees to read when they start their employment. Internal monitoring and controls are carried out on an ongoing basis to ensure that the policies in place are followed. A whistleblower function is also in place to enable employees and third parties to report suspicions of corruption or other irregularities. The goal is zero tolerance for all forms of corruption. No corruption incidents were reported in 2024.
Please state the firm's business tax residence (i.e. where the firm pays tax) and explain why that specific tax residence was chosen	Fastpartner's business tax residence is Sweden since that is the location for the company's operations.
How many independent members sits on the Board of Directors?	All five members of the Board of Directors are independent except one.
Please state if and to what extent, the company has transactions with related parties?	Transactions might occur between Fastpartner and the parent company as well as within the Fastpartner Group. Transactions with companies within the Fastpartner Group and with the parent company are performed on market terms.
Which KPIs dictate the remuneration to management (are sustainability and diversity goals included)?	Board and management remuneration is not directly related to sustainability performance.
Describe the company's process for monitoring and reporting ESG issues and performance to senior management/the Board. In your response please confirm what KPIs are monitored (if any) and how frequently reporting is undertaken	The Board establishes overall targets and guidelines. The Executive Management Team takes decisions on sustainability, environmental and energy management systems, and also regularly monitors sustainability work led by the Head of Sustainability and Projects. The Energy and Environment Sustainability Group, with representatives from all units in the company, develops methods and systems for implementing sustainability actions in the business, led by the Head of Sustainability and Projects.
Have you signed a Union agreement?	Yes

*PAI – Principle Adverse Impact (Numeric)*

Revenue (SEKm)	200 MEUR
Greenhouse gas emissions; Scope 1, Scope 2, Scope 3	73 ton CO2e (Scope 1), 373 ton CO2e (Scope 2), 9 737 ton CO2e (Scope 3)
Share of non-renewable energy consumption	Approx. 12 %
Share of non-renewable energy production	0 % (No fossil fuelled properties)
Energy consumption in GWh	140.1 GWh
Tonnes of emissions to water	N/A
Tonnes of hazardous waste and radioactive waste generated	109 tonnes total from Fastpartner own property management, tenants and construction projects.
Unadjusted gender pay gap	N/A
Board gender diversity	3 women and 2 men

*PAI – Principle Adverse Impact (Yes / No)*

Fossil fuel operations	No. We have no fossil fuels at all since 2020
Sites/operations located in or near to biodiversity sensitive areas where activities negatively affect those areas	No
Science Based Target	Yes, approved targets based on target validation route for SMEs
Reports to CDP	Yes
UN Global Compact Signatory	Yes
Involved in the manufacture or selling of controversial weapons	No
Whistle blower policy	Yes
Supplier code of conduct	Yes, and Fastpartner has a Code of Conduct for our own employees.