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# Sustainability strategy

KLP Eiendom

2025 →



Munkedamsveien 62, Oslo



KLP Eiendom is certified according to ISO 9001 and ISO 14001, which set a number of requirements related to business management.

Documented routines - Improvement system -  
KTI measurements - Purchasing system - Supplier evaluation -  
Environmental impact - Conformity assessment

# Who are we

## KLP Eiendom is one of Scandinavia's largest real estate groups.

The property portfolio consists of office and educational properties, retail properties, rental properties and hotels in Norway, Sweden, Denmark and London. In addition, there is a commercial land portfolio and properties under development.

KLP has set out the following objectives for KLP Eiendom:

KLP Eiendom shall create value for KLP's owners and differentiate KLP as a pension company by:

- Secure targeted property exposure
- Achieve competitive returns on pension assets.
- Be a leading property manager in sustainability.
- Operate the business in a manner that satisfies KLP's requirements for profitability and reputation.

Managing the property portfolio in its own subsidiary provides strategic control and specialized expertise.

The company's business concept is value creation through the right choice of investment objects, good management and active property development.

KLP Eiendom's size and solid owner give the company the ability to invest in, manage and develop property to maximize returns in a long-term and sustainable perspective.

The company's business is mainly the rental of premises to the company's customers (tenants) with associated management, operation and maintenance.

## VISION

The best partner  
for the days to come

KLP Eiendom stands for long-termism and reliability in every context. We create good relationships with our customers through proximity and dialogue.

The goal is to offer competitive premises, good customer service and efficient management and operations.

## We are open, committed, clear and responsible

The property group's values guide how we as employees work with colleagues, tenants, customers, and partners. They also guide how the group acts as a social actor.

## OUR VALUES

### Open

- KLP Eiendom shares knowledge and information.
- I share my knowledge and insight with others.
- I am open and respectful of other points of view.
- I am honest in my feedback.

### Engaged

- KLP Eiendom is forward-looking and shows drive.
- I am curious, show initiative and take action.

### Clear

- KLP Eiendom is clear in communication, visible and consistent.
- I provide clear and constructive feedback.
- I clarify goals and expectations.

### Responsible

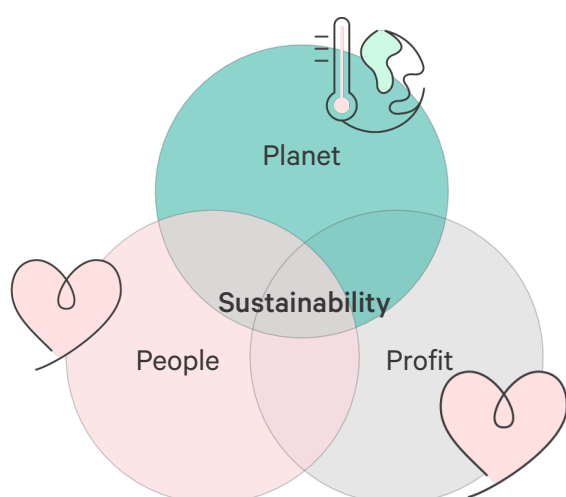
- KLP Eiendom takes responsibility. You can trust KLP Eiendom.
- I take responsibility and carry out the tasks.
- I ensure that my tasks are in the best interests of KLP Eiendom and its customers.

# Sustainability is a strategic focus area

KLP Eiendom has four strategic focus areas to achieve its main goal:

1. Sustainable operations, management and project development
2. Satisfied customers and users
3. Committed people
4. Technological development

Sustainability encompasses three dimensions: Environment and climate, social conditions and economy. The connection between these determines whether something is sustainable. KLP Eiendom shall conduct sustainable management and project development through these three dimensions. In addition, the company shall have responsible and ethical business management.



The three columns of sustainability (Brundtland report, 1987)

KLP Eiendom has zero tolerance for financial crime. We work systematically and holistically throughout the organization with preventive and risk-reducing measures. As a framework for our efforts within social responsibility and sustainability, we rely on the UN's Sustainable Development Goals and Bygg21's 10 quality principles for sustainable buildings and areas.

Sustainable solutions are becoming increasingly important. Technologies such as solar energy, energy-efficient building systems, smart waste management systems and water recycling contribute to reducing the environmental impact and achieving energy efficiency in the property portfolio.

KLP Eiendom shall be a company with high specialist expertise in property management, operation, maintenance and development.

The company shall strive for the property portfolio to have a long average remaining term for lease contracts.

The company shall work to achieve high cost efficiency in order to ensure long-term competitiveness and return. Cost efficiency shall be achieved by creating economies of scale and critical assessment of important drivers that affect the total cost level. Real estate projects shall constitute a significant proportion of the company's operations.

A large potential for high returns lies in the development of its own property. Property development will contribute to maintaining a good return on the property portfolio when fully developed property is purchased with a low direct return.

## Purpose of the sustainability strategy

KLP Eiendom's sustainability strategy aims to ensure long-term, responsible and comprehensive management of the company's property portfolio. The strategy will contribute to reduced greenhouse gas emissions, efficient use of resources and the maintenance of social responsibility. The document is publicly available and will function as a binding guideline for all actors involved in KLP Eiendom's activities.

The strategy is anchored in KLP's overall corporate strategy and in KLP Eiendom's business plan. It is designed to be relevant for all regions, while certain sub-goals have been adjusted to take into account regional differences in legislation and practice.

## Inspiration from nature



On the front of the document, a black-and-red tern (*Phoenicurus ochruros*) is shown, which according to the Norwegian Species Data Bank is a highly endangered species and which can only be found in one place in Norway, namely in the square in Oslo.

You can get a lot of inspiration from nature. Nature has many wise solutions that are sustainable. We are completely dependent on nature and must therefore take good care of it.



More info about KLP Eiendom.



Fleminggatan 14, Stockholm

# For the days to come

## KLP Eiendom will be among the leaders in sustainability

Sustainable development is about finding a balance between environmental, economic and social conditions. Through operating, developing and investing in property, KLP manages pension funds on behalf of our owners and members. It is therefore our responsibility to contribute to sustainable development on behalf of everyone who is part of KLP.

The strategy document is structured in the following chapters:

- 1 **Sustainability at all levels**  
Integrate and anchor sustainability in business strategy and decision-making processes.
- 2 **Sustainability in practice**  
Translate ambitions into concrete solutions that reduce the environmental footprint, create value for tenants and contribute positively to society.
- 3 **Sustainable development**  
Implement new technologies and solutions for reduced environmental impact and efficient resource use.
- 4 **The journey so far**  
Utilize expertise and experience gained over several years.
- 5 **The way forward**  
Establish goals that are more ambitious than average practice.



“We shall be among the leaders in sustainability and will achieve this through ambitious goals, visibility of results, collaboration with tenants and use of digital solutions”

**Ellen Langeggen**  
Managing Director, KLP Eiendom

# 1 Sustainability at all levels

## Integration into core business

To create long-term value, we must safeguard the climate, environment and nature, care for the people we affect and strengthen corporate governance that ensures accountability and trust. This gives us the resources we depend on, while fairness, health and inclusion

form the foundation for how we succeed together. Only by integrating these perspectives – environment, social conditions and good corporate governance – into all decisions will we build a robust and future-oriented business.

### Managing director and the board

- Establishes mandate and accountability for sustainability
- Ensures compliance and reporting

### Sustainability Department

- Professional responsibility for sustainability
- Monitoring and evaluating environmental performance
- Collaboration and communication across departments and regions
- Capacity building internally and externally

### Finance

- Reporting according to CSRD and EU taxonomy
- Green leases and financing

### Investment

- Ensures that sustainability is part of the assessment in all real estate transactions (purchase and sale of property)

### Property development and projects

- Ensures early assessment of sustainability aspects in projects, e.g. reuse, degradation of nature, biodiversity

- Set clear requirements and goals

### Administration

- Integrates energy efficiency and sustainability into operations and leases

### Maintenance

- Extend the lifespan of properties
- Ensures good routines for cleaning, maintenance and upgrades

### Technical operation

- Optimizes operations to achieve lower climate footprint
- Works closely with tenant and sustainability department

### Communications

- Ensures accurate sustainability communication

### IT and digitalisation

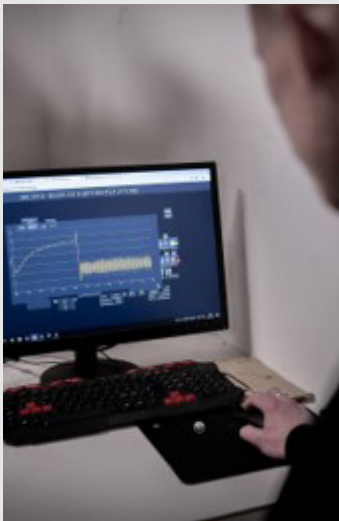
- Provides data management and automates reporting and energy optimization

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## Sustainability in practice

**This is how we work**

### Measurement, evaluation and reporting



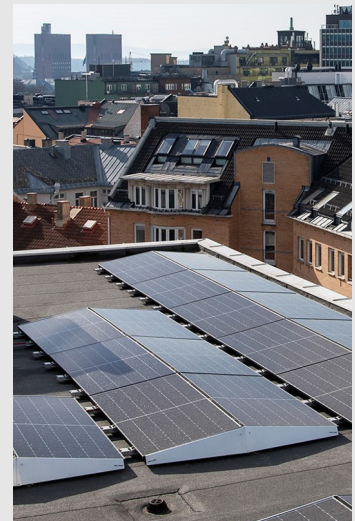
- Benchmarking the portfolio to achieve sustainability goals
- Weekly review of energy use for all buildings
- Quarterly internal reporting
- Sustainability reporting in line with CSRD and EU taxonomy (Annual Report)
- CRREM reporting
- Compliance assessments for applicable regulations and standards

### Site visits



- Environmental action plans per building are established and maintained through site visits:
  - Operation
  - Energy
  - Climate change
  - Environment
  - Waste
  - Mobility
  - Biodiversity
  - Economy
- Reuse mapping, circular economy
- Energy mappingg

### Calculation, planning and implementation



- Operational optimization and energy efficiency measures through energy calculations
- Facilitation of the use of renewable energy
- Cost assessments for budget processes
- Initiating sustainability measures, e.g. designing waste rooms and fractions for a higher degree of sorting
- Sustainability strategies and Environmental Monitoring Plans (MOP)

## Environmental certification

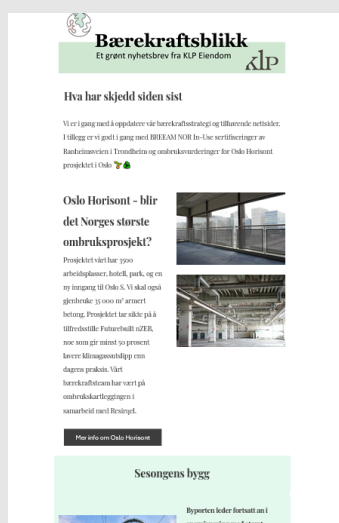


- Third-party certification e.g. BREEAM, DGNB or Miljøfyrtårn
- Energy labelling and energy mapping
- ISO 14001 certification



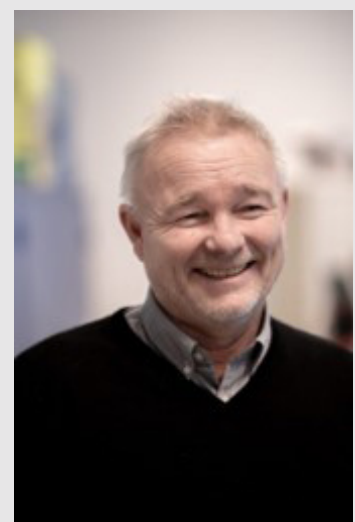
More info  
about  
DGNB.

## Communication and development



- Newsletter
- Dialogue with tenants through house meetings and shared digital platforms
- Green leases
- Active participation in research and collaboration projects
- External fora

## Training and engagement



- Energy competition
- Internal training
- Seminar
- Status meeting with sustainability managers from regions

## Sustainable development

### Innovation to promote sustainability

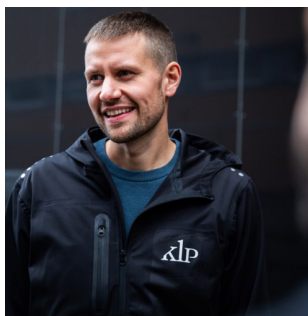
KLP Eiendom is a clear driver of innovation in the real estate industry and works systematically to develop efficient, sustainable and future-oriented solutions. Through increased use of new technology such as BIM, artificial intelligence and automation, processes are streamlined and risk is reduced. This contributes to smarter management and a better basis for decision-making.

Innovation in KLP Eiendom is also about facilitating better cooperation between different players, creating flexible solutions and thinking long-term. There is an emphasis on experimenting with new approaches through pilot projects and research collaboration. An open environment where experiences are shared across borders contributes to continuous learning and development.

Examples of initiatives that strengthen KLP Eiendom's position as a future-oriented player in an industry with great potential for innovation:

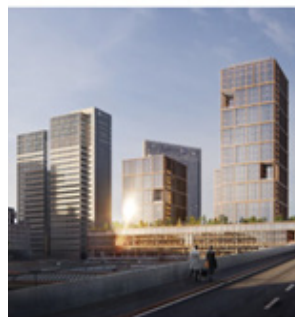
#### Thermal energy storage

KLP Eiendom has implemented a thermal energy storage solution delivered by Cartesian AS in the building at Ranheimsveien 9 in Trondheim. The solution consists of a thermal battery filled with bio-based wax that stores heat when there is a surplus and releases heat when the need is greatest, typically during periods of high demand.



#### Oslo Horizon - The largest reuse project in the Nordic region?

An ambitious development project that will contribute to the strengthening of Oslo as a green capital and Oslo S as the country's most important hub. Oslo Horisont will be a Futurebuilt project and will achieve BREEAM NOR Excellent. The entire existing supporting structure, which corresponds to approximately 35,000 m³ of reinforced concrete and a large amount of other materials. A hotel and office tower will be built on top.



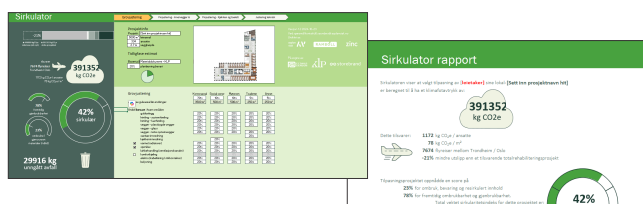
#### Teknostallen with digital twin

Teknostallen in Trondheim is a highly innovative office building with goals of BREEAM Excellent and Well Platinum certification. The building is designed and built based on a digital twin which shall make design and operation seamless.

The building includes a 200-meter long running track on the roof, a subtropical garden in the atrium and modern office facilities that promote health and productivity. The building has energy class A and uses low-carbon concrete in the foundation. Facilities have been set up to reuse building materials from the existing structure, such as bricks from the old tram depot. Surplus and waste materials from the construction process are reused, contributing to a circular economy and reducing waste.

## LCA calculations for tenant improvements/fit-outs

KLP Eiendom has contributed to developing a digital tool for greenhouse gas calculations and circularity in tenant adaptations. The tool is used to reduce greenhouse gas emissions and waste from tenant adaptations.



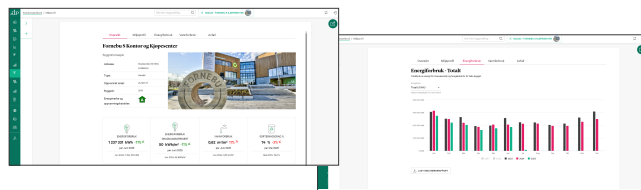
## Material document

KLP Eiendom has developed its own material document, which is a reference document for sustainable building products to be used in projects and tenant adaptations to reduce greenhouse gas emissions and lay the foundation for circular use of building products.



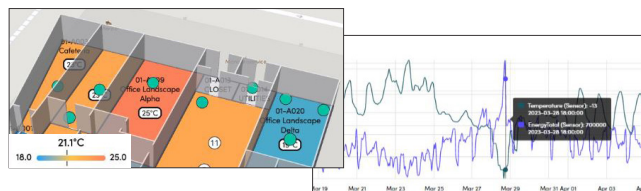
## MittEiendomsdashbord og MittLeieforhold

KLP Eiendom has developed a digital dashboard for tenants that reports on energy use, waste separation and other key sustainability metrics such as bicycle parking capacity, on-site solar energy production and water consumption.



## ProptechOS

KLP Eiendom's buildings in Schweigaardsgate and Dronning Eufemias gate in Oslo are connected to ProptechOS, which is a digitally integrated platform that collects, analyzes and manages building data in real time for more efficient operations, energy optimization and better user experiences.



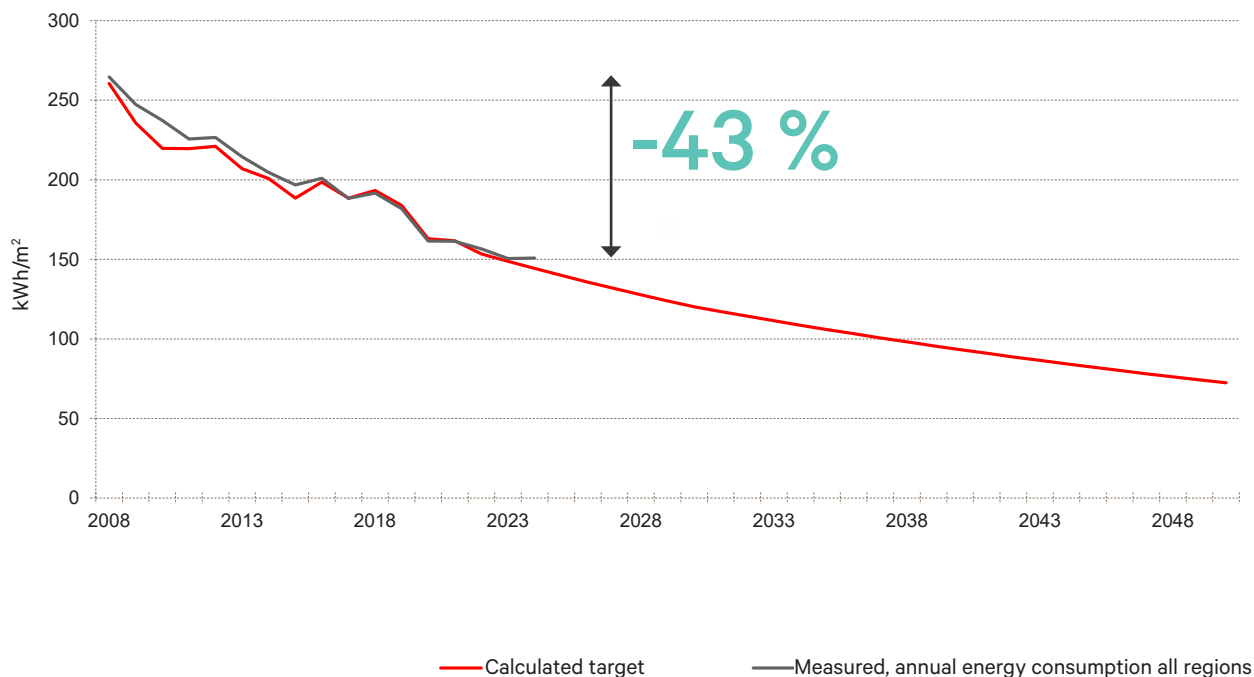
## 4 The journey so far

### How far we have come since 2008

KLP Eiendom's property portfolio volume has grown significantly since 2008. We have reduced annual energy consumption per square meter in our self-operated buildings by 43% in the same period.

We have phased out fossil heating, installed solar panels, increased the waste sorting rate and environmentally certified our properties. We have focused on climate and nature-friendly operations, but also set stricter requirements for tenant adaptations, rehabilitation and new construction.

### Specific energy use since 2008



Since 2008, KLP Eiendom has integrated sustainability as a core value in property management and development, with the goal of reducing environmental impact and creating good

and future-oriented urban environments. Some of the key initiatives and initiatives that KLP Eiendom has implemented include:



#### **Greenhouse gasses**

- Reduced fossil energy sources
- Reduced use of synthetic refrigerants
- Increased use of greenhouse gas calculation tools
- In connection with the SBTi targets, we have used CRREM trajectories to calculate greenhouse gas emissions for the following years



#### **Energy**

- Reduced energy use through energy management and energy efficiency
- Systematically followed up on energy use
- Installed solar panels and heat pumps
- Green lease agreements



#### **Water**

- Automated water metering
- Installed water saving technologies



#### **Materials**

- Prepared own material document to limit the use of material resources, and use materials with the lowest possible climate footprint
- Collaborated on the development of digital tools to reduce greenhouse gas emissions and increase circularity in tenant adaptations
- Conducted reuse surveys and contributed to increased reuse of materials
- Increased focus on waste management (waste room, waste sorting rate, weighing of waste, reuse room)
- Created a digital compilation of waste plans from projects



#### **Climate change**

- Mapped and followed up on natural and climate risks for all properties

## 5 The way forward

### Ambitious goals

Our sustainability goals are based on current standards for the construction industry. We support the UN's Sustainable Development Goals, and a number of environmental certification and quality principles, including BREEAM, DGNB, WELL and Futurebuilt.

The following sustainability goals apply to KLP Eiendom's entire portfolio, but more specific goals have been set for self-operated buildings, where we have the greatest opportunity to influence.

Self-operated buildings are those properties that KLP owns, is responsible for operating and maintaining, and where KLP has the ability to implement and measure the effect of environmental measures.

Key indicators are also highlighted in **green**. See Appendix 1 for details on KLP Eiendom's threshold values per region.

### 1

#### Net zero emissions



##### Goal

1. KLP's goal for the investment portfolio is net zero greenhouse gas emissions by 2050. To achieve this, KLP Eiendom will reduce greenhouse gas emissions by 37% by 2030 and 60% by 2035 compared to 2022.
  - **Location-based greenhouse gas emissions for scope 1-3 for all self-operated buildings [tCO<sub>2</sub>e/m<sup>2</sup>]**

##### Explanation

KLP's climate ambition is in line with the Paris Agreement, i.e. to contribute to reducing global warming to well below 2 degrees Celsius and limiting it to 1.5 degrees. The emission reduction targets have been prepared according to the Science Based Target initiative (SBTi) standard for the real estate sector. For more information, see KLP's climate strategy.

##### Measures

- Efficient use of energy
- Efficient use of materials
- Reducing emissions from transport
- Phase out synthetic refrigerants
- Emission-free construction site

## 2

## Efficient utilization of energy



### Goal

1. Annual reduction in average energy use of at least 3% until 2030, and then an annual reduction of at least 2.5% until 2035.

See 'Appendix to the sustainability strategy'.

- **Change in annual degree-day-corrected energy use for all self-operated buildings [kWh/m²]**
2. Buildings constructed after 2020 must meet the strictest of the following criteria:
    - Highest possible energy rating
    - Minimum 10% lower energy requirement than the national nZEB requirement
    - **Proportion of buildings that meet the criterion [%]**
  3. For rehabilitation, one of the following criteria must be met:
    - Highest possible energy rating
    - Minimum 30% reduction in estimated energy use
    - **Proportion of buildings that meet the criterion [%]**
  4. By 2030, all buildings must have an energy rating of 'D' or better.
    - **Proportion of buildings that meet the criterion [%]**
  5. Fossil heating (oil and gas) must be eliminated.
    - **Proportion of buildings that meet the**

### Explanation

The energy reduction targets are based on the CRREM pathways and are in line with the Paris Agreement and SBTi. The energy performance targets are based on the EU taxonomy requirements.

### Measures


- Energy monitoring systems, as well as robust metering structures
- Systematic implementation of energy efficiency measures
- Local energy production and energy storage
- Operational optimization of cooling, heating, ventilation and lighting based on daily and seasonal needs
- Evaluation and implementation of modern control solutions for lighting, heating, cooling and air, with the goal of lower energy consumption
- Documentation of measures that show real reduction in energy use in the operation of the buildings

Measuring energy use in a building can be quite complex. It is crucial to have a good metering structure and to check the condition of the meters regularly.



### Goal

1. Rehabilitation is prioritized over demolition. Decisions are based on thorough environmental impact analysis using internal and external consulting. Environment and sustainability are given high importance in all decision-making processes.
2. Greenhouse gas emissions from materials in new buildings, renovation projects and tenant adaptations must be below KLP Eiendom's limit values per region.

 See 'Appendix to the sustainability strategy'.

- **Proportion of projects that meet the criterion [%]**

3. Greenhouse gas emissions, material quantities and waste from projects must be documented.

- **Proportion of projects that meet the criterion [%]**

4. Flexibility, demountability and reuse should be planned for in all projects according to the EU taxonomy.

5. KLP Eiendom's regional Material Document shall be used to ensure the use of materials with low greenhouse gas emissions and a high degree of reusability/recyclability.

- **Proportion of projects that meet the criterion [%]**

6. At the portfolio level, the average waste sorting rate for self-operated buildings should be a minimum of 70% by 2030.

- **Proportion of KLP-operated buildings that meet the criterion [%]**

7. In construction projects, the sorting rate of construction waste must be above 95%.

- **Proportion of projects that meet the criterion [%]**

8. From new construction and rehabilitation, 70% by weight of the construction waste must be prepared for reuse or material recycling in accordance with the requirements of the EU taxonomy.

- **Proportion of projects that meet the criterion [%]**

### Explanation

Projects and measures in our buildings shall prioritize rehabilitation over demolition. The goal is for the buildings to have a lifespan of at least 100 years and be subject to maintenance that ensures sustainability in materials and operations.

KLP Eiendoms annually evaluates limit values for greenhouse gas emissions in accordance with applicable standards and environmental certification systems such as BREEAM, DGNB and Futurebuilt.

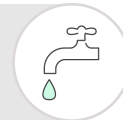
Needs change – among people, businesses and society. Therefore, buildings, components and areas must be flexible. By planning for reuse, adaptation and multiple use, we extend the life of the building, reduce resource use and are better equipped for future needs.

### Measures


- Conduct reuse mapping for own projects and assess the use of materials from donor buildings
- When procuring new materials, use products from the regional Material Document to ensure future reuse
- Request EPDs from suppliers to be able to compare products' greenhouse gas emissions
- Use LCA tools to calculate greenhouse gas emissions from the entire life cycle of new buildings, rehabilitation and tenant adaptations
- Require gentle and responsible dismantling in construction and demolition contracts to enable reuse
- Budget for greenhouse gas calculations and reuse measures in tenant adaptations and construction projects
- Use KLP Eiendom's guide for greenhouse gas reduction in projects
- Conduct maintenance inspections and ensure rapid improvements in new buildings to maintain the new-build feel and prevent future damage
- Find solutions and choose materials that produce minimal waste

## 4

### Efficient utilization of water



#### Goal

1. Water consumption must be limited in accordance with KLP Eiendom's limit values per region.  
 See 'Appendix to the sustainability strategy'.
  - **Proportion of buildings that meet the criterion [%]**
2. For new sanitary installations, water consumption must be in accordance with the requirements of the EU taxonomy.
  - **Proportion of buildings that meet the criterion [%]**

#### Explanation

Water is a valuable resource. It takes energy to treat water to drinking water quality. Minimizing leaks and unnecessary water consumption in buildings reduces the strain on both local water resources and infrastructure, especially during extreme weather and drought periods.

#### Measures

- Monitoring systems, as well as robust metering structure
- Install leak detectors and carry out routine checks of sanitary installations

## 5

### Maintain security against natural and climate risks



#### Goal

1. Properties must be mapped for natural and climate risks in accordance with current standards. Mapping of natural and climate risks must also be carried out during rehabilitation, new construction and when purchasing property.
  - **Proportion of KLP-operated buildings that meet the criterion [%]**
2. Measures must be implemented to reduce the risk of natural and climate-related damage and to ensure safety on the properties.
3. For buildings with medium or high risk, an action plan must be in place.
  - **Proportion of KLP-operated buildings that meet the criterion [%]**

#### Explanation

KLP Eiendom is responsible for preventing climate-related damage and minimizing the impact of climate change related to our properties. In order to map natural and climate risks, KLP Eiendom must, as a minimum, meet the requirements defined in the EU Taxonomy.

#### Measures

- Risk mapping of natural and climate risks
- Action plan for risks categorized as medium or high
- Preventive measures and close follow-up to reduce potential damage to the properties
- Warning system and procedure in case of potential danger

## 6

### Preserve and restore nature



#### Goal

1. New buildings should not be built on areas with moderate or high soil fertility, high biological value (red-listed species) or forest areas.
  - **Proportion of buildings that meet the criterion [%]**
2. For projects that involve changes in land use on the site, a biodiversity survey must be carried out in accordance with KLP Eiendom's limit values per region.
  - **Proportion of projects that meet the criterion [%]**
3. Measures for nature positivity shall be assessed for all properties including plots. Biodiversity index is calculated per property for new buildings and rehabilitation projects. The number of ecological functions for existing buildings is estimated.
  - **Proportion of projects that meet the criterion [%]**

#### Explanation

Nature loss is one of the greatest environmental challenges of our time. KLP Eiendom will contribute to halting the loss of natural diversity by preserving existing natural values and actively restoring ecosystems where we develop and manage property. We will use land responsibly, strengthen blue-green structures and develop solutions that have a net positive effect on nature and biodiversity.

#### Measures

- Early in the project, ecological expertise will be used to assess the biodiversity on the site.
- There will be requirements that alien species are not introduced, to protect the native ecosystem.
- Nature-based roof landscapes, such as green or blue-green roofs, will be established to promote biodiversity and at the same time delay stormwater.
- There will be resting and sheltering places for animals and insects, for example via green roofs, green walls and insect hotels.
- Ecological functions will also be implemented on existing properties.
- Potential sources of emissions to water (such as groundwater, streams and the ocean) will be identified and removed to protect water resources

## 7

### Human rights, decent working conditions, equality and diversity



#### Goal

1. When purchasing goods and services, due diligence assessments must be carried out to safeguard human rights and decent working conditions in KLP Eiendom's value chain.
2. Risk assessments shall be conducted and measures implemented to identify and mitigate potential violations of human rights and decent working conditions in line with laws and international standards.
3. KLP will work actively to promote equality, prevent discrimination and combat harassment in KLP Eiendom's value chain..

#### Explanation

In connection with the Norwegian Transparency Act, KLP Eiendom has a responsibility to safeguard human rights and decent working conditions. This responsibility applies both in its own operations and in procurement processes.

KLP has established guidelines for equality and diversity that support this work.

#### Measures

- Comply with and continuously improve own routines
- Perform spot checks
- Supplier surveys
- Training due diligence assessments
- Perform conformity assessments in accordance with applicable legal requirements

# 8

## Good health and comfort, and stimulating contact, activity and experiences



### Goal

1. Our buildings must provide a good and safe indoor climate for our tenants. Indoor climate must satisfy applicable requirements for air quality, lighting conditions, thermal comfort and low noise pollution.
2. Products that are harmful to health and the environment must be avoided. All hazardous chemicals and substances must be entered and updated in the substance register for each building.
  - **Proportion of buildings that meet the criterion [%]**
3. Low-emitting materials according to the EU taxonomy must be used in all projects.
  - **Proportion of buildings that meet the criterion [%]**

### Explanation

KLP Eiendom will develop buildings and outdoor areas that promote well-being, daylight, good air quality and low noise levels. At the same time, we will create space for activity, social contact and positive experiences – because our buildings are more than structures; they are frameworks for life.

### Measures

- Install indoor climate sensors and link them to operating systems
- Substances from the REACH/SVHC list shall not be used
- Maintain the substance file per building



HUB 1, Copenhagen

## 9

### Smart solutions and automation



#### Goal

1. Digitally driven energy reduction measures will be implemented in buildings.
  - **Proportion of buildings that meet the criterion [%]**
2. Buildings constructed before 2020 should achieve at least level 2 on the SRI (Smart Readiness Indicator).
  - **Proportion of buildings that meet the criterion [%]**
3. Buildings constructed after 2020 should achieve at least level 3 on the SRI (Smart Readiness Indicator).
  - **Proportion of buildings that meet the criterion [%]**

#### Explanation

Digital solutions and automation make our buildings more energy-efficient, user-friendly and future-proof. With smart technology, we can monitor, optimize and control everything from indoor climate to energy use in real time.

This provides better comfort for users, lower emissions and more efficient operation – and enables our buildings to be continuously improved and adapted to new requirements.

#### Measures

- Integrate sensors into building operation systems
- Smart solutions and automation will help optimize energy use, reduce greenhouse gas emissions, automate documentation, improve user experience and contribute to data sharing
- Premiere innovative solutions

## 10

### Collaboration to achieve goals



#### Goal

1. Actively participate in sustainable collaborative projects or industry forums.
2. Contribute to training and engagement for sustainability, both internally and externally.

#### Explanation

Close collaboration between the client, supplier, consultant, contractor and authorities is essential for sustainable development. Together we can develop solutions that reduce climate footprint, strengthen social sustainability and raise quality throughout the value chain. When we share knowledge and move in the same direction, we create lasting changes and future-oriented buildings.

#### Measures

- Anchor sustainability goals and involve subject matter experts and relevant stakeholders early in the project
- Contribute to common platforms and meeting places for sharing experiences and best practices
- Standardize sustainability work through guides for sustainability measures and follow-up
- Share and make relevant data on energy, material choices and waste visible



Fleminggatan 14, Stockholm

# Briefly explained

## Explanation of terms mentioned in the strategy

### **SBTi**

The Science Based Targets initiative (SBTi) is a collaboration established in 2015 by, among others, the UN Global Compact, WWF and WRI. It provides science-based climate targets in line with the Paris Agreement, where emissions must be halved by 2030 and reach net zero by 2050. SBTi shows how much each industry or company must cut, both in the short and long term.

### **CRREM**

We use the CRREM tool to assess transition risks and emission pathways, and identify when buildings risk becoming “stranded assets” if necessary measures are not implemented.

### **SRI**

The Smart Readiness Indicator (SRI) is an initiative of the European Commission designed to assess a building’s ability to use smart technologies to optimize energy efficiency, adapt to user needs, and interact with the energy grid.

### **Prepared for reuse or material recycling**

Requires responsible organization and investigation of opportunities for reuse or material recycling at a waste collector, recycling station or other parties. Waste for energy recovery shall not be included.

### **LCA**

LCA (Life Cycle Assessment) is a systematic mapping and assessment of environmental and resource impacts throughout the entire life cycle of a product/product system.

### **KLP-operated buildings**

KLP-operated buildings refer to properties that KLP owns, is responsible for operation and maintenance, and where KLP has the opportunity to implement and measure the effect of environmental measures. These are buildings in Oslo, Trondheim, Copenhagen and

Stockholm. All of these buildings have energy monitoring systems where energy and water consumption is recorded and monitored. In the vast majority of buildings, the tenant’s energy consumption is also included, so that we have an overview of the total energy consumption in the buildings.

### **Ecological functions**

Ecological functions mean that outdoor areas and buildings support nature’s cycles – such as preserving biodiversity, managing rainwater, enhancing pollination and contributing to natural climate and air regulation.

### **EU-taxonomy, BREEAM and DGNB**

Environmental certification ensures that properties meet real sustainability standards, with increased transparency and comparability across projects. Schemes such as BREEAM-NOR, BREEAM-SE and DGNB assess buildings holistically in areas such as greenhouse gas emissions, resource use, health and social sustainability, and provide independent quality assurance. KLP Eiendom follows the EU taxonomy, which sets concrete requirements for sustainable investments, including DNSH criteria and themes from BREEAM and DGNB.

### **Environmental Monitoring Plan (MOP)**

An environmental monitoring plan (EMP) specifies the environmental objectives of a project and describes how these will be followed up in practice throughout the project’s entire life cycle - from planning and construction to operation and eventual demolition.

### **Degree-day-corrected energy use**

Data reported is the average 12-month climate-corrected specific energy use for self-operated buildings. Energy consumption kWh per square meter per year for KLP’s self-operated buildings is temperature-corrected to be able to measure the effect of implemented energy saving measures without the effect of annual temperature fluctuations.



HUB 2, Copenhagen

## Appendix

- Appendix to the sustainability strategy

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