

A close-up photograph of a weathered wooden log floating on a body of water. The water is a deep blue-green color, and numerous concentric ripples are visible around the log, suggesting recent movement or rain. The lighting is soft, creating a calm and somewhat somber atmosphere. The log is positioned diagonally across the frame, from the upper right towards the lower left.

Sustainability Report

# PATRIAM

2024



# Sustainability for Patriam

A new home is a huge thing. Both for those who will live there, but also for everyone around. When you go out for a walk, you want to see architecture that fits in, gives a lift to the area, and enriches your life. Unfortunately, many newly built properties do the opposite. These are short-term structures with facades that become outdated before the end of the decade, built with substandard materials that contribute to wear and tear and waste, and requiring an unnecessary number of renovations.

We know that this is not sustainable. That’s why Patriam develops homes that are quite the opposite. These are homes that stand the test of time, blend into the city and become a landmark that people will want to live in and look at, even in a hundred years’ time. By looking beyond standardised solutions, we develop homes that you will not want or need to replace with anything else.

Through this report, we aim not only to reflect on our progress and achievements but also to be transparent about the challenges we face. We look forward to continuing our journey towards sustainability and working together with our stakeholders to create a better and more sustainable future.

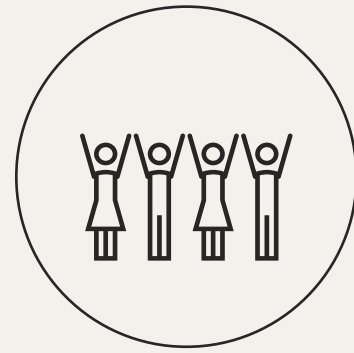
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# Stakeholder dialogues





# Stakeholder dialogues

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Patriam places great emphasis on sustainability and long-term relationships by engaging with various stakeholders, from customers and employees to suppliers, the community, and investors. The goal is to promote sustainable business practices and address future challenges.

## Customers

It is essential that we listen to and meet our customers' needs and expectations while also striving to make it easier for them to live sustainably.

## Employees

To drive the company forward, it is crucial to attract and retain engaged employees. We maintain an ongoing dialogue with our employees to understand their perspectives on sustainability and a sustainable work life.

## Suppliers and partners

We rely on close collaboration with our suppliers and partners to achieve the results we aim for.

## Investors

Patriam works to build strong and sustainable relationships, which are becoming increasingly valued by investors. We maintain ongoing communication with investors and analysts.

## Society, experts and researchers

We strictly adhere to laws and regulations and stay informed about the latest research in sustainability to ensure that we operate our business responsibly.

## Authorities and municipalities

Decisions and regulations from authorities have a significant impact on our operations, particularly in our residential projects, where collaboration is key.





A photograph of a modern apartment balcony. The balcony has a wooden deck and a dark metal railing. A large potted plant in a white pot sits on the left. In the background, there is a body of water, a forested hill, and another apartment building. The sky is blue with some clouds. The text "Sustainability policy" and "ESG" is overlaid in the center.

# Sustainability policy

## ESG

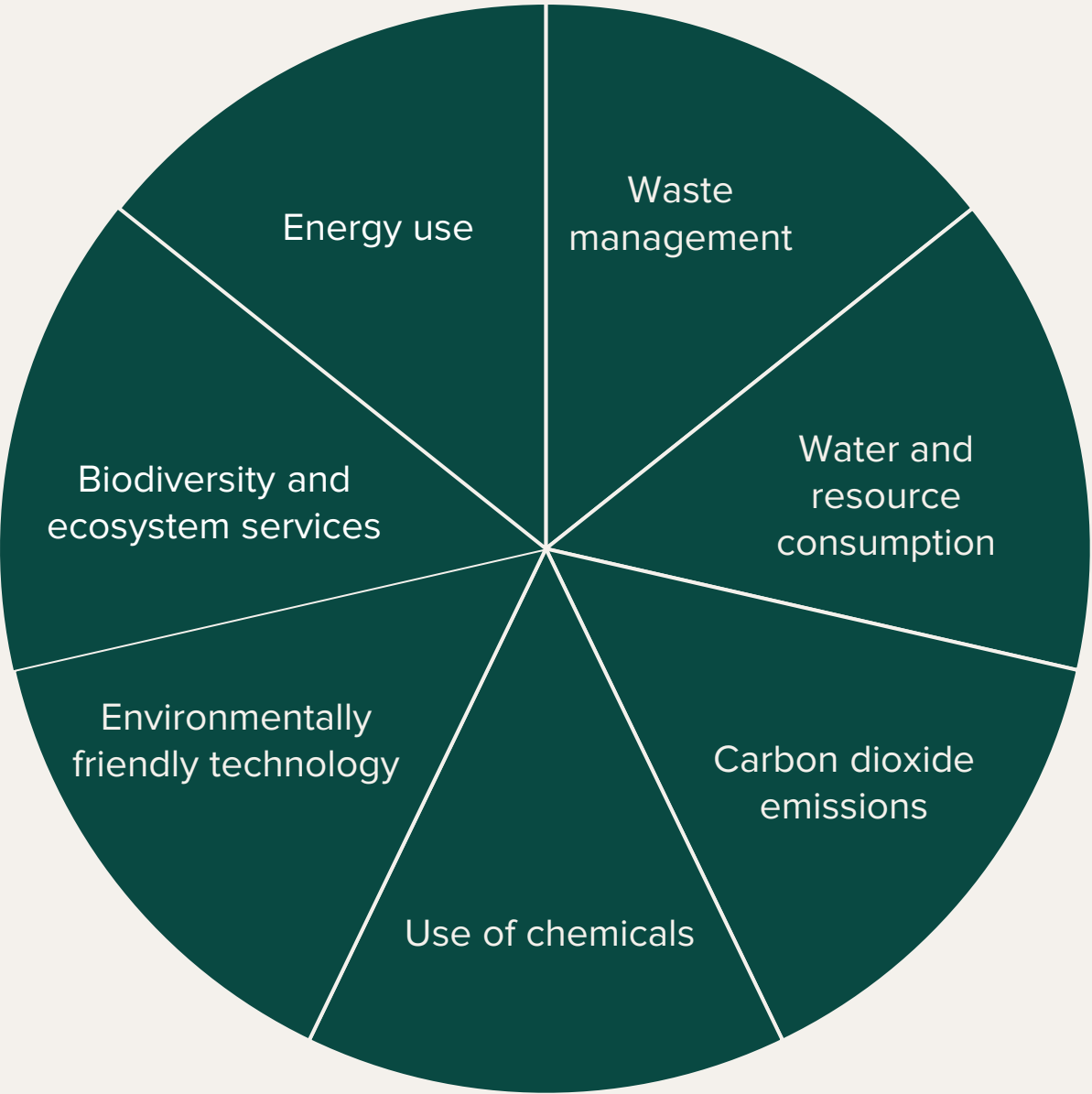
Patriam's sustainability policy is divided into three main areas: environmental, social, and economic sustainability. By integrating these three dimensions, we aim to create a balanced and long-term sustainable business that considers both people and the planet.

Our focus on environmental sustainability supports Sustainable Development Goals (SDGs) 6, 13, and 15, ensuring sustainable water management, combating climate change, and preserving ecosystems and biodiversity.

## Environmental sustainability

When it comes to environmental sustainability, we strive to:

- ✓ Environmentally certify all our projects wherever possible.
- ✓ Reduce the amount of waste in our projects by increasing recycling and reuse.
- ✓ Lower energy consumption in our projects.
- ✓ Minimize our carbon emissions.
- ✓ Minimise the use of harmful chemicals and promote healthy materials.
- ✓ Stay up-to-date and open to new innovations.
- ✓ Reduce the negative impacts on biodiversity caused by our operations and implement ecosystem services in our projects wherever possible.
- ✓ Reduce water consumption in all our projects.

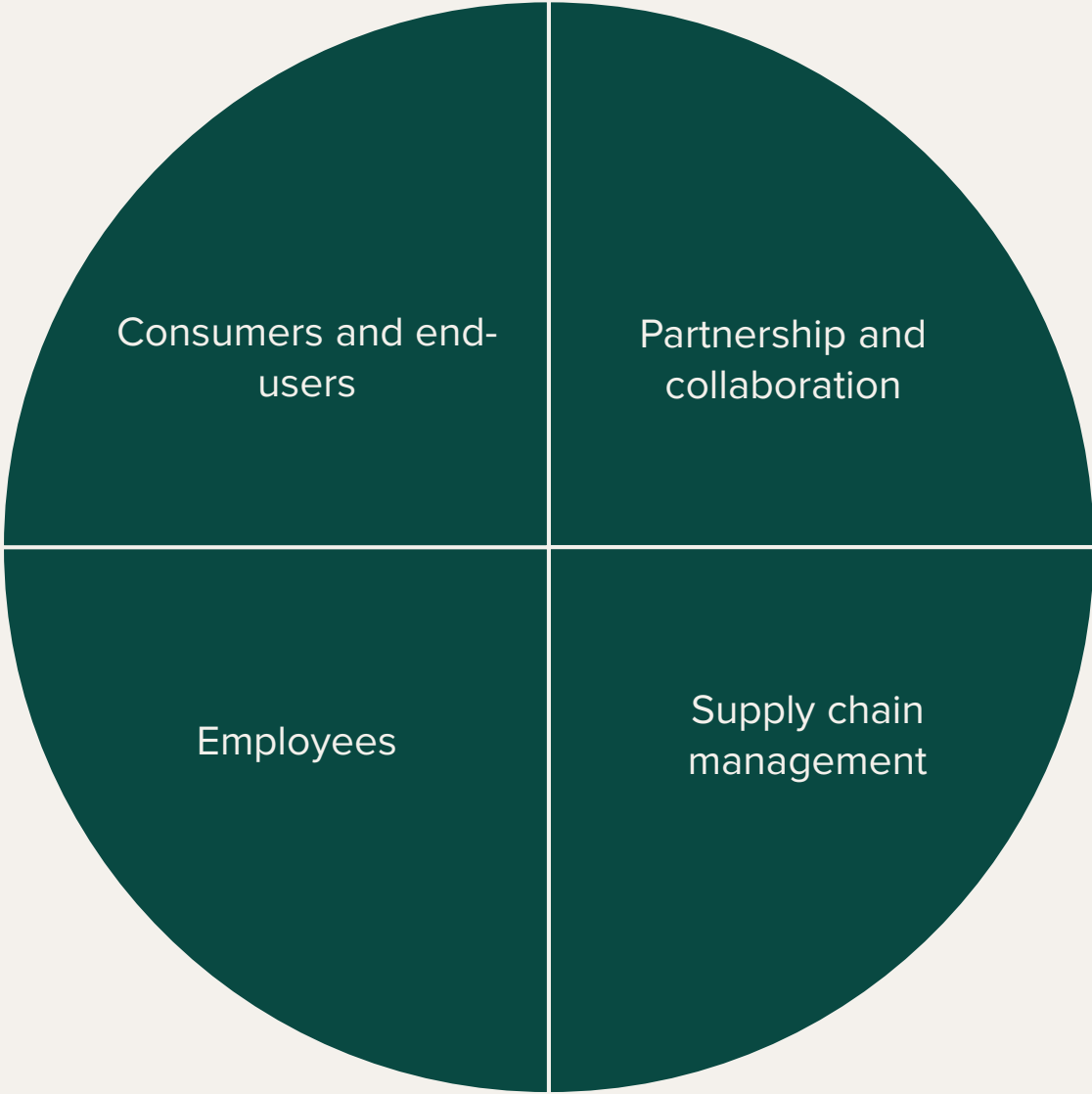


Our commitment to social sustainability aligns with Sustainable Development Goals (SDBs) 3, 5, 7, 11, and 16, helping to create a more inclusive and safer world.

## Social sustainability

When it comes to social sustainability, we strive to:

- ✓ Contribute to sustainable social development through partnerships.
- ✓ Work in accordance with Patriam’s Code of Conduct for subcontractors and partners, which is based on the UN Global Compact.
- ✓ Set supply chain requirements that ensure a safe working environment and decent working conditions.
- ✓ Develop housing in areas that foster a high quality of everyday life, with convenient access to public transport and essential services.
- ✓ Offer sustainable and secure residential units that simplify everyday life for our customers.
- ✓ Promote and ensure the health and safety of our employees, the people who build our projects and our customers.
- ✓ Be an ideal employer that promotes health, diversity and equality.
- ✓ Continuously enhance our employees' sustainability expertise.



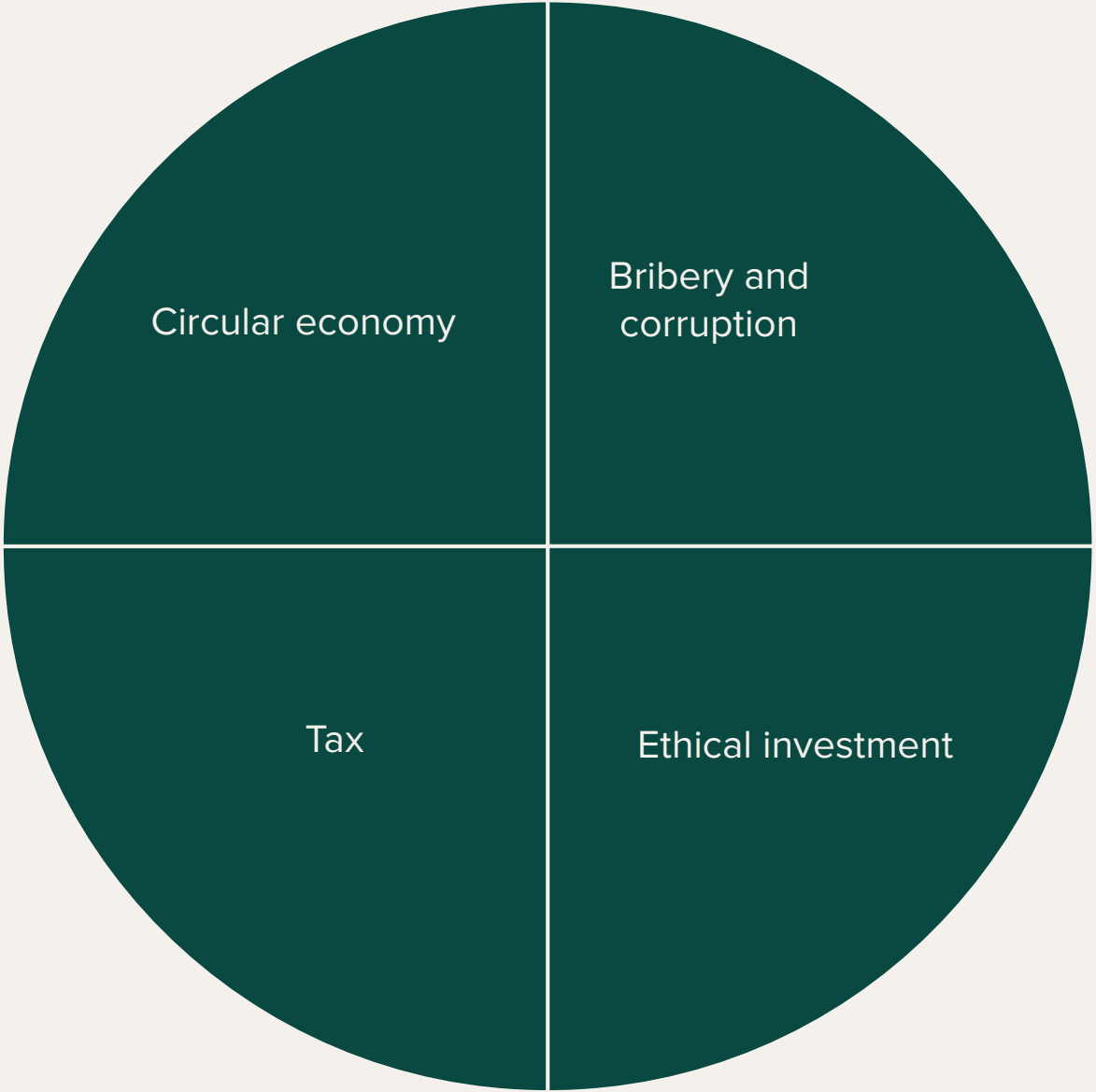


Our strategy for economic sustainability supports Sustainable Development Goals (SDGs) 8, 10, and 12, promoting decent working conditions, reducing inequality, and encourage responsible consumption and production.

## Financial sustainability

When it comes to financial sustainability, we strive to:

- ✓ Manage the business in line with the UN Sustainable Development Goals
- ✓ Run a business that is characterised by high business ethics, good business practice and a sense of responsibility.
- ✓ Working preventively against corruption and bribery through Patriam’s anti-corruption policy and internal Code of Conduct.
- ✓ Operate a business that focuses on areas of strong demand and growth, for sustained, long-term economic growth.
- ✓ Fully integrate sustainability into Patriam’s operations.
- ✓ Offer investments in green bonds and a competitive dividend.
- ✓ Create carefully designed buildings of high architectural quality, emphasizing quality and thereby increased service life.
- ✓ Ensure high customer satisfaction.





”We want to create homes that stand the test of time, blend into the city and become a landmark that people will want to live in and look at, even in a hundred years’ time.”







# Sustainable business

## Growth and profitability



Strategic goals

- ✓ Profitability and growth.
- ✓ Environmental certification of projects.
- ✓ Green financing.
- ✓ High business ethics and secure transactions.
- ✓ Projects in attractive locations.

# Sustainable business

## About the focus area

Patriam strives to be a valued partner for investors and financing institutions, and we believe that responsible, sustainable, and profitable business practices is a prerequisite for the positive development of the company's operations over time.

Our operations are characterized by high business ethics, ethical business conduct, and a strong sense of responsibility. Our anti-corruption policy and internal Code of Conduct are acknowledged and signed by all employees.

## Selected events in 2024:

- ✓ Patriam Torsvik has been environmentally certified according to Nordic Ecolabelled buildings.
- ✓ Investments in green bonds have been offered.
- ✓ Sales launched for Propellerhuset on Kungsholmen and Vinkelhuset on Lilla Essingen.
- ✓ Acquisition and takeover of a new project at Kvarnholmen, Nacka.

60%

of Patriams's  
completed projects  
are  
environmentally  
certified

0

cases of  
corruption,  
bribery, or  
deviations from  
Code of Conduct.

100%

of the ongoing  
projects are  
financed through  
green bonds

100%

of the employees  
have signed the  
internal Code of  
Conduct.



# Initiatives & Certifications

Patriam works with various initiatives and certifications to ensure that we maintain a high level of sustainability in our operations.



## Nordic Ecolabelled building

A Nordic Ecolabelled building is assessed from a life cycle perspective, meets strict energy requirements, and promotes green innovation.



## UN Global Compact

Ten principles for sustainable business covering the environment, labour law, anti-corruption and human rights. Patriam’s Code of Conduct is founded on the principles of the UN Global Compact.



## Green Bonds

The Climate Bonds Initiative is an international organization that works to mobilize global capital for climate action. This requires housing developer to build energy-efficient buildings with minimal carbon emissions.



## Sustainable development goals

Agenda 2030 encompasses 17 global goals for sustainable development, and Patriam has prioritizes 11 of them, where the company can have the most significant impact.



## Patriam Trygg Affär<sup>TM</sup>

At Patriam, we ensure a safe home-buying process with a comprehensive security package that supports customers from contract signing to the guaranteed inspection two years after moving in.





# Sustainable social development





# Acquisitions & site development

## About the focus area

Patriam develops residential properties in attractive and central areas of Greater Stockholm. The locations are meant to be safe, accessible, and inclusive. Everyday services/community functions are often within walking distance, with the goal of enabling residents to live without a car, which supports a sustainable daily life.

Site development takes place in collaboration with authorities and other stakeholders where we develop our properties.

## Selected events in 2024:

- ✓ Continued to acquire and develop residential properties in areas that promote a well-functioning daily life close to public transportation and other services. We took possession of the property Fågelbärsträdet 12 on Kungsholmen during the month of March.
- ✓ Engaged in an active dialogue with other stakeholders on how we can develop sustainable neighborhoods and reduce climate impact.
- ✓ Worked on safety and security in our projects.
- ✓ Hus K, Kvarnholmen was acquired in 2024.



### Vinkelhuset and House 6

On Lilla Essingen, just a stone's throw from Stockholm city, a vibrant urban environment is being developed with residential properties, a preschool, restaurants, and cafés. Parks for recreation and beautiful walking paths by the water are being created, making it easy and enjoyable to move around the area. Here, Patriam is developing Vinkelhuset and House 6.

### Kvarnholmen – Hus 6

Kvarnholmen was acquired in 2024, and the property is located in a truly unique waterfront location. Here, Patriam will create new attractive residences with appealing architecture.



#### Strategic goals

- ✓ Combat climate change.
- ✓ Architecture that enriches.

# Real estate development

## About the focus area

Our ambition is to build architecture that fits in, elevates the area, and enriches it. Patriam's goal is to work towards becoming climate-positive by 2045.

## Selected events in 2024:

- ✓ Created sustainable buildings with a focus on low energy consumption, building materials free from unwanted chemicals, and renewable raw materials.
- ✓ Designed Propellerhuset on Kungsholmen and Hus 6 on Lilla Essingen with a focus on high architectural quality and careful design, while also ensuring that the projects are designed to be certified according to the Nordic Ecolabelled building.
- ✓ Created sustainable buildings with a focus on low energy consumption, building materials free from unwanted chemicals, and renewable raw materials.
- ✓ Designed to offer cargo bikes at Propellerhuset on Kungsholmen.



100%

of the projects are located less than 1 km from public transportation and every

80%

several of Patriam's completed projects have a shared space that promotes interaction among people

100%

of the projects are located less than 1 km from public transportation and everyday services



# Execution

## About the focus area

How the work is managed affects the working conditions for those on the construction site. By setting requirements for suppliers and contractors, we can indirectly have a positive impact on human rights, working conditions, the environment, and anti-corruption outside of our own operations.

## Selected events in 2024:

- ✓ Our general contractors signed our code of conduct.
- ✓ We set requirements in our agreements regarding workplace safety and decent working conditions.
- ✓ In our procurement processes for contractors and the purchase of services, we took account of our partners' financial stability, business ethics and health and safety activities.
- ✓ The company promotes a safe and secure working environment and good working conditions for both its own employees and subcontractors.
- ✓ We will minimise our impact on the land where our homes are built and will, for example, keep blasting operations to a minimum. The land is decontaminated as necessary prior to construction and we preserve nature as far as possible.
- ✓ Production of Vinkelhuset on Lilla Essingen started in 2024.

### Strategic goals

- ✓ Collaboration with suppliers and partners
- ✓ Safety and security

100%  
of the projects  
use renewable  
energy during  
production

0  
serious  
incidents at our  
projects

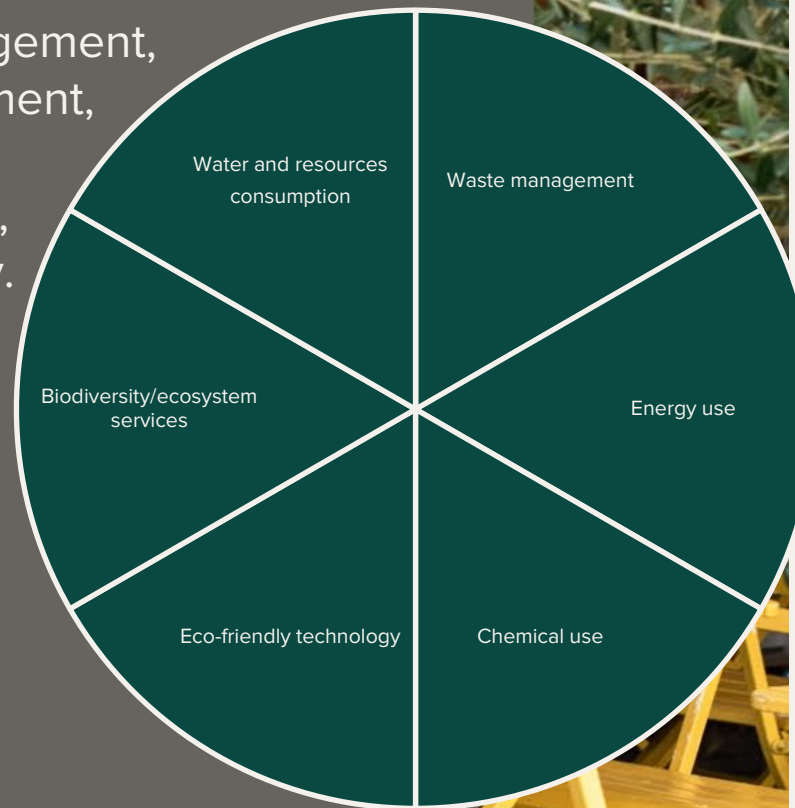
### Propellerhuset

The construction of Propellerhuset is currently underway. The production takes place in a long chain of processes, where it is crucial to ensure that each step supports a sustainable approach.

During the construction phase, it is important to work in an environmentally friendly and equitable manner by, for example, ensuring a sustainable supply chain, sorting and recycling construction waste.

We also focus on safety and working conditions for those involved in the construction.

For each project, we create a sustainability matrix that includes aspects such as water and resource management, waste management, energy usage, chemical usage, and biodiversity.





# 5 trend insight

”The only constant throughout history is change”  
– Yuval Harrari

Here, we have gathered five future trend insights.

## 1. Net-zero energy and carbon neutrality

As energy recovery technology and sustainable energy sources continue to evolve, future homes are likely to be entirely energy-efficient or even produce more energy than they consume.

## 2. Fully integrated smart homes and buildings

Future homes will be highly technological, featuring advanced smart systems that optimize energy, water, and waste management. With the help of AI and IoT (Internet of Things), buildings will automatically adapt to users' needs and external environmental conditions to reduce resource waste and maximize sustainability.

## 3. 3D-printing and modular construction

3D-printed buildings and modular construction systems could become the norm in residential development. These technologies enable the rapid and efficient creation of buildings with minimal material waste while allowing for the reuse of building materials.

## 4. Biomimicry and living buildings

Future buildings may be inspired by nature, incorporating solutions that improve energy efficiency. Living buildings, integrating vegetation and biological elements, could become common, helping to purify air and water.

## 5. Sustainable communities and circular neighborhoods

Communities can become self-sufficient by sharing resources such as solar energy, rainwater harvesting, and food production (e.g., vertical gardens and urban farming). Social sustainability can play a key role, with a focus on collaboration, sharing, and local solutions to strengthen communities and reduce the ecological footprint.





A photograph of a modern dining room. In the center is a light-colored wooden dining table with a thick top and a lower shelf. Six dark-stained wooden chairs with round backs and solid seats are arranged around the table. On the table, there are two glass vases: a larger one with green flowers and a smaller one. A large, white, cone-shaped pendant lamp hangs directly above the table. In the background, a large window with white frames looks out onto a residential building. To the right of the window, a large green plant with thick leaves sits in a white, angular planter. The floor is covered with a light-colored, textured rug. The overall atmosphere is bright and minimalist.

# Sustainable customer offerings



# Sustainable customer offerings

## About the focus area

By delivering high-quality products with long lifespans, we reduce the need for frequent replacements, which in turn reduces our environmental impact. We promote sustainable living by integrating eco-friendly and energy-efficient solutions into our homes, while also creating living spaces that enhance well-being and enrich the lives of our customers.

## Selected events in 2024:

- ✓ Environmental certification of Patriam Torsvik.
- ✓ Use material choices that are durable over time and contribute to a good indoor environment for the residents.
- ✓ Plan for solar panels to promote the production of renewable energy.

### Strategic goals

- ✓ Good health and well-being
- ✓ High customer satisfaction.
- ✓ Quality and long lifespan.
- ✓ Promote sustainable living.
- ✓ Homes that enrich people's lives and well-being.





# Meet Kejs arkitektur

”We see sustainability as a natural part of every project now – it’s no longer about doing a little extra, but about making the right choices from the beginning.”

Read Elin Andreassen and Sofia Skogseid, the architects behind Propellerhuset, share their thoughts on sustainability.

For us, sustainability is closely linked to timelessness. We want to create buildings that endure – not just technically and environmentally, but also aesthetically. In Propellerhuset, we have worked with authentic materials that stand the test of time, both functionally and visually. Rendered façades, natural stone, and wood give the building character while also ensuring a long lifespan.

We have also tried to reduce the climate impact where possible – for example, by avoiding large amounts of concrete in the façade and instead using light-weight exterior walls. The windows are made of wood, the balcony railings of wrought steel – material choices that are both durable and beautiful.

The floor plans are generous and flexible, which we see as an important aspect of sustainability. If people can stay longer and adapt their home to different phases of life, then we’ve succeeded in creating something that truly lasts.

## What technical solutions have you worked with?

We’ve integrated solar panels on the roof to reduce energy consumption and created good conditions for cycling and waste sorting – a spacious bike room in the basement, a shared cargo bike pool, and a recycling room with high sorting capacity. The building will also be certified with the Nordic Swan Ecolabel, which feels like an important confirmation that sustainability has been considered at every step.

## How do you see the future of sustainable building in cities?

We see sustainability as a natural part of every project now – it’s no longer about doing a little extra, but about making the right choices from the beginning. Interest in life cycle assessments is growing, and reuse is becoming a natural part of the process, even in premium developments.

Wood will play an increasingly important role, both for its climate benefits and for its aesthetic appeal. At the same time, rapid technical development is making it easier to meet demands for fire safety and structural strength. We also believe strongly in smart technology – sensors and AI that help households reduce energy consumption, while also improving indoor climate and overall well-being.





A woman with long dark hair, wearing a light grey coat, stands next to a bright red bicycle. The bicycle has a large wicker basket on the front and a brown leather saddle. The background is a plain, light grey wall. The text 'Sustainable workplace' is written in a large, white, serif font, and 'Employees/organisation' is written in a smaller, white, sans-serif font below it.

# Sustainable workplace

Employees/organisation



#### Strategic goals

- ✓ Good health and well-being
- ✓ Diversity and equality
- ✓ Competence development
- ✓ Knowledge and skills to promote sustainable development

# Sustainable workplace

## About the focus area

Patriam aims to create the conditions for a sustainable work life and offer a workplace where employees can perform at their best in a stimulating and developmental environment.

We strive to provide an inclusive, flexible, and equal workplace. Our ambition is for everyone, regardless of gender, age, cultural background, or sexual orientation, to be able to work and thrive together.

## Selected events in 2024:

- ✓ Actively promote activities that lead to good health, well-being, and a sense of community among employees.
- ✓ Conduct our annual health surveys.
- ✓ Continue our work towards becoming an "ideal employer."
- ✓ Implement our internal code of conduct.





# Appendix

## Global Sustainability Goals

### Agenda 2030



The Sustainable Development Goals	How does Patriam contribute to achieving the Sustainable Development Goals?
<p>➤ <b>Goal 3. Good Health and Well-being, Target 3:4,</b> Goal 3 is about ensuring healthy lives and promoting well-being for all people.</p>	<ul style="list-style-type: none"> <li>• Working to help our employees ensure a good work-life balance, for example through flexible working hours and opportunities to work from home.</li> <li>• Working actively to prevent ill-health, both physical and mental, and working to promote activities that lead to good health, well-being and a sense of community among employees. For example, through a generous wellness allowance, health checks, training challenges, joint group training during working hours, and afterworks and inspiration trips.</li> <li>• Offering benefits to provide financial security, such as occupational pension and insurance schemes.</li> <li>• Setting up a crisis and safety committee.</li> <li>• Ensuring that our homes and living environments are healthy for both residents and for those who build our homes, by, for example, Nordic Ecolabelling our buildings.</li> </ul>
<p>➤ <b>Goal 5. Gender Equality, targets 5:1 and 5:5</b> Goal 5 concerns gender equality. Women and girls, men and boys should have the same rights, conditions and opportunities.</p>	<ul style="list-style-type: none"> <li>• Zero tolerance for discrimination and victimisation, with our internal Code of Conduct guiding employees in our work and how we should act towards each other.</li> <li>• Hiring people based on their knowledge and experience, regardless of gender, sexual orientation, ethnic background, religious beliefs, disability or age.</li> </ul>
<p>➤ <b>Goal 6. Clean Water and Sanitation, target 6:4,</b> Goal 6 is about ensuring that everyone has access to clean water and sanitation.</p>	<ul style="list-style-type: none"> <li>• Creating conditions for residents to reduce their water consumption, for example through water-saving taps and their own reading hot water.</li> </ul>
<p>➤ <b>Goal 7, Affordable and Clean Energy, targets 7:2 &amp; 7:3</b> Goal 7 concerns ensuring that everyone has access to reliable, sustainable and affordable energy.</p>	<ul style="list-style-type: none"> <li>• Offering charging points for electric cars in our projects, while our company cars solely comprise electric or hybrid cars.</li> <li>• Using technology to promote the production of renewable electricity, e.g. solar panels.</li> <li>• Working to increase the energy efficiency of our projects through design, materials and energy choices. This is followed up in connection with environmental certification.</li> </ul>
<p>➤ <b>Goal 8. Decent Work and Economical Growth, targets 8.1, 8.4 och 8.8</b> Goal 8 concerns ensuring that all people have decent work.</p>	<ul style="list-style-type: none"> <li>• Sustainable and profitable growth is a condition for Patriam's continued future, and we offer investments in green bonds. Sustainability is integrated into our business plan and business model.</li> <li>• Environmental certification of our homes helps to break the link between economic growth and environmental degradation.</li> <li>• We take our business partners' financial stability, business ethics and health and safety work into account in our procurement procedures for contractors and purchase of services.</li> <li>• Promoting a safe and secure work environment with good working conditions for both our own employees and subcontractors, with the vision of Zero harm (0 occupational accidents). Training in work environment legislation is offered to our employees.</li> <li>• We have an external Code of Conduct and supplier requirements, and seek to be even better at safeguarding the parts of the supply chain that can be extra sensitive from a sustainability perspective.</li> <li>• We want all employees to have a sense of commitment and to be able to develop their full potential. We hold regular performance appraisals</li> </ul>
<p>➤ <b>Goal 10. Reduced Inequalities, target: 10:2.</b> Goal 10 concerns equality. No one should suffer discrimination due to their ethnicity, sexual orientation, age, etc.</p>	<ul style="list-style-type: none"> <li>• Paying the same salary for the same job, regardless of gender.</li> <li>• Working for gender equality in the company. There are 50% women and men in the management team. Men account for 100% of boardmembers.</li> <li>• We have an internal Code of Conduct and zero tolerance of harassment and discrimination.</li> </ul>



<p>➤ <b>Goal 11. Sustainable Cities and Communities, targets 11:3 och 11:7.</b></p> <p>Goal 11 is about making cities and human settlements safe, inclusive and sustainable</p>	<ul style="list-style-type: none"><li>• Develop housing in areas that support good and sustainable everyday lives for residents and that are close to public transport and other services.</li><li>• Create homes that are safe and secure, including active and open ground floors.</li><li>• Creating areas for social interaction in our projects, where spontaneous meetings between different people can take place. For example, a shared courtyard, roof terrace or joint cultivation project that promotes interaction between different people.</li><li>• Seeking to ensure that residents have a sense of security in and around their homes.</li><li>• An app that residents can use to communicate with each other.</li><li>• Maintaining an active dialogue with other players about how together we can develop sustainable urban districts and reduce climate impacts. Examples are municipalities, suppliers and other housing developers.</li></ul>
<p>➤ <b>Goal 12. Responsible Consumption and Production, targets 12:2, 12:5 och 12:8.</b></p> <p>Goal 12 concerns ensuring structures that contribute to more sustainable consumption and production.</p>	<ul style="list-style-type: none"><li>• Emphasis on good quality and thereby increased life expectancy, and creating homes of high architectural quality, with careful design that will stand the test of time.</li><li>• Offering waste management and sorting at source.</li><li>• Offering guarantees</li><li>• Creating opportunities for residents to obtain green mortgages from the bank.</li></ul>
<p>➤ <b>Goal 13. Climate Actions, target 13.1</b></p> <p>Goal 13 concerns tackling one of the greatest challenges of our time, which is climate change</p>	<ul style="list-style-type: none"><li>• Our climate impact according to the Greenhouse Gas Protocol will be reviewed during 2023.</li><li>• A housing developer that offers environmentally certified housing.</li><li>• Seeking to use technology and construction methods that have a lower climate impact.</li><li>• Working proactively to prevent climate change with, among other things, solar shading, cooling, adjustment of windows' positioning to their location, and attenuation tanks for surface water, to prevent flooding.</li><li>• Working actively to reduce greenhouse gas emissions from production.</li><li>• Working to reduce energy consumption in our projects during production.</li><li>• On developing new city districts, we take the risk of climate change into account, including that sea levels are expected to rise and that extreme weather conditions are expected to become more common.</li></ul>
<p>➤ <b>Goal 15. Life on Land, target 15:5.</b></p> <p>Goal 15 concerns, among other things, preserving forests, combating desertification and stopping the loss of biodiversity.</p>	<ul style="list-style-type: none"><li>• We undertake ecosystem service analyses in connection with land acquisition to ensure that land-based activities do not contribute to reducing ecosystem services and biodiversity, and if they do, how this can be compensated.</li><li>• Acquiring attractive ROT (renovate, operate, transfer) projects, which are then carefully remediated and reused as far as possible.</li><li>• The company acquires in-fill projects at good locations and contributes to efficient land utilisation.</li></ul>
<p>➤ <b>Goal 16. Peace, Justice and Strong Institutions, target 16.5.</b></p>	<ul style="list-style-type: none"><li>• Work proactively to prevent corruption and bribery through our anti-corruption policy, which will be reviewed in 2023.</li></ul>



**PATRIAM**