

SUSTAINABILITY GUIDELINES

Index Residence
Version 1, 2021



INDEX RESIDENCE SUSTAINABILITY VISION

Our goal is to achieve climate neutrality in our future operations, to develop healthy energy-efficient buildings and to develop residential projects where people can live sustainably - and to do so through a responsible corporate culture.



We will achieve this by lowering our climate footprint and consciously and methodically seek and implement new smart solutions and opportunities for improving the development and production of all our projects. All properties and buildings that we complete must be genuinely sound and of the highest quality. Our ambition is also to make it easy for residents to live environmentally and sustainably in residences and urban areas developed by Index Residence through a committed holistic approach. All this can and will be achieved through high business ethics, a good working environment and fair working conditions with zero tolerance for corruption and fraud.

SUSTAINABILITY TARGETS AND ACTION PLAN

These are the specific objectives and action plans for Index Residence for 2022 and onwards. The ambition is to carry out a thorough evaluation every year where we sharpen our goals and add new ones as we develop and raise our knowledge levels.



1

Reduce the climate footprint from our construction and production

Goal:

- The climate footprint in our construction production shall be reduced by 25% (cf. 2021) by 2025, 50% by 2030 in order to finally achieve climate neutrality in 2045.
- We will collaborate with other actors to find the best sustainable solutions and at the same time spread our experiences to others.

Action plan:

- Set clear reference buildings (based on building categories).
- All new buildings must carry out a life cycle analysis (A1A5) where an indicative analysis is performed in early design and a verifying analysis is performed in connection with production completion.

- All new buildings must have an energy use that does not exceed 80% of current regulatory requirements corresponding to Miljöbyggnad Silver (B1B7).
- Ensure the required competence both within the client's organization and in our own project organization.
- Join and participate in like-minded organizations to learn and to share knowledge.

2

Contribute to sustainable development through the right choice of systems and product materials

Goal:

- From 2022, all newly started housing projects will be built in accordance with Miljöbyggnad Silver or the Nordic Eco-label Svanen (The Swan).
- 70% of all building materials must be approved according to the Building Product Assessment (or equivalent).

Action plan:

- Implement Miljöbyggnad or the Nordic Ecolabel as a system in project operations.
- Develop an Environmental Program with requirements specification for our organization as well as for our subcontractors in order to simplify long-term sustainable system choices and product materials in design as well as production.
- Implement follow-up routines for our subcontractors.

3

Residents must have the conditions to make simple sustainable choices in everyday life

Goal:

- All residents in Index Residence projects must have access to facilities that benefit a sustainable lifestyle.

Action plan:

- Develop common resources such as car and bike pool, charging stations, simplified recycling, cultivation facilities and other solutions that encourage and facilitate an environmentally friendly lifestyle.

4

All employees shall participate in taking responsibility in their work to reduce the company's environmental impact and contribute to healthy ethical entrepreneurship

Goal:

- All employees and subcontractors will undergo training in sustainable construction during 2022.
- Zero tolerance for workplace accidents and corruption.

Action plan:

- Identify suitable training programs for each occupational category.
- Appoint an overall work environment coordinator.
- Update and communicate ethical guidelines and code of conduct for our organization as well as for subcontractors.
- Implement routines for control of subcontractors.

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