

energy management policy

Business Development unit 2024-11-29

Adopted by the Board of Directors in Akelius Residential Property AB (publ) 2024-12-10.

essentials

Akelius takes responsibility for protecting the environment for current and future generations.

Akelius commits to reduce the environmental impact of the company's energy consumption through an effective energy management process.

The energy management policy serves as a framework to ensure Akelius meets goals and requirements in the areas of energy management and green building certifications, as those are material topics for the company.

scope of policy

Akelius monitors, optimizes, and reports energy consumption performance throughout its business operations.

The energy management policy outlines Akelius' commitment to optimizing energy use, reducing carbon emissions, and complying with all applicable legal and regulatory requirements across its operations in the USA, Canada, UK, and France.

Akelius is dedicated to continuously improving energy efficiency, integrating renewable energy sources, and ensuring transparency and accountability in all energy management practices.

Akelius reduces energy consumption and related carbon emissions by focusing on the below pillars

- data driven energy management
- profitable energy projects implementation
- transition to green energy sources

The company seeks to integrate energy management practices across the entire operational lifecycle, incorporating stakeholder's needs and inputs.

Akelius aims to increase the number of properties with a green building certification to transition into a green portfolio.

energy management pillars

data-driven energy management

Akelius is committed to track and analyze energy data to ensure properties are energy efficient.

Energy managers are responsible for collecting energy data in every city.

When feasible, Akelius encourages the use of smart meters to enable

- real-time monitoring
- accurate energy reporting
- reducing reliance on estimated utility invoices

profitable energy projects implementation

Energy projects reduce energy consumption, improve energy efficiency, and make properties greener.

Akelius executes and monitors profitable energy projects, performing a follow up review one year after each project completion.

building sustainability rating, BSR

Every city completed an energy inspection for its properties during 2023.

Energy inspections are performed every three years.

Based on the portfolio-wide energy inspections, Akelius has created an internal building sustainability rating, called BSR.

The BSR analyses all the energy and sustainable aspects of a property, assessing them on a scale of brown to green.

BSR gives a score to every property, based on eight categories.

Based on the final score, the property is classified as green, brown-green and brown.

Local operation teams define and execute energy projects to implement energy efficiency measures identified during the energy inspections.

Local operation teams review the BSR regularly, to check property improvements through energy projects, moving from brown to green.

transition to green energy sources

oil banned as primary energy source

Akelius has phased out fuel oil heating systems as primary source and is transitioning to lower-carbon alternatives.

The company prioritizes the electrification of natural gas systems where feasible.

renewable energy installation

Akelius actively pursues the installation of renewable energy technologies, such as solar panels and heat pumps, across all properties to reduce carbon footprint and enhance sustainability.

pursue green building certifications

Akelius explores and leverages green building certifications for existing properties and potential new acquisitions, as it is a material topic.

The company already has green certifications with LEED, BREEAM, BOMA and WELL, and continues increasing the number of them.

Akelius tries to have a green building certification for all office buildings owned by the company.

responsibilities

city-level management

Each city is responsible for developing and implementing energy action plans, as well as monitoring progress.

These plans must contribute to reducing energy intensity and greenhouse gas emissions in line with the company's sustainability targets.

City management teams are also responsible for implementing green procurement measures.

Energy managers collect energy data in their cities and report to the Business Development unit.

Energy managers and local construction teams execute energy projects.

renewal and approval

The Board of Directors reviews and approves the energy management policy annually.

This review process is intended to ensure continuous compliance with all relevant legislation across all operational locations of Akelius.