

Platzer Fastigheter AB Shades of Green assessment¹

June 17, 2024



Sector: Real Estate



Region: Sweden

This report was produced by Shades of Green using Shades of Green Methodology.

On December 1, 2022, S&P Global acquired Shades of Green from CICERO.

Executive Summary

Platzer Fastigheter AB (hereafter Platzer) was founded in 1969. In 2008 Platzer was established in its current form, with a strong focus on commercial properties in the Gothenburg area. End of 2023, the company owned 77 properties with a total lettable area of approximately 960,000 m², worth SEK 28bn and with total rental revenue of SEK 1,453m. Of the total area, offices and shops account for 77%, while industry/warehouses accounted for 23%, based on property value.

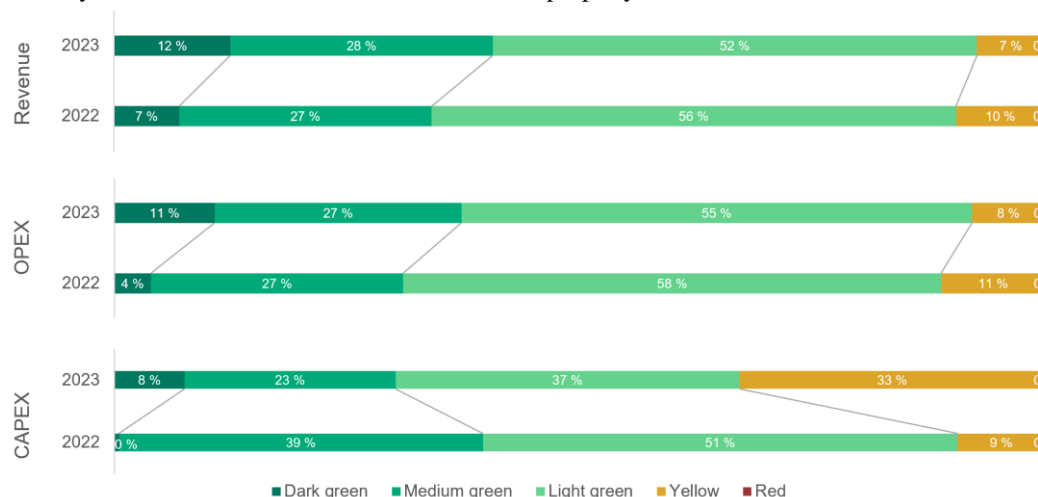


Figure 1: Shading of revenue and investments for Platzer from 2022 to 2023

In 2023, 93% of the rental revenue, 92% of OPEX and 67% of CAPEX came from buildings with a Shade of Green. We note that Platzer’s portfolio stayed largely the same in 2023, rising to 77 properties from 72, with eight new construction projects ongoing. While the share of green stayed largely the same for revenue and OPEX, the share of green-shaded investments has decreased 23% year-on-year. This is primarily due to large investments in yellow activities, including new construction of properties where energy data is not yet available. The Shade of Green assigned to a property reflects its overall climate risk and environmental impact and is based on the same methodology Shades of Green used in 2021 to enable comparison of Platzer’s portfolio performance over time.

The Shade of Green assigned to Platzer’s properties reflects the energy use of the building, the level of environmental certification, and the management of physical climate risks. Platzer is aware of the physical risks to its portfolio. Dark Green is assigned

Nasdaq Green Designation¹

S&P Global Ratings Shades of Green assesses that Platzer meets the requirements for Nasdaq Green Equity Designation set out in the Nasdaq Green Equity Principles.



¹ Shades of Green is an approved reviewer to assess alignment with the Nasdaq Green Equity Principles, [Nasdaq.com/Solutions/Nasdaq-Nordic-Green-Designations](https://www.nasdaq.com/Solutions/Nasdaq-Nordic-Green-Designations)

to properties with the highest levels of green building certifications and energy performance. Medium Green is assigned to properties with high levels of certification and strong energy performance. Light Green is assigned to properties with adequate energy performance or certification as well as individual energy efficiency activities. Energy performance for each Shade of Green is based on EPC labels, percentage improvement over regulation, and comparison to Platzer’s average energy intensity.

Platzer is making progress towards its energy intensity target, originally introduced in 2023. By 2025, the company aims for the property portfolio energy intensity to be lower than 70 kWh/sqm. In 2023 it reached 74.9 kWh/sqm for its like for like portfolio (82.5 kWh/sqm as at end 2022). On the other hand, the company has also extended the timeline on which it aims to reach carbon neutrality, in terms of Scope 1 and Scope 2 emissions, from 2025 to 2030. According to Platzer this is primarily due to factors outside its control, mainly emissions associated with district heating suppliers.

In 2023, Platzer updated its methodology to calculate emissions related to district heating. Under the new approach, only emissions related to combustion from district heating are covered under Scope 2 district heating emissions, with other district heating emissions covered under Scope 3 (fuel- and energy-related activities). This split between Scope 2 and 3 emissions for district heating suppliers is based on the recommendations for scope 3 calculations from Fastighetsägarna.

Platzer completed its work to conduct physical climate risk assessments at the property level for its entire portfolio in 2023, leveraging the expertise of an external consultant. It has considered the requirements of Appendix A of the EU Taxonomy DNSH criteria for climate adaptation.

Since our previous assessment update, Platzer has taken steps to improve its environmental governance. Key developments include setting new targets, including related to Scope 3 emissions for new construction, and introducing a new environmental programme which should help Platzer apply its environmental ambitions more systematically. The company also replaced its environmental policy with a new sustainability policy to better reflect its ambitions including related to social issues. The overall assessment of Platzer’s environmental governance gives it a rating of **Good**.



Figure 2: Shades of Green assesses Platzer’s governance structure and practice to be Good.

The relevant EU Taxonomy criteria are Acquisition and ownership of buildings and Construction of new buildings, as well as additional activities related to energy performance, renewable energy, and electric vehicle charging stations. We assess that Platzer had 35% of likely taxonomy-aligned turnover, 35% likely aligned OPEX and 15% likely aligned CAPEX in 2023. The share of alignment has increased from zero in 2022 because Platzer now meets the requirements of the climate change adaptation DNSH, which are relevant for multiple activities. However, Swedish trade associations are still seeking clarity on the DNSH for Construction of new buildings before we can conclude on alignment. The clarifications are also required for the Renovation of existing buildings, although Platzer had no renovation activities in 2023. 35% of revenues, 25% of OPEX, and 21% of CAPEX was aligned with the Substantial Contribution criteria only. Shades of Green still considers that Platzer appears to partly fulfil the minimum social safeguards of the EU taxonomy.

Table 1: Sector specific metrics

	Energy use (kWh/m ²)	Environmentally certified (% of area)	Emission intensity scope 1 + 2 (kg CO ₂ e/m ²)	Percent area heated directly by fossil fuels
2023	74.9	58%	0.31	0%
2022	78.5	63%	0.40	0%
2021	80.6	51%	0.52	0%

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Platzer's sustainability governance

Company description

Platzer Fastigheter AB (Platzer) is a real estate company founded in 1969, but it was not until 2008 that Platzer in its current form was established. Today, Platzer is one of the largest commercial property companies in Gothenburg, primarily in office property. The company's strategy is to participate in the creation, preservation and regeneration of the best locations in Gothenburg and maintaining a people focus while doing this. As of 2023, the company owned 77 properties with a total lettable area of approximately 960,000 m², worth SEK 28bn and with total rental revenue of SEK 1,453m. Of the total area, offices and shops account for 77%, while industry/warehouses accounted for 23%, based on property value.

Governance Assessment

The overall assessment of Platzer's environmental governance gives it a rating of **Good**. Since our previous assessment update Platzer has continued to improve its environmental governance. For example, the company has established an environmental programme for all construction projects up to SEK 100m, with more specific programmes drawn up for larger projects. This programme covers various environmental factors including reuse of materials, waste, energy, water and chemicals, and is used both internally and as a tool to coordinate external dialogue with suppliers. Additionally, Platzer replaced its Environmental Policy, in use since 2019, with a new Sustainability Policy. The company updated the policy to more accurately reflect its goals on sustainability issues, including with regards to social issues.

In 2023, Platzer updated its methodology used to calculate emissions related to district heating. Only emissions related to combustion are now included in scope 2, with other district heating emissions included in Scope 3 emissions reporting (Fuel- and energy-related activities). We note that emissions data are not yet audited and it is important that Platzer continues to expand the project categories covered under its Scope 3 reporting to further understand its overall carbon footprint. The company also strengthened its previous commitment to set a target to reduce emissions. Specifically, new office construction projects must not exceed 260 kgCO₂e/m² of gross floor area (GFA) on completion effective 2025. According to Platzer, this threshold was set based on benchmarking of peers, upcoming threshold values for new buildings set by the National Board of Housing, Building and Planning (Boverket), as well as the company's own ambitions. To meet the target, Platzer will consider environmental conditions from the planning stage as well as communicating their targets with partners also working on projects. Additionally, the company believes having a high level of environmental certifications will help it meet the target.

Platzer also aims to calculate the reduction in emissions (kgCO₂e) resulting from reuse of products in redevelopment projects. Platzer informed us that they have not set a quantitative target for redevelopment projects at this time due to the heterogeneity of such projects, which makes it difficult to determine a threshold applicable to all project types. However, such a target may be set in the future as the company's knowledge and data in this area evolves.

The company has extended the timeline on which it aims to reach carbon neutrality, in terms of Scope 1 and Scope 2 emissions, from 2025 to 2030. The target includes emissions associated with its activities within property management such as district heating and landlord electricity (covering energy posts such as lifts, common areas, etc.) According to Platzer, this target was updated due to factors outside their control including

emissions related to district heating suppliers. To reach its target, it has identified some measures where it has direct control. Furthermore, the company is in dialogue with district heating suppliers about their emissions intensity. Furthermore, since the end of 2022, Platzer has purchased a district heating product from Göteborg Energi, who supplies 94% of their district heating, whereby electricity is produced from renewable sources. Alternatively, if emissions can't be avoided they are compensated for. Although the above-mentioned carbon neutrality target does not include tenant electricity use, Platzer informs us that they discuss tenant electricity use with their tenants on a regular basis in cases where they have green annexes in their lease (61.4% of lettable area was covered by a green lease as at end 2023).

In 2023, Platzer set a target to include recycled or reused materials in all projects. At the end of the same year Platzer, alongside two other real estate companies in the region, entered into an agreement with a construction company to promote reuse in the sector. This collaboration is expected to enable Platzer to use reclaimed building materials in its construction activities as well as send its own building materials on for further reuse by other parties, promoting the circular economy. Platzer will also use its new environmental programme to systemize and structure work to increase reused materials across all projects. The company is also working to develop a system to measure the reduction in emissions associated with the reuse of construction materials.. It has set a working group that has as mandate to work on these processes. Parts of this work has been looking at developing inventory apps to be able to track the type of materials and objects it has recovered from previous projects for potential reuse. Most of Platzer's projects are tenant adaptations, which are often minor renovations of interior spaces. A priority in its work with circularity is to assess how to handle vacant premises, especially which materials in the premises it wishes to keep when a new tenant moves in. Further, Platzer provides its tenants with suggestions of products for such adaptations and is looking at introducing a climate dimension to these suggestions, so as to nudge its tenants to consider climate impact when choosing design and products.

In 2023, Platzer completed physical climate risk assessments for its portfolio at the property level, in conjunction with an external consultant. It is a strength that the assessments considered all the climate change risks outlined under the EU taxonomy under various climate scenarios (RCP 2.6, RCP 4.5 and RCP 8.5), helping Platzer understand the impact to its portfolio under a range of plausible futures. Although the main risk was deemed to be increased flooding, some properties are exposed to rising temperatures, landslides and subsidence. Some risks identified at the property level have already been managed, however Platzer now aims to prepare action plans at the property level to manage all other identified exposures. Moving forward, the physical climate risk assessment will be performed when acquiring new assets. After the assessments have been completed, the next steps will be to identify the measures needed to mitigate identified risks as well as setting up an action plan to implement such measures. When selling assets, Platzer will provide potential buyers with the assessment so they can be aware of potential physical climate risks and continue with adaptation measures if needed.

Assessment of Platzer’s activities

Key performance indicators

Table 2: Energy Mix for Platzer			
	Total (GWh)	District heating and cooling (GWh)	Electricity (GWh)
Main targets	Reduce property portfolio energy intensity below 70 kWh/sqm by 2025		
2023	67.1	45.5 (68% of total)	21.6 (32% of total)
2022	74.1	45.3 (61% of total)	28.9 (39% of total)
2021	71.8	43.9 (61% of total)	27.9 (39% of total)
2020	74.9	42.8 (57% of total)	32.2 (43% of total)
2019	86.2	44.0 (51% of total)	42.2 (49% of total)
Change 2022-2023	-9%	+0%	-25%

Platzer’s total energy use decreased by 9% in 2023, explained as a result of energy-efficiency programmes such as installing LED lighting, as well as work to connect more properties to the district heating network and the associated phase out of heat pumps. According to its annual report, the energy consumption in comparable properties (the like-for-like portfolio) also declined by 9% in 2023 compared to 2022, for the same reasons.

In 2023, Platzer also introduced a new energy intensity target to reduce property portfolio energy intensity below 70 kWh/sqm by 2025. It made progress towards this target in 2023, reaching 74.9 kWh/sqm on its like for like portfolio (82.5 kWh/sqm as at end 2022). Platzer believes having a target based on specific energy use in its property portfolio rather than a general reduction annually helps the organization to work in a more efficient way and to focus on where energy efficiency projects have the largest effects

Table 3: Platzer’s CO ₂ -emissions and main CO ₂ -emission reduction targets					
Emissions	Total (tons CO ₂ e ²)	Scope 1	Scope 2	Scope 3	Specific emissions (emissions intensity, kg CO ₂ /m ²)

² CO₂e, carbon dioxide equivalent, is a measurement term for greenhouse gas accounting.

Main Targets		From 2030 it targets to have a climate neutral property management (scope 1 and scope 2)		New office construction projects must not exceed 260 kgCO ₂ e/m ² of gross floor area (GFA) on completion effective 2025. Calculate the reduction in emissions (kgCO ₂ e) resulting from reuse of products in redevelopment projects.	N/A
2023	8,749	102	177	8,470	0.3
2022	5,804	175	160	5,469	0.4
2021	693	283	168	242*	0.5
Change 2022-	+51%	-42%	+11%	+55%	-23%
		Own cars and pool cars, refrigerants. Data and emission factors from Swedish Transport Agency, Swedish Cooling and Heat Pump Association, mileage data from Abax provider of its digital driving journal.	District heating related to combustion. Emission factors from its energy suppliers, Göteborgs Energi, Möndal Energi and Solör Energi. Emissions associated with electricity use are market-based,	Business travel, capital goods in tenant adaptations and district heating not related to combustion. Emissions from construction projects- tenant adaptations are calculated using an emissions factor for climate impact per square meter of tenant adaptation multiplied by the volume of adapted square metres in the year. The emissions factor is based on an actual climate calculation on one of its construction projects – tenant adaptation performed in 2022.	

* Scope 3 emissions related to capital goods in tenant fit-outs were first calculated in 2022. 2021 figures therefore do not include those related to capital goods in tenant applications and are not directly comparable to later periods.

As of 2023, only emissions related to combustion from district heating are covered under Scope 2 district heating emissions, with other district heating emissions covered under Scope 3 (fuel- and energy-related activities). This split between Scope 2 and 3 emissions for district heating suppliers is based on the recommendations for scope 3 calculations from Fastighetsägarna. Emissions for prior periods have been reinstated in Platzer’s 2023 Annual Report and the above table.

Scope 1 emissions reduced by 42% over the year, primarily due to lower emissions from refrigerant leakages. On the other hand, Scope 2 emissions increased by 11% due to an increase in use of district heating compared to the previous year, as well as an increase in emissions factor for Scope 2 emissions for Platzer’s district heating supplier, Möndal Energi. Finally, Scope 3 emissions increased by 44% over the year. This was mainly due to a number of projects that were finalised in 2023, in addition to an increase in emissions factor for Scope 3 emissions for Platzer’s district heating supplier, Göteborg Energi.

In Platzer’s annual report, it reports that scope 1 and 2 emissions in the like-for-like portfolio declined by 23% in 2023 compared to 2022. According to Platzer, this is primarily due to a reduction in Scope 1 emissions from refrigerants, as mentioned above.

Shading of Platzer's revenue, operating expenses and investments

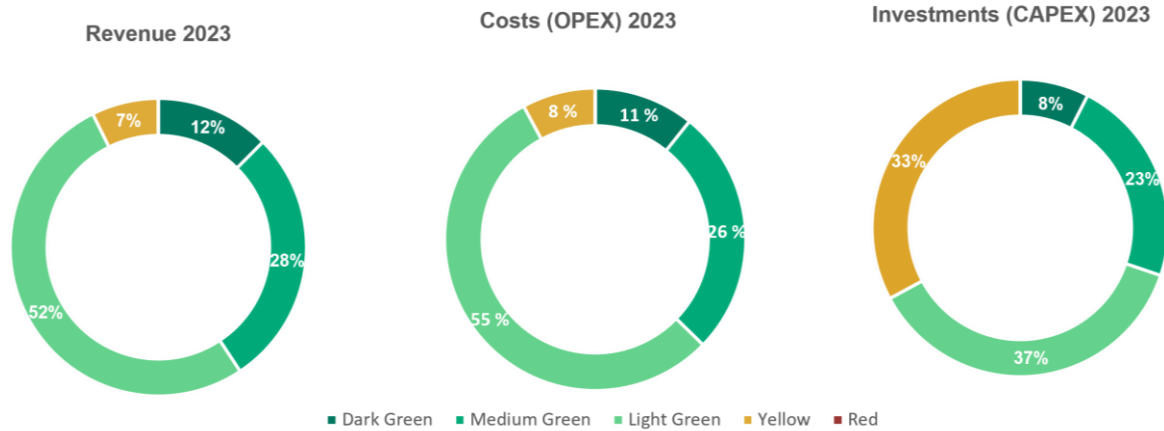


Figure 3: Shading of revenue and investments for Platzer

Using the previous 2021 shading methodology, the Shade of Green assigned to Platzer's properties reflects the energy use of the building, the level of environmental certification, and the management of physical climate risks. Platzer is aware of the physical risks to its portfolio. We have taken the age distribution of Platzer's portfolio into account. Platzer's real estate portfolio has an average age of over 40 years, and the oldest building in the portfolio is from 1729 (refurbished in 1960). From a climate perspective, it is better to maintain existing buildings rather than build new properties, especially in regions with a large share of renewables in the electricity grid. Higher demands on energy efficiency would therefore be required for a portfolio consisting of newer building. The average energy intensity of Platzer's portfolio is 74.9 kWh/m². From a 2050 perspective, this needs to improve over time. Buildings that contribute towards this improvement or have other environmental benefits, as demonstrated by a high level of green building certification, are assessed as green.

Dark Green is assigned to properties with an environmental certificate of BREEAM Outstanding, BREEAM Excellent or LEED Platinum and with an energy use less than the Platzer average of 74.9 kWh/m². Without certification, the energy performance certificate needs to have an EPC-label of A or the property should have an energy use at or below 35 kWh/m² (roughly corresponding to 50% of the current Boverket's building regulations (BBR)).

Medium Green is assigned to properties with an environmental certificate of Green Building, Miljöbyggnad Silver, BREEAM Very Good or LEED Gold with an energy use of less than 74.9 kWh/m². Properties without an environmental certificate will need as a minimum to have an energy use below 50 kWh/m² (roughly corresponding to 20% of current BBR) or an energy performance certificate of B.

Light Green is assigned to properties with an environmental certification of Green Building, BREEAM Excellent or Very Good, LEED Gold or Miljöbyggnad Silver, and for existing older buildings³ with energy use below 81 kWh/m². Some of the properties shaded Light Green have an energy intensity well above 74.9 kWh/m². However, the many environmental benefits associated with the high level of BREEAM, LEED and Miljöbyggnad certification systems qualify the properties for the Light Green shade. The Green Building certification is focused on energy efficiency⁴ alone. The criteria for certification are to either reduce energy

³ Interpreted as at least 10 years old.

⁴ Green Building started in 2004 as an EU initiative to improve energy efficiency and is now managed by the Swedish Green Building Council. <https://www.sgbc.se/certifiering/greenbuilding/vad-ar-greenbuilding/>

efficiency in existing building by 25% or to the level of current BBR (which is below the average energy intensity in the Platzer portfolio). The buildings in Platzer’s portfolio certified by Green Building have therefore demonstrated the considerable energy efficiency improvements required for the Light Green shade.

Yellow is allocated for properties that do not fulfil any of the criteria above. No assets in Platzer’s portfolio have been shaded Red, the shade allocated to projects and solutions that have no role to play in a low-carbon and climate resilient future. These are the heaviest emitting assets, with the most potential for lock in of emissions and is generally not applicable to Nordic real estate.

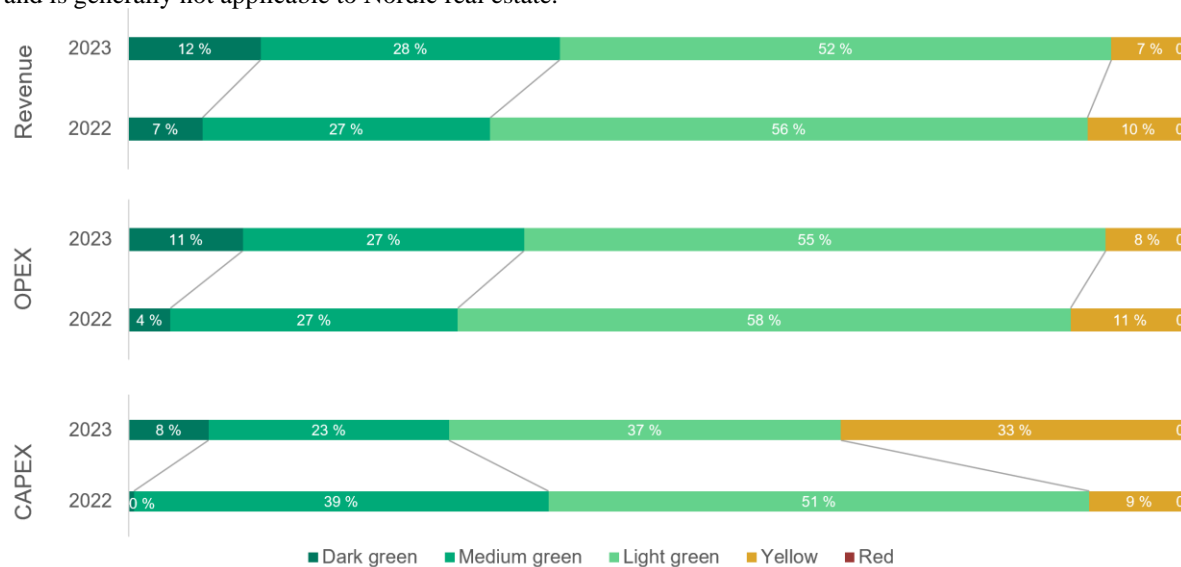


Figure 4: Comparison of shading of Platzer’s revenues, operating expenses (OPEX), and investments (CAPEX) for 2022 and 2023.

Based on this approach, we find that 12% of revenues in 2023 came from assets considered Dark Green, up from 7% in 2022, 28% came from Medium Green, up from 27% in 2021, and 52% came from Light Green, down from 56% in 2022. Thus, the total share of assets given a Shade of Green increased marginally to 93% in 2023 from 90% in 2022, whilst the shares of different shades of green stayed relatively similar. Operating expenses are distributed similarly, where 11% are shaded Dark Green, 27% Medium Green and 55% are shaded Light Green, compared to 4%, 27%, and 58% in 2022. The total share of green investments decreased in 2023 to 68% from 91% in 2022. This is primarily due to a larger proportion of investments in yellow activities, including new construction of properties where energy data is not yet available. Eight new construction projects were ongoing, and received a range of shades according to the criteria above.

The shading in this update is based on the same methodology Shades of Green used in 2021 to allow for a comparison of Platzer’s portfolio performance over time. Investors should be aware that our methodology is dynamic, as technology, regulations, and sector norms continuously evolve. If Platzer decides to complete a new full company assessment as required at the end of three years, we will use an updated methodology incorporating the latest sector information at that time.

Investors should note that our assessment is based on data reported or estimated by the company and has not always been verified by a third party. We analyse revenue, operating costs and investments, however there is

typically not an explicit link between sustainability and financial data⁵. Our shading often requires allocating line items in financial statements to projects or products, for this we rely on the company's internal allocation methods. In addition, there are numerous ways to estimate, measure, verify and report e.g. data on emissions, which may make direct comparisons between companies or regulatory criteria difficult and somewhat uncertain.

Nasdaq Green Designation

Shades of Green confirms that Platzer meets the requirements for Nasdaq Green Equity Designation set out in the Nasdaq Green Equity Principles.

In 2023, 93% of Platzer's turnover came from assets with some Shade of Green, exceeding the 50% threshold for green activities for company turnover. The sum of OPEX and CAPEX allocated a Shade of Green is 68%. This exceeds the 50% threshold for investments, defined as the sum of CAPEX and OPEX. In 2023, Platzer had no turnover assessed shaded Red, meeting the threshold of less than 5% of the company's turnover being derived from fossil fuel activities.

In addition, this report provides transparency on alignment of the company's activities with the EU Taxonomy and transparency on the company's environmental targets and KPIs is provided.

⁵ Most accounting systems do typically not provide a break-down of revenue and investments by environmental impact, and the analysis may therefore include imprecisions and may not be directly comparable with figures in the annual reporting

EU Taxonomy update

The mitigation criteria in the EU taxonomy includes specific thresholds and do no significant harm (DNSH) criteria for the following activities⁶ relevant to Platzer:

- Acquisition and ownership of buildings
- Construction of new buildings
- Renovation of existing buildings
- Installation, maintenance and repair of energy efficiency equipment
- Installation, maintenance and repair of charging stations for electric vehicles in buildings and parking spaces attached to buildings
- Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings
- Installation, maintenance and repair of renewable energy technologies

Comments on alignment are given in the table below, and detailed thresholds, NACE-codes and likely alignment with DNSH criteria are given in Appendix 2.

Overall, we find likely shares of portfolio alignment with the EU Taxonomy as follows:

Table 4: Overall EU Taxonomy alignment

Overall EU Taxonomy alignment (Substantial contribution + DNSH + minimum safeguards)	Revenue	OPEX	CAPEX
Total share eligible (activities covered by criteria)	100%	100%	100%
Total share likely aligned with Technical Criteria and DNSH Criteria	35%	35%	15%
Total share likely aligned to Technical Criteria for mitigation	35%	35%	21%

Table 5: Summary of alignment to Acquisition and ownership of buildings (7.7) (NACE Code L68)

Eligibility	Assessment from 2023	Updated comments on alignment
Mitigation Criteria	<ul style="list-style-type: none"> ✓ The eligible share of revenue, OPEX and CAPEX in 2022 was 100%, 100% and 55,4% ✓ Likely aligned share of revenue, OPEX, and CAPEX aligned to the substantial contribution criteria only was in 2022 23%, 18%, and 2%. ✓ Fastighetsägarna has published an updated report defining the top 15 percent of the national building stock in Sweden. 	<ul style="list-style-type: none"> ✓ The eligible share of revenue, OPEX and CAPEX in 2023 was 100%, 100% and 52% ✓ Likely aligned share of revenue, OPEX, and CAPEX aligned to the substantial contribution criteria and DNSH was in 2023 35%, 35%, and 12%.

DNSH-criteria	Summary of assessment
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⁶ taxonomy-regulation-delegated-act-2021-2800-annex-1_en.pdf (europa.eu)

Ratings

Climate Change

Adaptation

- ✓ Platzer informs us that after further clarity from external consultants on what is asked in Appendix A, more risks needed to be evaluated and the assessments needed to be on a property level. As of now we assess that Platzer is likely not aligned, however when it completes the current physical climate risks assessments done on a property level it will likely be aligned.
- ✓ Likely aligned. In 2023 Platzer worked with an external consultant to conduct a climate change risk and vulnerability assessment at the property level for its entire portfolio. This included a scenario analysis assessing exposure to each of the hazards outlined in Appendix A under the following scenarios: RCP 2.6, RCP 4.5 and CP 8.5. Following the completion of the assessments Platzer considered measures to mitigate identified physical risks.

Table 6: Summary of alignment to Construction of New Buildings (7.1) (NACE Code F41.1, F41.2)

Eligibility	Assessment from 2023	Updated comments on alignment
Mitigation Criteria	<ul style="list-style-type: none"> ✓ The eligible share of revenue, OPEX and CAPEX in 2022 was 0%, 0%, and 37% ✓ The eligible share of CAPEX aligned to the energy requirement for the substantial contribution criteria only in 2022 was 37% ✓ All properties expected energy performance is likely aligned but still needs to be verified. With more information, likely alignment will be confirmed or may change. ✓ All six buildings are bigger than 5000 m2. Platzer has the ambition to conduct the GWP calculations that are needed for alignment. ✓ Testing of airtightness is a requirement for BREEAM, Nordic Swan Ecolabel and Miljöbyggnad certifications. 	<ul style="list-style-type: none"> ✓ The eligible share of revenue, OPEX and CAPEX in 2023 was 0%, 0%, and 45% ✓ The eligible share of CAPEX aligned to the energy requirement for the substantial contribution criteria only in 2023 was 6% ✓ No activities are fully aligned due to gaps in the DNSH ✓ No further updates compared to previous assessment
DNSH-criteria	Summary of assessment	
Climate Change Adaptation	✓ See comments under Acquisition and ownership of buildings	✓ Likely aligned. See comments under Acquisition and ownership of buildings.
Sustainable use and protection of water and marine resources	✓ Likely aligned	✓ Likely aligned
Transition to a circular economy (circular economy)	✓ Not enough information to conclude	<ul style="list-style-type: none"> ✓ Not enough information to conclude ✓ Platzer, alongside Castellum and Vasakronan, entered into a collaboration with the construction company Kålltorps Bygg to promote reuse in the construction and property sector. Through a joint reuse hub, the property companies will be able to use reclaimed building materials for both conversions and new builds and will be able to send building materials to the physical hub for others to reuse.

Ratings

Pollution prevention and control	✓ Not enough information to conclude	✓ Not enough information to conclude
Protection and restoration of biodiversity and ecosystems	✓ Not enough information to conclude	✓ Not enough information to conclude

Table 7: Summary of alignment to Renovation of existing buildings (7.2) (NACE Code F41 and F43)

Eligibility	Assessment from 2023	Updated comments on alignment
Mitigation Criteria	<ul style="list-style-type: none"> ✓ The eligible share of revenue, OPEX and CAPEX to the substantial contribution criteria only in 2022 was 0%, 0%, and 7% ✓ This is also the share aligned with the substantial contribution criteria 	<ul style="list-style-type: none"> ✓ The eligible share of revenue, OPEX and CAPEX to the substantial contribution criteria only in 2023 was 0%, 0%, and 0%, because there were no projects related to renovation in 2023 ✓ This is also the share aligned with the substantial contribution criteria
DNSH-criteria	Summary of assessment	
Climate Change Adaptation	✓ See comments under Acquisition and ownership of buildings	✓ Likely aligned. See comments under Acquisition and ownership of buildings.
Sustainable use and protection of water and marine resources	✓ Likely aligned	✓ Likely aligned
Transition to a circular economy (circular economy)	✓ Not enough information to conclude	✓ Not enough information to conclude
Pollution prevention and control	✓ Not enough information to conclude	✓ Not enough information to conclude

Table 8: Summary of alignment to Installation, maintenance and repair of energy efficiency equipment (7.3) (NACE Codes F42, F43, M71, C16, C17, C22, C23, C25, C27, C28, S95.21, S95.22, or C33.12)

Eligibility	Assessment from 2023	Updated comments on alignment
Mitigation Criteria	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2022 was 0,78% ✓ Likely aligned as lighting and ventilation efficiency improvements ✓ Likely aligned with energy efficiency requirements 	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2023 was 1.9% ✓ Likely aligned as lighting and ventilation efficiency improvements ✓ Likely aligned with energy efficiency requirements
DNSH-criteria	Summary of assessment	
Climate Change Adaptation	✓ See comments under Acquisition and ownership of buildings	✓ Likely aligned. See comments under Acquisition and ownership of buildings.
Pollution prevention and control	✓ Likely aligned due to no thermal insulation requiring additional measures or generic criteria concerns	✓ Likely aligned, as it remains that there was no thermal insulation requiring additional measures or generic criteria concerns

Table 9: Summary of alignment to Installation, maintenance and repair of charging stations for electric vehicles in buildings and parking spaces attached to buildings (7.4) (NACE Codes F42, F43, M71, C16, C17, C22, C23, C25, C27 or C28)

Eligibility	Assessment from 2023	Updated comments on alignment
Mitigation Criteria	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2022 was 0.04% ✓ Likely aligned with requirements for installation of electric vehicle charging stations 	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2023 was 0.2% ✓ Likely aligned with requirements for installation of electric vehicle charging stations
DNSH-criteria	Summary of assessment	
Climate Change Adaptation	✓ See comments under Acquisition and ownership of buildings	✓ Likely aligned. See comments under Acquisition and ownership of buildings.

Table 10: Summary of alignment to Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings (7.5) (NACE Codes F42, F43, M71, and C16, C17, C22, C23, C25, C27, or C28)

Eligibility	Assessment from 2023	Updated comments on alignment
Mitigation Criteria	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2022 was 0.10% ✓ Likely aligned as energy management systems 	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2023 was 0.10% ✓ Likely aligned as energy management systems
DNSH-criteria	Summary of assessment	
Climate Change Adaptation	✓ See comments under Acquisition and ownership of buildings	✓ Likely aligned. See comments under Acquisition and ownership of buildings.

Table 11: Summary of alignment to Installation, maintenance and repair of renewable energy technologies (7.6) (NACE Codes F42, F43, M71, C16, C17, C22, C23, C25, C27 or C28)

Eligibility	Assessment from 2023	Updated comments on alignment
Mitigation Criteria	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2022 was 0.28% ✓ Likely aligned as a solar photovoltaic system 	<ul style="list-style-type: none"> ✓ The eligible and likely aligned share of CAPEX to the substantial contribution criteria only in 2023 was 1.4% ✓ Likely aligned as a solar photovoltaic system
DNSH-criteria	Summary of assessment	
Climate Change Adaptation	✓ See comments under Acquisition and ownership of buildings	✓ Likely aligned. See comments under Acquisition and ownership of buildings.

Terms and methodology

The aim of this analysis is to be a practical tool for investors, lenders and public authorities for understanding climate risk. Shades of Green encourages the client to make this assessment publicly available. If any part of the assessment is quoted, the full report must be made available. Our assessment, including on governance, is relevant for the reporting year covered by the analysis. This assessment is based on a review of documentation of the client's policies and processes, as well as information provided to us by the client during meetings, teleconferences and email correspondence. In our review we have relied on the correctness and completeness of the information made available to us by the company.

This is an update to the original company assessment undertaken for this entity. We have confirmed with the company that there have not been any structural changes in the past year that would trigger a new full assessment. Company assessment updates incorporate the latest annual reporting and other information from the company about key events over the past year. This informs our commentary on changes in performance for key sustainability metrics and shading of financial flows compared to the previous year as well as updates to our governance assessment and any adjustments to EU Taxonomy eligibility and alignment. Focusing on these changes in company assessment updates allows investors to track progress in otherwise business as usual conditions.

In 2024, due to ongoing revision of the methodology by S&P Global Ratings Shades of Green, those companies renewing their designation for the third time in 2024 can seek a limited assessment by S&P Global Ratings Shades of Green and postpone the full assessment until 2025, unless there have been material changes in the company. The purpose is to enable timely renewal of the designation.⁷











Shading corporate revenue and investments

Our view is that the green transformation must be financially sustainable to be lasting at the corporate level. We have therefore shaded the company's current revenue generating activities, as well as investments and operating expenses.

The approach is an adaptation of the Shades of Green methodology for the green bond market. The Shade of Green allocated to a green bond framework reflects how aligned the likely implementation of the framework is to a low carbon and climate resilient future, and we have rated investments and revenue streams in this assessment similarly. We allocate a shade of green to the revenue stream and investments according to how these streams reflect alignment of the underlying activities to a low carbon and climate resilient future and taking into account governance issues.

⁷ See Nasdaq's Frequently Asked Questions <https://www.nasdaq.com/solutions/listings/markets/nordic/green-designations#frequently-asked-questions> for further information.

**Rating
Shading**

		Examples
	Dark green Is allocated to projects and solutions that corresponds to the long-term vision of a low-carbon and climate resilient future.	 Solar power plants
	Medium green Is allocated to projects and solutions that represent significant steps towards the long-term vision but are not quite there yet.	 Energy efficient buildings
	Light green Is allocated to transition activities that do not lock in emissions. These projects reduce emissions or have other environmental benefits in the near term rather than representing low carbon and climate resilient long-term solutions.	 Hybrid road vehicles
	Yellow Is allocated to projects and solutions that do not explicitly contribute to the transition to a low carbon and climate resilient future. This category also includes activities with too little information to assess.	 Health care services
	Red Is allocated to projects and solutions that have no role to play in a low-carbon and climate resilient future. There are the heaviest emitting assets, with the most potential for lock in of emissions and highest risk of stranded assets.	 New oil exploration

In addition to shading from dark green to red, Shades of Green also includes a governance score to show the robustness of the environmental governance structure. When assessing the governance of the company, Shades of Green looks at five elements: 1) strategy, policies and governance structure; 2) lifecycle considerations including supply chain policies and environmental considerations towards customers; 3) the integration of climate considerations into their business and the handling of resilience issues; 4) the awareness of social risks and the management of these; and 5) reporting. Based on these aspects, an overall grading is given on governance strength falling into one of three classes: Fair, Good or Excellent. Please note this is not a substitute for a full evaluation of the governance of the issuing institution, and does not cover, e.g., corruption.

In March 2020, a technical expert group (TEG) proposed an EU taxonomy for sustainable finance that included a number of principles including “do-no-significant-harm (DNSH)-criteria” and safety thresholds for various types of activities⁸. In April 2021, EU published its delegated act to outline proposed criteria for climate mitigation and adaptation, which it was tasked to develop after the EU Taxonomy Regulation entered into law in July 2020, with amendments in June 2023. Shades of Green has assessed the mitigation criteria in the EU taxonomy that includes specific thresholds for activities relevant for the company⁹.

Do-No-Significant-Harm criteria include measures such as ensuring resistance and resilience to extreme weather events, preventing excessive water consumption from inefficient water appliances, ensuring recycling and reuse of construction and demolition waste and limiting pollution and chemical contamination of the local environment, as well as restriction on the type of land used for construction (no arable or forested land).

Shades of Green has assessed potential alignment against the mitigation thresholds and the DNSH criteria in the delegated acts published in April 2021.

⁸ Taxonomy: Final report of the Technical Expert Group on Sustainable Finance, March 2020. [TEG final report on the EU taxonomy \(europa.eu\)](https://ec.europa.eu/easf/document-library/technical-expert-group-final-report-taxonomy-sustainable-finance-2020)

⁹ [taxonomy-regulation-delegated-act-2021-2800-annex-1_en.pdf \(europa.eu\)](https://eur-lex.europa.eu/eli/reg/2021/2800/annex_1/oj)

Ratings

In order to qualify as a sustainable activity under the EU regulation 2020/852 certain minimum safeguards must be complied with. The safeguards entail alignment with the OECD Guidelines for Multinational Enterprises and UN Guiding Principles on Business and Human Rights, including the International Labour Organisation's ('ILO') declaration on Fundamental Rights and Principles at Work, the eight ILO core conventions and the International Bill of Human Rights. Shades of Green has completed a light touch assessment of the above social safeguards with a focus on human rights and labour rights risks¹⁰. We take the sectoral, regional and judicial context into account and focus on the risks likely to be the most material social risk.

Our assessment of alignment against the EU Taxonomy is based on a desk review of the listed source documents against the Taxonomy Delegate Act and following our own shading methodology

¹⁰ S&P Global Ratings Shades of Green is in the process of further developing its assessment method to ensure that it encompasses the object and purpose of the minimum safeguards.

Appendix 1: Referenced documents list

Document Number	Document Name	Description
1	Data collection sheet	Financial numbers from 2023 and descriptions of Platzer's activities, provided to us by request.
2	Sustainability report from 2023	
3	Platzer company assessment update 2023 (spglobal.com)	

Appendix 2: EU Taxonomy criteria and alignment

Complete details of the EU taxonomy criteria are given in [taxonomy-regulation-delegated-act-2021-2800-annex-1_en.pdf \(europa.eu\)](https://eur-lex.europa.eu/eli/reg/2021/2800/annex_1_en.pdf)

Acquisition and ownership of buildings (7.7)

Framework activity	Green buildings		
Taxonomy activity	Acquisition and ownership of buildings (NACE Code L68)		
	EU Technical mitigation criteria	Comments on alignment	Alignment
Mitigation criteria	<ul style="list-style-type: none"> Substantial contribution to climate change mitigation <p>Acquisition and ownership of buildings, eligible if:</p> <ul style="list-style-type: none"> For buildings built before 31 December 2020, the building has at least Energy Performance Certificate (EPC) class A. As an alternative, the building is within the top 15% of the national or regional building stock expressed as operational Primary Energy Demand (PED) and demonstrated by adequate evidence, which at least compares the performance of the relevant asset to the performance of the national or regional stock built before 31 December 2020 and at least distinguishes between residential and non-residential buildings. For buildings built after 31 December 2020, the building meets the criteria set out for the activity ‘construction of new buildings’. Where the building is a large non-residential building¹¹ it is efficiently operated through energy performance monitoring and assessment. <p>For buildings built after 31 December 2020, buildings are eligible if:</p> <ul style="list-style-type: none"> The Primary Energy Demand is at least 10 % lower than the threshold set for the nearly zero-energy building (NZEB) requirements in national regulation. The energy performance is certified using an Energy Performance Certificate (EPC). 	<ul style="list-style-type: none"> We consider a report from Fastighetsägarna to provide adequate evidence for the energy efficiency of the top 15 percent of the national building stock. Fastighetsägarna has published an updated report defining the top 15 percent of the national building stock in Sweden.¹² All properties are assessed to be likely aligned with the energy management criteria 	<p>The eligible share of revenue, OPEX and CAPEX in 2023 was 100%, 100% and 51.8%</p> <p>Likely aligned share of revenue, OPEX, and CAPEX was in 2023 34.6%, 34.9%, and 11.7%.</p>

¹¹ With an effective rated output for heating systems, systems for combined space heating and ventilation, air-conditioning systems or systems for combined air-conditioning and ventilation of over 290 kW.

¹² [Topp 15 och 30% \(fastighetsagarna.se\)](https://www.fastighetsagarna.se/pressmeddelanden/2023/09/15-topp-15-och-30/)

	EU Taxonomy DNSH-criteria	Comments on alignment	Alignment
Climate change adaptation	<ul style="list-style-type: none"> Physical climate risks material to the activity should be identified (chronic and acute, related to temperature, wind, water, and soil) by performing a robust climate risk and vulnerability assessment. The assessment should be proportionate to the scale of the activity and its expected lifespan, such that: <ol style="list-style-type: none"> for investments into activities with an expected lifespan of less than 10 years, the assessment is performed, at least by using downscaling of climate projections; for all other activities, the assessment is performed using high resolution, state-of-the-art climate projections across a range of future scenarios consistent with the expected lifetime of the activity, including, at least, 10 to 30 years climate projections scenarios for major investments. <p>The economic operator has developed a plan to implement adaptation solutions to reduce material physical climate risks to the activity. The adaptation solutions identified need to be implemented within five years from the start of the activity. These adaptation solutions do not adversely affect the adaptation efforts or the level of resilience to physical climate risks of other people, of nature, of assets and of other economic activities and are consistent with local, sectoral, regional or national adaptation efforts.</p>	<ul style="list-style-type: none"> In 2023 Platzer worked with an external consultant to conduct a climate change risk and vulnerability assessment at the property level for its entire portfolio. This included a scenario analysis assessing exposure to each of the hazards outlined in Appendix A under the following scenarios: RCP 2.6, RCP 4.5 and RCP 8.5. Moving forward, physical climate risk assessments will be performed when acquiring new assets. When selling assets, it will provide potential buyers with the assessment so they can be aware of potential physical climate risks and continue with adaptation measures if needed. After the assessments have been completed, the next steps will be to see what type of measures that need to be implemented to mitigate identified risks as well as setting up an action plan to perform such measures. 	Likely aligned

Construction of new buildings (7.1)

Framework activity	Green buildings		
Taxonomy activity	Construction of new buildings (NACE Code F41.1, F41.2)		
	EU Technical mitigation criteria	Comments on alignment	Alignment
Technical screening criteria	<ul style="list-style-type: none"> Substantial contribution to climate change mitigation <p>Constructions of new building, eligible if:</p> <ul style="list-style-type: none"> The Primary Energy Demand is at least 10 % lower than the threshold set for the nearly zero-energy building (NZEB) requirements in national regulation. The energy performance is certified using an as built Energy Performance Certificate (EPC). For buildings larger than 5000 m², upon completion, the building resulting from the construction undergoes testing for air-tightness and thermal integrity, and any deviation in the levels of performance set at the design stage or defects in the building envelope are disclosed to 	<p><u>Contextual information</u></p> <ul style="list-style-type: none"> Energy requirements set in BBR (Swedish building regulations) is defined as NZEB in Sweden. In Sweden, climate calculations establishing the GWP for the construction phase are a regulatory requirement since 1. January 2022. The requirement is only valid for properties seeking a construction permit after January 1, 2022. This 	<p>The eligible share of revenue, OPEX and CAPEX in 2023 was 0%, 0%, and 44.6%</p> <p>Likely aligned share of revenue, OPEX, and CAPEX aligned</p>

	<p>investors and clients. As an alternative; where robust and traceable quality control processes are in place during the construction process this is acceptable as an alternative to thermal integrity testing.</p> <ul style="list-style-type: none"> For buildings larger than 5000 m², the life cycle Global Warming Potential of the building resulting from the construction has been calculated for each stage in the life cycle and is disclosed to investors and clients on demand. 	<p>only covers phase A of construction, while the criterion in the taxonomy refers to phase A-C.</p> <ul style="list-style-type: none"> Testing of airtightness is a requirement for BREEAM, Nordic Swan Ecolabel and Miljöbyggnad certifications. In 2023, Platzer has investment related to 8 properties that are considered new construction. 	<p>to the substantial contribution criteria was in 2023 0%, 0%, and 5.5%.</p>
	EU Taxonomy DNSH-criteria	Comments on alignment	Alignment
Climate change adaptation	<ul style="list-style-type: none"> Please refer to Acquisition and ownership of buildings 	<ul style="list-style-type: none"> See comments under Acquisition and ownership of buildings 	Likely aligned
Sustainable use and protection of water and marine resources	<ul style="list-style-type: none"> Where installed, except for installations in residential building units, the specified water use for the following water appliances are attested by product datasheets, a building certification or an existing product label¹³ in the Union, in accordance with the technical specifications: <ul style="list-style-type: none"> (a) wash hand basin taps and kitchen taps have a maximum water flow of 6 litres/min; (b) showers have a maximum water flow of 8 litres/min; (c) WCs, including suites, bowls and flushing cisterns, have a full flush volume of a maximum of 6 litres and a maximum average flush volume of 3,5 litres; (d) urinals use a maximum of 2 litres/bowl/hour. Flushing urinals have a maximum full flush volume of 1 litre. <p>To avoid impact from the construction site, the activity complies with the criteria in the EU Water Framework Directive¹⁴.</p> <p>Where an Environmental Impact Assessment is carried out in accordance with Directive 2011/92/EU¹⁵ and includes an assessment of the impact on water in accordance with the Water Framework Directive, no additional assessment of impact on water is required, provided the risks identified have been addressed.</p>	<ul style="list-style-type: none"> Platzer confirmed their new construction properties will meet the water appliance efficiency requirements. Platzer has informed us that new construction will be in compliance with the EU Water Framework Directive. 	Likely aligned

¹³ The Taxonomy is referring to Appendix E in the Taxonomy Annex 1.

¹⁴ Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy

¹⁵ DIRECTIVE 2011/92/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL on the assessment of the effects of certain public and private projects on the environment.

<p>Transition to a circular economy (circular economy)</p>	<ul style="list-style-type: none"> • At least 70 % (by weight) of the non-hazardous construction and demolition waste (excluding naturally occurring material¹⁶) generated on the construction site is prepared for re-use, recycling and other material recovery, including backfilling operations using waste to substitute other materials. • Operators limit waste generation in processes related to construction and demolition in accordance with the EU Construction and Demolition Waste Management Protocol and taking into account best available techniques and using selective demolition to enable removal and safe handling of hazardous substances and facilitate reuse and high-quality recycling by selective removal of materials, using available sorting systems for construction and demolition waste. • Building designs and construction techniques support circularity and in particular demonstrate how they are designed to be more resource efficient (with reference to ISO 20887¹⁷), adaptable, flexible and dismantlable to enable reuse and recycling. 	<ul style="list-style-type: none"> • Platzer has confirmed that less than 30 % of construction waste is landfilled and informs us that its internal goal is that at least 85% of waste shall be sorted. However, as in Sweden some sorted waste is sent for incineration to district heating facilities, it cannot confirm that 70% is prepared for re-use, recycling or material recovery excluding incineration. • Platzer has joined a local circular construction initiative and begun discussing modular, multipurpose product development and reducing waste with suppliers and clients. However, it has not yet fully implemented circular economy thinking into their design or construction techniques. • As part of the local initiative, in 2023 Platzer alongside Castellum and Vasakronan entered into a collaboration with the construction company Kålltorps Bygg. This collaboration is to promote reuse in the construction and property sector. Through the joint reuse hub Kålltorp REbygg (REbuild), the property companies will be able to use reclaimed building materials for both conversions and new builds, and will also be able to send building materials to the physical hub for others to reuse. • It lacks national KPIs to judge whether projects fulfil the criteria set out in the taxonomy that building designs and construction techniques support circularity and in particular demonstrate how they are designed to be more resource efficient, adaptable, flexible and dismantlable to 	<p>Not enough information</p>
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¹⁶ Refer to the European List of Waste established by Commission Decision 2000/532/EC

¹⁷ ISO 20887:2020, Sustainability in buildings and civil engineering works - Design for disassembly and adaptability - Principles, requirements and guidance (version of [adoption date]: <https://www.iso.org/standard/69370.html>).

		enable reuse and recycling.	
Pollution prevention and control	<ul style="list-style-type: none"> • Building components and materials used in the construction comply with the criteria set out in Appendix C to the Taxonomy Annex 1. • For building components and materials used in the construction that may come into contact with occupiers formaldehyde emissions are within relevant limits¹⁸. • Where the new construction is located on a potentially contaminated site (brownfield site), the site has been subject to an investigation for potential contaminants¹⁹. • Measures are taken to reduce noise, dust and pollutant emissions during construction or maintenance works. 	<ul style="list-style-type: none"> • Two Swedish sector organisations (Fastighetsägarna and Byggindeindustrierna) are currently leading the process of getting sector-specific interpretations to Appendix C. There is currently a lack of information to judge if Platzer fulfil the criteria. • Platzer has a list of materials they have approved for use in their projects. Environmental considerations are key in evaluating which materials make it on the list. In Platzer's projects, the end-clients only get a few alternatives when customizing the building. These alternatives are carefully picked out by Platzer with focus on ensuring that the materials used are the most sustainable options available. Platzer uses Byggsvarubedömningen to support this process. • Platzer has confirmed that they would investigate brownfield sites and preform decontamination if needed. • Platzer confirms that they take appropriate measures to reduce noise, dust and pollutant emissions during construction or maintenance works. 	Not enough information
Protection and restoration of biodiversity and ecosystems	<ul style="list-style-type: none"> • An Environmental Impact Assessment (EIA) or screening should be completed in accordance with national provisions²⁰. • Where an EIA has been carried out, the required mitigation and compensation measures for protecting the environment are implemented. 	<ul style="list-style-type: none"> • Swedish trade associations are currently seeking clarity on the DNSH as further guidance is needed before concluding on alignment. 	Not enough information

¹⁸ Emit less than 0,06 mg of formaldehyde per m³ of material or component and less than 0,001 mg of categories 1A and 1B carcinogenic volatile organic compounds per m³ of material or component, upon testing in accordance with CEN/TS 16516522 and ISO 16000-3 523 or other comparable standardised test conditions and determination method.

¹⁹ Standard ISO 18400 can be used.

²⁰ The Taxonomy is referring to Appendix D in the Taxonomy Annex 1.

	<ul style="list-style-type: none"> For sites/operations located in or near biodiversity-sensitive areas (including the Natura 2000 network of protected areas, UNESCO World Heritage sites and Key Biodiversity Areas, as well as other protected areas), an appropriate assessment where applicable, has been conducted and based on its conclusions the necessary mitigation measures are implemented. The new construction should not be built on one of the following: <ol style="list-style-type: none"> arable land and crop land; greenfield land of recognised high biodiversity value and land that serves as habitat of endangered species (flora and fauna) listed on the European Red List or the IUCN Red List. land matching the definition of forest as set out in national law used in the national greenhouse gas inventory, or where not available, is in accordance with the FAO definition of forest²¹. 	<ul style="list-style-type: none"> In Sweden, general planning is the responsibility of the municipality and EIAs will be carried out on municipality level. Land that is covered by area protection according to the Planning and Building Act is Natura 2000, nature reserves and animal and plant protection areas, and construction is not permitted. This is stated in the general and detailed plan for each municipality. Before construction on new land is permitted, the builder needs to prepare a detailed plan and receive a building permit. The company has confirmed that they have no properties on arable land. 	
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Installation, maintenance and repair of energy efficiency equipment (7.3)

Taxonomy activity	Installation, maintenance and repair of energy efficiency equipment (NACE Codes F42, F43, M71, C16, C17, C22, C23, C25, C27, C28, S95.21, S95.22, or C33.12)		
	EU Technical mitigation criteria	Comments on alignment	Alignment
Mitigation criteria	<ul style="list-style-type: none"> Substantial contribution to climate change mitigation <p>Installation, maintenance and repair of energy efficiency equipment, eligible if:</p> <ul style="list-style-type: none"> The activity consists in one of the following individual measures provided that they comply with minimum requirements set for individual components and systems in the applicable national measures implementing Directive 2010/31/EU and, where applicable, are rated in the highest two populated classes of energy efficiency in accordance with Regulation (EU) 2017/1369 and delegated acts adopted under that Regulation: <ul style="list-style-type: none"> Addition of insulation to existing envelope components, such as external walls (including green walls), roofs (including green roofs), lofts, basements and ground floors 	<ul style="list-style-type: none"> Platzer informs us that during 2023 it invested in energy efficiency measures such as the installation of energy efficient light sources, increased roofing insulation, new ventilation units, cooling systems and installation of new windows. 	<p>Likely aligned. The eligible share of revenue, OPEX and capex in 2023 was 0%, 0%, and 1.9%</p> <p>The same proportions were in line with all the TSC and thus likely aligned.</p>

²¹ Land spanning more than 0,5 hectares with trees higher than five meters and a canopy cover of more than 10 %, or trees able to reach those thresholds in situ. It does not include land that is predominantly under agricultural or urban land use, FAO Global Resources Assessment 2020. Terms and definitions. (Version of [adoption date]: <http://www.fao.org/3/I8661EN/i8661en.pdf>).

	<p>(including measures to ensure air-tightness, measures to reduce the effects of thermal bridges and scaffolding) and products for the application of the insulation to the building envelope (including mechanical fixings and adhesive).</p> <ul style="list-style-type: none"> ○ Replacement of existing windows with new energy efficient windows. ○ Replacement of existing external doors with new energy efficient doors. ○ Installation and replacement of energy efficient light sources. ○ Installation, replacement, maintenance and repair of heating, ventilation and air conditioning (HVAC) and water heating systems, including equipment related to district heating services, with highly efficient technologies. ○ Installation of low water and energy using kitchen and sanitary water fittings which comply with technical specifications set out in Appendix E to this Annex and, in case of shower solutions, mixer showers, shower outlets and taps, have a max water flow EN 173 EN of 6 L/min or less attested by an existing label in the Union market. 		
	EU Taxonomy DNSH-criteria	Comments on alignment	Alignment
Climate change adaptation	<ul style="list-style-type: none"> ● Please refer to Acquisition and ownership of buildings. 	<ul style="list-style-type: none"> ● See comments under Acquisition and ownership of buildings. 	Likely aligned
Pollution prevention and control	<ul style="list-style-type: none"> ● In case of addition of thermal insulation to an existing building envelope, a building survey is carried out in accordance with national law by a competent specialist with training in asbestos surveying. Any stripping of lagging that contains or is likely to contain asbestos, breaking or mechanical drilling or screwing or removal of insulation board, tiles and other asbestos containing materials is carried out by appropriately trained personnel, with health monitoring before, during and after the works, in accordance with national law. ● The activity meets generic criteria for DNSH to pollution prevention and control regarding use and presence of chemicals, such that the activity does not lead to the manufacture, placing on the market or use of: <ul style="list-style-type: none"> a) Substances, whether on their own, in mixtures or in articles, listed in Annexes I or II to Regulation (EU) 2019/1021 of the European Parliament and of the Council, except in the case of substances present as an unintentional trace contaminant. 	<ul style="list-style-type: none"> ● Thermal insulation will not be part of these efforts. ● According to Platzer, lighting efficiency upgrades will meet generic criteria for pollution prevention and control. 	Likely aligned

	<ul style="list-style-type: none"> b) Mercury and mercury compounds, their mixtures and mercury-added products as defined in Article 2 of Regulation (EU) 2017/852 of the European Parliament and of the Council. c) Substances, whether on their own, in mixture or in articles, listed in Annexes I or II to Regulation (EC) No 1005/2009 of the European Parliament and of the Council. d) Substances, whether on their own, in mixtures or in an articles, listed in Annex II to Directive 2011/65/EU of the European Parliament and of the Council, except where there is full compliance with Article 4(1) of that Directive. e) Substances, whether on their own, in mixtures or in an article, listed in Annex XVII to Regulation (EC) 1907/2006 of the European Parliament and of the Council³³², except where there is full compliance with the conditions specified in that Annex. f) Substances, whether on their own, in mixtures or in an article, meeting the criteria laid down in Article 57 of Regulation (EC) 1907/2006 and identified in accordance with Article 59(1) of that Regulation, except where their use has been proven to be essential for the society. g) Other substances, whether on their own, in mixtures or in an article, that meet the criteria laid down in Article 57 of Regulation (EC) 1907/2006, except where their use has been proven to be essential for the society. 		
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Installation, maintenance and repair of charging stations for electric vehicles in buildings and parking spaces attached to buildings (7.4)

Taxonomy activity	Installation, maintenance and repair of charging stations for electric vehicles in buildings and parking spaces attached to buildings (NACE Codes F42, F43, M71, C16, C17, C22, C23, C25, C27 or C28)		
	EU Technical mitigation criteria	Comments on alignment	Alignment
Mitigation criteria	<ul style="list-style-type: none"> • Substantial contribution to climate change mitigation <p>Installation, maintenance and repair of charging stations for electric vehicles in buildings and parking spaces attached to buildings, eligible if:</p> <ul style="list-style-type: none"> • Charging stations for electric vehicles. 	<ul style="list-style-type: none"> • Platzer continued to install electric charging stations at its properties in 2023. 	<p>Likely aligned. The eligible share of revenue, OPEX and capex in 2023 was 0%, 0%, and 0.2%</p> <p>The same proportions were in line with all the TSC</p>

			and thus likely aligned.
	EU Taxonomy DNSH-criteria	Comments on alignment	Alignment
Climate change adaptation	<ul style="list-style-type: none"> Please refer to Acquisition and ownership of buildings. 	<ul style="list-style-type: none"> See comments under Acquisition and ownership of buildings. 	Likely aligned

Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings (7.5)

Taxonomy activity	Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings (NACE Codes F42, F43, M71, and C16, C17, C22, C23, C25, C27, or C28)		
	EU Technical mitigation criteria	Comments on alignment	Alignment
Mitigation criteria	<ul style="list-style-type: none"> Substantial contribution to climate change mitigation <p>Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of building, eligible if consisting of one of the following measures:</p> <ul style="list-style-type: none"> Zoned thermostats, smart thermostat systems and sensing equipment, including motion and day light control. Building automation and control systems, building energy management systems (BEMS), lighting control systems and energy management systems (EMS). Smart meters for gas, heat, cool and electricity. Façade and roofing elements with a solar shading or solar control function, including those that support the growing of vegetation. 	<ul style="list-style-type: none"> Platzer installed new energy monitoring systems as well as projects for installation of submeters aimed to improving accuracy of collection of landlord energy data. 	<p>Likely aligned. The eligible share of revenue, OPEX and capex in 2023 was 0%, 0%, and 0.1%</p> <p>The same proportions were in line with all the TSC and thus likely aligned.</p>
	EU Taxonomy DNSH-criteria	Comments on alignment	Alignment
Climate change adaptation	<ul style="list-style-type: none"> Please refer to Acquisition and ownership of buildings. 	<ul style="list-style-type: none"> See comments under Acquisition and ownership of buildings. 	Likely aligned

Installation, maintenance and repair of renewable energy technologies (7.6)

Taxonomy activity	Category (NACE Code F42, F43, M71, C16, C17, C22, C23, C25, C27 or C28)		
	EU Technical mitigation criteria	Comments on alignment	Alignment

Mitigation criteria	<ul style="list-style-type: none"> Substantial contribution to climate change mitigation <p>Installation, maintenance and repair of renewable energy technologies, eligible if the activity consists in one of the following individual measures, if installed on-site as technical building systems:</p> <ul style="list-style-type: none"> Solar photovoltaic systems and the ancillary technical equipment. Solar hot water panels and the ancillary technical equipment. Heat pumps contributing to the targets for renewable energy in heat and cool in accordance with Directive (EU) 2018/2001 and the ancillary technical equipment. Wind turbines and the ancillary technical equipment; EN 177 EN. Solar transpired collectors and the ancillary technical equipment. Thermal or electric energy storage units and the ancillary technical equipment. High efficiency micro CHP (combined heat and power) plant. Heat exchanger/recovery systems. 	<ul style="list-style-type: none"> Platzer continued installing solar panels at its sites in 2023. This led to an increase in installed capacity to 3,800 kW at end 2023 (1,300 kW at end 2022). 	<p>Likely aligned. The eligible share of revenue, OPEX and capex in 2023 was 0%, 0%, and 1.4%</p> <p>The same proportions were in line with all the TSC and thus likely aligned.</p>
EU Taxonomy DNSH-criteria		Comments on alignment	Alignment
Climate change adaptation	<ul style="list-style-type: none"> Please refer to Acquisition and ownership of buildings. 	<ul style="list-style-type: none"> See comments under Acquisition and ownership of buildings. 	Likely aligned

Appendix 3: About Shades of Green

S&P Global Ratings Shades of Green provides independent, research-based second party opinions (SPOs) of green financing frameworks as well as climate risk and impact reporting reviews of companies. At the heart of all our SPOs is the multi-award-winning Shades of Green methodology, which assigns shadings to investments and activities to reflect the extent to which they contribute to the transition to a low carbon and climate resilient future.

Shades of Green Company Assessments indicate the greenness of a company by providing a shading of revenues, operating costs and capital expenditures, as well as an assessment the company's governance structure. Shades of Green also provides second opinions on institutions' frameworks and guidance for assessing and selecting eligible projects for green, sustainability and sustainability-linked bond investments. Shades of Green is internationally recognized as a leading provider of independent reviews of green bonds, since the market's inception in 2008. Shades of Green is independent of the company being assessed, its directors, senior management and advisers, and is remunerated in a way that prevents any conflicts of interests arising as a result of the fee structure. Shades of Green operates independently from the financial sector and other stakeholders to preserve the unbiased nature and high quality of assessments.



ESG Opinion Provider of the Year



Largest External Review Provider in Number of Deals for Shades of Green



ESG Assessment Tool of the Year - Ratings



External Assessment Provider of the Year

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