

Carbon footprint

SEB Investment Management



Fund: SEB Fastighetsfond Norden
 Benchmark: SIX Nordic Real Estate Return Index
 Date: 2024-12-31
 Currency: EUR

Total scope 1 and 2 green house gas (GHG) emissions and intensity

GHG Emissions measures the total amount of owned carbon dioxide and other greenhouse gases emitted each year by the companies in the fund and is measured in tonnes of carbon dioxide equivalents (tCO₂e) adjusted by the GHG data coverage. To provide a good comparison, the benchmark is assumed to have invested the same market value as the fund, but according to the benchmark's investment weights.

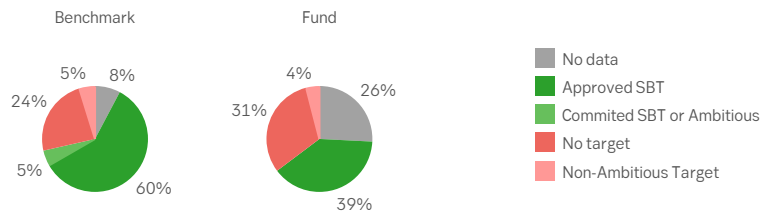
GHG Intensity measures the weighted average (based on invested holding weights, i.e. excluding cash) of the companies' GHG emission intensity tCO₂e per million EUR in revenue, adjusted by the GHG data coverage.

Scopes 1&2 are emissions that are owned or controlled by a company, e.g. generated by the companies' operations and its energy consumption.

| Portfolio | Scope 1&2 GHG Intensity (tCO ₂ e/mEUR) coverage adjusted | Scope 1&2 GHG Emissions (tCO ₂ e) coverage adjusted | Coverage Scope 1&2 GHG data |
|-----------|---|--|-----------------------------|
| Fund | 26.4 | 133.8 | 74% |
| Benchmark | 22.9 | 203.2 | 93% |

Carbon reduction targets

The pie charts show the weighted share of investments that have set a target to reduce green house gas emissions. This includes, for example, committed and approved science based targets. It also shows the weighted share of investments that have not set targets or where information is missing.



The GHG intensity in different industries compared to the benchmark

| | Share of weighted Scope 1&2 GHG intensity by sector | | Investment weights (% of market value, excl cash) | |
|--|---|-----------|---|-----------|
| | Fund | Benchmark | Fund | Benchmark |
| Real Estate Management & Development | 100% | 100% | 100% | 99% |
| Equity Real Estate Investment Trusts (REITs) | | | 0% | |
| Consumer Durables & Apparel | | 0% | | 2% |
| Grand Total | 100% | 100% | 100% | 101% |

In the table to the left you can find the industries that the fund and benchmark are invested in. The first column shows the carbon intensity in tCO₂e/mEUR of the benchmark and the second column shows the carbon intensity (tCO₂e/mEUR) in the fund. The third column shows differences in how the fund is exposed to different industries compared to its benchmark.

Generally speaking, differences in the carbon intensities can either be explained by investment allocation or by investments in specific companies that are more or less carbon intensive relative to its industry peers. E.g. if the benchmark has a higher tCO₂e/mEUR value than the fund for a certain industry, and there are no differences in industry weights, or if the difference in weights is positive, this is an indication of investments in less carbon intensive companies relative to its industry peers. However, if the difference in weight is negative, it is difficult to draw conclusions on whether the lower carbon intensity is due to selection of industry or investment.