

# GREEN STORAGE

**ESG**

## **QUESTIONNAIRE**

**September 2023**



## General industry

Please list the industry's three biggest sustainability (ESG) related challenges and briefly describe the process for identifying these challenges:

1. Self-storage operation has a relatively low environmental impact due to lower-than-average energy, water, carbon generated and waste usage, as well as fewer people spending prolonged periods of time on site on a regular basis. In terms of setting achievable KPIs and outperforming from the peers are demanding
2. Mindful in considering both sustainability and cost/timing efficient approach to build and operating self-storage business
3. Data collection on water/electricity/waste/carbon consumptions

Does Green Storage have Science Based Targets, reports to the CDP or engages in any other relevant sustainability initiatives?

1. Science Based Targets: Not at this stage
2. CDP: Not at this stage
3. Other: Nuveen is working with external consultants to provide relevant framework and wider ESG initiatives for Green Storage to align with Nuveen's Net Zero Carbon goal by 2040

Have you conducted any preliminary assessments of your company in relation to the EU Taxonomy? If so, what was the outcome?

Yes, Green Storage strives to align the company's Green Use of Proceeds in the Green Finance Framework (the "Framework") with the EU Taxonomy to the extent possible. The Green Eligible Project categories in the Framework have been mapped to the relevant environmental objective; Climate Change Mitigation.

## Environment

Please list Green Storage's three primary risks related to climate change and list, if any, the company's climate-related opportunities:

Risk: Extreme weathers (flood, heavy snow, heat wave) might require additional capex cost/electricity usage to install water-proof barriers gates to improve flood resilience/keep the facilities warmer with heater.

Opportunity: Self-storage is a life event driven business; extreme weather could possibly trigger more frequent relocations/renovations that could increase the need of self-storage from the public.

Does the firm anticipate any climate related investments, and if so to what extent?

Green Storage has several climate related investments. The company has installed solar panels in one of the facilities and has plans to install more in the future. Moreover, Green Storage has EV chargers across all operating assets.

Circular Economy: how are purchases and waste managed? If the firm rely on any scarce resources, please describe what efforts are made to mitigate the risk of

those resources becoming scarcer in the future, e.g. recycling, reusing substitutes or improved resource efficiency?

Energy purchased by local Swedish company/consumed at site level are 100% renewable energy.

Transition-related risks: Does Green Storage anticipate any risks or opportunities due to the transition to a carbon-neutral society? Is there any risk of the firm's offer being negatively effected? If yes, is the company well positioned to handle that risk?

Green Storage's Net Zero Carbon pathway will be in-line with Nuveen's long-term target by 2040. Unforeseeable risks to achieve is limited, given the low environmental impact operating model.

Please disclose Scope 1, 2 & 3 GHG emissions. If not available, do you have a time plan for when to start reporting?

Not available at this stage, will evaluate the viability and implement as soon as practical post hearing feedback from Nuveen external consultants to align with industry standard.

Have you set a target to become climate neutral? If so, how have you defined carbon neutrality?

Green Storage climate neutral standard will be in-line with Nuveen policy, implementing climate resilience measures are considered as part of business plans and developments and green lease clauses are incorporated in standard lease agreements. Furthermore, Green Storage currently operates within a structured sustainability framework, characterized by identified focus areas that are actively

pursued through an Environmental Management System (EMS).

Please list Green Storage's primary means of making a positive environmental impact or minimising negative environmental impact. List the corresponding UN SDGs. What proportion of sales can be directly linked to selected UN SDGs?

Currently, 45% of Green Storage Portfolio (by Gross Asset Value) is EPC rated A/B.

## **Social**

Does the company have a history of accidents? If so, how have these been managed? Are there any preventive measures, such as policies?

No major accidents causing disruption of business, with business continuity plans in place. All properties/employers are insured. Green Storage complies with ABC, corruptions, GDPR policies and other regulatory requirement locally.

If applicable, state the company's targets for gender and cultural equality and indicate the relevant split of men/women at every level of the firm, particularly the Board of Directors and management team:

Green Storage is committed to ensuring an equitable, diverse, and inclusive workplace. Additionally, Green Storage maintains a comprehensive policy on gender equality and diversity, coupled with an annual review process encompassing salary mapping and an equal treatment plan.

Does Green Storage conduct any community engagement activities aside from those directly connected to the business?

Green Storage does not conduct any community engagement activities as of now.

How often does Green Storage conduct audits of its suppliers? How often do you discover incidents not compliant with your code of conduct?

Green Storage does not conduct audits of its suppliers as of now.

Please list the firm's (1-2) primary means of making a positive social impact or minimising negative social impact. Please list the corresponding most relevant UN Sustainable Development Goals. What proportion of sales can be directly linked to selected UN SDGs?

Majority of facilities are purchased electricity from local company generated from clean source; all of the facilities have EV charges and one facility got solar panel to help generating clean energy itself to reduce energy consumptions.

There could be highly related to UN sustainable development goals:

7. Affordable and clean energy

12. Responsible consumption and production

## **Governance**

Do all staff members receive continuing education on anti-corruption? Is there an external whistle-blower function? Are there any ongoing or historical incidents involving corruption, cartels or any other unethical business conduct? Have any preventive measures been taken?

All of Green Storage's staff members receive continuing education on anti-

corruption. Furthermore, the company has an implemented external whistle-blower function. There are no ongoing or historical incidents involving corruption, cartels or any other unethical business conduct.

Please state the firm's business tax residence (i.e. where the firm pays tax) and explain why that specific tax residence was chosen.

Sweden where Green Storage operates.

How many independent members sits on the Board of Directors?

There are no independent members as of now. Currently the company's Board of Directors has 2 from Nuveen and 1 from Green Group.

Please state if and to what extent, Green Storage has transactions with related parties:

Property Management Fees/Development Management Fees are charged by Nugreen Services AB, majority share is also owned by Nuveen, alongside with Green Storage management.

Which KPIs dictate the remuneration to management (are sustainability and diversity goals included)?

N/A.

Describe the company's process for monitoring and reporting ESG issues and performance to senior management/the Board. Confirm what KPIs are monitored (if any) and how frequently reporting is undertaken.

Electricity usage is tracked on monthly basis. EPC declaration of each property will

be updated/rated on rolling basis upon expiry of the certifications.

Have you signed a Union agreement:

Yes.

<u>PAI – Principle Adverse Impacts</u> (Numeric)	
Revenue (EUR)	SEK 192M/EUR 16M
Greenhouse gas emissions; Scope 1, Scope 2, Scope 3	N/A
Share of non-renewable energy consumption	0%
Share of non-renewable energy production	0%
Energy consumption	July 2023: 14 kwh per gross leasable area (sqm)
Tonnes of emissions to water	0 Tonnes
Tonnes of hazardous waste and radioactive waste generated	NA
Unadjusted gender pay gap	NA
Board gender diversity	Man: Female 3:0 (Green S AB)

<u>PAI – Principle Adverse Impacts</u> (Yes/NO)	
Fossil fuel operations	No
Sites/operations located in or near to biodiversity sensitive areas where activities negatively affect those areas	No
Science Based Target	No
Reports to CDP	No
UN Global Compact Signatory	No
Involved in the manufacture or selling of controversial weapons	No
Whistle blower policy	Yes
Supplier code of conduct	Yes

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