

ESG Policy

Bolivo Holding AB, 559301-6875

Adopted by:	The Board of Directors
Date:	2023-09-16
Previous version:	2022-05-20
Owner:	CEO
Applies to:	All companies, board members and employees within the Bolivo group
Distribution:	Bolivo's website/internal systems
Information class:	Public

1 Background, Purpose, and Scope

Background: Bolivo is a private market real estate company offering senior housing combined with cooperative rental units (SV: kooperativ hyresrätt) in an ESG-friendly wrapping. The long-term vision is to build a platform which exists in 100 Swedish municipalities. Bolivo is uniquely positioned to 1) acquire, 2) re-position, and 3) platform its investments. This is done via a local project organisation wall to wall with its house developer, an experienced M&A-team with access to deal flow, ESG and business development capabilities, and direct access to equity and debt financing markets.

Purpose: Bolivo's sustainability strategy is based on a holistic approach and aims at economic, ecological and social value creation. Well-executed sustainability work strengthens competitiveness and is a significant success factor for the company. Bolivo commits to:

- Contribute to the long-term sustainable development of society.
- Continuously develop and improve its sustainability work in collaboration with Bolivo's stakeholders.
- Uphold a sustainable business with good business ethics, which applies to all stakeholders: employees, management, the Board of Directors, shareholders, partners, investors, suppliers, contractors, sub-contractors, and customers.

Scope: Bolivo defines sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The scope of the policy covers the ESG impact areas, i.e. three dimensions of sustainability: environment, social and governance. Within these three dimensions, Bolivo has identified the following areas to be the most material to the business:

- Emissions and energy management
- Material sourcing and efficiency
- Environmental certification

- End user health and well-being
- Sustainable cities and communities
- Stakeholder engagement

Although these areas are of utmost importance to Bolivo, it is imperative to note that focus is not limited to the identified material areas, but all relevant ESG areas are considered, as they can vary depending on the project. A thorough assessment of all environmental, social, and governance (ESG) areas/topics is essential, as each investment presents distinct ESG risks and opportunities.

2 Guiding principles

Bolivo is part-owned and managed by Altaal AB who is a signatory and supporter of The United Nations Global Compact (“**UNGC**”) and Principles for Responsible Investment (“**PRI**”) which by extension also applies to the management of Bolivo.

Being a signatory of the United Nations Global Compact (UNGC) and the Principles for Responsible Investment (PRI) is crucial for Altaal, and by extension Bolivo, to demonstrate its commitment to sustainability and responsible business practices. By signing up for and adhering to these principles, Bolivo sends a message to stakeholders on its commitment to upholding the highest standards of corporate social responsibility and environmental stewardship.

3 Way of working

3.1 Investment process

Bolivo considers all ESG areas that have been deemed material when assessing risks and making strategic decisions throughout all phases of the investment process, i.e.; (1) project and/or deal evaluation and screening, (2) due diligence, (3) project design, development and procurement, (4) business plan execution, (5) ESG adaption and (6) exit engineering.

3.2 ESG ambitions

Bolivo’s ESG work is based on the following ambitions, relating to the identified material issues in the scope of this policy:

Environmental sustainability

1. Emissions and energy management

- Reduce emissions (co2/sqm/year) and energy consumption (kWh/sqm/year) of properties managed.
- Choose electricity marked with Good Environmental Choice and work to ensure that residents use the provided electric carpool.
- Increase the use of renewable energy sources, such as solar panels, into our buildings to reduce the reliance on non-renewable energy sources.

2. Material sourcing and efficiency

- Increase the use of sustainable materials in all building development projects, such as recycled or low carbon materials.
- Ensure that all materials sourced are ethically produced and do not contribute to human rights abuses, such as forced labour or child labour.
- Increase re-use and re-cycling of materials and minimize waste in re-constructions and tenant improvements.

3. Environmental certification

- Certifying development projects in line with acknowledged environmental certifications available in the markets, such as Miljöbyggnad, LEED or BREEAM, which recognize buildings that meet specific environmental sustainability standards.

Social sustainability

1. End user health and well-being

- Reduce the perceived loneliness among residents by engaging local community hosts and providing access to community premises.
- Increase tenant satisfaction by providing timely communication and excellent customer service with the goal of always keeping the NPS (Net Promoter Score) at a consistently high level in line with Bolivo's targets, as updated from time to time.

2. Sustainable cities and communities

- Offer safe and healthy environments, in collaboration with tenants, municipalities and other stakeholders in the development works.
- Promote green spaces through incorporation in Bolivo's projects, helping to improve air quality, provide a habitat for wildlife, and promote mental and physical wellbeing among residents.

Governance

1. Stakeholder engagement

- Active and transparent communication to stakeholders
- Annual sustainability reporting
- Constantly striving towards increasing the share of favourable green loans

4 Roles and Responsibilities

4.1 The Board of Directors

Bolivo's Board of Directors holds the overall responsibility for managing Bolivo and its subsidiary and affiliate companies, as well as their operations. This includes decisions on management agreements, policies, budgets, reports, and ESG-related matters, such as assessing and monitoring ESG risks and compliance.

The Board is responsible for adopting and updating this ESG policy.

4.2 Chief Executive Officer ("CEO")

The CEO is responsible for day-to-day management through management agreements which would include tasks like investments, leases, budgets, and reports.

In addition, the CEO is responsible for:

- the overall ESG policy implementation, strategy development and execution; and
- recommending updates to this ESG policy.

5 Implementation of this policy

Bolivo's Board of Directors is responsible for maintaining and updating this Policy as required by changes to market practice, regulation, voluntary standards or as otherwise deemed necessary. The Policy is signed by the Chairman of Bolivo's Board of Directors. **The Policy is subject to an annual review.**