



Areim's Sustainability Achievements

Areim's internal environmental work began in the fall of 2009 in connection with the certification of Torkhuset 4 according to the EU Green Building Program. At this time, it was decided that an environmental policy and an energy management system be developed. In the spring of 2010, comprehensive and well structured environmental efforts were started. Contact was established with Miljöstegen and the decision was made to environmentally certify Areim's business. Work on environmental certification is now underway and an environmental evaluation has been completed. The results of the environmental evaluation show that significant environmental impact can be made in the areas of procurement, energy, waste management and transport. It is mainly in these areas that our goals have been set.

Areim's internal environmental efforts are based on the requirements of the Swedish standard Svensk Miljöbas with a strong focus on implementing practical environmental improvements. The management system is based on the five basic elements of ISO 14001. The environmental efforts are audited annually by representatives from Svensk Miljöbas association. Areim was audited for the first time in April 2011 with a good result.

Anna Broman is responsible for environmental issues within Areim.

Environmental Impact

Areim's significant environmental impact is in the areas of procurement, energy, waste management and transport. It is mainly in these areas that our goals have been set. Our emphasis is on continuous improvement.

Energy consumption in Areim's property portfolio is monitored by meter readings and is done at the end of each month. Follow-up of operational statistics is done on a quarterly basis in conjunction with other financial reporting. Major deviations from normal consumption are immediately reported to Areim by the technical operations manager. District heating and cooling is used in all of our properties. All operational electricity has been green since the autumn of 2010.

Waste management and separation is handled in each property's common garbage room. Important challenges for Areim are the management of hazardous waste and procedures for handling hazardous waste.

The amount of transports due to operations is limited. Areim's goal is to facilitate the use of public transport. Environmental impact is always considered when choosing the method of transport.

Completed Environmental Improvements through February 2011

Areim began its environmental efforts during the fall of 2009 and has since achieved the following:

General

- Approved Environmental Policy, 2009-09-08
- Appointed Anna Broman as environmentally responsible.
- Confirmed energy management system, fall 2009
- Started the environmental certification of Areim through Miljöstegen in the spring of 2010
- Members of the Sweden Green Building Council since the spring of 2010
- Participants in INREV's Sustainability Group since the spring of 2010
- Approved guidelines for travel, 2011-02-03
- Approved purchasing policy, 2011-02-03

Skills, Education, and Communication

- Head of environmental issues attended "Ny som miljöchef", 17-18, May 2010 via STF Ingenjörutbildning AB.
- Head of environmental issues participated in Green Build, Chicago, 16-20 Nov 2010.
- Two employees participated in an advanced environmental management and environmental law course.
- All employees completed a basic environmental course.

Procurement

Our office:

- Buy organic fruit
- Buy Fair Trade coffee
- Multi-machine (printer/copier/scanner/fax) is "Energy Star" certified
- All workstations have energy saving power strips with master/slave functionality
- Purchase "Energy Star" certified computers
- Purchase Swan certified paper

Transport

- Bicycle couriers are used within the city whenever possible
- Environmentally friendly taxis are used whenever possible

Waste

- We have developed routines for handling hazardous waste materials

Chemical Management

- We have created a list of chemicals which are stored in each of our properties as well as our own office
- We have documented security data for all chemicals used in our operations
- We have informed all personnel about the list of chemicals, security data, and catastrophe plan