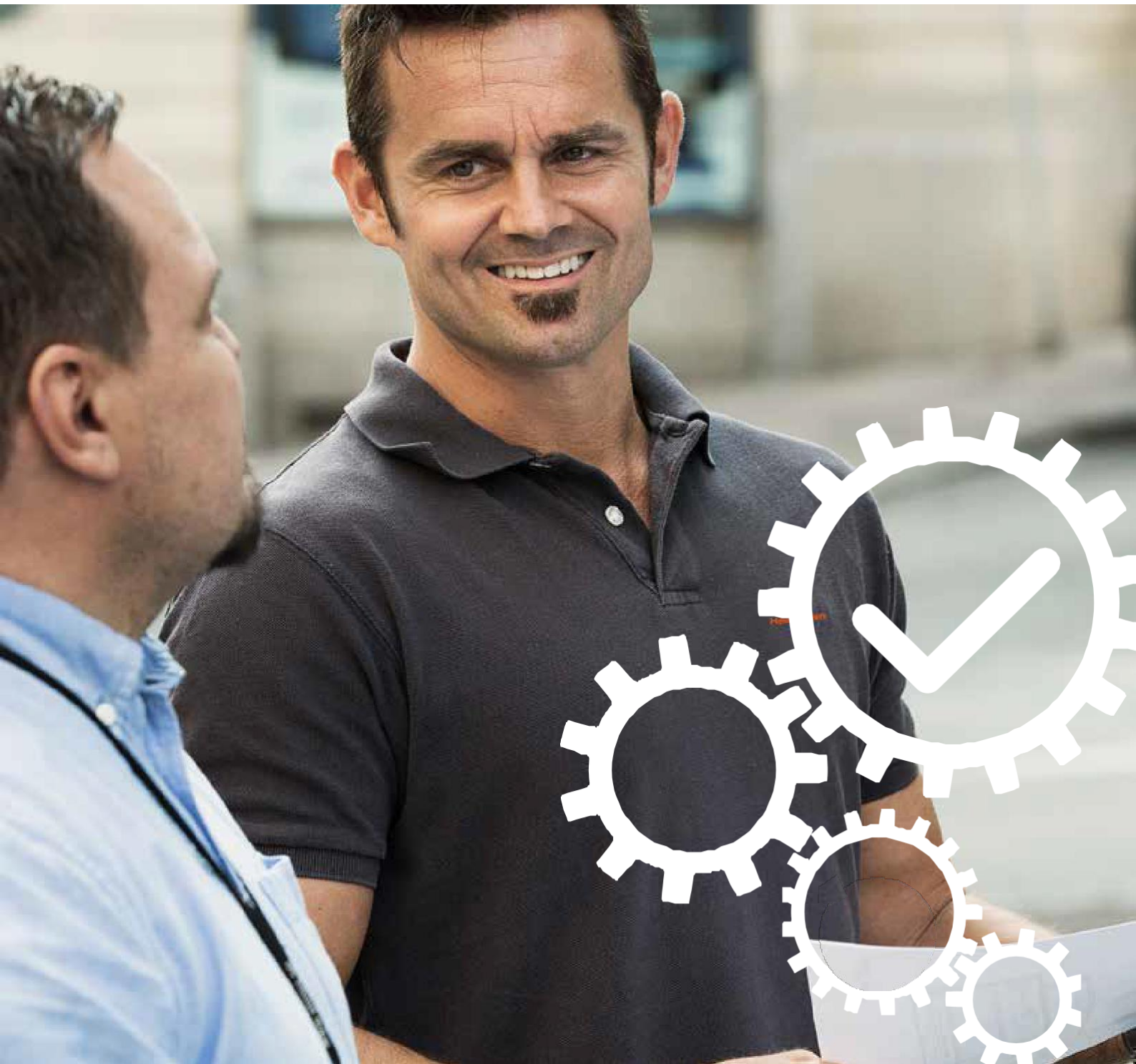


Business Partner Principles



Heimstaden

Why we have Business Partner Principles

At Heimstaden, we care about people as well as the environment. We build lasting relationships, mutually valuable to all parties. We work from common values and expectations of how we should conduct ourselves and do business with integrity and transparency.

Heimstaden's Code of Conduct set out how we expect our colleagues to act. We live according to our Code of Conduct and do not accept shortcuts. We demand the same of you as a business partner. Our Business Partner Principles (BPP) regulate how you as a business partner need to conduct yourself. The Business Partner Principles are based on Heimstaden's values dare, care, and share, as well as on the UN's ten Global Compacts principles linked to human rights, working conditions, environment, and anti-corruption. The Business Partner Principles are an integral part of all contracts between Heimstaden and our business partners.

Who is covered by the Business Partner Principles?

The Business Partner Principles apply to all our business partners. By business partner we mean all individuals and entities with whom Heimstaden engages, such as suppliers, vendors, distributors, franchisees, joint venture partners, sponsorship and donations recipients, sustainability partners and other relevant parties. As a business partner you are obliged not only to adhere to the principles (BPP) yourself, but also to ensure that everyone in your supply chain does.

What is expected of you as a business partner?

We expect you to share our fundamental values and act accordingly.

We expect you to actively work to implement our principles of business ethics in your value chain.

We expect you to be honest regarding any aspect you are not able to fulfil, so that we can agree on immediate remedial actions.



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1. Human Rights and Working conditions

We respect and support the UN's universal declaration of human rights, and all conventions passed by the UN's international working group ILO. We demand fair working conditions for everyone working within our projects, at our workplaces and in our supply chain. What does this mean for you?

- The products or services you deliver to Heimstaden shall be produced in conditions consistent with human rights.
- Neither you, nor any of your subcontractors, are in any way complicit in violations against human rights.
- You provide working conditions, working hours, salaries, and benefits in accordance with applicable national and local regulations, as well as with relevant ILO conventions.
- You ensure employees have valid contracts of employment.
- You do not tolerate any form of human trafficking, child labour or forced labour. This includes other illegal or inappropriate withholding of salary. Children refer to persons under 15 years of age, or of higher legal minimum age in cases where local legislation stipulates it.
- You do not in any way limit the freedom and movement of your employees. This includes demanding that an employee hand over their ID card, passport, or work permit to gain employment.
- You acknowledge and respect employees' right to organise and negotiate collectively, wherever this is in accordance with existing legislation.
- You acknowledge the needs specific to employees under the age of 18 as well as the fact that you have a duty of care towards them.



2. Work Environment

Health and safety

We are responsible for our employees' health, safety and well-being, as well as that of people affected by our operations. We continuously work towards a healthy, safe, engaging, and stimulating work environment where employees thrive, feel included and can influence their own progress as well as that of the company. What does this mean for you?

- Together with Heimstaden and other Heimstaden business partners, you are responsible for maintaining a safe and secure work environment.
- You ensure that your employees and others in the supply chain have the necessary training and equipment to carry out their work tasks in a safe manner.
- You actively support the fact that it is every employee's right and duty to stop perilous work.
- You report to Heimstaden all incidents and work accidents pertaining to our projects and workplaces.

Everybody's equal rights

We respect all individuals strive to work as a team and encourage open, straight, and respectful communications. We treat everyone equally and provide everyone with the same employment and career opportunities. We do not tolerate any kind of harassment or discrimination. What does this mean for you?

- You treat employees with respect and dignity.
- You do not accept any form of disrespectful behaviour, bullying, discrimination, persecution, or sexual harassment.
- You do not discriminate against anyone, rather treat all employees and jobseekers equally and provide them with equal opportunities.
- You encourage and work towards diversity and an inclusive work environment.

3. Environment and Climate

We want to protect the environment and contribute to sustainable development. We work to minimise the effect on the environment and climate through the lifecycles of our operations, projects, properties, and services. What does this mean for you?

- Together with Heimstaden and other Heimstaden business partners, you are

responsible for maintaining a safe and secure work environment.

- You manage your operations responsibly, respecting the environment and climate.
- You comply with existing environmental legislation.
- You consider environmental aspects of your operations and protect biodiversity.
- You work actively to reduce emissions to air, soil, and water.
- You choose solutions based on the precautionary principle, and with a life cycle perspective in mind.
- You have systems in place to manage waste and hazardous waste, and in doing so support recycling and re-use.
- You operate efficiently in terms of resources and work actively to reduce energy and water consumption.
- You avoid using materials with substances of very high concern (above 0.1% by weight) that have been on the [ECHA candidate list](https://www.echa.europa.eu/candidate-list-table)¹ for more than 18 months, as required by the [REACH regulation](https://environment.ec.europa.eu/topics/chemicals/reach-regulation_en)².
- You ensure that any handling of materials that might contain asbestos, such as thermal insulations, is done by appropriately trained personnel in accordance with national regulation.
- By accepting this Business Partner Principles, you agree to provide evidence for the above when required.

¹ <https://www.echa.europa.eu/candidate-list-table>

² https://environment.ec.europa.eu/topics/chemicals/reach-regulation_en





4. Business ethics and anti-corruption

We operate our business ethically and with integrity. We comply with existing legislation and possess all necessary permits, licences, and registrations for our operations. What does this mean for you?

- You must follow all applicable legislation as well as our Business Partner Principles, including when the principles set stricter requirements than the law (if the principles do not contradict the law).
- Practices or local traditions never take precedence over legal requirements.
- If you discover that our Business Partners Principles contravenes existing legal requirements, you must inform the relevant manager at Heimstaden.

Sanctions

We have sanction guidelines* which states that we do not cooperate, directly or indirectly, with any person or entity listed as unauthorized on sanction lists and that we do not do business, directly or indirectly, with countries or regions subject to sanctions. What does this mean for you?

As a business partner to Heimstaden, you are vigilant when external parties may be on a

sanction list or may have a related company in a country subject to sanctions, and ensure that:

- neither your company nor any of your subsidiaries is currently subject to any sanctions, cooperate, directly or indirectly, with any person, entity, country, or region subject to sanctions, or operating in a country subject to any sanctions.

** Sanctions are legal instruments used by governments and multinational bodies to influence foreign affairs (in order to combat terrorism and maintain or restore international peace and security) by prohibiting business transactions with certain (individual) countries, individuals, entities or sectors. Sanction lists are maintained by the UN, EU, USA, and UK, among others.*

Anti-corruption

We work in accordance with good business practice and have zero tolerance to all forms of corruption, bribes, and facilitation payments as well as hidden commissions. What does this mean for you?

- You run your business with integrity and do not tolerate any form of bribery or corruption.
- Under no circumstances must you demand, receive, pay, offer, or sanction bribes, either directly or indirectly.
- You must never try to assert undue influence on or bribe Heimstaden employees, customers, public officials or any other physical or legal person.
- You ensure that all reports, documents, and invoices are complete, correct and not misleading.

Hospitality and gifts

Our hospitality and gifts are characterised by openness and moderation and are naturally linked to the business relationship. We neither demand, receive, offer, or sanction any gifts which may influence – our own, our customers' or other partners' business decisions. What does this mean for you?

- You do not offer or receive any hospitality or gifts which may unduly influence – or be seen to unduly influence – business decisions taken by you, Heimstaden, Heimstaden's clients or other parties.
- You respect Heimstaden's Code of Conduct for employees with guidelines on hospitality and gifts.
- You report to Heimstaden any instance where a Heimstaden employee demands any type of hospitality, gift, or personal favour, for free or at a lower price than in existing discount contracts or than the market value.

Fraud and money laundering

We have zero tolerance to all forms of criminality, fraud, and money laundering. What does this mean for you?

- You must under no circumstances take part in criminal operations, fraud, or money laundering.
- You must not take part in any transaction which you know, or suspect may have links to

criminal operations, fraud, or money laundering.

Information management

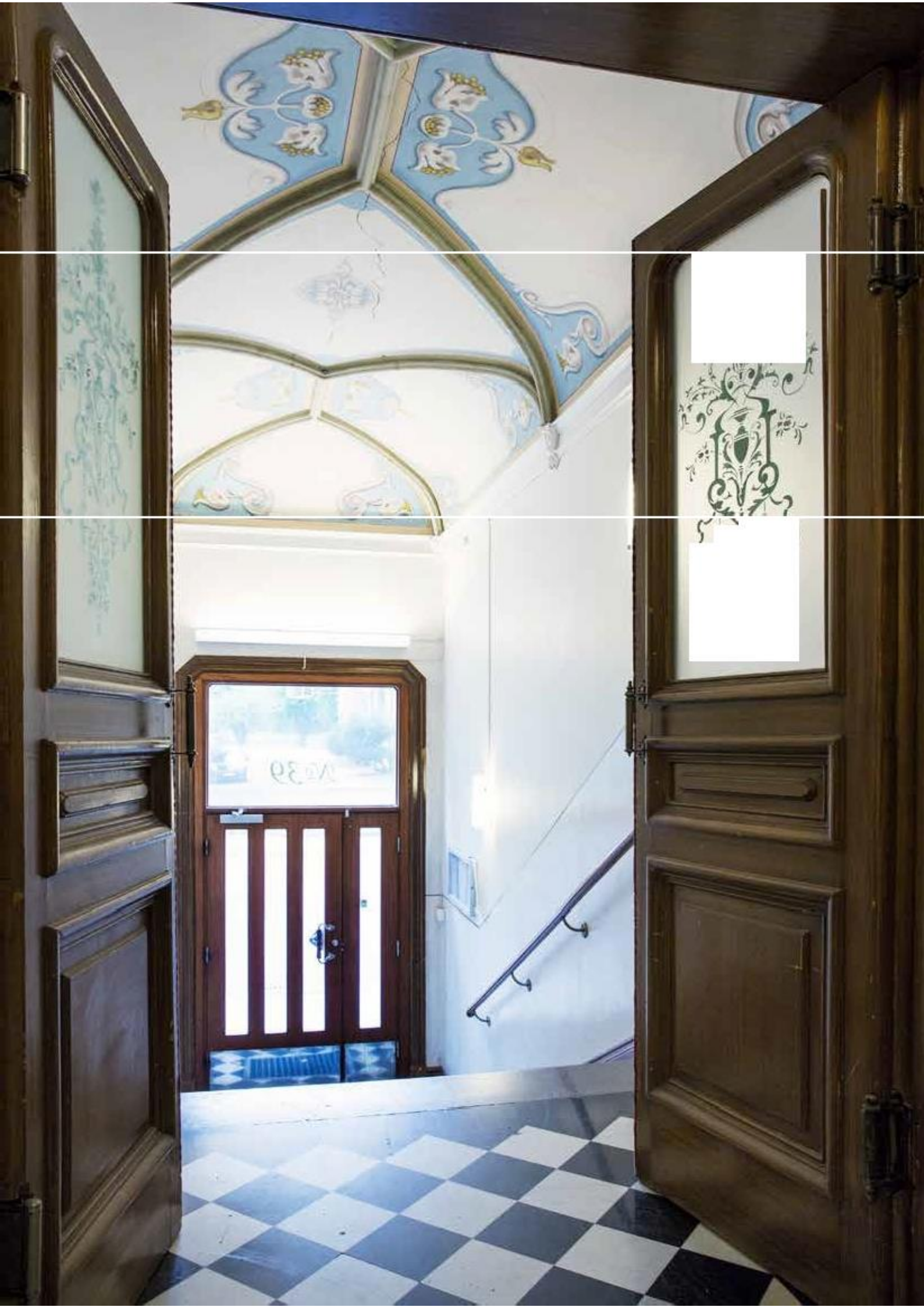
We respect all confidential information pertaining to Heimstaden or our interested parties. We work proactively to prevent confidential information spreading to individuals who do not need or have a right to this information within the remit of their work. What does this mean for you?

- You protect any confidential information you are privy to via Heimstaden, our customers and partners or other parties. Confidential information includes financial and commercial relationships, strategies, plans and technical systems.
- If you gain access to confidential information by mistake, whether it comes from Heimstaden, our customers and business partners or other parties, you refrain from using the information. You contact the sender and notify Heimstaden of what has occurred.

Protection of personal data

We respect everyone's right to have their personal information treated in a secure manner, respecting personal integrity. We handle all personal information with respect for the individual and in accordance with the General Data Protection Regulation, GDPR. What does this mean for you?

- You ensure that all uses of personal data are handled in accordance with existing legislation and regulations. This includes data collection, registration, comparisons, storage and removal, or a combination of these.



Compliance and follow-up

As a partner, by approving the Business Partner Principles, you affirm that your company complies with the requirements set out in this document and that you place equivalent requirements on your sub-contractors. Where necessary, we are prepared to work with you to ensure your compliance with the Business Partner Principles.

By approving the Business Partner Principles, you consent to us performing audits to ensure compliance with the Business Partner Principles. Such audits may also be carried out by an independent third party.

In case of a significant breach of the Business Partner Principles you, as a partner, will implement a remedial plan of action agreed between you and Heimstaden. Heimstaden has the right to terminate any contract with you and your company in the following cases:

- You and your company are unable or unwilling to implement the plan of action.
- You and your company have repeatedly violated Heimstaden's Business Partner Principles.
- You and your company have seriously violated Heimstaden's Business Partner Principles.
- You and your company have deliberately withheld information about a breach of Heimstaden's Business Partner Principles.

Such termination shall take effect from the date specified in a written termination from Heimstaden.



Report suspicious events

Heimstaden will never subject anyone to retribution, who in good faith reports suspicious or proven unethical behaviour, nor do we accept such actions from other parties. You may report a suspicious event to the relevant Heimstaden manager or confidentially and anonymously via the Whistleblower form at www.heimstaden.com

If you have any questions regarding the Business Partner Principles, please contact

Group Director Procurement Mattias Olander.

Mattias Olander

+46 70 420 38 56 (Mobile)

mattias.olander@heimstaden.com

Business Partner Sign-off:

Business Partner representative

Heimstaden

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