

The Planet

The long-term goal of Castellum's environmental and climate efforts is to achieve net-zero carbon emissions by 2030 at the latest. Preventing global warming based on its own operations is one of the company's key issues.

Castellum's commitment

Castellum will responsibly and efficiently reduce resource use and carbon emissions that cause global warming.

Efficient energy use

Castellum works continually to reduce its energy use. Its efforts focus on both optimising operations and investing in energy-efficient and renewable technologies. 94 energy efficiency projects were carried out during the year with a total investment of MSEK 86.

Energy use is continually monitored and analysed. Measures are taken and given priority based on the greatest potential for efficiency enhancements. Expansion is under way for Castellum's own portal for web-based property monitoring, to check values for operations, alarms, elevators and entries. This results in savings of both energy and time, and creates customer benefits in the form of better services through preventive measures. At present, 361 (385) properties representing 2,559,000 (2,851,000) square metres are connected to the portal. The decrease in the number of connected properties during the year is due to sales of properties.

In 2021, the normalised energy consumption for heating and property electricity in the like-for-like portfolio remained unchanged - meaning a change of 0% (-12). The major savings of 12% that were seen in the preceding year were driven in part by the pandemic. Despite some people returning to their workplaces in 2021, Castellum has been able to keep its energy use down as a result of active routine efforts and continued focus on efficiency enhancement measures. In 2021, absolute normalised energy use in the total asset portfolio increase by 6% (decrease: 8) per square metre. The increase is due primarily to portfolio shift and acquisitions in Finland during the year, as well as a colder year compared with 2020 resulting in increased heating consumption. From a long-term perspective, however, total energy use has decreased by a total of 34% (37) per square metre since 2007.

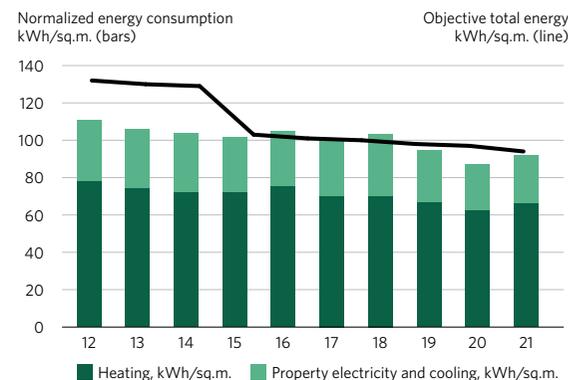
Castellum's actual use of heating, non-degree day corrected, corresponded to 65 kWh (50) per square metre and can be compared with the industry average of 112 kWh (117) per square metre (the Swedish Energy Agency's reference value for heating premises). This means that Castellum's buildings are 42% (57) more energy efficient than the Swedish average for these premises. In all, normalised heating use in the like-for-like portfolio increased 2% (decrease: 13) in 2021, while use of property electricity and cooling decreased 4% (7).

95% (95) of the total energy use is fossil-free. Since 2001, we purchase only renewable electricity in the Group, and in many of our locations we also purchase renewable district heating where possible.

Approximately 15% (13) of Castellum's customers are responsible for their own heating and 23% (23) for electricity on the property.

Since 2020, all our vehicles have been non-fossil fuel powered. This means that all service cars, carpool vehicles and company cars used by Castellum are either electric or run on biofuel.

TARGET AND OUTCOME, ENERGY CONSUMPTION PER SQ. M.



The actual change in the like-for-like portfolio was 0%, degree-day adjusted. Castellum began systematically measuring energy consumption and heating in 2007, which is why it is utilised as a comparison year.

DISTRIBUTION OF TOTAL ENERGY CONSUMPTION, 2021

