

# Green financing

Investor report

30/09/2023





## Eligible projects and assets according to the green framework

Real estate Designation	Real estate type	Location	Completed	Lettable area (sqm)	Certification	Certification level
Apotekaren 22	Office	City	Existing	28 311	Breeam In Use	Very Good
Bocken 35 & 46	Office	City	Existing	14 928	Breeam In Use	Very Good
Båtturen 2 (Kajhusen)	Office	Hammarby Sjöstad	Existing	10 539	Breeam In Use	Very Good
Båtturen 2 (Kanalhuset)	Office	Hammarby Sjöstad	Existing	2 766	Breeam In Use	Very Good
Båtturen 2 (Kopparhuset)	Office	Hammarby Sjöstad	Existing	5 190	Breeam SE	Very Good
Daggkåpan 2	Residence	Birger Bostad	Existing	5 480	Miljöbyggnad	Silver
Distansen 6	Office	Arenastaden	Existing	11 039	Breeam SE	Very Good
Distansen 7	Office	Arenastaden	Existing	9 810	Breeam SE	Very Good
Drabanten 3	Office	City	Existing	6 619	Breeam In Use	Very Good
Farao 20	Office	Arenastaden	Existing	7 831	Breeam In Use	Very Good
Farao 8	Office	Arenastaden	Existing	6 186	Breeam In Use	Excellent
Fräsaren 10	Office	Solna Business Park	Existing	11 612	Breeam In Use	Very Good
Fräsaren 11	Office	Solna Business Park	Existing	39 177	Breeam In Use	Very Good
Fräsaren 12	Office	Solna Business Park	Existing	37 319	Breeam In Use	Excellent
Getingen 13	Office	City	Existing	17 174	Breeam In Use	Very Good
Getingen 14	Office	City	Existing	12 908	Breeam In Use	Very Good
Getingen 15	Office	City	Existing	25 472	Breeam In Use	Very Good
Hagalund 2:11	Office	Arenastaden	2021	15 355	Breeam SE	Very Good
Hörnan 1	Office	Solna Business Park	Existing	16 460	Breeam SE	Very Good
Järvakrogen 3	Hotel	Arenastaden	Existing	7 364	Breeam Bespoke	Very Good
Läraren 13	Office	City	Existing	6 840	Breeam In Use	Very Good
Mimer 5	Office	City	Existing	11 772	Breeam In Use	Very Good
Nationalarenan 3	Hotel/Office	Arenastaden	Existing	19 165	Breeam SE	Excellent
Nationalarenan 8	Office	Arenastaden	Existing	45 744	Breeam SE	Excellent
Norrtälje 24	Office	City	Existing	7 067	Breeam In Use	Very Good
Nöten 4	Office	Solna Business Park	Existing	52 179	Breeam In Use	Very Good
Orgeln 7	Office	Solna Business Park	Existing	39 207	Breeam SE	Very Good
Paradiset 23	Office	City	Existing	13 839	Breeam SE	Very Good
Poolen 1	Office	Arenastaden	Q1 2022	28 143	Breeam SE	Excellent
Pyramiden 4	Office	Arenastaden	Existing	72 234	Breeam SE	Excellent
Påsen 1	Project	Hammarby Sjöstad	Projekt	11 429	Breeam In Use	Very Good
Signalen 3	Office	Arenastaden	Existing	31 492	Breeam SE	Excellent
Smeden 1	Office	Solna Business Park	Existing	45 181	Breeam In Use	Very Good
Stigbygeln 2	Office	Arenastaden	Existing	8 416	Breeam In Use	Excellent
Stigbygeln 6	Office	Arenastaden	Existing	9 920	Breeam In Use	Very Good
Svetsaren 1	Office	Solna Business Park	Existing	16 055	Breeam In Use	Very Good
Trikåfabriken 8	Office	Hammarby Sjöstad	Existing	15 365	Breeam In Use	Very Good
Trikåfabriken 9	Office	Hammarby Sjöstad	Existing	16 588	Breeam SE	Very Good
Uarda 1	Office	Arenastaden	Existing	24 359	Breeam In Use	Excellent
<b>Totalt</b>				<b>766 535</b>		



## Outstanding loans under the MTN programme

Loan no	Start date	End date	Amount, SEKm
112	12/04/2018	12/04/2024	1 350
115	03/09/2018	03/09/2025	1 000
117	22/03/2019	22/06/2024	250
118	03/04/2019	03/10/2023	400
119	10/09/2019	10/09/2024	500
121	21/08/2020	21/02/2024	500
122	21/08/2020	21/02/2024	500
123	22/09/2020	22/09/2025	200
124	22/09/2020	22/09/2025	400
125	02/02/2021	02/02/2027	450
126	02/02/2021	02/02/2026	850
127	17/03/2021	17/10/2024	150
128	17/03/2021	17/06/2024	250
129	04/06/2021	04/06/2026	400
130	01/09/2021	01/09/2026	500
131	08/09/2021	08/03/2027	300
132	15/10/2021	15/10/2026	600
133	15/10/2021	15/10/2026	400
134	28/02/2022	28/02/2025	650
<b>Total</b>			<b>9 650</b>



## Green borrowing capacity – existing and available

	Amount, SEKm
Total market value of green assets / Green pool	49 667
Utilised scope of green bank financing	21 595
Utilised scope of green EIB financing	655
Balance in green accounts	0
<b>Available for green capital markets financing</b>	<b>27 417</b>
<i>Of which utilised</i>	
Green MTN	9 650
Green commercial paper	3 110
<b>Available green borrowing capacity</b>	<b>14 657</b>



## General information about Fabege's sustainability work

As a developer of sustainable urban districts, Fabege consider it important to take long-term corporate responsibility. Remaining at the forefront in terms of sustainability is mission-critical, partly because in the long run the company must be able to attract customers, employees, and investors. Green financing is a welcome component of these efforts. Fabege environmentally certifies all properties according to BREEAM. We work with the methodology CityLabAction in the development of sustainable neighborhoods. Fabege only buys electricity, heating and cooling that has been generated from renewable energy sources. Green leases for tenants are standards.

### Some sustainable objectives

- Climate-neutral management (scope 1 and 2) in 2030
- Indirect emissions (scope 3) will be halved by 2030
- Breeam Environmental certifications of all properties
- 100 % Green leases
- Sustainability inspections of all Fabege's strategic suppliers
- 100 % Green funding by 2020
- Great Place to Work Confidence rating of at least 85 %

Please read more about Fabege's green financing online at [www.fabege.se/en/investors/financing/green-financing/](http://www.fabege.se/en/investors/financing/green-financing/)

and about our sustainability work at [www.fabege.se/en/sustainability/](http://www.fabege.se/en/sustainability/)



Solna, Sweden 19/10/2023

Fabege AB

---

Stefan Dahlbo  
CEO

---

Åsa Bergström  
CFO