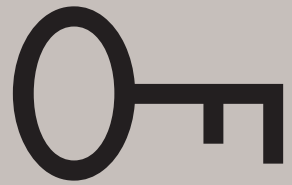


Together with our customers, we create offices and meeting spaces that support different work styles, strengthen company culture, and truly enable value creation.



# Fabege

# Green Financing Framework 2025

4 june 2025



**Important notice.** This document (the “Green Financing Framework” or “Framework”) contains information on Fabège’s (“Fabège”) and its potential use of financing with added environmental criteria (the “Eligible Green Assets”). Any financing that includes the Eligible Green Assets in its associated financing documentation, by reference or inclusion, as detailed in this document or in future versions of this document, will be designated as Green Financing (“Green Financing”). Other labels may apply to the specific type of financing, for instance Green Bond (“Green Bond”) or Green Commercial Paper (“Green Commercial Paper”). Depending on the language of the financing documentation the Eligible Green Assets in this Framework may be translated into other languages, as required or preferred in the local jurisdiction. Furthermore, all parties are advised to review the applicable risk factors and terms specific for the type of Green Financing used, for instance in the relevant financing documentation, issuance prospectus, financing documentation or information memorandum. Investors and third parties are advised to conduct an independent evaluation of the relevance and adequacy of the information in this Framework, and for making such other investigations considered necessary prior to entering into any of the types of transactions or arrangements where the Eligible Green Assets would be applicable, for instance regarding the adherence to current and future regulation, standards or market practices such as the Green Bond Principles or EU Green Bond Standard. New Green Financing will include a reference to, or inclusion of, the most recently published Eligible Green Assets which shall be publicly available in the Framework on Fabège’s website. Any Green Financing will be subject to the version of the Eligible Green Assets specified in the associated financing documentation.

# Fabège: Green Financing Framework 2025

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# Fabege – Turning vision into reality

## This is Fabege

Fabege is one of Sweden's largest property companies. We own, develop and manage commercial properties in Stockholm, which is Sweden's biggest growth region. Fabege owns 99 properties totalling 1 200 000 m<sup>2</sup> of lettable space, with a property value of approximately 77.8 SEK bn. Our vision is to be a supportive partner that puts people front and centre. Our innovative, responsible and flexible ethos enables companies, locations and our city to develop.



Our areas of focus in Stockholm are:

- Stockholm inner city
- Solna (Arenastaden/Haga Norra and Solna Business Park)
- Hammarby Sjöstad
- Flemingsberg

Our substantial offering in these strategically selected districts enables our customers to be part of the entire regional labour market, reducing commuting time and improving quality of life for their employees. We are actively engaged in helping strengthen the attractiveness and brands of neighbourhood. Property management is at the heart of our business. We are currently landlord to approximately 700 companies, government agencies and organisations, and more than 100,000 people spend time in our buildings every day.

Sustainability is at the heart of everything we do. We value sustainable business practices both economically and ecologically. All investment properties and projects are sustainability certified. Our loan portfolio is classified as green and our share has received the Nasdaq Green Equity Designation.

# Fabege’s Sustainability Strategy

Sustainability has long been integrated into our business model and overall strategy. Through collaboration and powerful implementation, we can future-proof our assets and find new ways to increase the attractiveness of, and wellbeing in and around our properties, with the smallest possible carbon footprint. We set ambitious climate targets validated by Science Based Targets initiative already in 2020. Our ambitious journey continues, and our own climate targets go beyond the validated SBTi targets. We are aiming to achieve climate-neutral property management in 2030, with a 50% reduction of emissions from new construction compared with 2018, and a reduction of Scope 1 and 2 by at least 90%.

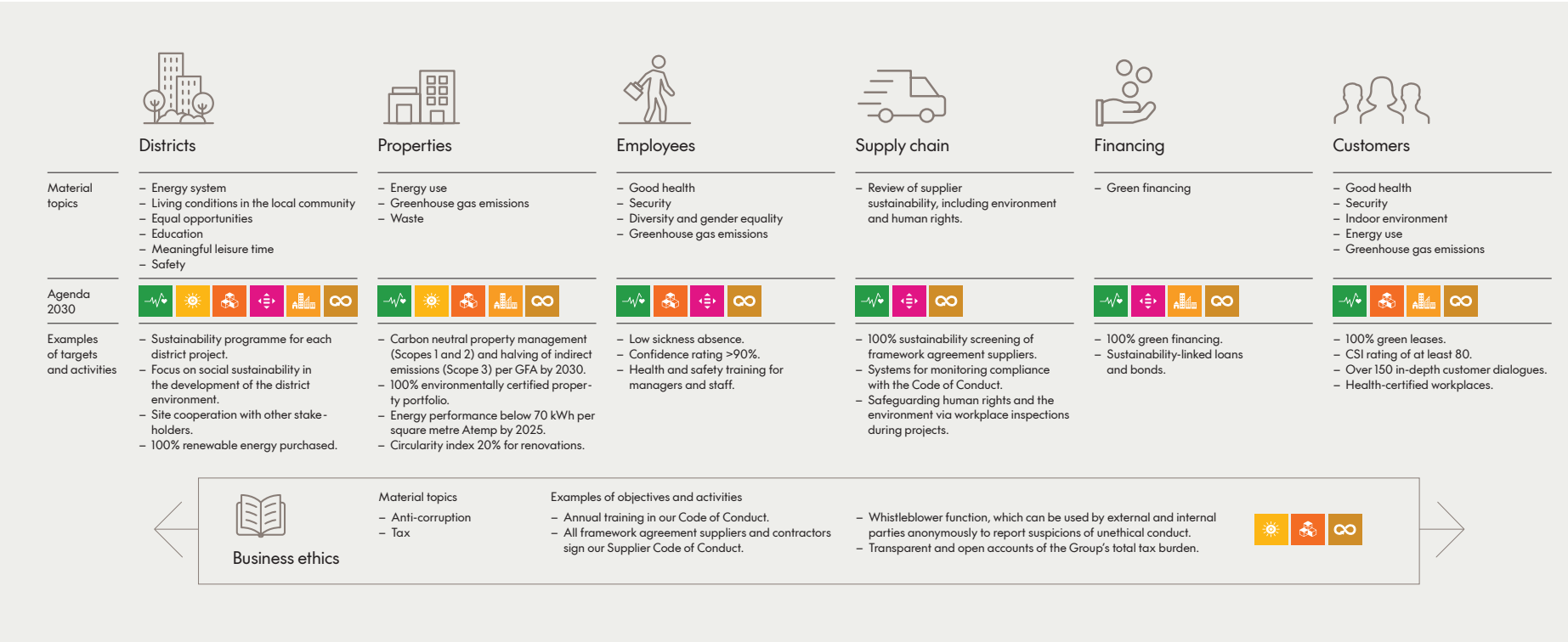
**Our focus areas**

Based on the 17 UN Sustainable Development Goals (SDGs) and through continuous dialogue with our stakeholders, we have identified the most material issues for our business based on our impact on the environment and society. Our work has an impact on all the SDGs, but we recognize that there are strong synergies between the various goals. That is why we are putting a greater focus on the six goals that are the most significant for our business: goals 2, 7, 9, 10, 11 and 12. Activities linked to the goals are now integrated into our business processes. Since 2011, Fabege has supported the UN Global Compact’s ten principles that ensure work for human rights, labour law, the environment and anti-corruption.

**Overall Sustainability targets by 2030**

Scope 1 and 2: Carbon-neutral property management:	Carbon neutral
Scope 3: Reduction of emissions from new construction (reduction in carbon footprint per square metre of GFA) from a 2018 base year	-50%
Circularity target: Building materials that are either reused, recycled or renewable in redevelopment projects	50%

Fabege’s long-term goals and results in sustainability are based on the main areas around city districts, properties, employees, suppliers, financing, customers and business ethics. Overall targets to 2030 are:



Future-proofing the electricity supply is an important matter for society as a whole

Society is becoming increasingly electrified, and this places growing and greater demands on the electricity grid. There is therefore a need to ensure electricity generation capacity as well as demand flexibility to avoid power shortages, and to ensure that investments in the electricity system are used efficiently.

Districts

We strive to make the best possible contribution to creating sustainable and appealing cities and neighbourhoods that attract both people and businesses. Through our sustainability efforts, we contribute to a sustainable Stockholm in which we develop and manage districts, properties and premises. Our approach is rooted in a holistic perspective to strengthen our districts as experience-based meeting places, where the primary focus is on health, convenience, safety and comfort. By influencing everything from the choice of building materials and energy use to sustainable travel, we can also help reduce our carbon footprint. Our work with social sustainability focuses on people, both inside and between the buildings. We want to create places in which people want to have their businesses, create experiences and live. Managing and developing life between the buildings creates the conditions for attractive locations and satisfied customers. The aim is for all our districts to be characterised by and designed according to three principles:

- 1. Attractive street environments that enhance the sense of community, belonging and safety.
- 2. A thriving district in the evenings and on weekends as well.
- 3. Varied and playful lighting and lighting design.

Successful collaboration enables us to create brand new opportunities for ourselves and our customers. Cooperation between businesses, municipalities, education establishments, clubs, cultural life and citizens is of paramount importance. We want to make a difference in our districts and contribute to positive societal development through partnerships.

Material topics:

- Energy system
- Living conditions in the local community
- Equal opportunities
- Education
- Meaningful leisure time
- Safety

Districts, targets	2024
100% energy from renewable sources by 2030 (Proportion of renewable energy, %)	90%

Properties

Our aim is to create pleasant working environments that make our customers want to come to the office. We have ambitious targets for reducing our climate impact and energy consumption in both our investment properties and in construction projects relating to commercial premises and housing. We have defined clear climate and energy targets and are already well on our way to achieving these. We strive to work closely with industry, partners and customers to identify the most

effective solutions and promote innovation in everything from material selection and reuse to electrification and energy efficiency. Climate adaptation and lower energy usage are two of our most important sustainability issues. According to the Swedish Environmental Protection Agency, homes and premises account for more than a third of Sweden’s total end-use energy consumption. This, combined with a strained energy market, has led us to intensify our work on energy efficiency, with a particular focus on digitalisation and our internal processes to work



smarter and more data driven. We have signed Fossil Free Sweden’s roadmaps for both the heating sector and the construction and civil engineering sector. Due to hard and a structured work, our energy consumption has decreased from 166 kWh/sqm in 2010 to 70 kWh/sqm in 2024. When it comes to our greenhouse gas emissions, these mainly arise from property management and project development. To reduce our climate impact, we are working on making energy efficiency improvements, increasing the share of renewable energy and reducing our carbon footprint throughout the value chain. The climate impact from the production of building materi-

als is high, which is why we are working to make greater use of materials that can be reused. To reduce our environmental impact in both the short and long term, we ensure at an early stage in our projects that the right materials are chosen, and the right methods are used. Our objective is for 100 per cent of our building materials to be environmentally safe in accordance with Byggsvarubedömnin-gen (Building Material Assessment). We are also affiliated with the roadmap for the building and construction sector and the Klimatarena Stockholm platform to help accel-erate the climate transition in Stockholm. In 2022, we developed a reuse strategy that

describes our reuse efforts and defined a new target, the Circularity Index. Alongside our efforts to reduce our carbon footprint, we manage the physical risks that come with cli-mate change. We have therefore conducted climate risk analyses on all investment proper-ties.

- Material topics:
- Energy use
  - Greenhouse gas emissions
  - Waste

Fabege has currently not mapped biodiversity as a material area given that no new land exploitation is taking place in construction pro-jects. Fabege builds new buildings on already developed land, which means that no green-field areas are affected by new construction. Despite this, Fabege has set an internal net gain target for biodiversity which aims to enhance habitat units around our properties, such as green roofs and walls to provide habi-tats for various species and improve of air quality and the development of green spaces that support local flora and fauna. Also, by increasing reuse and resource efficiency, we strive to reduce the need to extract resources, which lessens the pressure on ecosystems and helps preserve them.

**Employees**

A committed and motivated workforce is a key success factor, and we want to be an attrac-tive place to work. Organisations with a strong identity often perform better than others. We therefore invest time and effort in developing our values, corporate culture and our people, all of whom are key to our success. Our work-ing environment must be safe and free from the risk of our employees, or those who work for us, being injured or falling ill at work. The

Employees, targets	2024
GPTW Trust Index of at least 90 (Satisfied employees, GPTW Trust Index)	88
More than 95% of employees should want to recommend Fabege as an employer	93
Maintain low level of sickness absence at <3%, aided by regular medical check-ups and continued health and fitness programmes	3.43
Aim is to achieve even gender balance in the management (% women)	50
Aim is to achieve even gender balance among managers (% women)	38
Aim is to achieve even gender balance among employees (% women)	38

starting point for a safe workplace is our sys-tematic health and safety management, which includes risk assessments based on completed investigations, including safety inspections, reporting of anomalies and performance appraisals. These assessments are evaluated and prioritised, and action plans established to manage any risks identified. All our employ-ees have undergone basic health and safety training, and new recruits are offered the same opportunity. Managers and health and safety representatives have participated in in-depth training programmes.

Managers and health and safety representa-tives have participated in in-depth training programmes.

- Material topics:
- Good health
  - Security
  - Diversity and equality
  - Greenhouse gas emissions

Properties, targets	2024
Energy performance below 70 kWh/sqm Atemp 2025 (Specific energy consumption, kWh/sqm Atemp)	70
2.5 kWh/sqm Atemp 2030 (Energy produced from solar panels, kWh/sqm Atemp)	1.8
90% recycling of waste (Material and energy recovery, %)	96
Reduce water consumption per sqm Atemp by 2% per year (Reduction in water use, %)	2
100% investment properties are to be environmentally certified to BREEAM In-Use standard, with ambition level ‘Very Good’	100
100% of new buildings shall be environmentally certified according to BREEAM-SE with ambition lever ‘Excellent’	100
100% green service- and company vehicles	100
Carbon-neutral property management by 2030 (Carbon dioxide emissions direct emissions (Scopes 1 and 2), tonnes CO <sub>2</sub> e)	1,835
Indirect climate emissions to be halved per GFA by 2030 compared to 2018 (Reduction of indirect emissions (Scope 3), %)	-32
1. Excl. future improvements properties	



Supply Chain, target	2024
100% sustainability audited and approved framework agreement suppliers	96

Financing, target	2024
100% green financing	99

Customers, targets	2024
Customer Satisfaction Index (CSI) at least 80 <sup>2</sup>	-
100% green leases <sup>3</sup> of newly signed space	98
100% green leases <sup>4</sup> of total space	92
<small>2. Customer Satisfaction Index surveys are conducted every two years 3. Area above ground, excluding residential units 4. Area above ground, excluding residential units</small>	

Business Ethics, target	2024
100% of employees to receive annual training about our Code of Conduct <sup>5</sup>	
<small>5. In 2024, no training was carried out as the Code of Conduct was being updated</small>	

**Supply Chain**  
Our suppliers are important partners, as a sustainable supply chain is essential for creating long-term profitability, reducing our risks and boosting our brand. The aim is to conduct sustainability screening on all partners with whom we have framework agreements. We endeavour to operate according to the principles of responsible business conduct, to reduce our carbon footprint and safeguard human rights at all levels. We support several international guidelines, such as the UN’s core human rights

documents, the ILO’s fundamental principles and rights at work, and the UN Global Compact’s ten principles on human rights, labour law, environment and anti-corruption for global responsibility. These guidelines are included in our Supplier Code of Conduct, which we expect our suppliers with framework contracts to comply with in all areas of their work. Our systematic work with suppliers has been in place since 2013, to ensure that all suppliers sign the Supplier Code of Conduct. In recent years, we have been working with colleagues

in our sector to develop a digital tool for reviewing the property sector’s supplier categories. The aim is to avoid duplication for suppliers by making sure they do not answer similar questions in connection with procurements from different property companies, and to enable more suppliers to be audited. This will allow the industry to set a new standard. We have teamed up with eight property companies with large office property portfolios in the Stockholm region to develop collective supplier requirements in the area of sustainability.

- Material topics:
- Good health
  - Security
  - Human rights
  - Environmental and climate impact

**Financing**  
Our green financing is a natural extension of the sustainability efforts that are conducted throughout the organisation. All our capital providers, including banks and capital markets, offer green financing of environmentally-certified properties. Since November 2023, Fabege has been listed as a green share, known as Green Equity Designation.

**Customers**  
Good relationships and cooperation with our customers are a prerequisite for creating sustainable offices, services and urban environments. Continuous dialogue with our 700 customers provides the basis for long-term cooperation and the development of our districts. The basis for our strategic work with our customers is our green leases. It is now standard practice to sign green leases, and the Swedish Property Federation’s green appendix is a standardised appendix for reducing the environmental impact of premises and reducing energy usage. It means that both

parties agree on a joint environmental agenda for the premises through the efficient use of resources and sustainable property management. The climate transition is something that needs to be done together with our customers. We produce a climate impact assessment for tenant adaptations, which we share with the customer to decide how we can act together to contribute to the climate transition. Maintaining good, close relationships with our customers is essential in enabling us to be part of strengthening their competitiveness as employers by creating sustainable urban environments for residents, professionals and visitors alike.

- Material topics:
- Good health
  - Security
  - Indoor environment
  - Energy use
  - Greenhouse gas emissions

**Business Ethics**  
Sound business ethics, continuous dialogue and responsiveness are fundamental to our relationships with both employees and customers, as well as suppliers and lenders. Working responsibly is essential to long-term profitability and contributes to the sustainable development of society in our districts. Our sustainability work is integrated into the organisation and follows our governance, responsibility and monitoring framework. Our commitment to responsible business conduct is well established among the Board of Directors, Executive Management Team and the rest of the workforce. Our commitments permeate all our operations, business relationships and our conduct towards our other stakeholders. Our Code of Conduct forms the basis for the conduct of all our employees. In addition to the Code of Conduct, our tax policy, inside infor-

Corporate Culture

The contribution of each and every employee is important for the company as a whole. We are a team operating according to shared guidelines and clear frameworks for success. We call this SPEAK and we invest joint time and effort in our professional development and our core values.

Framework

- Code of Conduct
- Policy for whistle-blower function
- Tax policy
- Inside information policy
- Anti-corruption guidelines
- Sponsorship policy

mation policy, anti-corruption guidelines and whistleblower policy provide an important framework for our governance and monitoring. Our whistleblower function is an important tool for ensuring high business ethics and responsibility as well as sustainable and fair competition. Policies and guidelines set out more detailed instructions which can be found at our website.

- Material topics:
- Anti-corruption
  - Tax

## Highlighted projects



### Farao and Kairo

The planned project involves some 77,000 sqm offices and 185 apartments. As of June 2025, the initial investments include the dismantling of existing buildings and the moving of the roadway to enable Dalvägen to be made into a modern mixed-use urban street. Using innovative reuse and recycling measures, Fabège is working to create circular flows. Suspended ceilings, textile floors, wooden flooring, kitchens, door frameworks and glass sections have been dismantled and stored in Fabège's Reuse Hub, for use in future projects. Vegetation, external equipment, windows and the façade surface layer are also utilised for reuse. Materials that cannot be reused are sent back to the manufacturers to be transformed into new building materials, such as concrete, brick, plaster, glass, metal, and wooden and linoleum flooring. The goal is that at least 80% of the materials in the existing buildings will be reused or used as recycled raw materials to make new materials.



### Nöten 4

As of June 2025, the 66,000 sqm building is being rebuilt for the Swedish military defence and civil security company Saab AB. The real estate is certified "outstanding" by BREEAM In-use and has an energy performance certificate class A as well as being within the top 15% of the national or regional building stock. Several energy efficiency measures are in process, e.g. the installation of solar panels and parking spots charging posts. Another energy efficiency measure is the change of all CAV lamps to VAV and LED. A park is also being built to increase biodiversity and to purify storm water.



### The Recycling Hub

Fabège's recycling hub in Solna Business Park is a physical warehouse of 2,000 square meters aimed at temporarily storing reusable materials. It's a cornerstone of Fabège's sustainability strategy and a prerequisite for scaling recycling efforts. It is often challenging to match the supply and demand of reused materials in our projects in a timely manner, which is why a temporary storage facility is needed. An external company manages logistics and warehousing and can also assist us with the reuse and dismantling when needed. In the recycling hub, we primarily store door sections, glass sections, kitchen fittings, suspended ceilings, flooring, porcelain, installations, and some furniture. All materials are quality checked, labelled, cleaned, and packaged to be attractive.



# The Green Financing Framework

Fabege launched its first green bond framework in 2016, marking a milestone in the company's efforts to integrate sustainability throughout its operations. Today, nearly all Fabege's financing is green, reflecting the company's long-standing commitment to sustainability. As a step towards continuing to work ambitiously on these matters, Fabege has now updated its framework once again. This Green Financing Framework reflects Fabege's goals and ambitions to be at the forefront with our sustainability efforts in the real estate sector. This Green Financing Framework ("The Framework") has been developed in order to issue Green Finance Instruments such as Green bonds, Green commercial papers and Green loans. This Framework is aligned with the Green Bond Principles (GBP) 2021 (with June 2022 Appendix I) established by the International Capital Markets Association (ICMA), the Green Loan Principles (GLP) 2025 established by the Loan Market Association (LMA) and Asia Pacific Loan Market Association (APLMA). The updated Framework, which follows most recent market practice, will continue to support Fabege's sustainability targets including achieving carbon neutral property management (scope 1 and 2) and to cut emissions from new construction (scope 3) by 50% by 2030, from 2018 levels.

It is Fabege's intention to follow best market practice in relation to Green Finance Instruments as the market standard develops. Therefore, this Framework may over time be updated to reflect changes in market practice. The Framework's structure is based on ICMA's key components, with the addition of their recommendation to appoint an external reviewer:

- Use of Proceeds
- Process for Project Evaluation and Selection
- Management of Proceeds
- Reporting
- External review




In addition to Green Finance Instruments issued by Fabege in debt capital markets, Fabege may have Green Loans provided by lending institutions. Fabege will report the aggregated amount of Green Loans taken in the annual Investor Report.

**Use of Proceeds**

An amount equal to the net proceeds from Green Finance Instruments will exclusively be used to finance or refinance, whole or in part, Eligible Green Assets as determined by Fabege in the table on the following page. Since Fabege operates in the Swedish market, the net proceeds will therefore be used exclusively to finance or refinance assets in Sweden. Eligible Green Assets are assets and capital expenditures such as developments of new buildings, acquisition of buildings and renovations and refurbishments. New financing refers to Eligible Green Assets that have been financed during the reporting year (assets not older than 12 months). Refinancing refers to Eligible Green Assets that have been financed prior the reporting year (assets older than 12 months). The distribution of net proceeds between new and existing assets and projects will be disclosed in the annual Investor Report.

**EU Taxonomy**

Fabege has taken the EU Taxonomy into consideration and mapped applicable categories to the EU Environmental objectives and to

GBP Categories and UN SDGs	Eligible Green Assets	EU Taxonomy Environmental Objectives and economic activities
<div>Green Buildings</div> <div></div> <div>Target 7.2</div> <div></div> <div>Target 11.c</div> <div></div> <div>Target 12.5</div>	<div>Construction of new buildings</div> <ul style="list-style-type: none"><li>– Primary energy demand is or will be, at least 20% lower than the threshold set for nearly zero-energy building (NZEB) requirements in national measures</li><li>– The building will undergo a screening of material physical climate risks and vulnerability assessment</li><li>– Upon completion, the building undergoes testing for air-tightness and thermal integrity</li><li>– The life-cycle Global Warming Potential (GWP), allowing for a maximum amount of embodied carbon of 300 kg CO<sub>2</sub>e /GFA<sup>6</sup></li><li>– Ongoing development or recently completed buildings have or will receive (i) a design stage certification or (ii) a post-construction certification or (iii) an in-use certification in any of the following building certification schemes at the defined threshold or better:<ul style="list-style-type: none"><li>• BREEAM-SE "Very good", Miljöbyggnad "Silver", Svanen or an equivalent environmental scheme</li></ul></li></ul> <div>Existing buildings</div> <ul style="list-style-type: none"><li>– The building has an Energy Performance Certificate (EPC) demonstrating class A or the building is within the top 15% of the national or regional building stock expressed as Primary Energy Demand (PED)<sup>7</sup></li><li>– The building has undergone a screening of material physical climate risks and vulnerability assessment</li><li>– Existing buildings have an environmental certification in any of the following building certification schemes at the defined threshold or better:<ul style="list-style-type: none"><li>• BREEAM-SE "Very good" or BREEAM In-use "Very Good", Miljöbyggnad "Silver", Miljöbyggnad iDrift "Silver", Svanen or an equivalent environmental scheme</li></ul></li></ul> <div>Renovation of existing buildings<sup>8</sup></div> <p>Renovation of an existing building that either leads to a reduction of Primary Energy Demand (PED) of at least 30%, or where the building meets the applicable requirements for "major renovations"</p>	<div>EU Environmental Objective Climate change mitigation</div> <div>Economic activities</div> <p>7.1 Construction of new buildings</p> <p>7.2 Renovation of existing buildings</p> <p>7.7 Acquisition and ownership of buildings</p>

6. Covering module A1-A5 7.The top 15% PED applicable under this Framework will be updated continuously. Fabege will reference an external benchmark when determining the top 15%. Such a benchmark could be e.g. guidance by national governments or a specialist study 8.A renovated building that fulfils the criteria for Existing buildings can be classified as an Eligible Green Asset as a whole. If the building, after a renovation, does not fulfil the criteria for an Existing building only the cost of the renovation can be financed

economic activities. On a best effort basis, Fabege strives to align the Eligible Green Assets with the EU Taxonomy, including Substantial Contribution Criteria, Do No Significant Harm and Minimum Social Safeguards.

Exclusions

Proceeds from Fabege’s Green Financing Framework will not be used to finance fossil fuel energy generation or any form of fossil fuel energy such as oil and gas.

Eligible Green Assets

Through our property management and property development, Fabege has great opportunities to contribute to sustainable urban development. As described in the Background section of the Framework, Fabege endeavours to manage the challenges that are of particular significance for a property developer. Fabege takes responsibility for the whole picture, from acquisitions and local development plans to safety measures in the physical environment and social initiatives. However, this Framework focuses on the environmental aspects of property management and property development. Proceeds from Fabege’s Green Finance Instruments can be allocated to contribute to clear, measurable environmental benefits. The section on next page describes the eligibility criteria for assessing Eligible Green Assets.

Process for Asset Evaluation and Selection

To ensure that proceeds from Green Finance Instruments are allocated to assets aligned with the Eligible Asset Categories in this Framework, Fabege has established a Green Business Council (“GBC”) to coordinate, vali-

date, perform and review the selection of Eligible Green Assets. The GBC consists of the Chief Financial Officer, the Head of Sustainability and a representative from the Treasury Department. Fabege’s properties are environmentally assessed, managed and certified as a part of the company’s normal business operations. The collected data is stored digitally by Fabege. Information about ongoing and planned development, as well as existing properties is periodically extracted for review by the GBC to determine whether such projects and assets are compliant with the Eligible Green Asset categories.

The GBC will review information about the assets and evaluate the overall environmental impact, which includes life cycle considerations, potential rebound effects, resilience considerations and adherence to the Eligible Asset Category. The assets must also be compliant with applicable national laws and regulations, as well as policies and guidelines at Fabege such as the Sustainability and Environmental Policy, Procurement and Purchasing Policy and Code of Conduct to ensure that both environmental and social risks are addressed. The GBC can request additional information and consult with internal parties, but the mandate to make decisions is held by the group. A decision to allocate net proceeds will require a consensus decision by the GBC, whereby the Head of Sustainability effectively holds a veto. Decisions by the GBC are updated in the list of all Green Assets, managed by Fabege’s Treasury Department. If an asset ceases to meet the Eligible Green Asset categories, it will be removed from the list (and the funds will be recycled). The list will also be used as a tool to determine if there is a current

or expected capacity for additional Green Finance Instruments.

Management of Proceeds

Fabege will use a Green Portfolio to track the allocation of net proceeds from Green Finance Instruments to Eligible Green Assets. The purpose of the Green Portfolio is to ensure that Green Finance Instruments net proceeds only support the financing of Eligible Green Assets or repay Green Financing. If an Eligible Green Asset no longer qualifies or if the underlying Asset is divested, an amount equal to the funds allocated towards it will be re-credited to the Green Portfolio. Funds may also be reallocated to other Eligible Green Assets during the term of any Green Finance Instrument.

The Treasury Department will keep a record of the purpose of any change in the Green Portfolio and ensure that the combined funds directed towards a specific Eligible Green Asset, by one or several sources of Green Financing, does not exceed its value. While the Green Portfolio has a positive balance the net proceeds may be invested or utilised by the treasury in accordance with Fabege’s sustainability policy and investment criteria. For the avoidance of doubt, a facility cannot be labelled as green if it includes a green and non-green tranche; the green label applies only to the tranche(s) aligned to the four core components of the GLP.

Reporting

To be fully transparent towards investors and other stakeholders, Fabege will publish an annual Investor Report on its website, [www.fabega.se/](http://www.fabega.se/). The Investor Report will include an allocation report and an impact report and

Green Bond Principles Category	Indicative Impact Indicators
Green Buildings	<p><b>For all buildings:</b></p> <ul style="list-style-type: none"><li>– Energy performance certificate level</li><li>– Taxonomy alignment</li><li>– Energy performance in Primary Energy Demand (PED) (kWh per square meter)</li><li>– Carbon intensity (grams per square meter) Scope 1 and 2, and annual carbon savings (tonnes). The greenhouse gas emissions are monitored in accordance with the Greenhouse Gas Protocol</li><li>– The share (%) of renewable energy in relation to the total energy usage of the asset</li></ul> <p><b>For renovation of existing buildings:</b></p> <ul style="list-style-type: none"><li>– The percentage reduction of Primary Energy Demand (PED)</li></ul>

contain information on the Eligible Green Assets that have been financed with Green Finance Instruments. Fabege will also provide a summary of the activities done in the past year as pertains to Green Financing as well as information, including examples, of the financed Eligible Green Asset’s adherence to the relevant criteria. In addition to the yearly reporting, a quarterly statement will be published on the Green Website disclosing the total amount of Green Finance Instrument outstanding and the total value of Green Assets.



### Allocation disclosure

- Faberge will provide allocation reporting where emphasis will be placed on providing examples to single projects based on their size
- The sum of outstanding Green Bonds and the sum of the Green Portfolio balance, including any short-term investments or funds managed within Faberge’s liquidity portfolio
- The proportion of net proceeds allocated to new investments
- On a best effort basis, information on EU Taxonomy alignment of the underlying Green Eligible Assets
- All data is to be as of the end of the previous year

### Impact reporting

The impact report will disclose the environmental impact of the Eligible Green Assets financed under this Framework. Faberge will report on performance indicators at asset level, depending on data availability. For financed Eligible Green Assets that are not yet operational, Faberge will provide estimates of future performance levels. Faberge will emphasise energy savings and greenhouse gas reductions as the most relevant performance metrics for most projects. The metrics below are examples of indicators that are likely to be used by Faberge in the forthcoming impact reporting.

### External review

Faberge acknowledges the recommendation in the Green Bond Principles to seek a Second Party Opinion on the Green Financing Framework from an independent external reviewer. This framework has been reviewed by S&P Global Ratings and the Second Party Opinion is publicly available on our website.

### Verification

The external auditor of Faberge, or a similar party appointed by Faberge with the relevant expertise and experience, will investigate and report whether an amount equal to the net proceeds have been allocated to the Eligible Green Assets that Faberge has communicated in the Investor Report. The conclusions will be provided in a signed statement, which will be published on Faberge’s website ([www.faberge.se/](http://www.faberge.se/)).

### Website for Green Financing

Faberge has a dedicated webpage for Green Financing at its website ([www.faberge.se/greenfinancing](http://www.faberge.se/greenfinancing)) where investors, lenders and other interested parties can find information regarding Faberge’s Green Financing, including:

- The Green Financing Framework
- The Second Opinion
- The Investor Report
- The Annual Review
- The quarterly statements
- Investor presentations



# Appendix 1:

## Policy Document that Govern Fabege’s Sustainability and Environmental Work

Name	Information
Annual and Sustainability Report	<a href="https://fabege.se/en/about-fabege/investors/reports-and-presentations">fabege.se/en/about-fabege/investors/reports-and-presentations</a>
Code of Conduct	<a href="https://fabege.se/en/about-fabege/corporate-governance/code-of-conduct">fabege.se/en/about-fabege/corporate-governance/code-of-conduct</a>
Code of Conduct for Contractors	<a href="https://fabege.se/en/about-fabege/corporate-governance/policy-documents">fabege.se/en/about-fabege/corporate-governance/policy-documents</a>
Sustainability and Environmental Policy	<a href="https://fabege.se/en/about-fabege/corporate-governance/policy-documents">fabege.se/en/about-fabege/corporate-governance/policy-documents</a>
Procurement and Purchasing Policy	<a href="https://fabege.se/en/about-fabege/corporate-governance/policy-documents">fabege.se/en/about-fabege/corporate-governance/policy-documents</a>

Public Policies and Guidelines are available at [www.fabege.se](https://www.fabege.se)



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