

Green financing

Investor report
30/09/2022





Eligible Projects and Assets under the Green Terms and Conditions

Real estate designation	Real estate type	Location	Completed	Lettable area (sqm)	Certification	Certification level
Apotekaren 22	Offices	City	Existing	28 267	Breeam In-Use	Very good
Barnhusväderkvarnen 36	Offices	City	Existing	25 987	Breeam In-Use	Very good
Bocken 35 & 46	Offices	City	Existing	14 934	Breeam In-Use	Very good
Bocken 47	Offices	City	Existing	1 196	Breeam In-Use	Very good
Båtturen 2 - Kanalhuset	Offices	Hammarby Sjöstad	Existing	2 771	Breeam In-Use	Very good
Båtturen 2 - Kajhusen	Offices	Hammarby Sjöstad	Existing	10 539	Breeam In-Use	Very good
Båtturen 2 - Kopparhuset	Offices	Hammarby Sjöstad	Existing	5 190	Breeam-SE	Very good
Distansen 6	Offices	Arenastaden	Existing	11 039	Breeam-SE	Very good
Distansen 7	Offices	Arenastaden	Existing	9 810	Breeam-SE	Very good
Drabanten 3	Offices	City	Existing	6 619	Breeam In-Use	Very good
Farao 8	Offices	Arenastaden	Existing	6 186	Breeam In-Use	Excellent
Farao 20	Offices	Arenastaden	Existing	7 823	Breeam In-Use	Very good
Fräsaren 10	Offices	Solna Business Park	Existing	11 623	Breeam In-Use	Very good
Fräsaren 11	Offices	Solna Business Park	Existing	39 167	Breeam In-Use	Very good
Fräsaren 12	Offices	Solna Business Park	Existing	37 319	Breeam In-Use	Very good
Getingen 13	Offices	City	Existing	17 043	Breeam In-Use	Very good
Getingen 14	Offices	City	Existing	12 826	Breeam In-Use	Very good
Getingen 15	Offices	City	Existing	25 507	Breeam In-Use	Very good
Glädjen 12	Offices	City	Existing	11 357	Breeam In-Use	Very good
Hörnän 1	Offices	Solna Business Park	Existing	16 460	Breeam-SE	Very good
Islandet 3	Office/bath	City	Existing	8 511	Breeam In-Use	Very good
Järvakrogen 3	Offices	Arenastaden	Existing	7 364	Breeam Bespoke	Very good
Korhoppet 6	Offices	Hammarby Sjöstad	Existing	4 682	Breeam In-Use	Very good
Läraren 13	Offices	City	Existing	6 839	Breeam In-Use	Very good
Mimer 5	Offices	City	Existing	11 772	Breeam In-Use	Very good
Nationalarenan 3	Hotel/Offices	Arenastaden	Existing	19 165	Breeam-SE	Excellent
Nationalarenan 8	Offices	Arenastaden	Existing	45 744	Breeam-SE	Excellent
Norrtälje 24	Offices	City	Existing	7 067	Breeam In-Use	Very good
Nöten 4	Offices	Solna Business Park	Existing	60 995	Breeam In-Use	Very good
Orgeln 7	Offices	Solna Business Park	Existing	38 992	Breeam-SE	Very good

Paradiset 23	Offices	City	Existing	8 857	Breeam-SE	Very good
Poolen 1	Offices	Arenastaden	Q1 2022	27 897	Breeam-SE	Excellent
Pyramiden 4	Offices	Arenastaden	Existing	72 234	Breeam-SE	Excellent
Signalen 3	Offices	Arenastaden	Existing	31 492	Breeam-SE	Excellent
Smeden 1	Offices	Solna Business Park	Existing	45 009	Breeam In-Use	Very good
Stigbygeln 2	Offices	Arenastaden	Existing	8 416	Breeam In-Use	Excellent
Stigbygeln 6	Offices	Arenastaden	Existing	9 913	Breeam In-Use	Very good
Svetsaren 1	Offices	Solna Business Park	Existing	16 055	Breeam In-Use	Very good
Trikåfabriken 4	Offices	Hammarby Sjöstad	Existing	10 530	Breeam In-Use	Very good
Trikåfabriken 8	Offices	Hammarby Sjöstad	Existing	15 355	Breeam In-Use	Very good
Trikåfabriken 9	Offices	Hammarby Sjöstad	Existing	16 619	Breeam-SE	Very good
Uarda 1	Offices	Arenastaden	Existing	24 360	Miljöbyggnad	Silver

Total **794 848**

Total market value/green available borrowing facility 57,886 SEKm
Existing external debt 25,700SEK
Balance in Green accounts 0 SEKm
Scope for Green capital market financing 32,187SEK

Amount utilised:

Green MTN 10,700 SEK
Green commercial paper 1,890 SEK
EIB 655 SEK
Remaining green available borrowing facility 18,941 SEK

Compilation of outstanding loans and issues under the MTN programme as at 30/09/2022

Loan no.	Starting date	Deadline	Amount, SEK
108	28/02/2018	28/02/2023	500
109	28/02/2018	28/02/2023	500
112	12/04/2018	12/04/2024	1,350
113	30/08/2018	30/08/2023	700
114	30/08/2018	30/08/2023	300
115	03/09/2018	03/09/2025	300
117	22/03/2019	20/06/2024	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	400

Total **10,700 SEK**

General information about Fabège's sustainability work

As a developer of sustainable urban districts, Fabège 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.

Fabège environmentally certifies all properties according to BREEAM. We work with the methodology CityLabAction in the development of sustainable neighbourhoods. Fabège 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 Fabège's strategic suppliers
- 100 % Green funding by 2020
- Great Place to Work Confidence rating of at least 85 %

Please read more about Fabège's green financing online at www.fabège.se/en/investors/financing/green-financing/ and about our sustainability work at www.fabège.se/en/sustainability/

20/10/2022 Solna, Sweden

Fabège AB

Stefan Dahlbo

Åsa Bergström