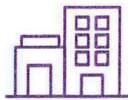


# Green financing

Investor report

30/06/2024





## 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  | 28 211              | Breeam In Use  | Very Good           |
| Barnhusväderkvarnen 36   | Office           | City                | Existing  | 25 964              | Breeam In Use  | Very Good           |
| Bocken 35 & 46           | Office           | City                | Existing  | 14 928              | Breeam In Use  | Very Good           |
| Bocken 47                | Office           | City                | Existing  | 1 196               | 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  | 4 757               | 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           |
| Farao 20                 | Office           | Arenastaden         | Existing  | 7 831               | Breeam In Use  | Very Good           |
| 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  | 37 370              | 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  | 25 485              | 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  | 7 423               | Breeam Bespoke | 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  | 7 087               | Breeam In Use  | Very Good           |
| Nöten 4                  | Office           | Solna Business Park | Existing  | 52 179              | Breeam In Use  | Very Good           |
| Oxen Mindre 33           | Office           | City                | Existing  | 10 245              | Breeam In Use  | Very Good           |
| Paradisets 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   | 11 861              | Breeam In Use  | Very Good           |
| Signalen 3               | Office           | Arenastaden         | Existing  | 31 492              | Breeam SE      | Excellent           |
| Smeden 1                 | Office           | Solna Business Park | Existing  | 44 543              | Breeam In Use  | Very Good           |
| Stigbygeln 2             | Office           | Arenastaden         | Existing  | 8 416               | Breeam In Use  | Excellent           |
| Stigbygeln 6             | Office           | Arenastaden         | Existing  | 9 933               | Breeam In Use  | Very Good           |
| Svetsaren 1              | Office           | Solna Business Park | Existing  | 16 170              | Breeam In Use  | Very Good           |
| Trikåfabriken 8          | Office           | Hammarby Sjöstad    | Existing  | 15 321              | 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>Summa</b>             |                  |                     |           | <b>732 801</b>      |                |                     |



## Outstanding loans under the MTN programme

| Loan no      | Start date | End date   | Amount, SEKm |
|--------------|------------|------------|--------------|
| 115          | 03/09/2018 | 03/09/2025 | 1 000        |
| 119          | 10/09/2019 | 10/09/2024 | 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          |
| 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 | 900          |
| 133          | 15/10/2021 | 15/10/2026 | 400          |
| 134          | 28/02/2022 | 28/02/2025 | 650          |
| 135          | 08/12/2023 | 08/12/2025 | 350          |
| 136          | 26/02/2024 | 26/02/2027 | 1 000        |
| 137          | 26/02/2024 | 26/02/2027 | 500          |
| 138          | 26/02/2024 | 26/02/2027 | 500          |
| <b>Summa</b> |            |            | <b>9 050</b> |



## Green borrowing capacity – existing and available

|                                                      | Amount, SEKm  |
|------------------------------------------------------|---------------|
| Total market value of green assets / Green pool      | 46 188        |
| Utilised scope of green bank financing <sup>1</sup>  | 19 183        |
| Balance in green accounts                            | 0             |
| <b>Available for green capital markets financing</b> | <b>27 005</b> |
| <i>Of which utilised</i>                             |               |
| Green MTN                                            | 9 050         |
| Green commercial paper                               | 2 750         |
| <b>Available green borrowing capacity</b>            | <b>15 205</b> |

<sup>1</sup> Including previously separately reported EIB funding of 655 mln.



## 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 05/07/2024

Fabege AB

Stefan Dahlbo  
CEO

Åsa Bergström  
CFO