

Faberge

Green Financing
Investor report 2026/Q1

23 April 2026

Faberge'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, Faberge has supported the UN Global Compact's ten principles that ensure work for human rights, labour law, the environment and anti-corruption.

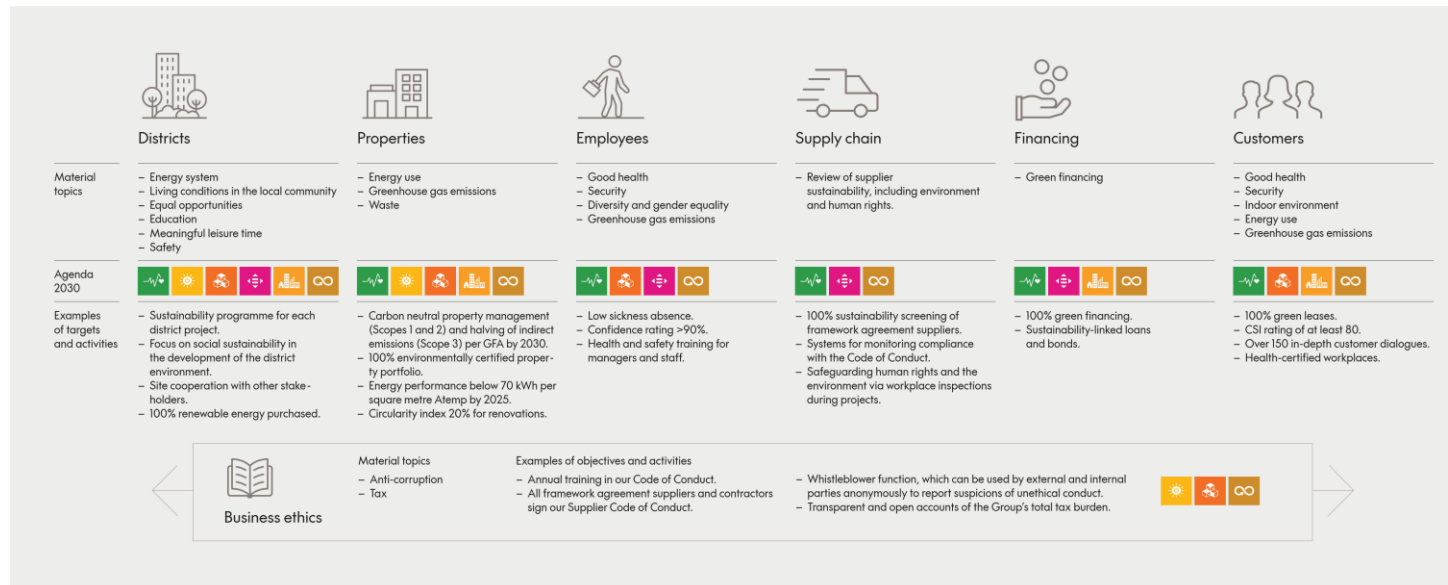
Sustainability targets

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%

Faberge'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.

Focus areas



Overview of the Green Financing Framework

The Green Financing Framework reflects Fabege’s goals and ambitions to be at the forefront with our sustainability efforts in the real estate sector. The Framework has been developed in order to issue Green Finance Instruments such as Green bonds, Green commercial papers and Green loans.

The 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 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.

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 this 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 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

Reporting

To be fully transparent towards investors and other stakeholders, Fabege will publish an annual Investor Report on its website. The Investor Report will include an allocation report and an impact report and 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.

Eligible Green Assets.

GBP Categories and UN SDGs	Eligible Green Assets	EU Taxonomy Environmental Objectives and economic activities
<p>Green Buildings</p>  <p>Target 7.2</p>  <p>Target 11.c</p>  <p>Target 12.5</p>	<p>Construction of new buildings</p> <ul style="list-style-type: none"> 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 The building will undergo a screening of material physical climate risks and vulnerability assessment Upon completion, the building undergoes testing for air-tightness and thermal integrity The life-cycle Global Warming Potential (GWP), allowing for a maximum amount of embodied carbon of 300 kg CO₂e /GFA⁶ 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"> BREEAM-SE “Very good”, Miljöbyggnad “Silver”, Svanen or an equivalent environmental scheme <p>Existing buildings</p> <ul style="list-style-type: none"> 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)⁷ The building has undergone a screening of material physical climate risks and vulnerability assessment 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"> BREEAM-SE “Very good” or BREEAM In-use “Very Good”, Miljöbyggnad “Silver”, Miljöbyggnad iDrift “Silver”, Svanen or an equivalent environmental scheme <p>Renovation of existing buildings⁸</p> <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>	<p>EU Environmental Objective Climate change mitigation</p> <p>Economic activities</p> <p>7.1 Construction of new buildings 7.2 Renovation of existing buildings 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

For further information, find our Green Financing Framework at: www.fabege.se/en/about-fabege/investors/financing/

Eligible assets according to the Green Framework

Property	Location	Type	Existing/New	Certification	Certification level	Energy intensity, kWh/sq.m ¹
Ackordet 1	Solna / Arenastaden	Office	New	Breeam SE	Outstanding	29
Apotekaren 22	Stockholm / City	Office	Existing	Breeam In Use	Very Good	42
Barnhusväderkvarnen 36	Stockholm / City	Office	Existing	Breeam In Use	Very Good	77
Bocken 35 & 46	Stockholm / City	Office	Existing	Breeam In Use	Very Good	58
Båtturen 2 (Kajhusen)	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam In Use	Very Good	61
Båtturen 2 (Kopparhuset)	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam SE	Very Good	55
Båtturen 2 (Kanalhuset)	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam In Use	Very Good	54
Daggkäpan 2	Birger Bostad	Residential	Existing	Miljöbyggnad	Silver	47
Distansen 6	Solna / Arenastaden	Office	Existing	Breeam SE	Very Good	42
Drabanten 3	Stockholm / City	Office	Existing	Breeam In Use	Very Good	69
Farao 20	Solna / Arenastaden	Office	Existing	Breeam In Use	Very Good	40
Fartygstrafiken 2	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam In Use	Very Good	67
Fortet 2	Solna / Arenastaden	Hotell	Existing	Breeam In Use	Excellent	81
Fräsaren 10	Solna / Business Park	Office	Existing	Breeam In Use	Very Good	45
Fräsaren 11	Solna / Business Park	Office	Existing	Breeam In Use	Very Good	57
Fräsaren 12	Solna / Business Park	Office	Existing	Breeam In Use	Excellent	50
Getingen 13	Stockholm / City	Office	Existing	Breeam In Use	Very Good	53
Getingen 14	Stockholm / City	Office	Existing	Breeam In Use	Very Good	68
Getingen 15	Stockholm / City	Office	Existing	Breeam In Use	Very Good	65
Hagalund 2:11 (Bilia)	Solna / Arenastaden	Office	Existing	Breeam SE	Very Good	26
Hägern Mindre 7	Stockholm / City	Office	Existing	Breeam In Use	Very Good	68
Hörnan 1	Solna / Business Park	Office	Existing	Breeam SE	Very Good	40



Wenner-Gren Center

Wenner-Gren Center is one of Stockholm's most iconic landmarks. The 74-metre-high building, with its 25 floors, was completed in 1962 and is now being developed both internally and externally. The building is blue-listed by the City of Stockholm, which is the highest level of cultural-historical protection. This means that the renovation places particularly high demands on careful consideration, ensuring that the building's character and architecture are preserved while modern solutions for working life, services, and sustainability are integrated. The work with a new, reinforced, façade is in process. Windows containing PCB and asbestos are being dismantled and decontaminated in accordance with current environmental regulations. Interior demolition is taking place from the top down within the building with a focus on removing outdated installations and old restroom units. The project has a strong focus on reuse. Items that can be reused are carefully dismantled and preserved, either for reinstallation on site or for future use.

¹ Expressed as Primary Energy Demand (PED) per year end, unadjusted for a normal year.

Eligible assets according to the Green Framework contd.

Property	Location	Type	Existing/New	Certification	Certification level	Energy intensity, kWh/sq.m ¹
Islandet 3	Stockholm / City	Office	Existing	Breeam In Use	Very Good	75
Järvakrogen 3	Arenastaden	Hotel	Existing	Breeam SE	Very Good	63
Korhoppet 1	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam In Use	Very Good	65
Korhoppet 6	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam In Use	Very Good	75
Läraren 13	Stockholm / City	Office	Existing	Breeam In Use	Very Good	71
Nationalarenan 3	Arenastaden	Hotel	Existing	Breeam SE	Excellent	16
Nationalarenan 8	Arenastaden	Office	Existing	Breeam SE	Excellent	43
Norrtälje 24	Stockholm / City	Office	Existing	Breeam In Use	Very Good	57
Ormräsket 10	Stockholm / City	Office	Existing	Breeam In Use	Very Good	74
Oxen Mindre 33	Stockholm / City	Office	Existing	Breeam In Use	Very Good	57
Poolen 1	Solna / Arenastaden	Office	Existing	Breeam SE	Excellent	27
Pyramiden 4	Solna / Arenastaden	Office	Existing	Breeam SE	Excellent	21
Påsen 1	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam In Use	Excellent	64
Regulatorn 4	Flemingsberg	Office	New	Breeam SE	Very Good	43
Separatorn 1	Flemingsberg	Office	New	Breeam SE	Excellent	13
Signalen 3	Solna / Arenastaden	Office	Existing	Breeam SE	Excellent	37
Sliparen 2	Solna / Business Park	Office	Existing	Breeam In Use	Very Good	78
Stigbygeln 2	Solna / Arenastaden	Office	Existing	Breeam In Use	Excellent	30
Stigbygeln 6	Solna / Arenastaden	Office	Existing	Breeam In Use	Very Good	69
Svetsaren 1	Solna / Business Park	Office	Existing	Breeam In Use	Very Good	49
Trikåfabriken 9	Stockholm / Hammarby Sjöstad	Office	Existing	Breeam SE	Very Good	41
Tygeln 3	Solna / Arenastaden	Office	Existing	Breeam SE	Very Good	78



Tegelterassen

Following a reuse inventory carried out last autumn, it was concluded that none of the existing materials in the building can be reused within what will become the new Tegelterassen, as the materials do not meet current requirements for acoustics and aesthetics. The project has therefore contacted other stakeholders in the industry to find new uses for the existing materials, thereby helping to create a more large-scale reuse market and reduce the industry's CO₂ footprint. Dismantled glass from interior glass partitions are collected by the company Bereda, which uses the glass to remanufacture partitions for another client. The thin glass panes are laminated together and fitted with an acoustic interlayer to meet sound requirements. Bereda also accepts older doors that do not meet current acoustic standards; these are reinforced with an MDF board and a new edge strip to comply with sound requirements. Loose-laid parquet flooring is also being dismantled and collected by Walle Agenturer, which has a factory that mills new click joints, sands, and lacquers the flooring for reuse elsewhere. In addition to these materials, support from other material manufacturers to take care of textile flooring and suspended ceilings for reuse and material recycling.

¹ Expressed as Primary Energy Demand (PED) for 2024, unadjusted for a normal year.

Financing & green borrowing capacity

Outstanding loans under the MTN programme

Loan no	Start date	End date	Amount, SEKm
125	02/02/2021	02/02/2027	450
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
136	26/02/2024	26/02/2027	1 000
137	06/05/2024	06/05/2026	410
138	07/05/2024	07/05/2027	500
139	02/07/2024	02/07/2027	1 000
140	02/07/2024	02/07/2029	200
141	02/09/2024	02/09/2026	500
142	09/09/2024	01/10/2027	600
143	30/09/2024	30/06/2028	1 000
144	31/03/2025	31/03/2027	200
145	31/03/2025	31/03/2028	900
146	01/09/2025	01/03/2029	1 250
147	08/12/2025	19/01/2028	350
148	16/01/2026	23/02/2028	850
Total			11 710

Available green borrowing capacity

	Amount, SEKm
Market value green assets	50 435
Total value green assets	50 435
Outstanding green bank financing ¹	17 482
Outstanding green MTN	11 710
Outstanding green commercial paper	2 765
Total outstanding green financing	31 957
Available green borrowing capacity	18 478

Fabege AB
Solna, 23 April 2026

Bent Oustad
CEO

Åsa Bergström
CFO



Data-driven energy efficiency and optimised indoor climate

In recent years, Fabege has been an industry leader in energy efficiency and indoor climate. In 2025, energy use fell to 65 kWh per square metre.



Travel surveys – focus on sustainable mobility

Fabege, together with CERO, conducted a travel survey for the fourth time in Arenastaden and for the first time in Solna Business Park and Hammarby Sjöstad. The results show a high proportion of public transport journeys, rapid electrification of the car fleet and a high proportion of cycling journeys.

Please read more about:
Fabege's green financing at:
fabege.se/en/investors/financing/green-financing/
Fabege's sustainability work at:
fabege.se/en/sustainability/

¹ Outstanding bank financing used for assets as defined as green assets according to the Green Financing Framework.

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