

Green Financing Framework

11 April 2024



Important Notice

This document (the “**Green Financing Framework**” or “**Framework**”) contains information on Fastpartner (“**Fastpartner**”) and its potential use of financing with added environmental criteria (the “**Green Terms**”).

Any financing that includes the Green Terms 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**”) Green Commercial Paper (“**Green Commercial Paper**”) or Green Loan (“**Green Loan**”). Depending on the language of the financing documentation the Green Terms in this Framework may be translated into other languages, as required or preferred in the local jurisdiction.

Any Green Financing will include a reference to, or inclusion of, the most recently published Green Terms, which shall be publicly available in the Framework on Fastpartner’s website. As long as any Green Financing is outstanding, the associated version of the Green Terms shall remain publicly available.

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 Green Terms would be applicable, for instance regarding the adherence to current and future regulation, standards or market practices such as the Green Bond Principles, the Green Loan Principles, the EU Taxonomy and the forthcoming European Green Bond Standard. 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 or information memorandum.

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Background

In a world that is undergoing rapid change, flexibility and adaptability are highly prized. At Fastpartner it is a top priority to work with sustainability issues and we strive to continuously reduce our climate footprint. To succeed, our interaction with tenants and business partners will become increasingly important, as will keeping pace with accelerating technological developments. As we face the challenges of climate change, global uncertainty, and growing social inequalities, all at once, the importance of addressing sustainability issues becomes even more important. Fastpartner is working actively to respond to global developments and future trends.

About Fastpartner

Fastpartner has its origins in a company that was formed in 1987. In 1994, the company was listed on the stock exchange and in 2000 the name was changed to the now well-known Fastpartner AB. Today Fastpartner owns, manages, and develops property in Sweden's largest population centers. In 2022, Fastpartner owned 222 properties, with a carrying amount of SEK 35,728 billion and a lettable area amounted to 1.566.300m². Our properties are home to some of Sweden's leading technology, service and industrial companies, including startups, and various kinds of social services. We work closely with our tenants to develop our properties and contribute to long-term, positive and sustainable development of urban environments. The largest shareholder is the company's CEO Sven-Olof Johansson, who owns 71.6 percent of Class A ordinary shares through Compactor Fastigheter AB and 33.2 percent of Class D shares.

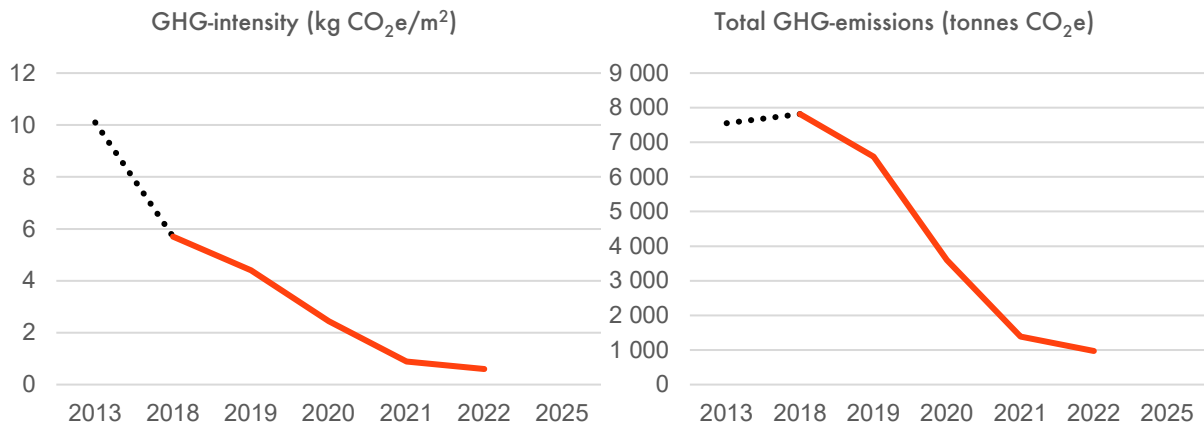


Our Sustainability Strategy

How we work to reduce our climate footprint

Reduction of greenhouse gas emissions

For us at Fastpartner it is a top priority to reduce our climate footprint. Through our long-term committed sustainability work we have gradually reduced our environmental impact. In 2020, the final fossil fuel source was phased out in our properties, which means our heating is now entirely fossil free. We have also succeeded in replacing a large part of the district heating delivered to us with district heating that has significantly lower emission of greenhouse gases. We are also working closely with our suppliers to encourage them to supply even more eco-friendly district heating. Fastpartner purchases electricity generated entirely from hydropower, with very low CO₂e emissions, labelled with Bra Miljöval (Good environmental choice).



Resource optimization, reuse, recycling and biodiversity

Fastpartner works intensively and continuously with resource optimization and biodiversity. We recognize that the most significant positive impact can be achieved in the early stages, such as during the design phase. This is where we can greatly influence the use of resources across the entire life cycle. For example, by designing sites and buildings so that soil and rock masses can be used on site is a good start. We acknowledge the importance of a systematic approach to reducing resource consumption, increasing reuse, increasing recycling, minimizing waste, and implementing improved routines and follow-up systems across our portfolio. These steps are crucial for maintaining and enhancing the sustainability and circularity of our operations. Working with biodiversity is another key parameter to help the ecosystem around and within our facilities. We always strive to improve conditions for biodiversity by e.g. mapping the current biodiversity situation, allocating specific budgets for eco-friendly measures, and improving conditions for ecosystem services. Examples of our initiatives are installing bee hotels on rooftops and creating new, beneficial green spaces on roofs and ground level. We work with and follow up on projects using tools like Green Space Index and Green Space Factor (GSF).

Energy, solar arrays and heat pumps

One of the most important measures to decrease our climate footprint is to reduce the energy consumption from our properties. This has been one of our most important missions for many years, and still is. In 2022, Fastpartner reduced its energy intensity by 10.3 percent. Today, we have reached 12 properties with installed solar arrays which contribute to roughly 2.2 percent of our total electricity consumption. We are currently undertaking major investments in eco-friendly energy sources. Heat pumps installations with e.g. geothermal energy is another solution to make use of natural and renewable energy sources. During 2022, heat pumps contributed to 6.2 percent of Fastpartner's heat demand.

We are continually making improvements to our properties by switching to smarter control of our heating systems, energy-efficient windows, additional insulation, and the fitting of energy-saving lighting.

Environmentally certified properties

To further assure a decreased climate impact from our properties we are focusing on environmental certification of our portfolio. At year-end 2022, Fastpartner owned environmentally certified properties with a combined value of SEK 18,203 billion, which is an increase of 27 percent during the year. Fastpartner's objective is to reach more than

80 percent of our properties certified by the year 2025, measured in terms of property value. At the end of 2022 the share of property value was 51%.

We have chosen to certify our existing buildings according to BREEAM, In-Use, Very Good, or Miljöbyggnad, iDrift, Silver standard. For new construction, we have opted to certify according to BREEAM (or the Swedish version BREEAM-SE), Very Good, or Miljöbyggnad, Silver. Historically we have certified a percentage of properties according to GreenBuilding standard. By April 2025, at the latest, we will re-certify these to Miljöbyggnad iDrift or BREEAM In-Use.

Green partnership with tenants

In order to succeed with our commitment to reduce our climate footprint, cooperation with our tenants is important. Green leases are an effective way to reduce our overall environmental and carbon footprint together with our tenants. Several of our tenants have tenancy agreements with particularly stringent requirements in terms of good environment and sustainability. This involves cutting the consumption of energy and resources, increased recycling and minimizing waste.



Herrjärva 3

Herrjärva 3 located in Solna in one of our property clusters, has tenants such as NCC, 3M and Philips. The building is of a high quality and is certified according to BREEAM, Excellent, standard.

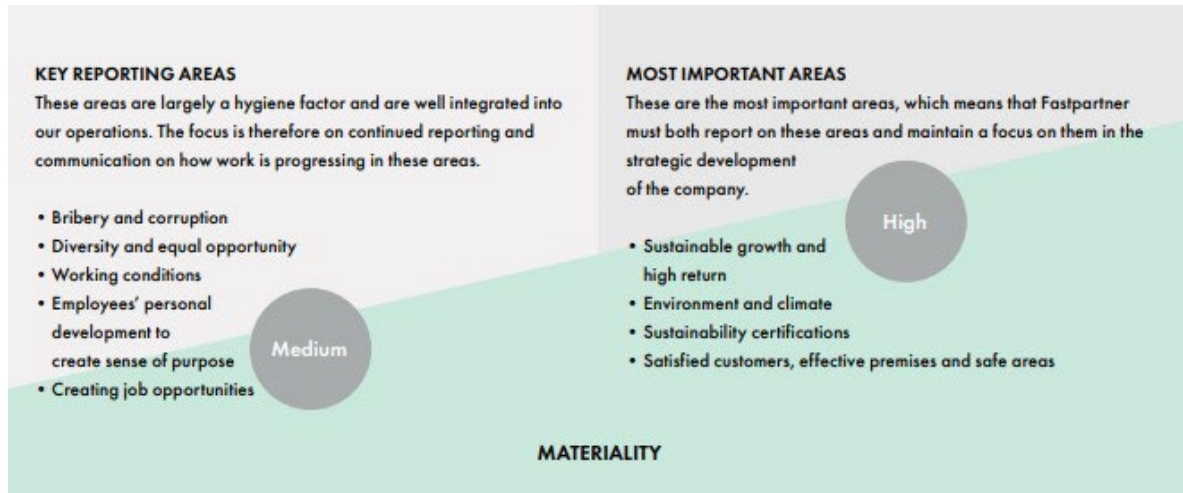
Health and a sustainable working life are important parameters. The office building is future proof. It is easy to adjust and adapt the premises for changing needs over time. Sustainable and recycled materials have been used and solar arrays have been built into the facade.

At the entrance level there is a gym facility and on the roof you find space to relax and socialize among plants and bee hotels.

Sustainability Governance at Fastpartner

The Board establishes overall targets and guidelines for our sustainability work. The management team decides on environmental and energy management systems as well as monitors the sustainability work. Fastpartner's Sustainability, Environment and Energy group has representatives from all units in the organization and develops methods and systems for implementing sustainability measures in our properties. Fastpartner has also appointed a Head of Sustainability, who mainly focus on these areas.

Regarding stakeholder engagement, in 2020, it was analysed which areas Fastpartner's stakeholders regard as a top priority. The key stakeholder groups for Fastpartner are society, shareholders, employees, customers, finance providers and suppliers. Many of the areas focus on issues concerning the environment and our carbon footprint.



Environmental targets



Fastpartner's supply chain

Fastpartner has a code of conduct for suppliers, which is reviewed in connection with contract signing. Compliance with the code is followed up via audits and controls of the suppliers. Suppliers with high risk jobs are the ones that are subjected to checks or follow-up. We carry out safety inspections, risk assessments and draw up action plans together with our suppliers. Fastpartner also conducts thorough audits at site to ensure compliance with internal and external requirements from all relevant stakeholders. We work alongside our suppliers to ensure laws and regulations are complied with in the optimum way. It is also of utter importance for us to follow-up on environmental regulations and Fastpartner's own goals such as reducing need of resources and generation of waste, quantity of waste resources prepared for reuse or material recycle, non-hazardous substances or materials installed in our buildings and a healthy environment for all of us in proximity to our construction and maintenance works.

Social sustainability at Fastpartner

Social sustainability is of fundamental significance to Fastpartner and we aim to play an active role in the areas in which we have a presence. We see major challenges connected to social sustainability, such as unemployment, housing shortage, segregation, loneliness and inequalities regarding e.g. health issues. Fastpartner pursues active social sustainability work. One key element of this is our involvement in local, small-scale enterprises. By offering premises that allow them to develop and grow we can contribute to the creation of vibrant urban environments and new job opportunities. As areas are transformed, they also become safer, healthier more diverse and integrated.

We work alongside municipalities and other relevant operators to promote sustainable social development in various ways. For example, Fastpartner works with key societal organizations such as the police and the Stockholm Public Transport (SL) to prevent and curb drug trade around our properties. This close cooperation is highly significant in guaranteeing safe residential environments in vulnerable areas. Furthermore, we offer local summer jobs in the areas where we operate and we offer trainee positions to help young people gain practical experience. We are also proud of our long standing partnership with young people's organization Fryshuset as our support is highly significant for the organization. In addition to Fryshuset, Fastpartner supports several additional fantastic organizations that work for a better society. Fastpartner also complies with the minimum social safeguards in accordance with the EU Taxonomy regulation.

Our work is aligned with the following organisations:



Path towards climate neutrality

Net-zero carbon emissions by 2030

The property sector plays an important role in the green transition that is well underway in society. Tenants, employees and investors demonstrate a growing interest in sustainability and climate issues that impacts the property sector. The risk of extreme weather has increased - extreme cold and heat is becoming more common and precipitation is increasing. This is a problem for many existing properties with storm water systems that do not have the capacity to handle heavier precipitation. Extreme periods of cold and heat also increase the cost of the properties as they need to adapt to these new conditions. At Fastpartner we are continually making improvements to our properties, adapting them to the changing climate. For example, by switching to smarter control of our heating- and climate systems, energy-efficient windows and additional insulation. Construction of new buildings will require a new way of thinking to align with our goals. Fastpartner, besides calculating the life-cycle Global Warming Potential of the construction phase, also always aims to reach the levels of GWP set by certification bodies with a margin.

The goal of the Paris Agreement is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels. According to the Swedish environmental law, by 2045 at the latest, Sweden will not have any "net emissions" of greenhouse gases into the atmosphere. This goal is more ambitious than the goals established by the EU. Still, this is not ambitious enough to live up to the 1.5-degree target. It is the total amount of greenhouse gases in the atmosphere that determines whether the Paris Agreement will be reached or not and it is therefore important to reduce the emissions as rapidly as possible.

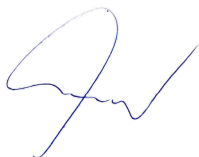
To be a part of reaching the Paris Agreement, Fastpartner aims to achieve net-zero carbon emissions by 2030. Today it is possible to choose smart technical solutions for installations in the properties to heavily reduce the greenhouse gas emissions. However, this is not enough. In order to achieve net-zero carbon emissions we need to go further and eliminate emissions derived from transport and materials in construction and from renovation activities. We also need to further reduce, reuse and recycle materials. Fastpartner has a vision to achieve net-zero carbon emissions including Scope 1 and Scope 2 by 2030 and net-zero carbon emissions including Scope 3 by 2045. Fastpartner reports on Scope 1 and Scope 2 and since 2021 also on Scope 3 emissions. We work to reduce our emissions within Scope 1 and 2 as much as possible. At the moment we purchase carbon offsets for a part of our emissions derived from, for example, district heating. For the remaining emissions within Scope 1 and 2, we will purchase carbon offsets to reach our vision.

Sustainable Financing

Financial sustainability is about contributing to sustainable economic growth while safeguarding ecological and social growth. We have been working with Green Financing since 2018, partly via the capital market through our Green Bond Framework and partly through green bank loans. Our inaugural Green Bond Framework was established in November 2018. Since then a lot has happened within the field of sustainable finance. This progress, including the development of the EU Taxonomy, is something we have been monitoring and based on this we decided to update our Green Financing offering accordingly. We will continue to monitor the development of Green Financing and strive to continually advance the Framework. As such the Green Financing Framework may be updated from time to time to reflect current market practices and regulatory requirements.

We have worked together with Handelsbanken to develop the Green Financing Framework and S&P Global Ratings has provided a second opinion on the Framework, which is publicly available on our website ([fastpartner.se](https://www.fastpartner.se)).

Stockholm, 11 of April 2024



Sven-Olof Johansson
CEO



Daniel Gerlach
CFO



Svante Hedström
Head of Sustainability and Projects



Alignment with the UN Sustainable Development Goals

Agenda 2030 and the Sustainable Development Goals (“SDG”) were adopted by the United Nations General Assembly on 25 September 2015. There are 17 global goals with 169 defined underlying targets, aimed at achieving long-term sustainable economic, social and environmental development in order to eradicate extreme poverty, to reduce inequality and injustice in the world, and to fight climate change.

In order for the goals in agenda 2030 to become a reality, all parts of society need to contribute, Fastpartner has the possibility to conduct business in ways that support the global goals. Fastpartner prioritize the goals where we see that we have the best conditions to make a difference for people and planet. Fastpartner has identified the following goals as being most important, and where Fastpartner can contribute the most. For further information about how Fastpartner works with the SDG’s please visit our website.

The Sustainable Development Goals Fastpartner works towards



Ensure healthy lives and promote well-being for all at all ages.

3:5 – Prevent and treat substance abuse

Fastpartner works with key organisations in society to prevent the drugs trade in and around our properties. This close cooperation is highly significant in guaranteeing safe residential environments in vulnerable areas.

3:9 - By 2030, substantially reduce the number of deaths and illnesses from hazardous chemicals

When managing and refurbishing our properties and for new builds, we are careful in our choice of materials and aim to achieve overall environmental sustainability for the long term. We are members of ByggVaruBedömningen (BVB), a trade association that focuses on ensuring environmentally sustainable building materials are used in new-build and refurbishment projects.

3:4 - Promote mental health and well-being

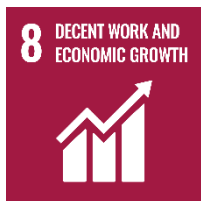
Fastpartner aims to offer all its employees safe, secure and healthy working conditions. Our work is broken down into several different activities that promote development, health and a work-life balance. Preventive health checks, fitness activities and performance reviews are just a few examples.



Ensure access to affordable, reliable, sustainable and modern energy for all.

7:2 – Increase the proportion of renewable energy in the world

All of our properties’ electricity is derived from renewable sources. Fastpartner also endeavours to reduce its carbon footprint by installing geothermal energy solutions and solar arrays. Fastpartner mainly buys environmentally friendly district heating and district cooling.



Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

8:5 – Full employment and decent work with equal pay

Fastpartner analyses the company's salaries to ensure equal pay for equal work. Individual pay scales are applied, and all employees are offered collective agreements. Fastpartner's pay scale is based on annual salary reviews.

8:6 – Promote youth employment, education and training

Fastpartner supports Fryshuset, in order to give young people a stronger voice in society. We also offer a number of young people summer jobs and internship with education every year.



Reduce inequality within and among countries.

10:2 – Promote universal social, economic and political inclusion

Fastpartner work with projects and partnerships to create a sense of purpose for young people. We also strive to ensure urban environments are inclusive, creating conditions for social interaction and new job opportunities, including in suburban areas that are often sidelined.

10:3 – Ensure equal rights for all and eliminate discrimination

No-one should be discriminated based on ethnic background, religion, disability, age, sex, sexual orientation or transgender identity or expression. Fastpartner examines attitudes to these parameters in its employee survey and in the annual follow-up of the company's systematic health and safety work. The health and safety handbook contains details of procedures and action that should be taken in the event of suspicions of various breaches.



Make cities and human settlements inclusive, safe, resilient and sustainable.

11:6 – Reduce the environmental impact of cities

We offer our tenants green leases, including reduced energy use in our properties, and environmentally-certified buildings as part of our efforts to reduce the company's carbon footprint from operations.



Ensure sustainable consumption and production patterns.

12:5 – Substantially reduce waste Generation

Fastpartner aims to always consider the use of transportation, choice of materials during construction and refurbishments, and resource management for operations in its premises. We also try to increase opportunities to reuse and recycle in all parts of the business.



Take urgent action to combat climate change and its impact.

13.1 – Strengthen resilience and adaptive capacity to climate-related natural disasters

Green leases, sustainable infrastructure, choice of materials and energy efficiency improvements all help us reduce our carbon footprint. Flooding is counteracted through sustainable construction and detention basins.



Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.

16:5 – Substantially reduce corruption and bribery

Fastpartner comply with international conventions and standards relating to the protection of human rights, work environment and labour law, the environment and anti-corruption. Since 2019, Fastpartner has supported United Nations Global Compact and participated in the Swedish Network. Our employees undergo regular training in this area.



Strengthen the means of implementation and revitalize the global partnership for sustainable development

17:16 - Enhance the global partnership for sustainable development

Fastpartner is a member of the Sweden Green Building Council (SGBC). SGBC is a trade association that develops and monitors environmental certification of properties. Fastpartner is also a member of CDP (former Carbon Disclosure Project), which supports a reduction of our climate footprint.



Green Financing Framework

This Green Financing Framework has been developed as part of Fastpartner's commitment to sustainability. It describes the Green Terms that will be used by Fastpartner when issuing Green Financing Instruments. The Framework follows the 2021 ICMA Green Bond Principles¹ as well as the 2023 APLMA, LMA and the LSTA Green Loan Principles and has been developed to, more broadly, comply with the Technical Screening Criteria for substantial contribution to at least one of the environmental objectives under the EU Taxonomy (the Climate Delegated Act, December 2021). For transparency, details about the alignment and deviations of this Framework with the EU Taxonomy are further clarified in Appendix 1. Additional information on the EU Taxonomy can be found in Appendix 2.

Fastpartner recognises that the market for Green Bonds will continue to develop, not least due to the implementation of the standard for Green Bonds in the EU, the European Green Bond Standard. Fastpartner will closely monitor the development of the market and update the Green Bond offering from time to time to reflect current best market practices.

The structure of this Framework is built on the Green Bond Principles four pillars:

1. **Use of proceeds**
2. **Process for Project Evaluation and Selection**
3. **Management of Proceeds**
4. **Reporting**

Fastpartner acknowledges the recommendation in the Green Bond Principles of appointing an external reviewer for heightened transparency. S&P Global Ratings has provided a second opinion on the Framework, which is publicly available on Fastpartner's website.

Green Terms

1. Use of Proceeds

Allocation of net proceeds

An amount equal to the net proceeds from Green Financing will exclusively be used by Fastpartner to fully or partly finance or refinance projects that promote the transition to low-carbon, climate resilient and sustainable economies. Such projects ("**Eligible Green Projects**" or "**Green Projects**") must comply, with the categories and criteria's described in the table below. Fastpartner operates in the Swedish market, the net proceeds will therefore be used exclusively to finance or refinance Eligible Green Projects in Sweden.

Both financing and refinancing of fixed assets (without age restriction), and operational expenditures incurred more recently than three years prior to any Green Financing can qualify as eligible under this Framework. The combined allocated amount to a specific Green Project, by one or several sources of financing with specified use of proceeds, may not exceed its value. The proportion of proceeds allocated to new financing and refinancing² will be disclosed in the annual reporting. The majority of the proceeds are expected to initially be allocated to refinancing of existing projects.


Exclusions

The proceeds of Green Financing will not be allocated to fossil based energy generation or nuclear energy generation, research and/or development within weapons and defence, potentially environmentally negative resource extraction (such as rare-earth elements or fossil fuels), gambling or tobacco.

¹ Green Bond Principles June 2021 (with June 2022 Appendix 1)

² New financing is defined as allocated amounts to Green Projects financed within the reporting year, and refinancing is defined as allocated amounts to Green Projects financed before the start of the reporting year

Eligible Green Projects

Eligible Green Project Categories	Eligibility Criteria	EU Taxonomy Objectives	UN SDGs
<p>Green Buildings</p>	<p>New buildings, defined as buildings built after the 31st of December 2020 must achieve all of the following:</p> <ul style="list-style-type: none"> • Primary Energy Demand (PED) is or will be, at least 20% lower than the threshold set for nearly zero-energy building (NZE) requirements in national measures • the building has or will receive an environmental certification in any of the following building certification schemes at the defined threshold or better: <ul style="list-style-type: none"> ○ BREEAM "Very good" ○ Miljöbyggnad "Silver" ○ LEED "Gold" ○ BREEAM In-Use Very Good³ ○ Miljöbyggnad iDrift Silver⁴ • upon completion, the building undergoes testing for airtightness and thermal integrity • the life-cycle Global Warming Potential (GWP⁵) of the building has been calculated. Allowed thresholds for embodied carbon per building type⁶: <ul style="list-style-type: none"> ○ Office buildings: 300 kg, CO₂e/m² ○ Residential buildings: 310 kg, CO₂e/m² ○ School buildings: 300 kg, CO₂e/m² • the building has undergone a screening of material climate risks in accordance with the EU Taxonomy <p>Renovation of existing buildings must achieve all of the following:⁷</p> <ul style="list-style-type: none"> • 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"⁸, 	<p>Climate change mitigation</p>	

³ In use certifications will only apply for buildings not developed by Fastpartner





⁴ In use certifications will only apply for buildings not developed by Fastpartner

⁵ The limit values apply to the maximum climate impact for modules A1-A5 in kg, CO₂e/m², GFA (calculated as specified in, BTA SS 21054:2020). If the requirement of the applicable environmental certification is more ambitious than the thresholds stated above the threshold value for embodied carbon in the environmental certification will prevail





⁶ For other building types not mentioned above the threshold value will at least follow the requirement of the applicable environmental certification

⁷ A renovated building that fulfils the criteria for Existing buildings in this Framework can be classified as an Eligible Green Asset as a whole. If the building does not fulfil the criteria for an Existing building in this Framework but succeeds in a reduction of PED of at least 30% or fulfils the requirements of a 'major renovation' only the cost of the renovation can be financed

⁸ According to Directive 2010/31/EU

	<ul style="list-style-type: none"> the renovated building has, or will receive an environmental certification in any of the following building certification schemes at the defined threshold or better: <ul style="list-style-type: none"> BREEAM "Very good" or BREEAM in-use "Very Good" Miljöbyggnad "Silver" or Miljöbyggnad iDrift "Silver" LEED "Gold" the renovated building has undergone a screening of material climate risks in accordance with the EU Taxonomy 		
	<p>Existing buildings, defined as buildings built before the 31st of December 2020 must achieve all of the following:</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)⁹ the building has an environmental certification in any of the following building certification schemes at the defined threshold or better: <ul style="list-style-type: none"> BREEAM "Very good" BREEAM in-use "Very Good" Miljöbyggnad "Silver" Miljöbyggnad iDrift "Silver" GreenBuilding LEED "Gold" the building has undergone a screening of material climate risks in accordance with the EU Taxonomy 		
<p>Clean transportation</p>	<p>Financing of solutions for clean transportation and supporting infrastructure such as:</p> <ul style="list-style-type: none"> Charging stations for electric vehicles Bicycle garages Bicycle lanes Biofuels and hydrogen stations 	<p>Climate change mitigation</p>	 
<p>Energy efficiency</p>	<p>Upgrades to the existing portfolio of buildings that target a lower overall energy use and an improved environmental footprint. This could include, for instance, the installation of geothermal heating/cooling, energy efficient lighting, IT-technology (monitoring, efficiency management and remote operation), energy storages, energy efficient windows or an upgraded ventilation system. Only directly associated expenditure (e.g. material, installation and labour) is eligible for financing. Fastpartner will ascertain the following:</p>	<p>Climate change mitigation</p>	 

⁹ The top 15% PED applicable under this Framework will be updated continuously. Fastpartner 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

	<ul style="list-style-type: none"> • High estimated energy savings in the targeted area (minimum 20%) • Minimize long term negative climate impact and potential rebound effects • Minimal negative climate impact from the technology used • Complete abandonment of the usage of fossil fuels in the buildings 		
Renewable energy	<p>Renewable energy production, such as on-site solar power installations or stand-alone solar farms, thermal solar panels, wind power installations, emission free geothermal heating and cooling installations, heat pumps as well as investment in related infrastructure for example grid connections, electric substations, networks or foundations.</p>	Climate change mitigation	 
Climate change adaptation	<p>Adaptation measures to reduce the negative impact brought on by climate change. Adaptation measures will be identified through a screening of climate risks in accordance with the EU Taxonomy and will include adaptation of buildings, infrastructure, parks and green areas to build resilience against expected risks such as increased rainfalls, flooding or sea level rise.</p>	Climate change adaptation	



2. Process for Project Evaluation and Selection

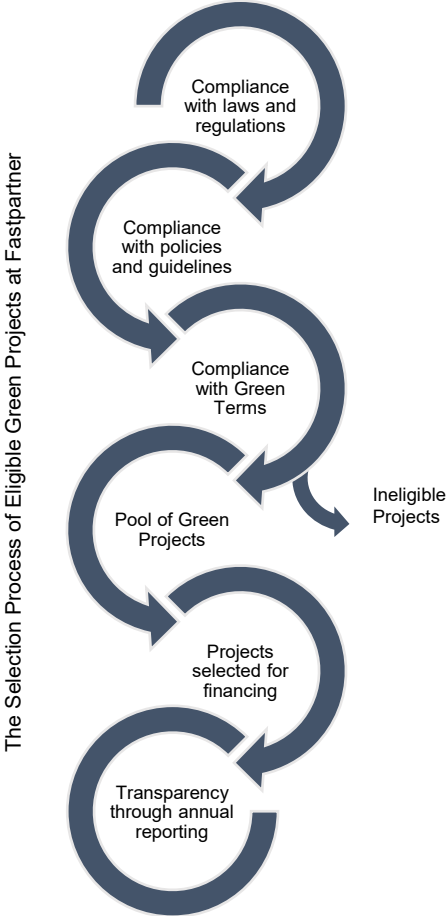
The evaluation and selection process for Eligible Green Projects is a key process to ensure that the proceeds from Green Financing are allocated to activities which meet the criteria in the Framework. Identified projects will be evaluated by the Green Bond Committee ("GBC"). The GBC was established in 2018 in connection with Fastpartner's first Green Bond Framework.

The process for selection of Eligible Green Projects is performed in two steps:

- Group Sustainability, responsible for Environmental & Energy Management Policy is in charge of identifying and preparing a proposal of Eligible Green Projects. The group currently consists of six individuals including the Head of Sustainability and Projects and regional representatives
- The Green Bond Committee consisting of two individuals including CFO and the Head of Sustainability and Projects review proposed Eligible Green Projects and is in charge of the final sign-off

In their decisions the GBC will evaluate the identified projects compliance with the Framework. The GBC will evaluate their overall environmental impact and risk, which includes life cycle considerations, potential rebound effects, the resilience to climate change as well as social risks. Eligible Green Projects must be assessed as compliant with applicable laws and regulations, as well as policies and guidelines at Fastpartner. The GBC holds the sole mandate to approve Eligible Green Projects by unanimous decision and the decisions will be documented. The GBC is also responsible for signing off on the forthcoming reporting under the Framework as detailed under the section Reporting.

A list of all Eligible Green Projects will be kept by Fastpartner's Head of Sustainability and Projects. If a project ceases to meet the Green Terms, it will be excluded.



3. Management of Proceeds

An equivalent amount to the proceeds of any Green Financing will be credited to a dedicated account (the "Green Account") or otherwise tracked by Fastpartner (the "Green Portfolio"). Deductions will be made from the Green Portfolio by an equivalent amount corresponding to the financing, refinancing, investment or expenditure of Eligible Green Projects or at repayment of any Green Financing.

If an Eligible Green Project no longer qualifies or if the underlying project or asset is divested or lost, an amount equal to the funds allocated towards it will be re-credited to the Green Portfolio. Funds may be reallocated to other Green Projects during the term of any Green Financing (unless restricted by the terms in any loan documentation).

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 Green Project, by one or several sources of Green Financing or other financing with specific use of proceeds, does not exceed its value.

While the Green Portfolio has a positive balance the proceeds may be invested or utilised by the treasury in accordance with Fastpartner sustainability policy and investment criteria. Such unallocated funds may for instance be invested in short-term interest bearing securities, such as Swedish treasury bills (and related entities) or Swedish municipal notes (including related entities) while adhering to the exclusion criteria of the Framework.

Ex-post verification of funds

Fastpartner acknowledges the recommendation in the Green Bond Principles regarding transparency and verification of proceeds. A verification will be sought from Fastpartner's external auditor. For further information, see the "External Review" section under Reporting.

4. Reporting

In order to ensure transparency on how the proceeds from Green Financing Instruments have been allocated and what impact this have resulted in Fastpartner will publish an annual report on its website (www.fastpartner.se) (the "Green Website" or "Website for Green Financing") that will contain information about the allocation of funds, adherence to the Green Terms and impact data for financed Green Projects (the "Allocation and Impact Report"). The Allocation and Impact Report will be published annually, together with the post-issuance review, within four months after the end of the financial year until such time that no Green Financing is outstanding.

The Allocation and Impact Report will contain information about the Green Projects that have been financed with Green Financing, a summary of Fastpartner's Green Financing activities in the past year as well as information, including examples, of the financed Green Project's adherence to the relevant criteria.

Allocation Disclosure

- Fastpartner will provide allocation reporting where emphasis will be placed on providing examples to single projects based on their size
- The sum of outstanding Green Financing and the sum of the Green Portfolio balance, including any short term investments or funds managed within Fastpartner's liquidity portfolio
- The proportion of new financing vs refinancing
- All data shall be from the last of December in the previous year

Impact Reporting & Metrics

The Impact Report will contain a disclosure of asset level performance indicators. The Impact Report will strive to disclose the impact based on the financings share of the total investment. For financed Green Projects that are not yet operational, Fastpartner will strive to provide estimates of future performance levels. Considering that Fastpartner has many Eligible Green Projects, the impact reporting, may to some degree, involve aggregation. It is important to note that the impact assessment is provided with reservation that not all relevant data can be encompassed and as a result all calculations will be made on a best effort basis. Fastpartner will emphasise energy savings and greenhouse gas reductions as the most relevant performance metrics for most projects. It is Fastpartners' intention to align the impact reporting, on a best effort basis, with the ICMA's Handbook- Harmonised Framework for Impact Reporting (June 2023) and the EU taxonomy criteria. The metrics below are examples of indicators that are likely to be used by Fastpartner in the forthcoming Impact Report.



Green Bond Category	Indicative Impact Indicators
Green Buildings	<p>All buildings:</p> <ul style="list-style-type: none"> • Environmental certification and grade • The annual energy use per square meter Atemp (kWh/sqm/year) • Carbon intensity: grams per square meter Atemp (CO₂e) • Avoided emissions: annual reductions/savings (CO₂ tonnes) • Verify that the building has undergone a screening of material climate risks <p>New properties:</p> <ul style="list-style-type: none"> • The reduction in Primary Energy Demand (PED) compared to the requirement in the national implementation of NZEB • Verify that the life-cycle Global Warming Potential (GWP) of the building has been calculated and the level of embodied carbon <p>Existing buildings:</p> <ul style="list-style-type: none"> • Buildings that qualify according to an Energy Performance Certificate (EPC): the level of the EPC • Buildings that qualify based on Primary Energy Demand (PED): confirm that the PED was within acceptable limits of the national or regional building stock (top 15%) <p>Renovated buildings:</p> <ul style="list-style-type: none"> • The percentage reduction of Primary Energy Demand (PED) as a result of the renovation
Clean Transportation	<ul style="list-style-type: none"> • The number of charging stations for electric vehicles installed. • Bicycle facilities: Number of facilities.
Energy Efficiency	<p>Each yearly report will include at least one example of energy efficiency investments that have been financed with green net proceeds (if such a project has been financed). Given the number of project types that qualify under the category the KPI's will not be disclosed beforehand in the framework. Fastpartner will emphasize energy and carbon savings, where applicable, as relevant performance metrics.</p>
Renewable energy	<ul style="list-style-type: none"> • Renewable energy generation: annual production (MWh) • Carbon savings: annual carbon emission reductions/savings (CO₂e tonnes)
Climate change adaptation	<p>Each yearly report will include an example of an investment that has been financed with green proceeds (if such a project has been financed). Given the number of project types that qualify under the category the KPI's will not be disclosed beforehand in the Framework. Fastpartner will where applicable, emphasise a description of the need for the investment and if possible, what resilience the investment creates.</p>

Annual Review

The external auditor of Fastpartner, or a similar party appointed by Fastpartner 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 Projects that Fastpartner has communicated in the Reporting. Their conclusions will be provided in a signed statement, which will be published on Fastpartner website (www.fastpartner.se).

Website

Fastpartner has a webpage for Green Financing on its website where investors can find information regarding Fastpartner's Green Financing, including:

- ✓ Details about outstanding Green Bonds and other market based Green Financing
- ✓ The Green Financing Framework
- ✓ The Second Party Opinion
- ✓ The Allocation and Impact Report
- ✓ The annual review
- ✓ Investor Presentations i.a.

Definitions

Atemp is defined in the Swedish building regulation (BBR). Atemp means the heated areas within a building envelope.

BBR means the Swedish national building regulation set up by the National Board of Housing, Building and Planning, determining the regulatory requirements and offering general advice regarding all stages of planning, construction and operations of real estate assets.

BREEAM Very Good means the rating Very Good within BREEAM, a grading scheme for the real estate sector developed by BRE Global, as well as local adaptations such as BREEAM-SE developed by the SGBC (Swedish Green Building Council) respectively, pursuant to their definition at the time of receipt of the relevant certification.

BREEAM IN-USE Very Good means the rating Very Good within BREEAM, a grading scheme for the real estate sector developed by BRE Global, pursuant to their definition at the time of receipt of the relevant certification.

European Green Bond Standard means the forthcoming voluntary standard that issuers can choose to follow when issuing green bonds. The standard requires the issuer to follow the EU Taxonomy meaning that the latter will determine what can be included in a European Green Bond, rather than the market.

EU Taxonomy the EU Taxonomy is a part of the EU Action plan on Sustainable Finance. It is a classification system that defines sustainable economic activities with the purpose of facilitating capital aggregation for a green and sustainable transition. To be aligned with the EU Taxonomy an activity must contribute substantially to at least one of the six defined environmental objectives and "do no significant harm" to the other five.

GreenBuilding, means the rating GreenBuilding a grading scheme for the real estate sector developed by the SGBC (Swedish Green Building Council), pursuant to the definition at time of receipt of the relevant certification. GreenBuilding certification expires in Sweden on 30 April 2025.

LEED Gold means the rating Gold within LEED, a grading scheme for the real estate sector developed by the U.S. Green Building Council pursuant to its definition at the time of receipt of the relevant certification.

Miljöbyggnad iDrift Silver means the rating Silver within the Miljöbyggnad building certification scheme administered by the Sweden Green Building Council (SGBC), pursuant to its definition at the time of receipt of the relevant certification.

Miljöbyggnad Silver means the rating Silver within the Miljöbyggnad building certification scheme administered by the Sweden Green Building Council (SGBC), pursuant to its definition at the time of receipt of the relevant certification.

NZEB means EU Nearly Zero Energy Buildings referring to a building that has a very high energy performance. The very low amount of energy required for the building should be covered to a large extent by renewable energy sources.

The Taxonomy Regulation (June, 2020) means EU Regulation 2020/852 of the European Parliament and of the Council of 18 June 2020 on the establishment of a framework to facilitate sustainable investment, and amending Regulation (EU) 2019/2088.



Policy documents that govern Fastpartner Environmental and Sustainability work

Public Policies and Guidelines are available at www.fastpartner.se/

#	Name	Publicly available
1	Annual report 2022	Swedish & English
2	Supplier code of conduct	Swedish
3	Code of conduct	Swedish
4	Environmental- and Energy policy	Swedish
5	Corporate background	Swedish

Appendix 1: EU Taxonomy alignment

The table below describes the eligibility criteria's alignment with, and deviations from, the technical screening criteria for substantial contribution to the environmental objective "climate change mitigation" under the EU Taxonomy (December 2021).

GBP Categories	EU Taxonomy References	Comments on EU Taxonomy Alignment
Clean transportation	<p>6.13. Infrastructure for personal mobility, cycle logistics</p> <p>7.4. Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)</p>	<p>The Eligible Green Projects will be aligned with the EU Taxonomy's technical screening criteria for substantial contribution to "climate change mitigation" (December 2021).</p>
Energy efficiency	<p>7.3 Installation, maintenance and repair of energy efficiency equipment</p> <p>7.5 Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings</p>	<p>The Eligible Green Projects will be aligned with the EU Taxonomy's technical screening criteria for substantial contribution to "climate change mitigation" (December 2021).</p>
Green buildings	<p>7.1 Construction of new buildings</p>	<p>The criteria for Eligible Green Projects in this Framework are aligned with the technical screening criteria for substantial contribution to the environmental objective "climate change mitigation" under the EU Taxonomy (December 2021).</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • This Framework requires the Primary Energy Demand (PED) for new buildings to be at least 20% lower than the threshold set for nearly zero-energy building (NZEB) requirements in national measures. This requirement is more ambitious than the EU Taxonomy requirement of 10% • The Framework requires new buildings to have or receive an environmental certification in addition to the requirements on energy. This requirement ensures that additional aspects of a building's environmental footprint such as the use of material, water, and access to public transportation are taken into consideration • Fastpartner follows the technical screening criteria for new buildings larger than 5000m². The eligibility criteria in the Framework extend beyond the requirements of conducting a life cycle assessment of a new building in the EU Taxonomy since it also defines specific thresholds for embodied carbon per building type. At the time of publishing this Framework, specific market practices for when and how to conduct a life cycle assessment are still being developed and this development will be closely monitored by Fastpartner.

	7.2 Renovation of existing buildings	<p>The criteria for Eligible Green Projects in this Framework are aligned with the EU Taxonomy’s technical screening criteria for substantial contribution to “climate change mitigation” (December 2021).</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The Framework requires renovated buildings to have or receive an environmental certification in addition to the requirements on energy. This requirement ensures that additional aspects of a building’s environmental footprint such as the use of material, water, and access to public transportation are taken into consideration
	7.7 Acquisition and ownership of buildings	<p>The criteria for Eligible Green Projects in this Framework are mostly aligned with the technical screening criteria for substantial contribution to the environmental objective “climate change mitigation” under the EU Taxonomy (December 2021)</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The top 15% PED applicable under this Framework will be updated continuously. Fastpartner will reference an external benchmark when determining the top 15%. Preferably the external benchmark will be in the form of guidance by national governments but in cases where this is not possible an external benchmark could be e.g. a specialist study The Framework requires existing buildings to have an environmental certification in addition to the requirements on energy. This requirement ensures that additional aspects of a building’s environmental footprint such as the use of material, water, and access to public transportation are taken into consideration For large non-residential buildings (with an effective rated output for heating systems, systems for combined space heating and ventilation, air-conditioning systems or systems for combined air-conditioning and ventilation of over 290 kW) the EU Taxonomy requires the building to be operated efficiently through energy performance monitoring and assessment. This is in line with how Fastpartner operates but it is not a criteria in this Framework
Renewable energy	4.1 Electricity generation using solar photovoltaic technology 4.3 Electricity generation from wind power 4.6 Electricity generation from geothermal energy 4.21 Production of heat/cool from solar thermal heating 4.22 Production of heat/cool from geothermal energy 7.6 Installation, maintenance and repair of renewable energy technologies	<p>The Eligible Green Projects will on a best effort basis be aligned with the EU Taxonomy’s technical screening criteria for substantial contribution to “climate change mitigation” (December 2021).</p>
Climate change adaptation	Appendix A	<p>All Eligible Green Projects in this category will be identified through a screening of material climate risks in line with Appendix A in the EU Taxonomy (December 2021)</p>



Appendix 2: Key Characteristics of the EU Taxonomy

EU Taxonomy

The Taxonomy Regulation (June, 2020) and associated legal frameworks contain six Environmental Objectives (“**Environmental Objectives**”). In December 2021, the Climate Delegated Act, covering the first two Environmental Objectives was formally adopted by the European Council and entered into force on the 1st of January 2022. Any eligible activity must substantially contribute towards one or more of these six Environmental Objectives, while at the same time not significantly harming any other Environmental Objective. These objectives are fairly aligned with, but expand upon, the five objectives in the Green Bond Principles. Furthermore, the EU Taxonomy defines sustainable economic activities through categorization, Technical Screening Criteria (“**TSC**”), including Do-No-Significant-Harm criteria (“**DNSH**”) and Minimum Safeguards (“**Minimum Safeguards**”), with the purpose of facilitating capital aggregation for a green and sustainable transition.

Environmental Objectives

1. **Climate change mitigation:** Activities that contribute to the stabilization of greenhouse gas concentrations in the atmosphere at a level which prevents dangerous anthropogenic interference with the climate system by avoiding or reducing greenhouse gas emissions or enhancing greenhouse gas removals.
2. **Climate change adaptation:** Activities that contribute to reducing the negative effects of the current and expected future climate or preventing an increase or shifting of negative effects of climate change on location and context specific economic activities or natural and built environments.
3. **Sustainable use and protection of water and marine resources:** Activities that contribute to the good status of waters by limiting water discharges, decontaminating drinking water, improving water efficiency and ensuring the sustainable use of marine ecosystems and the good status of marine waters.
4. **Transition to a circular economy:** Activities that contribute to the transition to a circular economy, aimed at minimising and correctly managing waste, hazardous substances and making the most of resources, focusing on areas like design, systems, sharing economy, product life extension and recycling.
5. **Pollution prevention and control:** Activities that contribute to a high level of environmental protection from pollutants other than greenhouse gasses affecting air, water or soil whilst minimizing negative impact on human health and the environment.
6. **Protection and restoration of biodiversity and ecosystems:** Activities that protect, conserve and enhance biodiversity and ecosystem services via nature conservation or sustainable land management, agricultural practices and forest management.

Technical Screening Criteria

The TSC shall determine the conditions under which a specific economic activity within the European Union qualifies as contributing substantially to an Environmental Objective, while not causing significant harm to one or more of those objectives (see DNSH). In the Taxonomy Regulation (June, 2020) the TSC are defined as being based on conclusive scientific evidence, taking a life cycle perspective and emphasizing quantitative thresholds whenever feasible.

Do no significant harm

In order to avoid that investments qualify as sustainable in cases where the economic activities benefitting from those investments cause harm to the environment to an extent that outweighs their contribution to an Environmental Objective, the EU Taxonomy also requires that the economic activity demonstrates that it “do no significant harm” (“DNSH”) to the other Environmental Objectives. The EU Taxonomy therefore specifies the minimum requirements that need to be met to avoid significant harm, considering both the short- and long-term impact of a given economic activity.

Minimum Safeguards

For an economic activity to be considered environmentally sustainable, it must also comply with Minimum Safeguards. To be eligible under the EU Taxonomy the relevant activity must be aligned with the:

- i. OECD Guidelines for Multinational Enterprises
- ii. UN Guiding Principles on Business and Human Rights
- iii. International Labor Organization’s Fundamental Principles and Rights at Work (including the eight fundamental conventions of the ILO) and
- iv. the International Bill of Human Rights.

