



INVESTOR REPORT

Green Bonds 2022

Green Bonds

In November 2018, Fastpartner developed a green framework to be able to issue green corporate bonds. A total of SEK 5 150 (4 350), million, 221231, Green Bonds has been issued since the start, of which SEK 2 100 (3 050) million during 2022 (2021). Fastpartner has ambitious sustainability goals. Active sustainability efforts also create the possibility for Fastpartner to introduce green financing.

Green Bond Second Opinion

The Green Bond Framework has been evaluated by the independent research institute CICERO to ensure that Fastpartner is suitable as an issuer of green bonds. The framework and the second opinion are available on Fastpartner's website.

The Green Bond Framework

In 2018 Fastpartner introduced a Green Bond Framework. This framework describes how the net proceeds from the green bonds are to be used, and how the evaluation, management of proceeds and reporting are to be carried out.





Fastpartner's sustainability contribution

Fastpartner take responsibility for the long-term economic, environmental and social impact of its everyday business and is constantly working to reduce its environmental footprint. All properties should be managed and developed with as little resources and environmental impact as possible. Hence, all new-built properties should be certified and built according to Miljöbyggnad Silver, LEED Gold and Breeam very good or excellent or higher. GreenBuilding, Miljöbyggnad iDrift Silver and Breeam In Use very good are used in existing stock.

At the end of 2022 Fastpartner owned properties for 18 203 million with an environmental certification. It's 51% of the total value for all the properties. Fastpartner has 9 properties classified as Breeam very Good and Excellent, 6 are classified as Miljöbyggnad Silver, one as Miljöbyggnad Bronze and 12 are classified as GreenBuilding. The volume of environmental properties will increase by > 10 percent per year and comprise > 80 percent of the property value by the end of 2025.

All electricity is purchased from 100% renewable resources. The origin of the electricity is guaranteed to come from a renewable source, waterpower (Bra Miljöval, Naturskyddsföreningen, in Swedish). Fastpartner is now purchasing more and more district heating from renewable sources. Fastpartner has environmental agreements with the suppliers of district heating in most parts of Greater Stockholm, Gävle, Uppsala, Norrköping and Malmö. Fastpartner has no fossil fuel in the properties.

Fastpartner supports UN's Global Compact and is a member of the Sweden Green Building Council (SGBC). Besides complying with legislation, Fastpartner has undertaken to comply with and promote international conventions and standards on protection of human rights, working environment and working methods, environmental consideration and anti-corruption. Fastpartner is a member of BVB, Byggvarubedömningen, (Building Product Assessment) and uses the criteria for all new construction and major renovations. Major renovations will reduce energy use by at least 30%, making them more than "GreenBuildings" according to SGBC.

Fastpartner offer tenants green lease contracts in order to, together with the tenants, reduce energy use of the property as well as the energy use related to the tenant's operations. Green lease contract means that Fastpartner and the tenant together conduct an energy audit of the property and use environmentally friendly materials in connection with construction works.

Fastpartner pursues a social involvement by, among other things, support Fryshuset's work towards preventing kids and young adults to get involved in criminality and instead give them a start and social context. Some of Fastpartner's properties are in suburb areas where the socio-economic status may be low. Fastpartner works actively with tenants, store owners, the authorities and the police to improve the community and prevent corruption and illegal activities.

Energy and water use as well as climate footprint.

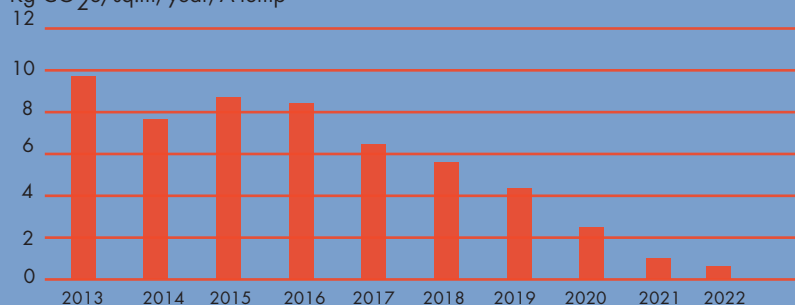
Fastpartner works long-term to reduce the climate footprint of our properties. During 2022 the energy performance, according to heating, in the buildings were 97 339 MWh or 59,7 kWh/sq.m, year. Building electricity had the energy performance of a total of 34 500 MWh or 21,1 kWh/sq.m, year. Cooling had the energy performance of a total of 8 199 MWh or 5,0 kWh/sq.m, year.

The total energy performance was reduced with 6,3% or 9,9 kWh/sq.m, year compared to the year 2021. The annual renewable generation was 8 305 MWh 2022 compared to 6 082 MWh 2021. The use of water was 405 678 cubic meters or 0,25 cubic m/sq.m, year. The use of water was a little bit higher than the previous year 2021. The figures are for 2022 0,249 cubic m/sq.m, year and for 2021 0,236 cubic m/sq.m, year. Water intensity has decreased over the years and in 2022 was 15 percent lower than in 2019.

Greenhouse gases emissions measured in CO₂e (Carbon dioxide equivalents, Scope 1 and Scope 2) were strongly reduced from 1 388 tons CO₂e or 0,89 kg/sq.m, year during 2021, compared to 971 tons CO₂e or 0,60 kg/sq.m, year during 2022. That was a total reduction with 30,1 %/sq.m, year. Compared to 2013 the total reduction of greenhouse gases was 93,9%/ sq.m, year. The goal is to reduce the emissions of greenhouse gases (CO₂e) at least with >15%/ sq.m, year, (Scope 1 and Scope 2). The emissions of Scope 3 were estimated at 14 915 (44 141) tons or 9,14 (28,3) kg/sq.m, year, during 2021.

All figures are measured by Atemp of 1 631 458 sq. m, (heated area) adjusting for purchase and sales during 2022.

Kg CO₂e/sq.m, year, A-temp





Financed investments and projects.

Brahelund 2, Ladugårdsgärdet 1:48 and Krejaren 2.

The following pages present and summarize the three properties Brahelund 2, Ladugårdsgärdet 1:48 and Krejaren 2. Fastpartner has allocated all the green bonds that amounts to SEK 5 150 million as per 31 December 2022 to these properties. The properties energy use is presented in Atemp (Heated area) and Primär energital (Primary Energy Demand) according to BBR (Swedish buildings regulations). Greenhouse gases emissions measured in kg, CO₂e (Carbon dioxide equivalents, Scope 1 and Scope 2).

Brahelund 2

A modern property with solar panels

Brahelund 2 consists of 41 371 sq.m. leasable area (LOA) or 51 082 sq.m. heated area (Atemp). Fastpartner acquired the property in 2019. The property holds the certification Breeam In Use, Very Good. During 2021-2022 Fastpartner installed solar panels, which got delayed due to supplier problems, with an output of 272 kW and an estimated electricity production of 230 000 kWh/year.

The main part of the property consists of offices and there are also premises such as storage rooms, conference surfaces and a great restaurant of high quality. Gym and sports facilities are one of a kind in the property.

The basement has parking surfaces for both cars and bicycles, 64 car charging points and repair station for bicycles. It's easy to reach the property by car, by bike or by foot. The road network consists of everything from big national roads to walking and cycle paths. Public communications are close by such as buses, trains, commuter trains and trams. In the future there will be a subway station in the neighborhood as well.

Energy and water use

During 2022 the energy performance, according to heating, in the building was 1 109 MWh, or 21,7 kWh/sq.m, year. Building electricity had the energy performance of a total of 2 396 MWh, or 46,9 kWh/sq.m, year. Cooling had the energy performance of a total of 464 MWh or 9,1 kWh/sq.m, year. The total energy performance was 3 969 MWh or 77,7 kWh/sq.m, year. The use of water was 12 481 cubic meters or 0,24 m³/sq.m, year.

The initial goal in energy performance in the property was 110 kWh/sq.m year. Greenhouse gases emissions were higher during 2022 with 12 670 kg CO₂e or 0,25 kg/sq.m. compared to 2021 with 5 533 kg CO₂e or 0,11 kg/sq.m, year. The higher level of emissions is a result of higher reported CO₂e from the local district heating and cooling supplier during 2022.

Fastpartner works hard to reduce the climate footprint for example with solar panels and improved control of climate systems.





Ladugårdsgärdet 1:48

A property with tenants in finance and fashion

Ladugårdsgärdet 1:48 consists of 37 403 sq.m. leasable area (LOA) or 40 524 sq.m. heated area (Atemp). The property holds the certification Breeam In Use, Very Good. During 2022 Fastpartner finished sustainability projects consisting of e.g. new cooling system and energy efficiency measures. Major tenants in the property are Nasdaq (the stock exchange), H&M and Gant.

The main part of the property consists of offices and there are also premises such as storage rooms, conference surfaces and a restaurant. Gym and sports facilities are available in the property including dressing rooms. There are parking for bicycles and cars outdoors and 22 car charging points. It's easy to reach the property by car, by bike or by foot. The road network consists of everything from national roads to walking and cycle paths. Public communications are close by such as buses, subway and in the future there will be a tram stop in the neighborhood.

Energy and water use

During 2022 the energy performance, according to heating, in the building was 264 MWh or 6,5 kWh/sq.m, year. Building electricity had the energy performance of a total of 2 624 MWh, or 64,8 kWh/sq.m, year. Cooling had the energy performance of a total of 502 MWh or 12,4 kWh/sq.m, year. The total energy performance was 3 390 MWh or 83,7 kWh/sq.m, year. The use of water was 12 181 cubic meters or 0.30 m3/sq.m, year.

Greenhouse gases emissions were 0 kg, CO₂e or 0.0 kg/sq.m, year during 2022 compared to during 2021, 0kg CO₂e or 0 kg/sq.m, year. The explanation is environmentally friendly district heating and electricity with almost zero emissions. Fastpartner works hard to reduce the energy performance for example with a new cooling system, better control of climate systems and efficient use of waste heat.



Krejaren 2

A property in Stockholm City, CBD

Krejaren 2 consists of 8 569 sq.m. leasable area (LOA) or 9 824 sq.m. heated area (Atemp). It's located at Östermalmstorg 1, in the best parts of Stockholm City, CBD. Major tenants in the property are Åhléns, Regus, Handelsbanken and FCG. It's easy to reach the property by public communications, by bike or by foot. The building contains a metro station entrance and buses are close by.

Energy and water use

During 2022 the energy performance, according to heating, in the building was 227 MWh or 23,1 kWh/sq.m, year. Building electricity had the energy performance of a total of 390 MWh, or 39,7 kWh/sq.m, year. Cooling had the energy performance of a total of 106 MWh or 10,8 kWh/sq.m, year. The total energy performance was 723 MWh or 73,6 kWh/sq.m, year. The use of water was 2 050 cubic meters or 0.21 m³/sq.m, year.

Greenhouse gases emissions were higher during 2022 with 353 kg CO₂e or 0,04 kg/sq.m. compared to 2021 with 0 kg CO₂e or 0 kg/sq.m, year. The higher level of emissions is a result of higher reported CO₂e from the local district cooling supplier during 2022. The overall low levels of emissions is due to environmentally friendly district heating, district cooling and electricity with almost zero emissions.

Fastpartner is looking forward to reducing our environmental impact from property management now and in the future and to reduce all energy and media use in all our properties.

