



INVESTOR REPORT

Green Bonds 2020



Green Bonds

In November 2018, Fastpartner developed a green framework for being able to issue green corporate bonds. A total of SEK 1,300 million Green bonds has been issued since the start, of which SEK 300 million during 2019.

Fastpartner has ambitious sustainability goals. Active sustainability efforts also create the possibility for Fastpartner to introduce green financing.

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.

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.





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 and Breeam in Use are used in existing stock.

At the end of 2020 Fastpartner owned properties for SEK 9,936 million with an environmental certification. It is 32% of the total value for all the properties. Fastpartner has two properties classified with Breeam, Very Good and Excellent (one new built and one In Use), five are classified according to Miljöbyggnad Silver and one to Miljöbyggnad Bronze and twelve are classified as GreenBuilding. The volume of environmental properties will increase by >10 percent per year and comprise >80 percent by the end of 2025.

All electricity is purchased from 100% renewable resources. The origin of the electricity is guaranteed to come from one renewable source, waterpower. 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 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 reducing energy consumption 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 consumption of the property as well as the energy consumption 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 (Bra Miljöval in Swedish) preventing kids and young adults to get involved in criminality and instead give them a new 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 and the police to improve the community and prevent corruption and illegal activities.

Energy and water consumption

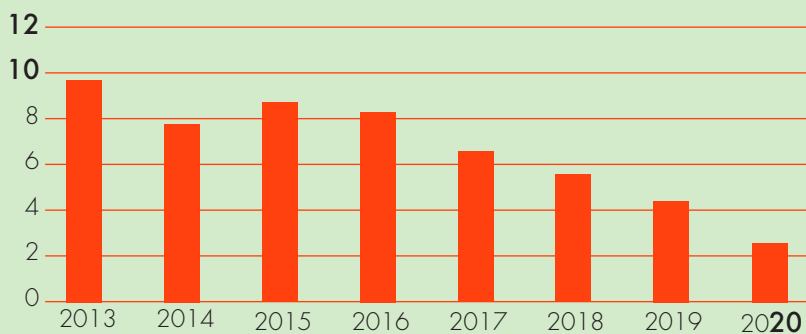
During **2020** the energy performance, according to heating, for the buildings were **103,668 MWh** or **70.1 kWh/sq.m**, year. Building electricity had the energy performance of a total **37,248 MWh** or **25.2 kWh/sq.m**, year. Cooling had the energy performance of a total **9,240 MWh** or **6.3 kWh/sq.m**, year.

The consumption of water was **350,220** cubic meters or **0.24** cubic m/sq.m, year. The total energy performance were reduced with **3.2%** or **3.4 kWh/ sq.m**, year compared to the year **2019**. The annual renewable generation was **3,540 MWh 2020** compared to **3,870 MWh** during **2019**.

Carbon dioxide emissions measured in CO_{2e} (Carbon dioxide equivalents) were reduced from **6,588-ton CO_{2e}** or **4.44kg/ sq.m**, year, during **2019** to **3,599-ton CO_{2e}** or **2.44kg/ sq.m**, year, during **2020**. **That was a total reduction with 45.0%**. Compared to 2013 the total reduction of Carbon dioxide emissions was **75.0%**. The goal is to reduce the emissions of Carbon dioxide at least with **10%** a year.

All figures above are measured by **A-temp** of **1,478,065** sq.m, (**heated area**) adjusted for purchase and sales during **2020**.

kg CO₂/sq.m, year, **A-temp**



Financed investments and projects, Brahelund 2

Below is a summary over the property Brahelund 2, Råsundavägen 2-16, Solna. Fastpartner has allocated all the green bonds that amounts to SEK 1,300 million as per 31 december 2020 to this property.

In February 2019 Fastpartner completed the purchase of the property Brahelund 2. The property has the environmental certification Breeam In Use, Very Good. Brahelund 2 has total of 41,375 sq.m. leasable area (LOA) **or 44,448 sq.m A-temp (heated area).**

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

The basement has parking surfaces for both cars and cycles. The property has more than 64 car charging points and a repair station for bicycles. It's easy to reach the property by car or by cycle. The road network consists of everything from big national roads to cycle paths. Public communications are close by, such as buses, trains, commuter trains, trams. In the future there will be a subway station in the neighbourhood. **During 2021 Fastpartner will mount solar panels at Brahelund 2**



Energy and water consumption as well as new solar panels, Brahelund 2

Fastpartner works long-term to reduce the climate footprint of the property. During 2020 the energy performance, according to heating, for the building was 1,996 MWh or 44.9 kWh/sq.m, year. Building electricity had the energy performance of a total 1,489 MWh or 33.5 kWh/sq.m, year. Cooling had the energy performance of a total 883 MWh or 19.9 kWh/sq.m, year. The consumption of water was 6,961 cubic meters or 0.16 cubic m/sq.m, year.

The total Energy performance for Brahelund 2 was 4,368 MWh or 98.3 kWh/sq.m, year. The initial goal for the property was 110 kWh/sq.m, year heated area (Swedish A-temp) excluding garage in total energy performance. Heated area excluding garage is 44,438 sq.m. It is 10.7 % or 21.1 kWh/sq.m, year lower than the initial goal. Carbon dioxide emissions measured in CO_{2e} (Carbon dioxide equivalents) was 7,754kg CO_{2e} or 0.17 kg/sq.m, year, during 2020 to be compared to 2.44 kg/ sq.m, year, during 2020 for all the properties in Fastpartner's portfolio. All figures above are measured by heated area and year of consumption.

Fastpartner are looking forward to reduce our environmental impact from property management now and in the future. In the property it is installed two different heat exchange installations from kitchen and from the office to the garage. Fastpartner will install solar panels on the roof of Brahelund 2 in 2021.