



INVESTOR REPORT

Green Bonds 2019



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 2019 Fastpartner owned properties for SEK 8,213 million with an environmental certification. It is 29% of the total value for all the properties. In March 2020 Fastpartner completed the purchase of the property Herrjärva 3 with the certification Breeam Very Good. Fastpartner has two properties classified with Breeam, Very Good (one new built and one In Use), three are classified according to Miljöbyggnad Silver and one to Miljöbyggnad Bronze and twelve are classified as GreenBuilding.

All electricity is purchased from 100% renewable resources. The origin of the electricity is guaranteed to come from renewable sources such as wind- and waterpower, biomass and solar power. 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 and Gävle. 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, Byggarubedömningen, (Building Product Assessment) and uses the criteria for all new construction and major renovations. Major renovations reducing energy consumption by at least 25%, making them "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 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

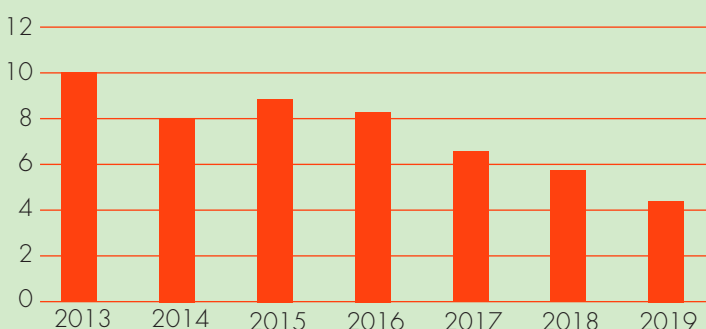
During 2019 the energy performance, according to heating, for the buildings were 106,934 MWh or 74.4 kWh/sq.m, year. Building electricity had the energy performance of a total 38,505 MWh or 26.8 kWh/sq.m, year. Cooling had the energy performance of a total 10,318 MWh or 7.2 kWh/sq.m, year.

The consumption of water was 420,519 cubic meters or 0.29 cubic m/sq.m, year. The total energy performance were reduced with 0.6% or 0.6 kWh/ sq.m, year compared to the year 2018. The annual renewable generation was 3,870 MWh 2019 compared to 1,665 MWh during 2018.

Carbon dioxide emissions measured in CO_{2e} (Carbon dioxide equivalents) were reduced from 7,690-ton CO_{2e} or 5.73 kg/ sq.m, year, during 2018 to 6,461-ton CO_{2e} or 4.49 kg/ sq.m, year, during 2019. **That was a total reduction with 21.6%.** Compared to 2013 the total reduction of Carbon dioxide emissions was 55.4%. The goal is to reduce the emissions of Carbon dioxide at least with 7% a year.

All figures above are measured by the lettable area of 1,437,581 sq.m, adjusted for purchase and sales during 2019.

kg CO₂/sq.m, year



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 2019 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).

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 60 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.





Energy and water consumption, Brahelund 2

In the property it is recently installed two different heat exchange installations from the kitchen and from the offices to the garage. During 2019 the energy performance, according to heating, for the building was 1,385 MWh or 33.5 kWh/sq.m, year. Building electricity had the energy performance of a total 1,654 MWh or 40.0 kWh/sq.m, year. Cooling had the energy performance of a total 910 MWh or 22.0 kWh/sq.m, year. The consumption of water was 12,928 cubic meters or 0.31 cubic m/sq.m, year.

The total Energy performance for Brahelund 2 was 3,949 MWh or 95.5 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. Energy performance according to heated area (A-temp) was 88.9 kWh/sq.m, year. It is 19.2% or 21.1 kWh/sq.m, year lower than the initial goal. Carbon dioxide emissions measured in CO_{2e} (Carbon dioxide equivalents) was 2,770 kg CO_{2e} or 0.07 kg/sq.m, year, during 2019 (to be compared to 4.49 kg/sq.m, year, during 2019 for all the properties in Fastpartner's portfolio). All figures above are measured by the lettable area and year of consumption, if it is not mentioned as heated area. Fastpartner are pleased with the first year with the property and are looking forward to reduce our environmental impact from property management in the future.