

# INVESTOR REPORT

## Green Bonds 2023



## Green Bonds

In November 2018, Fastpartner developed a green framework to be able to issue green corporate bonds. A total of SEK 5 150 (5 150) million, 231231, Green Bonds has been issued since the start, of which SEK 0 (2 100) million during 2023 (2022). 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 S&P Global Rating (former 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 higher. GreenBuilding, Miljöbyggnad iDrift Silver and BREEAM In-Use Very Good are used in existing stock.

At the end of 2023 Fastpartner owned properties for 19 482 million with an environmental certification. It's 57.7% of the total value for all the properties. Fastpartner has 13 properties classified as BREEAM Very Good and Excellent, 20 are classified as Miljöbyggnad Silver, one as Miljöbyggnad Bronze and 12 are classified as GreenBuilding. The goal is to increase the volume of environmental properties 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, Naturskyddsförbundet, in Swedish). Fastpartner is purchasing an increasing share of 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 fueled heating and cooling systems in the properties.

Fastpartner supports UN's Global Compact and is a member of the Sweden Green Building Council (SGBC). Fastpartner also comply with SBTi's demands to set science-based goals within sustainability. Fastpartner has since many years decided to go further than complying with legislation and 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 constructions and major renovations. Major renovations will reduce energy use by at least 30% or make the property reach top 15 % energy performance in Sweden.

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, reduce resource usage and as far as possible avoid generation of waste. 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 socioeconomic 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 2023 the energy performance, according to heating, in the buildings were 99 522 (97 339) MWh or 58.6 (59.7) kWh/sq.m, year. Building electricity had the energy performance of a total of 29 881 (34 500) MWh or 17.6 (21.1) kWh/sq.m, year. Cooling had the energy performance of a total of 7 976 (8 199) MWh or 4.7 (5.0) kWh/sq.m, year.

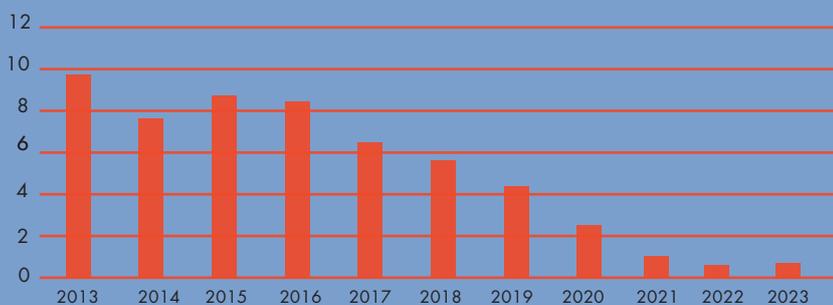
The total energy performance was reduced with 1.9% or 4.9 kWh/sq.m, year compared to the year 2022. The annual renewable generation was 8 305 MWh 2023 compared to 8 305 MWh 2022. The exact same amount is a result of an increased supply of solar generated electricity with 149 MWh and a reduced supply from heat pumps with renewable generated electricity input with 149 MWh. The use of water was 386 776 cubic meters or 0.228 cubic m/sq.m, year. During 2022 the water usage was 405 678 or 0.249 cubic m/sq.m.

The total amount of greenhouse gas emissions within Scope 1, Scope 2 and Scope 3 was reduced with 7.8 percent from 15 886 tons CO<sub>2</sub>e or 9.74 kg/sq.m, to 14 654 tons CO<sub>2</sub>e or 8.63 kg/sq.m. Greenhouse gas emissions measured in Scope 1 and Scope 2 were slightly higher from 971 tons CO<sub>2</sub>e or 0.60 kg/sq.m, year during 2022, compared to 1 147 tons CO<sub>2</sub>e or 0.68 kg/sq.m, year during 2023. Since 2019, when Fastpartner set a new greenhouse gas reduction goal, the emissions within Scope 1 and Scope 2 have been reduced with 84.8 %. The goal is to reduce the emissions of greenhouse gases (CO<sub>2</sub>e) at least with >15%/ sq.m, year, (Scope 1 and Scope 2). The emissions of Scope 3 were estimated at 13 507 (14 915) tons or 7.96 (9.14) kg/sq.m, year, during 2023.

All figures are measured by Atemp of 1 697 395 sq. m, (heated area) adjusting for purchase and sales during 2023.

Kg CO<sub>2</sub>e/sq.m, year, A-temp

Scope 1 & Scope 2





## 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 2023 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, CO<sub>2</sub>e (Carbon dioxide equivalents, Scope 1 and Scope 2).

# Brahelund 2

## A modern office property with a focus on flexibility and sustainability

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. Examples of tenants in the building are Oracle, OBOS, Verizon and Verisure.

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. The gym and sports facilities are a very appreciated feature in the property as well. Fastpartner opened an own office on the seventh floor during 2023 where the majority of the company's employees in Greater Stockholm works today.

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. The property also has solar panels installed on the roof.

### Energy and water use

During 2023 the energy performance, according to heating, in the building was 2 003 MWh, or 39.2 kWh/sq.m, year. Building electricity had the energy performance of a total of 1 215 MWh, or 23.8 kWh/sq.m, year. Cooling had the energy performance of a total of 764 MWh or 15.0 kWh/sq.m, year. The total energy performance was 3 982 MWh or 78.0 kWh/sq.m, year. The use of water was 12 733 cubic meters or 0.25 m<sup>3</sup>/sq.m, year.

Greenhouse gas emissions were slightly higher during 2023 with 14 023 kg CO<sub>2</sub>e or 0.27 kg CO<sub>2</sub>e/sq.m. compared to 2022 with 12 670 kg CO<sub>2</sub>e or 0.25 kg CO<sub>2</sub>e/ sq.m, year. The higher level of emissions is a result of higher district heat consumption compared to the previous year.

The initial goal in energy performance in the property was 110 kWh/sq.m year. Fastpartner works hard to keep reducing the climate footprint for example with improved control of climate systems, increased efficiency in our climate and ventilation systems and an increased amount of reused materials in our projects.





## Ladugårdsgärdet 1:48

### A property with an exceptional energy performance and great service alternatives

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 2023 Fastpartner finished sustainability projects consisting of e.g. energy efficiency measures. The main part of the property consists of offices and there are also premises such as storage rooms, conference surfaces and a restaurant. One example of a tenant in the building is H&M.

Gym and sports facilities are available in the property including dressing rooms. There is parking for bicycles and cars outdoors and 22 car charging points divided in three different areas close to the building's entrances. 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 2023 the energy performance, according to heating, in the building was 616 MWh or 15.2 kWh/sq.m, year. Building electricity had the energy performance of a total of 721 MWh, or 17.8 kWh/sq.m, year. Cooling had the energy performance of a total of 836 MWh or 20.7 kWh/sq.m, year. The total energy performance was 2 173 MWh or 53.6 kWh/sq.m, year. The use of water was 10 743 cubic meters or 0.27 m<sup>3</sup>/sq.m, year.

Greenhouse gas emissions were 0 kg, CO<sub>2</sub>e or 0.0 kg/sq.m, year during 2023 compared to during 2022, 0kg CO<sub>2</sub>e 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 Advisense. 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 2023 the energy performance, according to heating, in the building was 347 MWh or 35.3 kWh/sq.m, year. Building electricity had the energy performance of a total of 255 MWh, or 26.0 kWh/sq.m, year. Cooling had the energy performance of a total of 156 MWh or 15.9 kWh/sq.m, year. The total energy performance was 758 MWh or 77.1 kWh/sq.m, year. The use of water was 1 971 cubic meters or 0.20 m<sup>3</sup>/sq.m, year.

Greenhouse gas emissions were higher during 2023 with 468 kg CO<sub>2</sub>e or 0.05 kg/sq.m. compared to 2022 with 353 kg CO<sub>2</sub>e or 0.04 kg/sq.m, year. The higher level of emissions is a result of higher reported CO<sub>2</sub>e from the local district cooling supplier during 2023. The overall low levels of emissions are 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.

