



INVESTOR REPORT

Green Bonds 2021

Green Bonds

In November 2018, Fastpartner developed a green framework for being able to issue green corporate bonds. A total of SEK 4 350 (1 300), million, 21 1231, Green Bonds has been issued since the start, of which SEK 3 050 (0) million during 2021 (2020). 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, Miljöbyggnad iDrift Silver and Breeam in Use very good are used in existing stock.

At the end of 2021 Fastpartner owned properties for 14 339 million with an environmental certification. It's 41% of the total value for all the properties. Fastpartner has four properties classified with Breeam very Good and Excellent (one new built and three in use), eight are classified to Miljöbyggnad Silver (six new built and two iDrift), one to Miljöbyggnad Bronze (new built) and twelve are classified as GreenBuilding. The volume of environmental properties will increase by > 10 percent per year and compromise > 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 one 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, Byggvarubedomningen, (Building Product Assessment) and uses the criteria for all new construction and major renovations. Major renovations reducing 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 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, the authorities and the police to improve the community and prevent corruption and illegal activities.

Energy and water use as well as climate footprint.

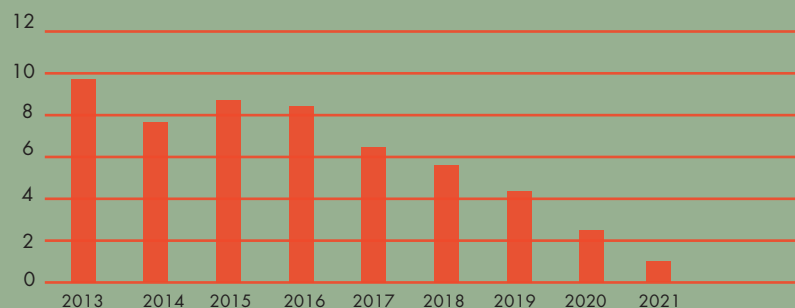
Fastpartner works long-term to reduce the climate footprint of our properties. During 2021 the energy performance, according to heating, for the buildings were 104 452 MWh or 66,9 kWh/sq.m, year. Building electricity had the energy performance of a total 35 947 MWh or 23,0 kWh/sq.m, year. Cooling had the energy performance of a total 9 114 MWh or 5,8 kWh/sq.m, year.

The total energy performance was reduced with 5,8% or 5,9 kWh/sq.m, year compared to the year 2020. The annual renewable generation was 6 082 MWh 2021 compared to 3 540 MWh 2020. The use of water was 369 334 cubic meters or 0,24 cubic m/sq.m, year. The use of water was almost the same as the previous year 2020. The figures are for 2021 0,236 cubic m/sq.m, year and for 2020 0,237 cubic m/sq.m, year.

Greenhouse gases emissions measured in CO₂e (Carbon dioxide equivalents, Scope 1 and Scope 2) were strongly reduced from 3 599 tons CO₂e or 2,44 kg/sq.m, year during 2020, compared to during 2021 to 1 388 tons CO₂e or 0,89 kg/ sq.m, year. That was a total reduction with 63,5%/sq.m, year. Compared to 2013 the total reduction of Greenhouse gases was 90,9%/ 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 44 141 tons or 28,3 kg/sq.m, year, during 2021.

All figures are measured by Atemp of 1 561 506 sq. m, (heated area) adjusting for purchase and sales during 2021.

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 4 350 million as per 31 December 2021 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 cells

Brahelund 2 consists of 41 371 sq.m, leasable area (LOA) or 51 082 sq.m, heated area (Atemp) and Fastpartner acquired the property 2019. The property has the certification Breeam In Use, Very Good. During 2021 Fastpartner installed solar cells with an output of 272 kW and an estimated production of 230 000 kWh/year.

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

Energy and water use

During 2021 the energy performance, according to heating, for the building was 1 937 MWh, or 37,9 kWh/sq.m, year. Building electricity had the energy performance of a total 2 709 MWh, or 53,0 kWh/sq.m, year. Cooling had the energy performance of a total 509 MWh or 10,0 kWh/sq.m, year. The total energy performance was 5 155 MWh or 100,9 kWh/sq.m, year. 2020 the total energy performance was 98,3 kWh/sq.m, year. 2021 slightly higher than the year before but with significantly more people in place in the property after Covid. The use of water was 6 456 cubic meters or 0,13 m³/sq.m, year.

The initial goal for the property was 110 kWh/sq.m, year, in energy performance. Greenhouse gases emissions were reduced from 7 754 kg, CO₂e or 0,17 kg/sq.m, year during 2020, compared to during 2021, 5 533 kg CO₂e or 0,11 kg/ sq.m, year. Fastpartner works hard to reduce the climate footprint for example with solar cells and better 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 has the certification Breeam In Use, Very Good. During 2021 Fastpartner started a sustainability project consisting of certification, new control systems, new cooling systems, solar cells, etc. The property received 2021 the certification Breeam In Use, Very Good. Major tenants in the property are Nasdaq (the stock exchange), H&M and Gant.

The main part 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 is parking for bicycles and cars outdoors and 22 car charging points. It's easy to reach the property by car, by bike or on foot. The road network consists of everything from national roads to walking and cycling 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 2021 the energy performance, according to heating, for the building was 229 MWh, or 5,6 kWh/sq.m, year. Building electricity had the energy performance of a total 2 786 MWh, or 68,7 kWh/sq.m, year. Cooling had the energy performance of a total 499 MWh or 12,3 kWh/sq.m, year. The total energy performance was 3 513 MWh or 86,7 kWh/sq.m, year. The use of water was 12 935 cubic meters or 0,32 m3/sq.m, year.

Greenhouse gases emissions were 0 kg, CO₂e or 0,0 kg/sq.m, year during 2021 compared to during 2020, 0 kg 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 solar cells, new cooling systems and better control of climate systems.



Krejaren

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. The property has the certification GreenBuilding since 2010. Major tenants in the property are Åhléns, Regus, Swedbank and Handelsbanken. It's easy to reach the property by public communications, by bike or on foot. In the property a metro station comes up and buses are close by.

Energy and water use

During 2021 the energy performance, according to heating, for the building was 254 MWh, or 25,8 kWh/sq.m, year. Building electricity had the energy performance of a total 356 MWh, or 36,2 kWh/sq.m, year. Cooling had the energy performance of a total 108 MWh or 11,0 kWh/sq.m, year. The total energy performance was 718 MWh or 73,0 kWh/sq.m, year. The use of water was 2 023 cubic meters or 0,21 m³/sq.m, year.

Greenhouse gases emissions were 0 kg, CO₂e or 0,0 kg/sq.m, year during 2021 compared to during 2020, 0 kg 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 heat and cooling exchange and better control of climate systems.

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.

