



# Fabege AB (publ) Green Financing Second Opinion

May 24, 2022

## Executive summary

**Fabege AB (publ) (Fabege) is a Swedish property company focusing on letting and managing commercial premises and urban development in a small number of submarkets in the Stockholm region.** Within these areas, Fabege owns 94 properties which stand for 10% of office space in Stockholm, according to the issuer. The company has 218 employees.

**The current framework covers Green buildings and is an update of a framework from 2019.** In the updated framework, Fabege has aligned their eligibility criteria with the relevant substantial contribution to climate change mitigation criteria in EU Taxonomy. In addition they have stronger energy efficiency criteria for new buildings and also include environmental certification criteria. The framework supports Fabege's ambitious, timebound and comprehensive overarching climate target, endorsed by the Science Based Targets initiative (SBTi), to become carbon neutral (Scope 1 & 2) by 2030, and to reduce Scope 3 emissions by 50% by that time.

We rate the framework **CICERO Medium Green** and give it a governance score of **Excellent**.

## Key strengths

**Fabege's criteria for eligible green buildings under the framework mainly go well beyond applicable building regulations and it has an excellent governance structure emphasising screening of material climate risk, use of life cycle analysis (LCA), and environmental requirements of their suppliers.** Fabege's risks and opportunities have been analysed based on four future scenarios, in order to ensure sustainable urban and regional development in Stockholm going forward. Thus, Fabege to a considerable extent follows the guidelines and recommendations of TCFD. The framework also includes explicit exclusions of fossil fuel energy generation – we consider this a strength.

## Key pitfalls

**While Fabege's framework mainly goes well beyond applicable building regulations, the one exception is the criterion for existing buildings being within the top 15% of similar building stock (expressed as Primary Energy Demand).** According to current information, this does not guarantee that the building is better than regulation.

**The issuer will use the market-based method to calculate saved emissions.** Consistency in reporting methods is important and we encourage the issuer to apply the same grid emissions factor in the reporting of emissions from its own operations (Scope 1) as in the reporting of emissions from managing the portfolio buildings (Scope 2).

## SHADES OF GREEN



°CICERO  
Medium Green



## GREEN BOND AND LOAN PRINCIPLES

Based on this review, this framework is found to be aligned with the principles.



# Contents

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	Executive Summary .....	1
<b>1</b>	<b>Fabege's environmental management and green financing framework</b> .....	<b>3</b>
	Company description .....	3
	Governance assessment .....	3
	Sector risk exposure .....	4
	Environmental strategies and policies .....	4
	Green financing framework .....	5
<b>2</b>	<b>Assessment of Fabege's green financing framework</b> .....	<b>8</b>
	Shading of eligible projects under the Fabege's green financing framework .....	8
<b>3</b>	<b>Terms and methodology</b> .....	<b>11</b>
	'Shades of Green' methodology .....	11
	<b>Appendix 1: Referenced Documents List</b> .....	<b>13</b>
	<b>Appendix 2: About CICERO Shades of Green</b> .....	<b>14</b>

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# 1 Fabege's environmental management and green financing framework

## Company description

Fabege AB (publ) (Fabege) is a Swedish property company focusing on letting and managing commercial premises as well as urban development. The business is concentrated in a small number of submarkets in the Stockholm region, being the Inner City, Hammarby Sjöstad, Arenastaden, Haga Norra, Solna Business Park and Flemingsberg. Within these areas, Fabege owns 94 properties which stand for approximately 10% of office space in Stockholm, according to the issuer. The company has 218 employees.

The current framework is an update of a framework from 2019. Outstanding amount is SEK 11.9bn. In this updated framework, Fabege has taken the first steps towards EU Taxonomy alignment by aligning the framework's eligibility criteria with the substantial contribution to climate change mitigation criteria. In addition, the framework has stronger energy requirements to new buildings.

## Governance assessment

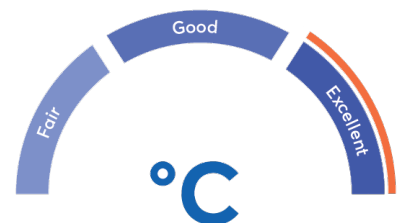
Fabege's climate targets are ambitious, timebound and comprehensive with an ultimate aim of becoming carbon neutral (Scope 1 & 2) by 2030 and with substantial reductions in Scope 3 emissions by that time. Life cycle emissions are also strictly controlled. Fabege says that by 2030 they will compensate for emissions over which they have no control via investments in additive production of energy with zero or negative emissions of CO<sub>2</sub> such as district heating system through BIO-CCS and additional solar and/or wind parks.

Fabege also has as a target to have a 100% environmentally certified property portfolio but notes that there sometimes will be a time lag between acquisitions and certification.

The selection process and management of proceeds are good and the reporting (on a quarterly basis) excellent. Fabege has close cooperation with local communities when new projects are planned and does not foresee any controversial projects. Impact reporting is not independently verified. Methodologies applied in estimating the key performance indicators are made transparently available.

Fabege is requiring suppliers and subcontractors to subscribe to Fabege's policies on sustainability and suppliers are followed up on through separate audits. Fabege's assessment of climate risks is comprehensive and mostly follows the guidelines of TCFD, e.g., when it comes to the use of scenario analyses.

The overall assessment of Fabege's governance structure and processes gives it a rating of **Excellent**.





### Sector risk exposure

**Physical climate risks.** For the Nordic building sector, the most severe physical impacts will likely be increased flooding, snow loads, and urban overflow, as well as increased storms and extreme weather. Developing projects with climate resilience in mind is critical for this sector. The real estate sector is also exposed to climate risks through links to the construction industry and the utilities sector.

**Transition risks.** Fabege is exposed to transition risks from stricter climate policies e.g., mandatory efficiency upgrades. The company is also exposed to liability risks due to e.g., legal challenges if preventable damages from climate change increase. In addition, the real estate sector is exposed to changing consumer preferences for more climate-smart and energy-efficient buildings.

**Environmental risks.** The construction sector is at risk of polluting the local environment during the erection of the properties, e.g., from poor waste handling. There are also risks related to impacts on local biodiversity/habitats as well as the use of un-sustainably sourced material like tropical wood.

### Environmental strategies and policies

The Board of Directors bears overall responsibility for the sustainability strategy and following up Fabege's work on sustainability. The Board has appointed a Board member with specific responsibility for sustainability issues. The CEO and the Executive Management Team have the overall responsibility for implementation of the sustainability strategy. Overall objectives are approved by the Executive Management Team and established at Board level. The Head of Sustainability coordinates and oversees sustainability issues at Fabege and provides regular reports to the Executive Management Team and reports annually to the Board of Directors.

Fabege's approach to sustainability is based on their Code of Conduct, which in turn is based on the ten principles of the UN Global Compact on the environment, human rights and anti-corruption<sup>1</sup>, as well as the 17 UN Sustainable Development Goals<sup>2</sup>. Fabege reports annually on sustainability issues in accordance with the European Public Real Estate Association (EPRA) standard<sup>3</sup> and the Global Reporting Initiative (GRI)<sup>4</sup>. In 2019, Fabege received the top GRESB<sup>5</sup> score, as they ranked highest in the office category, Northern Europe.

Fabege's main climate related targets, endorsed by the Science Based Targets initiative (SBTi), are the following:

- Carbon neutral property management (Scopes 1 & 2) and cutting indirect emissions (Scope 3) by half by 2030. Scope 3 carbon footprint per ground floor area (GFA) shall be reduced by 20% in 2025 compared with 2019 measured through life cycle analysis<sup>6</sup>.

<sup>1</sup> For more information about Un Global Compact, please see <https://www.unglobalcompact.org/what-is-gc/mission/principles>

<sup>2</sup> <https://sdgs.un.org/goals>

<sup>3</sup> <https://www.epra.com/finance/financial-reporting/guidelines>

<sup>4</sup> <https://www.globalreporting.org>

<sup>5</sup> <https://gresb.com/nl-en/>

<sup>6</sup> The LCA calculation is performed according to EN 15978 and EN 15804.



- 100% environmentally certified property portfolio. 100% of new builds to be BREEAM-SE certified with ambition level Excellent. By end of March 2022, a total of 62 properties covering 1,048 m<sup>2</sup> were environmentally certified representing 2/3 of the total portfolio by numbers and an absolute majority of the portfolio area.
- Energy performance 35 kWh/sqm Atemp for new construction and 77 kWh/sqm Atemp on average for the entire investment property portfolio. This last target was achieved in 2021.
- 100% green financing. The target of 100% green financing was achieved before year-end 2020/21 but declined to 99% at year-end 2021 is due to the acquisition of SHH Bostad, whose loans were not classified as green. The aim is to convert these to green loans in 2022.

Fabege primarily reports greenhouse gas emissions in accordance with the GHG Protocol, market-based method, and the company has statistics from 2002 onwards. Overall CO<sub>2</sub>e emissions (Scope 1 & 2) have declined by 96% since 2002. In 2021 the Scope 1 emissions (mainly from refrigerant leakages) was 98 tCO<sub>2</sub>e. Scope 2 emissions, mainly from heating, was 1,512 tCO<sub>2</sub>e, while Scope 3 emissions, mainly from construction, was 26,997 tCO<sub>2</sub>e. Total emissions was considerably higher than in 2020 by some 400% due to new constructions in 2021 which were absent in 2020.

In 2021, Fabege carried out climate risk analysis on a total of 47 properties in the districts of Arenastaden, Solna Business Park and City. The analysis identified increased precipitation and flooding as one of the greatest potential future risks. In property management and ongoing and future redevelopments, Fabege will ensure that the necessary measures are taken to address identified climate risks. Since 2019, Fabege has worked on scenario analyses together with the Stockholm Environment Institute, municipalities and business partners, in order to future-proof operations. Climate change, rapid geopolitical changes, a soaring population, urbanisation and other challenges create uncertainty about the future. Fabege's risks and opportunities have been analysed based on four future scenarios, in order to ensure sustainable urban and regional development in Stockholm going forward. Thus, Fabege to a considerable extent follows the guidelines and recommendations of TCFD.

All suppliers are requested to comply with the UN Global Compact's ten principles on human rights, labour, environment and anti-corruption. The purchasing organisation is responsible for signing all framework and service contracts and ensuring that new contracts adhere to the general terms and conditions, environmental policy and Code of Conduct. Fabege encourages its suppliers to check their subcontractors' compliance with Fabege's requirements to ensure compliance throughout the supply chain. Audits are carried out regularly. Suppliers who do not comply with Fabege's policies and requirements or who do not wish to make any improvements will not be considered for further business with Fabege. To achieve this goal, Fabege has as an objective that 100% of framework agreement suppliers shall be audited for sustainability.

### **Green financing framework**

Based on this review, this framework is found to be aligned with the Green Bond Principles and Green Loan Principles. For details on the issuer's framework, please refer to the green financing framework dated May 2022.

#### *Use of proceeds*

For a description of the framework's use of proceeds criteria, and an assessment of the categories' environmental benefits, please refer to section 2.

#### *Selection*

Fabege's properties are environmentally assessed, managed and certified as a part of the company's normal business operations and the data is stored digitally. Information about ongoing and planned development, as well as existing properties is periodically extracted for review by the Green Business Council (GBC) to determine



whether such projects and assets are compliant with the green terms of the framework. The GBC is a subcommittee of the company's Investment Council and currently has the Chief Financial Officer, Head of Sustainability and Treasury Department, and a Green Financing Specialist as members.

The GBC will review information about the assets and evaluate the overall environmental impact, which includes life cycle considerations<sup>7</sup> in order to minimise the carbon footprint of projects, potential rebound effects, resilience considerations and adherence to at least one of the environmental objectives of the EU Taxonomy. The projects and assets must also be compliant with applicable national laws and regulations, as well as policies and guidelines at Fabège. The GBC can request additional information and consult with internal parties, but the mandate to make decisions is held by the group. A decision to allocate net proceeds will require a consensus decision by the GBC, whereby the Head of Sustainability effectively holds a veto. Decisions by the GBC will be documented. An updated list of all green assets will be kept by Fabège's Treasury Department. If a project or asset ceases to meet the green terms, it will be removed from the list (and the funds will be recycled). The list will also be used as a tool to determine if there is a current or expected capacity for additional green financing.

### *Management of proceeds*

Fabège will use a green portfolio to track the allocation of net proceeds from green financing to green assets. The purpose of the green portfolio is to ensure that green financing net proceeds only supports the financing of green assets or repay green financing.

If an eligible green asset no longer qualifies or if the underlying project or asset is divested or lost, an amount equal to the funds allocated towards it will be re-credited to the green portfolio. Funds may also be reallocated to other green assets during the term of any green financing.

The Treasury Department will keep a record of the purpose of any change in the green portfolio and ensure that the combined funds directed towards a specific green asset, by one or several sources of green financing, does not exceed its value. While the green portfolio has a positive balance the net proceeds may be invested or utilised by the treasury in accordance with Fabège's sustainability policy and investment criteria. According to the issuer, there will not be any unallocated proceeds since the green asset portfolio exceeds total loan volume. Fabège does not invest in any other assets than properties. Any surplus liquidity will be used to pay down debt.

Fabège acknowledges the recommendation in the Green Bond Principles regarding transparency and verification of funds, hence verification will be sought from Fabège's external auditor.

### *Reporting*

Fabège will publish an annual report on its website that will include details on the allocation of green funds and adherence to the green terms for all projects financed (the "reporting"). In addition to the yearly reporting, a quarterly statement will be published on the website disclosing the total amount of green financing outstanding and the total value of green assets. Fabège's Green Business Council (CFO, Head of Sustainability, Head of Finance) will be responsible for the reporting. The reporting will contain information on the green assets that have been financed with green financing, a summary of Fabège's activities in the past year as pertains to green financing as well as information, including examples, of the financed green asset's adherence to the relevant criteria.

Allocation disclosure, on a portfolio basis not linked to individual bonds, will emphasise examples of single projects based on their size; the sum of outstanding green bonds and the sum of the green portfolio balance,

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<sup>7</sup> According to Fabège's guideline for climate calculation of new production, reporting is according to the European standard EN15978. All life cycle modules must both be reported together but also reported separately in the climate calculation report at Fabège.



including any short-term investments or funds managed within Fabege's liquidity portfolio; and the proportion of net proceeds allocated to new investments. The distribution of net proceeds between new and existing assets and projects will also be disclosed. All data is to be as of the end of the previous year.

The reporting will also include a disclosure of asset level performance indicators on a project-by-project basis. The reporting will strive to disclose the impact based on the green financings share of the total investment. For financed green assets that are not yet operational, Fabege will strive to provide estimates of future performance levels. Fabege will emphasise energy savings and greenhouse gas reductions as the most relevant performance metrics for most projects. The metrics below are examples of indicators that are likely to be used by Fabege in the forthcoming reporting.

For all buildings:

- Environmental certification and grade.
- Energy performance/use (kWh/m<sup>2</sup>) and relative performance (%-improvement) compared with applicable national building code.
- Carbon intensity (gCO<sub>2</sub>/m<sup>2</sup>) and annual carbon savings (tonnes). The greenhouse gas emissions are monitored in accordance with the Greenhouse Gas Protocol based on the market-based method.
- The share (%) of renewable energy in relation to the total energy usage of the asset.
- The share (%) of green leases (based on total let area) signed with tenants.

For new buildings (built after 31 December 2020):

- The reduction in Primary Energy Demand (PED) compared to the requirement in the national implementation of NZEB<sup>8</sup>.

For new buildings larger than 5000 m<sup>2</sup> completed after the publication of this framework (June 2022):

- Verify that the building has undergone testing for airtightness and thermal integrity.
- Verify that the life-cycle Global Warming Potential (GWP) of the building has been calculated for each stage (scope A, B and C) in the life cycle.

For existing buildings (built before 31 December 2020):

- Buildings that qualify according to an Energy Performance Certificate (EPC): the level of the EPC.
- Buildings that qualify based on Primary Energy Demand (PED): confirm that the PED was within acceptable limits of the national or regional building stock at the time of a buildings inclusion in any green financing.
- Verify that the building has undergone a screening of material climate risks.

For renovation of existing buildings:

- The percentage reduction of Primary Energy Demand (PED)

The external auditor of Fabege, or a similar party appointed by Fabege with the relevant expertise and experience, will investigate and report whether an amount equal to the net proceeds have been allocated to the eligible green assets that Fabege has communicated in the reporting. The conclusions will be provided in a signed statement, which will be published on Fabege's website).

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<sup>8</sup> According to the issuer, Near-Zero-Energy Buildings (NZEB) are implemented in Swedish legislation for new buildings, BBR29.




## 2 Assessment of Fabege's green financing framework

### Shading of eligible projects under the Fabege's green financing framework

- An amount equal to the net proceeds from green financing will be used by Fabege to fully or partly finance or refinance assets and projects that promote the transition to low-carbon, climate resilient and sustainable economies. Such assets (“eligible green assets” or “green assets”) must comply with the categories and criteria described below.
- Fabege operates in the Swedish market, the net proceeds will therefore be used exclusively to finance or refinance assets and projects in Sweden.
- Only financing or refinancing of tangible assets (without age restriction) can qualify. The majority of the net proceeds are expected to be used for refinancing existing assets (defined as assets older than 12 months).
- Fabege invests approximately SEK 2-3bn on a yearly basis in new production and in refurbishment of existing properties.
- The combined allocated amount to a specific green asset, by one or several sources of financing with specified use of proceeds, may not exceed its value.
- The net proceeds will not be allocated or linked to fossil energy generation, nuclear energy generation, research and/or development within weapons and defence, potentially environmentally negative resource extraction (such as rare-earth elements or fossil fuels), gambling or tobacco.





Category	Eligible project types	Green Shading and considerations
<b>Green buildings</b>  	<b>New buildings (built after 31 December 2020):</b> <ul style="list-style-type: none"> <li>• Primary energy demand is or will be at least 20% lower than the threshold set for nearly zero-energy building (NZEB) requirements in national measures, and</li> <li>• Ongoing development or recently completed buildings have or will receive (i) a design stage certification or (ii) a post-construction certification or (iii) an in-use certification in any of the following building certification schemes at the defined threshold or better:               <ul style="list-style-type: none"> <li>- BREEAM-SE “Very good”</li> <li>- Miljöbyggnad “Silver”</li> <li>- Svanen</li> </ul> </li> <li>• Buildings larger than 5000 m<sup>2</sup> and completed after the publication of this Framework (June 2022) must also fulfil the following:               <ul style="list-style-type: none"> <li>- Upon completion, the building undergoes testing for airtightness and thermal integrity</li> <li>- The life-cycle Global Warming Potential (GWP) of the building has been calculated for each stage in the life cycle</li> </ul> </li> </ul>	<b>Medium Green</b> <ul style="list-style-type: none"> <li>✓ Fabege has criteria for green buildings mainly going well beyond applicable building regulations. The one exception is the criteria for existing building being within the top 15% of similar building stock. Fabege informs us that they will use top 15% of national or regional building stock as assessed by Fastighetägarna<sup>9</sup>. As long as the methodology to define this has not been decided by the Swedish Building Authority, there is uncertainty related to what this entails. This could include buildings that are not better than regulations. The recent report from Fastighetsägarna<sup>10</sup> indicates that this is the case.</li> <li>✓ Note that the highest shading level, Dark Green, is reserved for the highest building standards such as Zero-Energy buildings and passive houses. The building criteria are good, but do not represent the highest standard levels.</li> <li>✓ The construction and real estate sector have a major impact on our common environment and the building sector accounts for a large share of primary energy consumption in most countries. The IEA reports that the efficiency of building envelopes needs to improve by 30% by 2025 to keep pace with increased building size and energy demand – in addition to improvements in lighting and appliances and increased renewable heat sources.<sup>11</sup> Embodied carbon emissions in the real estate sector contribute to 10% of total emissions globally, and almost 65% of these emissions are emitted upfront before one starts to use the buildings. The EU average of embodied carbon is 600 kgCO<sub>2</sub>e/m<sup>2</sup>.</li> <li>✓ According to the National Board of Housing, Building and Planning's environmental indicators, it accounts for 32% of Sweden's energy use, 31% of waste and 19% of domestic greenhouse gas emissions. Calculations from Sveriges Byggindustrier</li> </ul>
	<b>Existing buildings (built before 31 December 2020):</b> <ul style="list-style-type: none"> <li>• The building has an Energy Performance Certificate (EPC) demonstrating class A or the building is within the top 15% of the national or regional building stock expressed as Primary Energy Demand (PED), and</li> </ul>	

<sup>9</sup> <https://via.tt.se/pressmeddelande/gransvarden-for-hallbara-byggnader-enligt-eus-taxonomi-klara?publisherId=3235504&releaseId=3313144>

<sup>10</sup> <https://www.fastighetsagarna.se/globalassets/dokument/pdf/nyheter/analys-av-primarenergital-for-de-15-procent-basta-byggnaderna.pdf?bustCache=1649377531936>

<sup>11</sup> <https://www.iea.org/reports/building-envelopes>



- Existing buildings have or will receive an environmental certification in any of the following building certification schemes at the defined threshold or better:
  - BREEAM-SE “Very good” or BREEAM in-use “Very Good”
  - Miljöbyggnad “Silver”
  - Svanen
- Existing buildings have undergone a screening of material climate risks

**Renovation of existing buildings:**

Renovation of an existing building that either leads to a reduction of Primary Energy Demand (PED) of at least 30%, or where the building meets the applicable requirements for “major renovations”

indicate that the climate impact of new production of a house is as great as the operation of the house for 50 years.

- ✓ BREEAM covers a broad set of issues that are important to sustainable development. However, this certification alone does not ensure energy efficient buildings. Miljöbyggnad Silver require an energy use less than 80% of current regulations. Certification standards differ considerable in their requirement for energy efficiency and reduction, biodiversity and stakeholder engagement. The 'in use' certificates, in particular, usually have quite weak, if any, energy requirements.
- ✓ New buildings with EPC A have energy performance that is at least 50% better than regulation. Meanwhile, older buildings can have labels that are up to 10 years old, and therefore be considerably weaker energy wise.
- ✓ Refurbishment of existing buildings are often better than new constructions from a climate point of view but should ideally come with greater improvements in energy efficiency. IPCC recommends 50% energy efficiency improvements.

Table 1. Eligible project categories









## 3 Terms and methodology

This note provides CICERO Shades of Green’s (CICERO Green) second opinion of the client’s framework dated May 2022. This second opinion remains relevant to all green financings and/or loans issued under this framework for the duration of three years from publication of this second opinion, as long as the framework remains unchanged. Any amendments or updates to the framework require a revised second opinion. CICERO Green encourages the client to make this second opinion publicly available. If any part of the second opinion is quoted, the full report must be made available.

The second opinion is based on a review of the framework and documentation of the client’s policies and processes, as well as information gathered during meetings, teleconferences and email correspondence.

### ‘Shades of Green’ methodology

CICERO Green second opinions are graded dark green, medium green or light green, reflecting a broad, qualitative review of the climate and environmental risks and ambitions. The shading methodology aims to provide transparency to investors that seek to understand and act upon potential exposure to climate risks and impacts. Investments in all shades of green projects are necessary in order to successfully implement the ambition of the Paris agreement. The shades are intended to communicate the following:

Shading	Examples
 <b>Dark Green</b> is allocated to projects and solutions that correspond to the long-term vision of a low-carbon and climate resilient future.	 Solar power plants
 <b>Medium Green</b> is allocated to projects and solutions that represent significant steps towards the long-term vision but are not quite there yet.	 Energy efficient buildings
 <b>Light Green</b> is allocated to transition activities that do not lock in emissions. These projects reduce emissions or have other environmental benefits in the near term rather than representing low carbon and climate resilient long-term solutions.	 Hybrid road vehicles

The “Shades of Green” methodology considers the strengths, weaknesses and pitfalls of the project categories and their criteria. The strengths of an investment framework with respect to environmental impact are areas where it clearly supports low-carbon projects; weaknesses are typically areas that are unclear or too general. Pitfalls are also raised, including potential macro-level impacts of investment projects.

Sound governance and transparency processes facilitate delivery of the client’s climate and environmental ambitions laid out in the framework. Hence, key governance aspects that can influence the implementation of the green financing are carefully considered and reflected in the overall shading. CICERO Green considers four factors in its review of the client’s governance processes: 1) the policies and goals of relevance to the green financing framework; 2) the selection process used to identify and approve eligible projects under the framework, 3) the management of proceeds and 4) the reporting on the projects to investors. Based on these factors, we assign an overall governance grade: Fair, Good or Excellent. Please note this is not a substitute for a full evaluation of the governance of the issuing institution, and does not cover, e.g., corruption.



### *Assessment of alignment with Green Bond Principles and the Green Loan Principles*

CICERO Green assesses alignment with the International Capital Markets' Association's (ICMA) Green Bond Principles and the Loan Syndications & Trading Association's (LSTA) Green Loan Principles. We review whether the framework is in line with the four core components of the principles (use of proceeds, selection, management of proceeds and reporting). We assess whether project categories have clear environmental benefits with defined eligibility criteria. The Green Bonds Principles (GBP) state that the "overall environmental profile" of a project should be assessed. The selection process is a key governance factor to consider in CICERO Green's assessment. CICERO Green typically looks at how climate and environmental considerations are considered when evaluating whether projects can qualify for green finance funding. The broader the project categories, the more importance CICERO Green places on the selection process. CICERO Green assesses whether net proceeds or an equivalent amount are tracked by the issuer in an appropriate manner and provides transparency on the intended types of temporary placement for unallocated proceeds. Transparency, reporting, and verification of impacts are key to enable investors to follow the implementation of green finance programs.



# Appendix 1: Referenced Documents List

Document Number	Document Name	Description
1	Fabege Draft Green Financing Framework 2022	Fabege's draft Green financing framework, dated May 2022
2	fabege_sustainability_report_2021	Fabege's Sustainability report 2021
3	1556655	Fabege's Annual and Sustainability report 2022
4	fabe0414_uppforandekod_eng	Fabege's Code of conduct
5	procurement-and-purchasing-policy_20200115	Fabege's Procurement and purchasing policy
6	fabege-ab-environmental-policy	Fabege's Environmental policy
7	corporate-governance-report-2021	Fabege's Corporate governance report 2021
8	fabege-green-mtn-programme-investor-report-211231	Fabege's investor report 31 December 2021
9	fabege-investorreport_310322	Fabege's investor report 31 March 2022



## Appendix 2: About CICERO Shades of Green

CICERO Green is a subsidiary of the climate research institute CICERO. CICERO is Norway's foremost institute for interdisciplinary climate research. We deliver new insight that helps solve the climate challenge and strengthen international cooperation. CICERO has garnered attention for its work on the effects of manmade emissions on the climate and has played an active role in the UN's IPCC since 1995. CICERO staff provide quality control and methodological development for CICERO Green.

CICERO Green provides second opinions on institutions' frameworks and guidance for assessing and selecting eligible projects for green bond investments. CICERO Green is internationally recognized as a leading provider of independent reviews of green bonds, since the market's inception in 2008. CICERO Green is independent of the entity issuing the bond, its directors, senior management and advisers, and is remunerated in a way that prevents any conflicts of interests arising as a result of the fee structure. CICERO Green operates independently from the financial sector and other stakeholders to preserve the unbiased nature and high quality of second opinions.

We work with both international and domestic issuers, drawing on the global expertise of the Expert Network on Second Opinions (ENSO). Led by CICERO Green, ENSO contributes expertise to the second opinions, and is comprised of a network of trusted, independent research institutions and reputable experts on climate change and other environmental issues, including the Basque Center for Climate Change (BC3), the Stockholm Environment Institute, the Institute of Energy, Environment and Economy at Tsinghua University, the International Institute for Sustainable Development (IISD) and the School for Environment and Sustainability (SEAS) at the University of Michigan.



- ★ **2020 External Assessment Provider Of The Year**, Environmental Finance Green Bond Awards
- ★ **2020 Largest External Review Provider In Number Of Deals**, Climate Bonds Initiative Awards
- ★ **2019 External Assessment Provider Of The Year**, Environmental Finance Green Bond Awards
- ★ **2019 Largest Green Bond SPO Provider**, Climate Bonds Initiative Awards
- ★ **2018 External Assessment Provider Of The Year**, Environmental Finance Green Bond Awards
- ★ **2018 Largest External Reviewer**, Climate Bonds Initiative Awards
- ★ **2017 Best External Assessment Provider**, Environmental Finance Green Bond Awards
- ★ **2016 Most Second Opinions**, Climate Bonds Initiative Awards