

Green financing

Investor report

30/09/2024





Eligible projects and assets according to the green framework

Real estate Designation	Real estate type	Location	Completed	Lettable area (sqm)	Certification	Certification level
Apotekaren 22	Office	City	Existing	28 344	Breeam In Use	Very Good
Barnhusväderkvarnen 36	Office	City	Existing	25 900	Breeam In Use	Very Good
Bocken 35 & 46	Office	City	Existing	14 865	Breeam In Use	Very Good
Bocken 47	Office	City	Existing	1 196	Breeam In Use	Very Good
Båtturen 2 (Kajhusen)	Office	Hammarby Sjöstad	Existing	10 539	Breeam In Use	Very Good
Båtturen 2 (Kopparhuset)	Office	Hammarby Sjöstad	Existing	4 767	Breeam SE	Very Good
Båtturen 2 (Kanalhuset)	Office	Hammarby Sjöstad	Existing	2 766	Breeam SE	Very Good
Daggkåpan 2	Residence	Birger Bostad	Existing	5 593	Miljöbyggnad	Silver
Distansen 6	Office	Arenastaden	Existing	11 042	Breeam SE	Very Good
Farao 20	Office	Arenastaden	Existing	7 831	Breeam In Use	Very Good
Fartygstrafiken 2	Office	Hammarby Sjöstad	Existing	8 709	Breeam In Use	Very Good
Fräsaren 10	Office	Solna Business Park	Existing	11 633	Breeam In Use	Very Good
Fräsaren 11	Office	Solna Business Park	Existing	39 188	Breeam In Use	Very Good
Fräsaren 12	Office	Solna Business Park	Existing	37 777	Breeam In Use	Excellent
Getingen 13	Office	City	Existing	17 245	Breeam In Use	Very Good
Getingen 14	Office	City	Existing	12 896	Breeam In Use	Very Good
Getingen 15	Office	City	Existing	25 462	Breeam In Use	Very Good
Hagalund 2·11	Office	Arenastaden	2021	15 355	Breeam SE	Very Good
Hörman 1	Office	Solna Business Park	Existing	16 460	Breeam SE	Very Good
Jarvakrogen 3	Hotel	Arenastaden	Existing	7 423	Breeam Bespoke	Very Good
Nationalarenan 3	Hotel/Office	Arenastaden	Existing	19 165	Breeam SE	Excellent
Nationalarenan 8	Office	Arenastaden	Existing	45 744	Breeam SE	Excellent
Norrtälje 24	Office	City	Existing	7 124	Breeam In Use	Very Good
Noten 4	Office	Solna Business Park	Existing	52 179	Breeam In Use	Very Good
Oxen Mindre 33	Office	City	Existing	10 273	Breeam In Use	Very Good
Paradiset 23	Office	City	Existing	13 839	Breeam SE	Very Good
Poolen 1	Office	Arenastaden	Q1 2022	28 142	Breeam SE	Excellent
Pyramiden 4	Office	Arenastaden	Existing	72 234	Breeam SE	Excellent
Påsen 1	Project	Hammarby Sjöstad	Project	11 733	Breeam In Use	Excellent
Signalen 3	Office	Arenastaden	Existing	31 040	Breeam SE	Excellent
Smeden 1	Office	Solna Business Park	Existing	44 593	Breeam In Use	Very Good
Stigbygeln 2	Office	Arenastaden	Existing	8 416	Breeam In Use	Excellent
Stigbygeln 6	Office	Arenastaden	Existing	9 928	Breeam In Use	Very Good
Svetsaren 1	Office	Solna Business Park	Existing	16 170	Breeam In Use	Very Good
Trikåfabriken 9	Office	Hammarby Sjöstad	Existing	16 676	Breeam SE	Very Good
Uarda 1	Office	Arenastaden	Existing	24 359	Breeam In Use	Excellent
Sum				716 606		



Outstanding loans under the MTN programme

Loan no	Start date	End date	Amount, SEKm
115	03/09/2018	03/09/2025	1 000
123	22/09/2020	22/09/2025	200
124	22/09/2020	22/09/2025	400
125	02/02/2021	02/02/2027	450
126	02/02/2021	02/02/2026	850
127	17/03/2021	17/10/2024	150
129	04/06/2021	04/06/2026	400
130	01/09/2021	01/09/2026	500
131	08/09/2021	08/03/2027	300
132	15/10/2021	15/10/2026	900
133	15/10/2021	15/10/2026	400
134	28/02/2022	28/02/2025	560
135	08/12/2023	08/12/2025	350
136	26/02/2024	26/02/2027	1 000
137	06/05/2024	06/05/2026	500
138	07/05/2024	07/05/2027	500
139	02/07/2024	02/07/2027	1 000
140	02/07/2024	02/07/2029	200
141	02/09/2024	02/09/2026	300
142	09/09/2024	01/10/2027	600
143	30/09/2024	30/06/2028	1 000
Summa			11 560



Green borrowing capacity – existing and available

	Amount, SEKm
Total market value of green assets / Green pool	46 319
Utilised scope of green bank financing	18 604
Balance in green accounts	0
Available for green capital markets financing	27 715
<i>Of which utilised</i>	
Green MTN	11 560
Green commercial paper	2 650
Available green borrowing capacity	13 505



General information about Fabege's sustainability work

As a developer of sustainable urban districts, Fabege consider it important to take long-term corporate responsibility. Remaining at the forefront in terms of sustainability is mission-critical, partly because in the long run the company must be able to attract customers, employees, and investors. Green financing is a welcome component of these efforts. Fabege environmentally certifies all properties according to BREEAM. We work with the methodology CityLabAction in the development of sustainable neighborhoods. Fabege only buys electricity, heating and cooling that has been generated from renewable energy sources. Green leases for tenants are standards.

Some sustainable objectives

- Climate-neutral management (scope 1 and 2) in 2030
- Indirect emissions (scope 3) will be halved by 2030
- Breeam Environmental certifications of all properties
- 100 % Green leases
- Sustainability inspections of all Fabege's strategic suppliers
- 100 % Green funding by 2020
- Great Place to Work Confidence rating of at least 85 %


Please read more about Fabege's green financing online at www.fabege.se/en/investors/financing/green-financing/

and about our sustainability work at www.fabege.se/en/sustainability/



Solna, Sweden 22/10/2024

Fabege AB



Stefan Dahlbo
CEO



Asa Bergström
CFO