



2021

# Green Bond Impact Report

# Sustainability at Svenska Handelsfastigheter

Svenska Handelsfastigheter group is a Swedish property company focusing on retail properties in external locations. A majority of tenants are large Swedish retail stores, ICA being the largest followed by Bergendahl, COOP and Axfood. Svenska Handelsfastigheter's goal is, through experience, a long-term approach and active collaboration with leading retailers, to develop shopping centres for the future.

Sustainability is a growing part of Svenska Handelsfastigheter's business strategy. The majority of Svenska Handelsfastigheter investors are pension funds with a long investment horizon, which makes the long-term approach the core of the business strategy.

A big part of energy consumption in society is associated with buildings. As a property company Svenska Handelsfastigheter recognises its societal and environmental impact and has four material topics within sustainability:

- Resource efficiency and climate change
- Urban development
- Anti-corruption
- Business ethics in the supply chain

Renewable energy is already being used in many properties and focus is aimed to contribute to the Sustainable Development Goals (SDG) 7, 11,12 and 13.



# Allocation and impact

All proceeds from Green Bonds issued under Svenska Handelsfastigheter's Green Bond Framework are used to finance assets and projects that will contribute either to the adaptation to and/or mitigation of climate change. Proceeds may be used for funding of new assets and projects as well as re-financing. The eligible assets and projects include green buildings as well as investments in renewable energy and energy efficiency projects.

## Use of proceeds

Green Bonds outstanding per 31 December 2021:

Loan	ISIN	Maturity date	Proceeds (kSEK)
101	SE0013359874	Sep 2023	550 000
102	SE0013360096	Feb 2024	620 000
103	SE0013360195	May 2023	850 000
104	SE0013360294	Jun 2025	750 000
105	SE0013360302	Jun 2025	300 000
<b>Total outstanding value of Green Bonds</b>			<b>3 070 000</b>

Use of proceeds per 31 December 2021:

Project category	Allocation kSEK
Green Buildings	4 737 100
Renewable Energy	16 151
<b>Total eligible green assets and projects</b>	<b>4 753 251</b>
Green Bonds outstanding	-3 070 000
<b>Remaining eligible green assets and projects</b>	<b>1 683 251</b>

# Assets and projects funded

## Green Buildings

Green buildings funded by green bonds per 31 December 2021:

Property	Environmental		Energy consumption		Energy	Reduced CO2-
	certification	Level	(MWh)	(kWh/sq.m.)*	Avoided 2021 (MWh)**	emissions (tons)***
Uppsala Boländerna 28:4	Green Building	n/a	246	60	95	45
Uppsala Boländerna 35:1	Green Building	n/a	676	78	335	157
Uppsala Boländerna 35:2, B	Miljöbyggand	Silver	775	85	861	404
Valbo Ön 31:2	Breeam in use	Very good	81	21	302	142
Södertälje Skridskon 1	Breeam in use	Very good	631	77	398	187
Kristianstad Skjutmättet 7	Green Building	n/a	1 031	74	281	132
Alhagen 3	Breeam in use	Very good	1 278	61	395	185
Valbo-Ön 31:3	Breeam in use	Very good	383	68	187	88
Valbo-Ön 32:2	Breeam in use	Very good	623	57	428	201
Hårstorp 3:326	Breeam in use	Very good	317	106	31	15
Rinken 2	Breeam in use	Very good	1 694	72	574	270
Kofoten 3	Breeam in use	Very good	535	86	62	29
Kranföraren 4	Breeam in use	Very good	750	133	-41	-19
Noret 1:97	Breeam in use	Very good	630	55	861	404
Storheden 1:109	Breeam in use	Very good	380	73	542	255
Storheden 1:110	Breeam in use	Very good	1 000	81	1 182	556
Hemlingby 71:7	Breeam in use	Very good	320	41	670	315
Översten 3	Breeam in use	Very good	263	66	240	113
Kungsbacka 4:64	Breeam in use	Very good	122	20	529	249
Varla 2:423	Breeam in use	Very good	476	45	678	319
Skårby 3:32	Breeam in use	Very good	316	68	274	129
Glasbruket 1	Breeam in use	Very good	229	76	119	56
Glaskolven 1	Breeam in use	Very good	1 175	106	223	105
Glaskolven 6	Breeam in use	Very good	586	79	347	163
Buffeln 7	Breeam in use	Very good	836	98	239	112
<b>Total</b>			<b>15 354</b>	<b>71</b>	<b>9 810</b>	<b>4 611</b>

\* The tenants' energy consumption is not included in the table.

\*\*The energy consumption of each building is compared to the energy consumption of the relevant building according to "Boverkets byggregler" (BBR) at the time of construction in order to calculate energy avoided.

\*\*\*The equivalent reduction in CO2-emissions is calculated based on the energy suppliers declared emissions of 2020 since emissions of 2021 has not been declared yet.

## Renewable Energy

Solar power plants funded by green bonds per 31 December 2021 and their production in 2021:

Property	Capacity (kW)	Production (MWh)	Reduced CO <sub>2</sub> -emissions (tons)
Södertälje Rinken 1	255	213	54
Uppsala Boländerna 28:3	255	198	50
Kristinehamn Buffeln 7	N/A	N/A	N/A
Finspång Hårstorp 3:326*	200	169	43
Södertälje Skridskon 1*	255	-	-
Kungsbacka Kungsbacka 4:64*	255	186	47
Härnösand Yrkesskolan 5*	167	-	-
Ystad Kranskötaren 6*	255	-	-
Örnsköldsvik Högland 6:30*	255	-	-
<b>Total</b>	<b>1 897</b>	<b>766</b>	<b>192</b>

\*Some of the solar power plants were not in use during 2021 due to incompatibility of the solar panels and mounting systems.

## Examples of assets and projects

### Noret 1:97 i Mora

One of the 20 green certifications that was implemented during 2021 was for the property Noret 1:97 in Mora. The property mainly accommodate low price retail such as ÖoB, Jula and Rusta and is one of 9 properties with an energy consumption of less than half of average energy consumption of similar properties.



### Willys in Linköping

During 2021, Svenska Handelsfastigheter completed the renovation project of premises in Tornby handelsplats i Linköping. When the properties in the area were acquired, the premises were in poor conditions with high vacancies. Svenska Handelsfastigheter renovated the premises as well as added new buildings and both properties got certified with Breeam in use very good. The area is now an attractive and central commercial and social area with tenants such as Willys, Hitio Gym, Dogman, Chop Chop and Jureskog.