



# Green Bond Impact Report

2020



# Sustainability at Svenska Handelsfastigheter

Svenska Handelsfastigheter group is a Swedish property company focusing on retail properties in external locations. The 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 2020:

Loan	ISIN	Maturity date	Proceeds (kSEK)
101	SE0013359874	Sep 2023	550 000
<b>Total value of Green Bonds</b>			<b>550 000</b>

Use of proceeds per 31 December 2020:

	kSEK
Green Buildings	608 634
Renewable Energy	17 472
<b>Total eligible green assets and projects</b>	<b>626 106</b>
Green Bonds outstanding	-550 000
<b>Remaining eligible green assets and projects</b>	<b>76 106</b>

# Assets and projects funded

## Green Buildings

Green buildings funded by green bonds per 31 December 2020:

Property	Environmental certification	Level	Energy consumption (MWh) (kWh/sq.m.)*		Energy avoided (MWh)**	Reduced CO <sub>2</sub> -emissions (tons)***
Uppsala Boländerna 28:4	Green Building	n/a	184	45	185	87
Uppsala Boländerna 35:1	Green Building	n/a	623	71	388	182
Uppsala Boländerna 35:2, B	Miljöbyggand	Silver	353	65	332	156
Valbo Ön 31:2	Breeam in use	Very good	136	36	248	117
Södertälje Skridskon 1	Breeam in use	Very good	606	74	422	199
Kristianstad Skjutmättet 1-6	Green Building	n/a	486	33	908	427
<b>Total</b>			<b>2 388</b>	<b>53</b>	<b>2 483</b>	<b>1 167</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 byggnormer" (BBR) at the time of construction in order to calculate energy avoided.

\*\*\*The equivalent reduction in CO<sub>2</sub>-emissions is calculated based on "Svensk energimix".

## Renewable Energy

Solar power plants funded by green bonds per 31 December 2020 and their production in 2020:

Property	Capacity (kW)	Production (MWh)	Reduced CO <sub>2</sub> -emissions (tons)
Södertälje Rinken 1	255	248	62
Uppsala Boländerna 28:3	255	229	58
Finspång Härstorp 3:326*	172	-	-
Södertälje Skridskon 1*	255	-	-
Kungsbacka Kungsbacka 4:64*	255	-	-
Härnösand Yrkesskolan 5*	167	-	-
Ystad Kranskötaren 6*	255	-	-
Örnsköldsvik Högland 6:30*	255	-	-
<b>Total</b>	<b>1 869</b>	<b>478</b>	<b>120</b>

\*The solar power plant was built in 2020 and not put into operation during the year. Total capacity built in 2020 was 1 359 kW.

## Examples of assets and projects

### Härlöv handelsplats

Härlöv handelsplats is a retail area located in Kristianstad in the south of Sweden. In 2020 Svenska Handelsfastigheter constructed a new building of 15 000 sq.m. in Härlöv which has been certified according to Green Building. Energy consumption of the building is estimated to be 65% lower than the requirement for new buildings according to BBR.



### Willys Finspång

The majority of Svenska Handelsfastigheter's retail properties are built with flat roofs suitable for solar panel installations. In Finspång in southeastern Sweden Svenska Handelsfastigheter has installed a 172 kW solar power plant on top of a Willys grocery store.