

Green Bonds Investor report

Rikshem AB (publ), 23 April 2025

In February 2022, Rikshem's framework for green bonds was updated including Clean transportation, Energy efficiency, Green buildings and Renewable energy. Green buildings is the largest category for Rikshem, and contains the sub-categories Environmentally certified buildings, Wooden buildings, Energy efficient residential buildings, Renovated buildings with decreased energy use and Other existing buildings with low energy use. The framework is based on the Green Bond Principles (2021) and has, like Rikshem's previous green frameworks, been reviewed by the independent climate and environmental research institute Cicero. The framework has received the classification Cicero Medium Green for the green conditions and Excellent for the governance procedures.

Rikshem issued its first green bond in 2014, as one of the first corporates and real estate companies to do so. Our Green Bond Framework has frequently been updated in order to better reflect our work and progress as well as align with current market standards and best practice. Rikshem will strive to monitor the development of the Green Bond market to continually advance the Green Terms. As such the Green Bond Framework will continue to be updated from time to time to reflect current market practices. More information about our work with sustainability is available on our website rikshem.se.

rikshem



Long-term, sustainable development

Rikshem’s sustainability efforts involve major community engagement. We are convinced that Rikshem can make good contributions to society and at the same time conduct good business. In order to navigate our sustainability work correctly, we work on the basis of our strategic sustainability compass.

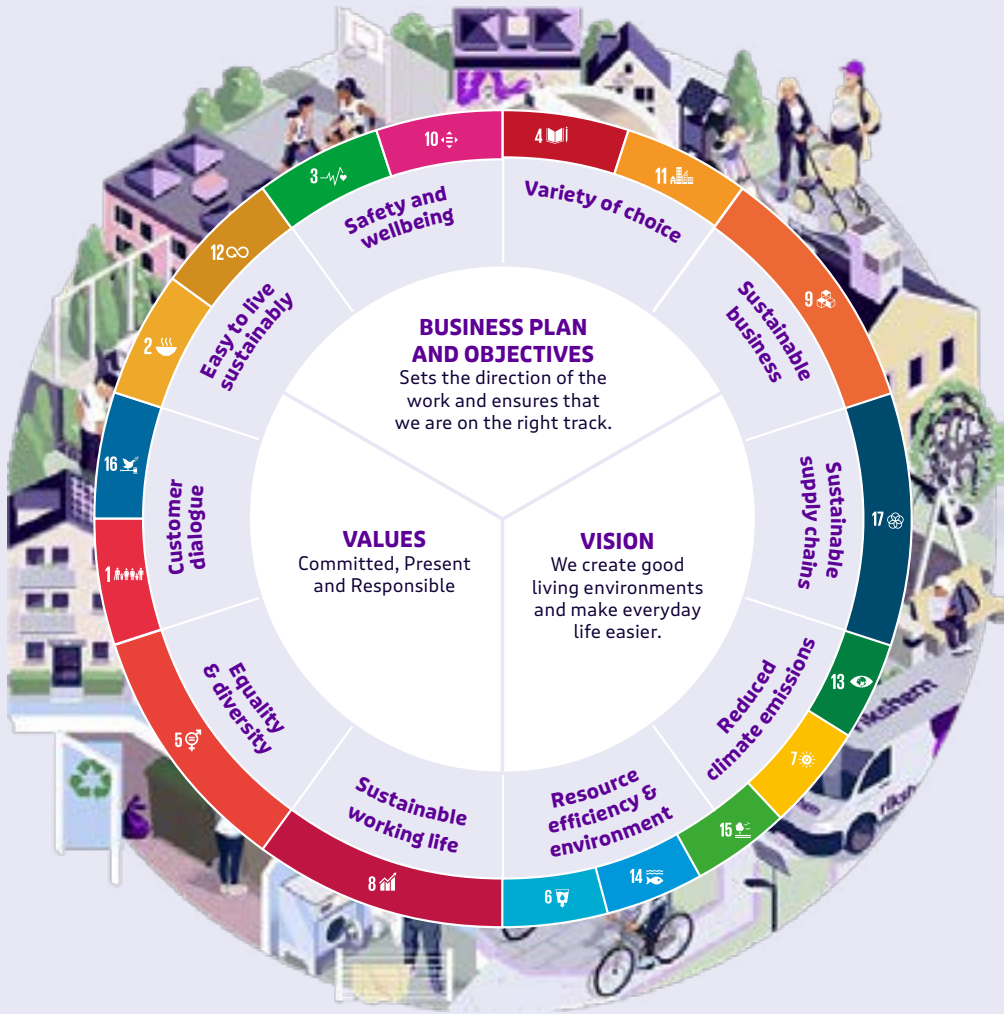
All of Rikshem’s investments and decisions must include a sustainability perspective and the long-term values we create are refined in our day-to-day operations. Sustainability work contributes to committed employees, better property management, more satisfied customers and improved profitability.

Sustainability compass

In order to achieve our goals, sustainability work is integrated across our business operations. Rikshem navigates its sustainability work with the help of the sustainability compass. The model serves as a framework and clarifies the links between Rikshem’s goals, material issues and the UN’s Sustainable Development Goals. The compass aims to support employees in integrating sustainability issues in their work in a concrete way. Sustainability is taken into account in decision-making processes for development projects and in investment decisions.

Material issues

Through a materiality analysis, Rikshem has identified ten materiality areas, which are regularly followed up. The materiality analysis is based on continuous business intelligence, in-depth stakeholder dialogs and analysis of our business’ sustainability impact. Prioritization of the materiality issues is based on where Rikshem's operations have the greatest positive or negative impact on the environment and society.



UN Goals

- | | | |
|-------------------------------|--|--|
| 1. No poverty | 8. Decent work and economic growth | 13. Climate action |
| 2. Zero hunger | 9. Industry, innovation and infrastructure | 14. Life below water |
| 3. Good health and well-being | 10. Reduced inequalities | 15. Life on land |
| 4. Quality education | 11. Sustainable cities and communities | 16. Peace, justice and strong institutions |
| 5. Gender equality | 12. Responsible consumption and production | 17. Partnerships for the goals |

Climate action

The construction and property sector plays a key role in the transformation to a sustainable society. Rikshem has therefore clarified its climate-related targets and ambitions by producing a climate roadmap, joining the Science Based Targets Initiative and signing up to the local climate initiatives LFM30 (Lokal Färdplan Malmö) and HS30 (Hållbart Stockholm).

Net-zero emissions by 2045

Rikshem has set a long-term target to reach net-zero climate emissions by 2045. To show how we plan to achieve our goals, we have drawn up a climate roadmap. The climate roadmap is based on climate mapping of the entire business value chain.

Climate roadmap

The climate roadmap presents a picture of the rapid need for development we are facing and what we will be working on. The roadmap shows at what pace we need to reduce our climate emissions, setting out our goals and targets and where in our value chain emissions occur.

The emissions are divided into three scopes* in accordance with the GHG Protocol and include both our direct and indirect climate impact. One important milestone is halving climate emissions by 2030. We have also added goals for climate emissions both upstream and downstream in our value chain, for example emissions from new construction projects and renovation, as well as our tenants' climate impact.

*Scopes

Scope 1: Direct impact from own operations, fuel and travel

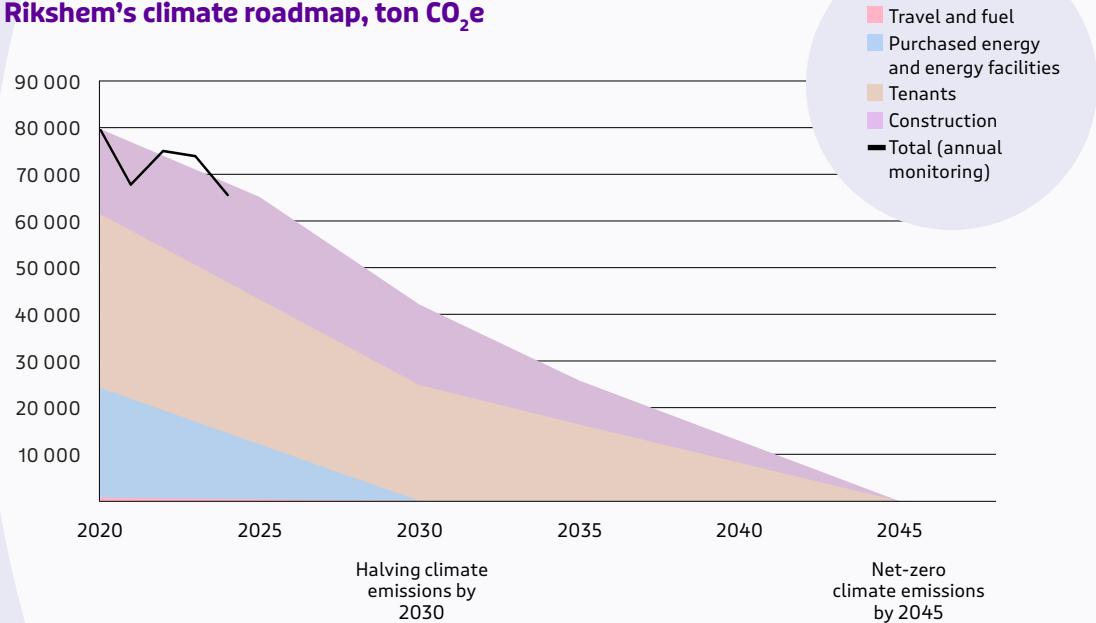
Scope 2: Indirect impact from energy purchased for own operations

Scope 3: Indirect impact that arises before and after our operations

Climate mapping of the value chain

Rikshem's climate roadmap is based on a climate mapping of its operations for the baseline year 2020. Based on a developed scenario, IVL Swedish Environmental Research Institute has helped us calculate our need for reduced climate emissions, which also includes reduced emissions from other operators, society and the sector in areas such as heating, electricity, construction and mobility. This was developed in the annual report into a complete climate disclosure in accordance with the GHG Protocol and the Scope 3 guidance for housing companies that was issued in 2022. Rikshem's climate mapping shows the distribution of our climate emissions throughout our value chain for all three scopes (1, 2 and 3). The figures refer to Rikshem's total portfolio. A clear overview of the climate impact from different parts of the value chain provides a good basis for working systematically on halving the climate impact by 2030 and achieving net-zero emissions by 2045.

Rikshem's climate roadmap, ton CO₂e



The area chart is based on the results of our climate mapping and shows the desired path going forward, with important goals and targets reflecting statutory requirements and Rikshem's commitments, including a target to halve our climate impact by 2030.



Rikshem's climate journey

The construction and real estate industry plays a key role in the transition to a sustainable society. Rikshem has therefore set climate goals that align with the industry's roadmap and the national climate goal. Our climate roadmap is also in line with the Paris Agreement's goal of limiting global warming to 1.5°C. This year, we have launched the first reuse hub

in Uppsala, where products and materials from renovations are collected for reuse. The climate impact of building materials is becoming increasingly significant. Our new construction project Blombacka Norra Myran was completed during the year, and the final result in the climate declaration was 141 kg CO₂e/sqm gross area, which is well below the average for new buildings in Sweden.

2014-2021

- » Rikshem was one of the first property companies in the world to issue green bonds. Our framework for green bonds was revised in 2022 and climate is an important area in this.
- » In 2020, the decision was made to buy only renewable electricity for Rikshem properties
- » In 2021, the decision was made that Miljöbyggnad Silver will be the standard for environmental certification of all new construction projects.
- » Decision to connect Malmö and Helsingborg to climate commitments and requirements according to LFM30 (Lokal Färdplan Malmö 2030).
- » In 2021, Rikshem's own climate roadmap was adopted, with the goal of halving climate emissions by 2030 and achieving net zero climate emissions by 2045.
- » Decision to join the Science Based Targets Initiative climate targets for SMEs.

2022

- » Targets introduced for LFM30-affiliated locations for new construction projects, to start as from 2025, to have a maximum of 280 kg CO₂e/sqm gross area.
- » Moved from climate mapping to climate accounting methodology for all three scopes, in accordance with the GHG Standard Protocol.
- » Focused work on energy efficiency and reduction in energy consumption of 7.3%.

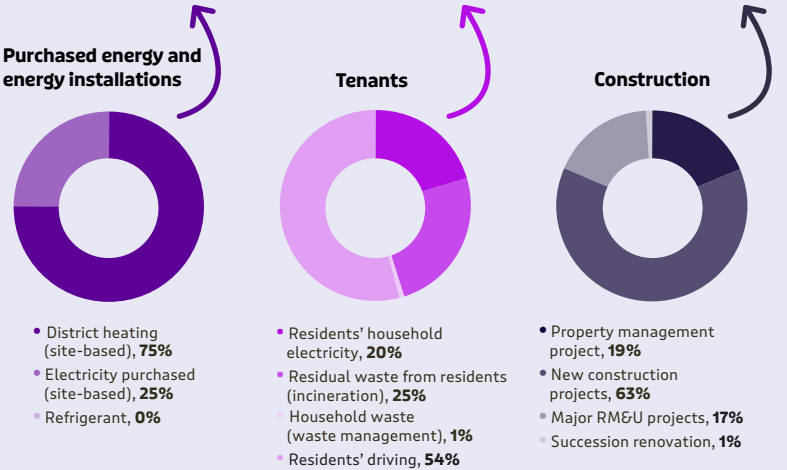
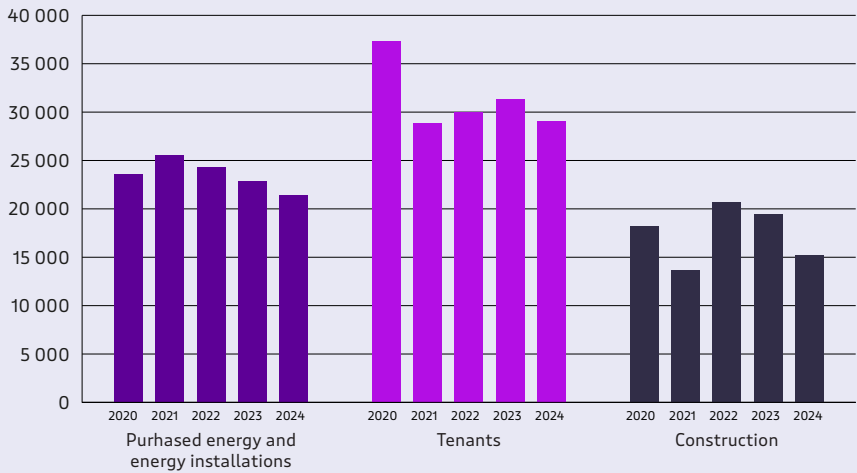
2023

- » Joined HS30, Sustainable Stockholm 2030, with a focus on the climate roadmap.
- » Followed up the climate roadmap and made a forecast that increases the clarity of changes and challenges.
- » Kronan in Luleå became the first project in northern Sweden to be inventoried for reuse via CCBUILD.

2024

- » Climate declaration with very good final results for Blombacka Norra Myran of 141 kg CO₂e/sqm gross area.
- » Started a recycling hub in Uppsala for recycling of products and materials.
- » Prepared for the requirements on sustainability reporting according to the standard E1 Climate change in ESRS.

Rikshem's climate impact 2020-2024 (tons CO₂e/year) (location-based method)



Annual report on energy and climate

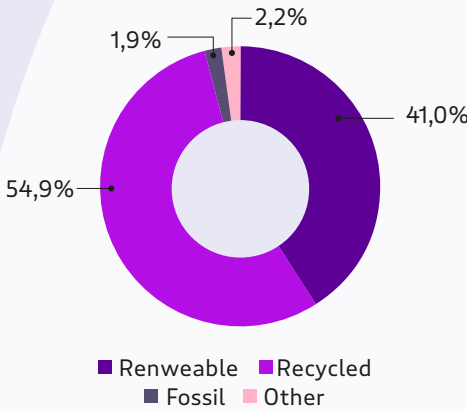
The table below shows actual and normal year-adjusted energy consumption for Rikshem's comparable portfolio¹. Figures adjusted for a normal year are used to facilitate comparison between the years, regardless of whether it has been a warm or cold year. The SMHI energy index is used in the normal year correction. For figures adjusted for a normal year that constitute the outcome of Rikshem's goal, the energy use ends up at 110,7 kWh/sqm Atemp² for 2024, which is 4.0% lower than the previous year. The year 2024 was a warm year with less energy use compared to the average for Sweden, but with local variations.

Rikshem's climate impact from purchased energy depends largely on the fuel mixes of the district heating suppliers. Therefore, reducing energy use does not always guarantee that emissions from purchased energy will be reduced. However, in 2024, emissions from purchased energy decreased, while emissions from our tenants use of electricity increased compared to 2023. For construction, emissions from new construction and renovation decreased in 2024 compared to 2023. Over time, the carbon footprint of new construction and renovation will decrease as the carbon footprint of building materials decreases.

Energy use and climate emissions	2024	2023	2022
Energy consumption, actual (GWh)	251	267	267
Energy use, adjusted to a normal year (GWh)	257	266	272
Energy consumption, actual (kWh/sqm Atemp)	108	116	116
Energy use, adjusted to a normal year (kWh/sqm Atemp)	111	115	118

1. Like-for-like portfolio with respect to energy and climate statistics refers to the part of the portfolio that Rikshem owned for a full calendar year and for which comparable figures are available, i.e. properties where the company can monitor the same type of energy use (heating of buildings and water, and property electricity). The like-for-like portfolio includes 393 of Rikshem's total of 489 properties.

2. Atemp is taken from energy declarations and follows the rules concerning measured or standard calculated values, depending on when the declaration was made.



Origin of purchased energy

Rikshem purchases origin-labelled electricity from renewable sources (hydropower). Heating is mainly purchased from district heating companies, which report their emissions by source: Fossil, Recycled, Renewable and Other. This shows the breakdown of energy in the like-for-like portfolio, energy use adjusted to a normal year, using the market-based method.



Eligible projects and properties under the use of proceeds

Main Environmental Objective: Mitigation



Green buildings

Green assets comprising of environmentally accredited energy efficient buildings, wooden energy efficient buildings, renovated buildings with decreased energy use and energy efficient residential buildings.

Environmentally certified buildings

Financing of development, acquisition or otherwise completed low energy buildings that 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: Miljöbyggnad "Silver", BREEAM "Very Good" or Svanen, as well as achieve at least 15 % lower energy use than required by the applicable national building code (BBR).

Wooden buildings

Financing of development, acquisition or otherwise completed low energy buildings that have or will use FSC or PEFC certified wood as the main building component and thereby minimize the use of cement and steel, as well as achieve at least 15 % lower energy use than required by the applicable national building code (BBR).

Energy efficient residential buildings

New or existing residential buildings that achieve at least 15 % lower energy use per square meter than required by the applicable national building code (BBR). Other existing buildings with low energy use.

Property	Municipality	Type of property	Completed	Certification	Energy performance kWh/sqm	Carbon intensity kg CO2/sqm
Topasen 2 (NYP)	Norrköping	Residential	2023	Miljöbyggnad silver	24**	0,2
Gränby 9:3	Uppsala	Residential	2024	Miljöbyggnad silver	33*	3,0
Brönnestad 1&2	Malmö	Residential	2024	Miljöbyggnad silver	17**	0,1
Bonden 7	Halmstad	Residential	2022	Miljöbyggnad silver	66*	9,0
Vedbo 99	Västerås	Residential	2023	Miljöbyggnad silver	26**	0,2
Enheten 1 etapp 2	Halmstad	Residential	2023	Svanen	75*	10,9
Kronan 1:221 (NYP)	Luleå	Residential	2023	Miljöbyggnad silver	58**	1,3
Bergskvadraten 1	Norrköping	Residential	2021	Miljöbyggnad silver	67**	9,1
Kvarngärdet 56:13	Uppsala	Public	2021	Miljöbyggnad silver	64*	6,9
Repet 4 - Blombacka etapp 4	Södertälje	Residential	2024	Miljöbyggnad silver	68*	2,8

Property	Municipality	Type of property	Completed	Energy performance kWh/sqm	Carbon intensity kg CO2/sqm
Gredelby 7:91	Knivsta	Residential	2015	62	5,6
Flyttfågeln 1 del 2	Umeå	Residential	2018	83**	3,2
Bergviken 5:40	Luleå	Residential	2018	90**	1,5

Property	Municipality	Type of property	Completed	Energy performance kWh/sqm	Carbon intensity kg CO2/sqm
Enheten 1	Halmstad	Residential	2022	50*	3,6
Nåden 2	Halmstad	Residential	2022	22**	0,2
Orrspelet 2	Umeå	Residential	2022	59**	3,1
Berthåga 60:2	Uppsala	Residential	2022	22**	0,2
Repet 4 - Blombacka etapp 1	Södertälje	Residential	2023	54**	2,5
Balgripen 1	Helsingborg	Residential	2016	71**	4,7
Rapsen 12	Kalmar	Residential	2021	39**	0,3
Kantorn Kvarngärdet 4:3 (hus 10-21)	Uppsala	Residential	2017	73**	4,6

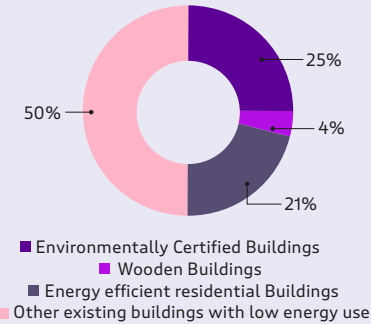
*According to energy calculation **According to energy declaration ***Year of completion

Other existing buildings with low energy use

Older buildings have higher thresholds since technical and legal limitations as well as building standards make it more difficult to reduce energy use for these buildings.

Value year	Energy use per square meter
Before 1971:	135 kW/sq m
1971-1999	125 kW/sq m
2000-2006	115 kW/sq m
After 2006	At least 15% lower than the applicable national building code

Use of proceeds split by category



Property	Municipality	Type of property	Value year	Energy performance kWm/sqm	Carbon intensity kg CO2/sqm
Repet 4 Blombacka	Södertälje	Residential	1998	114**	5,3
Spärren 2	Norrköping	Residential	1982	85	12,5
Eriksberg 17:1 och 17:2	Uppsala	Residential	1997	93**	9,9
Niten 1	Norrköping	Residential	1999	119	19,3
Svärdsliljan 5	Västerås	Residential	1994	106**	4,2
Linjen 2	Norrköping	Residential	1965	122**	18,6
Karlberga 2	Södertälje	Public	1986***	60**	0,4
Brandstoden 7	Nyköping	Residential	1993	62	0,9
Uven 5	Helsingborg	Residential	1989	96	5,7
Brudslöjan 3	Norrköping	Residential	1987	89	1,2
Björknäs 1:34	Nacka	Public	1990***	71	0,5
Urberget 1	Västerås	Residential	1965	53	0,8
Valsta 3:38	Sigtuna	Residential	1982	43	0,3
Neglinge 13:5	Nacka	Public	1970***	54**	0,4
Gunnar 18	Västerås	Gunnar 18	1979***	55	0,4
Flyttfågeln 2	Umeå	Residential	1969	99	4,4
Luthagen 37:8	Uppsala	Residential	1942	95,5	8,2

*According to energy calculation **According to energy declaration ***Year of completion

Outstanding Green Bonds as per 31 December 2024

Bond	Outstanding Amount, mkr	Maturity date
EMTN 9	711	2025-02-03
EMTN 8	153	2025-02-03
EMTN 22	500	2025-05-22
EMTN 27	1000	2025-06-02
EMTN 24	300	2025-10-28
EMTN 17	300	2026-01-19
EMTN 35	250	2026-02-03
EMTN 36	250	2026-02-03
EMTN 18	600	2026-02-17
EMTN 47	300	2026-05-27
EMTN 20	300	2026-10-05
EMTN 31	250	2026-10-13
EMTN 26	500	2027-05-10
EMTN 49	300	2027-08-30
EMTN 28	600	2027-09-06
EMTN 29	400	2027-09-06
EMTN 30**	109	2027-10-04
EMTN 51	400	2027-10-22
EMTN 41	300	2028-12-13
EMTN 43	200	2029-02-07
EMTN 15*	287	2029-03-02
EMTN 48	500	2029-06-04
EMTN 53	1000	2029-12-13
EMTN 50***	485	2031-09-30
EMTN 46****	399	2032-04-23
Summary	10,394	
Total fair value/green investments, available green pool		10,786
Outstanding green bonds		10,394
Balance in green accounts		0
Available for new green bonds		392,1

* 300 MNOK ** 10 MEUR
*** 500 MNOK ****400 MNOK

Energy-smart properties

Buildings account for over one-third of Sweden's energy use and slightly over one-fifth of its greenhouse gas emissions in a life cycle perspective. Energy-efficiency measures in the properties Rikshem manages is therefore an area where Rikshem has an opportunity to make a difference for the climate.

Energy use is high in both the construction phase and the operational phase for both the industry and Rikshem's own operations. For the construction phase, the main energy consumption is mainly due to the production of materials.

Energy use during the operational phase refers to the energy used in the properties in the form of heating and property electricity. Tenants' electricity consumption is not included.

Heating use represents the greatest share, at around 85%. The remaining amount is made up of property electricity. In 2024, we purchased renewable electricity consisting of 100% hydropower.

Energy work during the year

During the year, Rikshem completed and submitted a final report on the Elena project, which was launched in 2020 and has been called Energy-smart properties. Rikshem has also developed routines and processes to improve systematic energy work by expanding the organization's technical resources with technical managers, introducing theme days around energy, and continuing to develop various concepts such as charging infrastructure and solar panels.

The ELENA project

The Energy-smart properties project is part-financed by the EU Horizon 2020 program via the ELENA initiative, under grant agreement ELENA-2017-119.

ELENA is an initiative from the European Investment Bank (EIB) that was started to provide grants for work ahead of the actual implementation of energy projects, such as proposal of concept and tools, and a strategy for energy projects.

New Property Management

Rikshem has started the New Property Management project, which is the last subproject in the Connected Portfolio. The project aims to modernize control equipment in our properties, expand, quality-assure, and change the data flow for energy measurement, and connect all properties to a central system.

Energy project in Gränby

The project is one of Sweden's largest energy projects, encompassing 1,200 apartments. Within the project, a new energy solution with geothermal heating in combination with district heating was installed, a large solar panel installation and the conversion of reheating batteries in the ventilation system

from direct electric heating to waterborne heating from geothermal energy. The project is estimated to save approximately 6 GWh of energy annually.

Geothermal and lake heating system in Långsjöbo

Within the project in Långsjöbo, we have modernized a geothermal and lake heating system for more optimal operation, where we can now recharge the boreholes with energy from the lake during the summer using smart control. Solar panels were also installed within the project. The project is expected to save approximately 170 MWh annually.

Window renovation in Södertälje

In Södertälje, we have carried out a window project where we have renovated and installed an additional pane, which reduces heat loss and decreases the risk of disturbing noise from outside. The project is expected to save approximately 60 MWh annually.



Modern and energy-efficient apartments in Malmö

During the year, we have rented out all apartments in our new development Brönnestad in Malmö. Brönnestad consists of 260 apartments and offers mobility solutions such as an electric cargo bike pool and access to a co-working space in the neighborhood. The buildings are equipped with solar panels on the roof and are certified according to Miljöbyggnad Silver. Additionally, the buildings must meet an energy usage lower than 56 percent of the energy requirements for new buildings according to the Swedish National Board of Housing.

Links to other reports

- [Green Bond Framework, February 2022](#)
- [Green Bond Second Opinion 2022](#)
- [Annual Report and Sustainability Report 2024](#)
- [Auditors Report on Investor Report 2024](#)

About Rikshem

Rikshem is one of Sweden's largest private property companies. We own, develop and manage residential properties and properties for public use in selected municipalities in Sweden, where we offer safe, pleasant and flexible housing in attractive locations. Rikshem is owned by the Fourth Swedish National Pension Fund and AMF Pensionsförsäkring AB. Read more at rikshem.se

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