

Green Bonds

Investor report 31 December 2020

In January 2020, Rikshem's framework for green bonds was updated and now includes environmentally certified buildings, buildings in certified wood, investments in energy efficiency, residential properties with at least 15 percent lower energy consumption than the National Board of Housing, Building and Planning's regulations and investments in renewable energy such as solar energy. The framework is based on the Green Bond Principles (2018) and has, like Rikshem's previous green framework, 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.

Sustainability is an integral part of Rikshem's operations and the sustainability compass (picture above) is a guide which ensures that business and operational development takes the company in the right direction. Rikshem's priority areas are coordinated with the long-term and overarching goals, which are measured and followed up continuously. The model also shows how Rikshem's sustainability development supports the UN global sustainability goals.

For more information about Rikshem's sustainability, please see Rikshem's Annual and Sustainability Report 2020.

Eligible projects and properties under the use of proceeds

Green buildings

Main Environmental Objective: Mitigation								
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Green assets comprising of environmentally accredited energy efficient buildings, wooden energy efficient buildings, renovated buildings with decreased energy use and energy efficient residential buildings, as defined below.

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) or meet the requirements of NZEB.

Property	Municipality	Type of property	Completed	Certification	Energy performance kWh/sqm	Carbon intensity
Smugglaren 1	Västerås	Residential	2020	Svanen	62,2	4,7
Kvarngärdet 56:14	Uppsala	Nursing home	2021	Miljöbyggnad Silver	66,7	9,8
Kvarngärdet 56:13	Uppsala	Nursing home	2020	Miljöbyggnad Silver	66,7	8,4

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) or meet the requirements of NZEB.

Property	Municipality	Type of property	Completed	Energy performance kWh/sqm	Carbon intensity
Planen 4	Norrköping	Residential	2021	58,0	6,2
Hyacinten	Östersund	Residential	2020	71,1	1,3
Flyttfågeln 1	Umeå	Residential	2018	74,7	4,0
Bergviken 5:40	Luleå	Residential	2016	74,1	1,4
Kvarngärdet 4:3, 10-21	Uppsala	Residential	2017	69,3	8,1
Gredebys 7:91	Knivsta	Residential	2015	70,1	8,4

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) or meet the requirements of NZEB.

Property	Municipality	Type of property	Completed	Energy performance	Carbon intensity
Enheten 1	Halmstad	Residential	2022	49,0	10,1
Bonden 7	Halmstad	Residential	2022	57,9	6,0
Nåden 1	Halmstad	Residential	2022	31,5	0,0
Rönnbäret 1	Kalmar	Residential	2018	29,0	0,2
Måbäret 1	Kalmar	Residential	2019	40,6	0,4

Renovated buildings with decreased energy use

Financing of renovation, acquisition or otherwise completed low energy buildings that have, or will, achieve at least a 30% decrease in overall energy use or achieves an energy use in line with the applicable national building code (BBR) for newly built properties.

Property	Municipality	Type of property	Completed	Energy performance	Annual energy savings kWh	Carbon intensity
Gränby 6:1-2, 7:1-2	Uppsala	Residential	2016	107,2	3 661 000	18,3

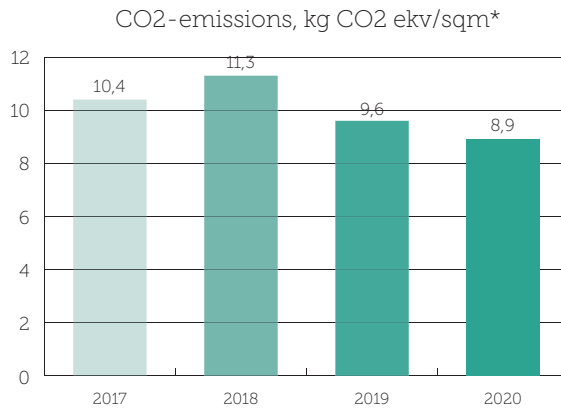
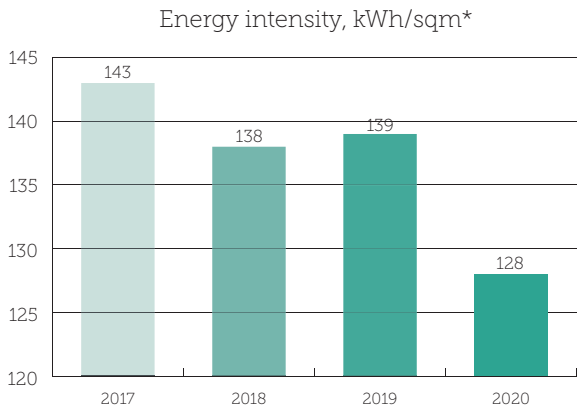
Energy performance and carbon intensity reported for properties which have been in use less than 12 months 2020 are based on energy performance calculations.

Outstanding Green Bonds as per 31 December, 2020:

Bond	Amount	Maturity date
MTN 133	SEK 350 000 000	2022-02-22
MTN 134	SEK 150 000 000	2022-02-22
MTN 141	SEK 250 000 000	2022-10-19
MTN 142	SEK 450 000 000	2022-10-19
EMTN 8	SEK 300 000 000	2025-02-03
EMTN 9	SEK 900 000 000	2025-02-03
EMTN 15	NOK 300 000 000*	2029-03-02
TOTAL	SEK 2 687 000 000	

*) = SEK 287 000 000 according to swap-agreement

Total fair value/green investments, available green pool	4 873 MSEK
Outstanding green bonds	2 687 MSEK
Balance in green accounts	0
Available for new green bonds	2 186 MSEK



*Like-for-like portfolio with respect to energy and climate statistics refers to the part of the portfolio that Rikshemo 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) year on year. The like-for-like portfolio includes 383 of Rikshem's total of 540 properties.

Examples:



Kvarngärdet 56:13 and 56:14, Uppsala

The properties called Vård Norra and Vård Södra in the area Kapellgärdet in Uppsala will be the Nordic region's largest care home with a total of 201 apartments. These are modern care buildings in an urban environment with focus on quality and sustainability. Together, the buildings cover approximately 17,400 sq.m. and are leased by Attendo Sverige AB in a 15-year lease. The properties are in process to be certified with Miljöbyggnad Silver.

Hyacinten, Östersund

Rikshem has created 74 new homes in two buildings in the Hyacinten block in central Östersund. The apartments have 1-3 rooms and a kitchen. The sustainability perspective has characterized the development of the new houses, a point house and a slatted house, which have been built with a wooden frame and wooden facade. There are solar cells on the roofs and there are charging posts for electric cars as well as a car pool on site for the residents.



Links:

[Rikshem's Framework for Green Bonds](#)

[Cicero Green Bond Second Opinion](#)

[Annual and Sustainability Report 2020](#)

[Bonds](#)

Stockholm, 28 April 2021

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Anette Frumerie

CEO

Rikshem AB (publ)

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Anders Lilja

CFO

Rikshem AB (publ)

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.

Rikshem AB (publ) Box 307, SE-101 26 Stockholm

Read more at rikshem.se