

Green financing framework

HUMLEGÅRDEN

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Important notice

This document (the “**Green Financing Framework**” or “**Framework**”) contains information on Humlegården’s (“**Humlegården**”) and its potential use of financing with added environmental criteria (the “**Green Terms**”). Any financing that includes the Green Terms in its associated financing documentation, by reference or inclusion, as detailed in this document or in future versions of this document, will be designated as Green Financing (“**Green Financing**”). Other labels may apply to the specific type of financing, for instance Green Bond (“**Green Bond**”), Green Commercial Paper (“**Green Commercial Paper**”) or Green Loan (“**Green Loan**”). Depending on the language of the financing documentation the Green Terms in this Framework may be translated into other languages, as required or preferred in the local jurisdiction. Furthermore, all parties are advised to review the applicable risk factors and terms specific for the type of Green Financing used, for instance in the relevant financing documentation, issuance prospectus, financing documentation or information memorandum.

Investors and third parties are advised to conduct an independent evaluation of the relevance and adequacy of the information in this Framework, and for making such other investigations considered necessary prior to entering into any of the types of transactions or arrangements where the Green Terms would be applicable, for instance regarding the adherence to current and future regulation, standards or market practices such as the Green Bond Principles or the forthcoming EU Green Bond Standard.

New Green Financing will include a reference to, or inclusion of, the most recently published Green Terms, which shall be publicly available in the Framework on Humlegården’s website. Any Green Financing will be subject to the version of the Green Terms specified in the associated financing documentation.

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Background

Climate change impacts all of us

On the 28th of November 2019 the European Parliament declared a Climate Emergency. Climate Change is perhaps the single most important challenge facing the modern world. It will require a monumental shift in resource usage, a rapid transition away from fossil fuels and the embedding of climate and sustainability considerations into all aspects of society. The urbanization trend is set to continue and in the built environment we must lessen the environmental impact of material use, reduce the indirect footprint of our energy use, take a longer term perspective and utilize our buildings and infrastructure much more efficiently, as well as enable tenants to effectively and meaningfully reduce their environmental and climate footprint in their day to day lives.

Humlegården Fastigheter at a glance

Humlegården is an active property company, with long-term owners and a well-positioned property and project portfolio in the expanding Stockholm market. We are a member of the Länsförsäkringar Alliance, Sweden's only customer-owned and locally based banking and insurance group. Humlegården own, operate and develop primarily office properties within the Stockholm region. We are the fifth largest real estate company on the Stockholm office market.

At Humlegården, we endeavour to create sustainable and attractive work and city environments, where people want to live, work and spend time, through active property management and development projects, comprising new production and the development of existing properties. We have 87 employees and owns 59 assets located in central Stockholm, Solna strand, Sundbyberg and Hagalund, as well as in the Slakthusområdet area at Globen. Our office properties are all situated within 5 km from Stockholm city. We are focusing on prime locations with high demands, and areas with direct access to rail transportations. The total property value is 34,5bn SEK (31 December 2019).

Sustainability at Humlegården

Our ambition is to make sure our sustainability work to help us to meet the market's rising expectations and demands. We believe sustainability goes hand in hand with providing value to our clients and creating long term growth. In order to future-proof our business, we are striving to integrate sustainability into our strategy. Our sustainability strategy is based on our code of conduct, the UN Global Compact and our values. The strategy, "A sustainable Humlegården" derives from three main principles.

Create conditions	Limit our impact	Drive development
We want to create conditions in which we make it easier to contribute to a sustainable development	We shall always consider our impact on humans, the environment and society. We want to strive towards circularity, to reduce the use of resources throughout the value chain.	We want to build relationships and initiate collaborations that helps us to create a sustainable mindset and foster innovation.

Our sustainability strategy is targeting four areas: our employees, our partners, our buildings, and the local community. The strategy was launched during 2019 with the aim of clarifying focus areas, new high ambitions and our strive to support Agenda 2030 and the Sustainable Development Goals. The strategy will guide us in our work towards a more sustainable development.

Focus Area	Ambition
Our partners	We shall be the most accountable partner within our market and present a positive connection between sustainability and profitability.
   	
Our buildings	We shall offer sustainable, certified and attractive office properties and premises, where people thrive.
      	
Our employees	We shall offer a sustainable workplace and sustainable co-workers.
     	
The local community	We shall create places that contributes to sustainable, living, smart, resilient and circular cities.
    	

Path towards climate neutrality

Being a long-term property owner gives us an increased opportunity to work with several dimensions of sustainability, in order to limit our total climate footprint, such as construction material, energy sources, energy use, waste, waste management and transport. As a part of our work to increase our knowledge about the impact of climate change on our property portfolio, we will implement the recommendations from TCFD (Task Force on Climate-related Financial Disclosures) in our enterprise risk management.

Our ambition is to achieve climate neutrality in all our operations by 2045. As a starting point, we have initiated a project where we collect, summarize and analyse data regarding our use of materials and the waste generated during projects connected to our properties. Collecting this data is the first step towards a calculation of our total climate footprint, an important precondition to be able to define Science Based Targets.

Energy and construction materials represent the greatest environmental and climate impact of our operations and for the latter our continuous work with energy efficiency improvements helps lessen our climate footprint and to achieve our target to reduce our energy use by 32% by 2030, compared with 2019. For the former, and to achieve our climate target by 2045, advancements in construction techniques and materials will be required.

Initiatives and projects supporting our agenda

- **Long-term targets.** To become climate neutral by 2045 and decrease energy-use by 32% until 2030.
- **Sustainability certificates.** 90% of GLA certified.
- **UN Sustainable Development Goals.** Integrated in our strategy.
- **Co-founders Centrum för Affärs- och MedborgarPlats (AMP).** Implementing model to create local BIDs.
- **Circular economy.** Research project with support from RISE, an independent, state-owned research institute.
- **Electric cars.** 12 cars charged with 100% green electricity.
- **Sustainable supply chain.** New method to monitor suppliers' sustainability performance.
- **Increase the renewable energy.** By solar panels.

Pilot case exploring the possibilities of circular economy

The global economy has been dominated by linear business models since the industrial revolution. As the climate crisis escalates a shift to circular business models is an important step to further lessen the climate and environmental impact. Circular Economy's purpose is to lessen resource use and contribute to increased profitability.

In property development and management, such as premise customization for new tenants, a sustainable approach is key. Reuse is an efficient way to lessen waste and we have begun trials to sell equipment that previously would have been sent to recycling or deposit.

To increase awareness and knowledge in the organization and catalyze our approach to circularity regarding premise customization we have initiated a pilot case with IVL, Kinnarps and RISE on the project "Circularity Metrics in Business KPI:s", which aims to develop new circular indicators and test them in real life situations on circular business models and products. The goal is to over time decrease resource use and climate impact.

Focus on energy efficiency and renewable sources

By working with energy optimization, we can reduce our overall energy use and thereby our climate footprint. Energy costs are a substantial part of a buildings running costs, which means that energy savings are also typically profitable. We have defined clear goals regarding energy

used for heating and operations for each property in our portfolio. The target for our entire portfolio is to decrease energy use per square meter by at least 2 percent per year.

We only purchase certified electricity from hydropower today and one of our long-term ambitions is to increase the supply of renewable sustainable energy in the energy supply overall, for instance by investing in solar power. During the past year we built two new solar power installations at two properties located in Solna, outside of Stockholm. We have also taken a strategic decision to emphasize installment of solar power when developing or reconstructing properties.

Shifting to all-electric service vehicles

To reduce our climate footprint even further, we have decreased our fleet of service vehicles and replaced it with 100% electric vehicles, which are charged with electricity from renewable energy sources. Contrary to a combustion engine the electric cars do not have exhaust pipes and do not emit emissions to air, which is positive for the air quality in the inner city, as our service vehicles are used in urban city environments. As a part of our client offering, we are installing “smart” charging stations in garages in our existing property portfolio. We have over 100 charging stations installed, which supply over 200 parking spaces with charging capacity.

Long-term property management utilized by certifications

Environmental certifications are one of the core initiatives in our strive towards a sustainable development. It is important for several reasons, not least to meet the requirements of our tenants, but also to further reduce our environmental- and climate impact, reduce risks and preserve and enhance the value of our assets. The procedure is a good tool to ensure long-term property management, identifying relevant objectives, monitor and evaluate the performance.

Our goal is that new development projects should achieve the best possible environmental grades, while at the same time pursuing certification of the standing assets in our portfolio. Our standing assets are certified using the international environmental assessment methodology BREEAM In-Use, with an ambition to achieve at least ‘Very Good’ within property management. In order to achieve that level, or higher, improvements might need to take place, such as initiatives to decrease the use of water and electricity, development of green spaces and providing recycling and waste rooms and additional bicycle parking spaces.

A sustainable supply chain

One of our long-term goals is to be the best goods procurer and to drive development forward together with our partners. A key aspect is our responsibility in our chain of supply. We always require our suppliers to sign and adhere to the Swedish Property Owners Association (Fastighetsägarnas) code of conduct for suppliers. We already have high requirements on our suppliers regarding environmental, social and work matters, but continue to see a large upside in strengthening this work. During the previous year we initiated a project to further develop and structure our engagement with suppliers, including elements such as a risk classification of suppliers responding to bid for contracts based on sustainability criteria and based on the results we can conduct targeted desktop and on-site audits.

Governance at Humlegården

Our owners have decided that Humlegården must promote and act sustainably. The Senior Management is ultimately responsible for sustainability within the company and the current strategy has been presented and approved by the company’s board. A sustainability council prepares strategic information and advice to the senior management, which decides on key aspects to focus, expand and invest in. This also includes the establishment and monitoring of corporate sustainability goals, which each unit in the organization must contribute to.

Transparency is key

Humlegården's Annual and Sustainability Report is in accordance with the Global Reporting Initiative Standards (GRI). It also includes climate reporting according to the Greenhouse Gas Protocol. To further increase the transparency, Humlegården also provides detailed information to the global platform Nasdaq Sustainable Bond Network.

Co-operation for Sustainable Development

Humlegården has participated as a joint founder to Centrum för AMP (Affärs- och MedborgarPlats), a model where private actors take a larger responsibility for a location with the purpose to create a safe and attractive environment. Humlegården is also one of the initiators of Accessy, a digital access platform which enables property owners to, for example, provide tenants with easy access to spaces and services in a property. We are also participating in a research project focused on the Circular Economy, where Humlegården, Vinnova, RISE, IVL and Kinnarps will develop processes and measuring techniques to lessen resource use for adaptation and change of premises.

Sustainable Financing

Humlegården issued its first green bond in 2017. To better reflect our work and progress, to align with current market standards and best practice, as well as to enable additional sources of green financing, a decision to update the Framework was made in the fall of 2019.

Humlegården will monitor the development of Green Financing and strive to continually advance the Framework and the Green Terms. As such the Green Financing Framework may be updated from time to time to reflect current market practices. In establishing the terms in this Framework Humlegården has sought to comply with the Green Bond Principles (June, 2018) and Green Loan Principles (December, 2018), as well as the current market best practice.

Humlegården has worked together with Handelsbanken to develop the Green Financing Framework. Cicero has provided a second opinion on the Framework, which is publicly available on Humlegården's website.

More information about our work with sustainability is available on our website (www.humlegarden.se).

Stockholm, September 2020

Anneli Jansson
CEO

Mikael Andersson
Group Treasurer

Mattias Svensson
Head of Sustainability

Methodology

Environmental Objectives (GBP)

The Green Bond Principles contains a set of high level Environmental Objectives (“**Environmental Objectives**”), which outline the main environmental benefits of the anticipated use of proceeds.

1. **Climate change mitigation:** Activities that contribute to the stabilization of greenhouse gas concentrations in the atmosphere at a level which prevents dangerous anthropogenic interference with the climate system by avoiding or reducing greenhouse gas emissions or by greenhouse gas removals.
2. **Climate change adaptation:** Activities that contribute to reducing or preventing the negative effects of the current and expected future climate on the location and context specific economic activities or natural and built environments.
3. **Natural resource conservation:** Activities that contribute to the sustainable utilization of natural resources, for instance soils, waters and plants, or the preservation of forests and watershed areas, to ensure that renewable resources are not used up faster than they are replaced, while lessening the dependence and ensuring the sustainable use of non-renewable resources.
4. **Biodiversity conservation:** Activities that contribute to the preservation and regeneration of genetic, species and ecosystem diversity in the terrestrial, marine and aquatic environment.
5. **Pollution prevention and control:** Activities that contribute to a high level of environmental protection from pollutants other than greenhouse gases affecting air, water or soil whilst minimizing negative impact on human health and the environment. Not more than 15% of net proceeds will be allocated to Eligible Green Assets with a primary alignment towards environmental objective 3-5.

Exclusions

The net proceeds will not be allocated or linked to fossil based energy generation, nuclear energy generation, research and/or development within weapons and defence, potentially environmentally negative resource extraction (such as rare-earth elements or fossil fuels), gambling or tobacco.

Allocation of net proceeds

An amount equal to the net proceeds will be used to finance Green Assets in accordance with the Green Financing Framework. The majority of the net proceeds are expected to be allocated to existing projects and assets (defined as projects and assets older than 12 months). The proportion of net proceeds allocated to new projects and assets will be disclosed in the annual reporting.

Alignment with the UN Sustainable Development Goals

Agenda 2030 and the Sustainable Development Goals (“SDG”) were adopted by the United Nations General Assembly on 25 September 2015. There are 17 global goals with 169 defined underlying targets, aimed at achieving long-term sustainable economic, social and environmental development in order to eradicate extreme poverty, to reduce inequality and injustice in the world, and to fight climate change.

To ensure that we steer our sustainability work in the right direction we’ve mapped our work in relation to the UN Global Sustainable Development Goals and systematically analysed how we contribute to the 169 sub-goals as well as determine which are relevant for us. The 12 goals that we’ve defined as most relevant to us and towards which we have the largest opportunity to contribute within the scope of our business has been integrated into our sustainability strategy.

Humlegården has identified the following goals as being most important, and where Humlegården can contribute the most.



GOAL 3: Good Health and Well-being
 GOAL 5: Gender Equality
 GOAL 6: Clean Water and Sanitation
 GOAL 7: Affordable and Clean Energy
 GOAL 8: Decent Work and Economic Growth
 GOAL 9: Industry, Innovation and Infrastructure
 GOAL 10: Reduced Inequality
 GOAL 11: Sustainable Cities and Communities
 GOAL 12: Responsible Consumption and Production
 GOAL 13: Climate Action
 GOAL 15: Life on Land
 GOAL 16: Peace and Justice Strong Institutions

Green Terms

Use of Proceeds

An amount equivalent to the net proceeds from Green Financing will exclusively be used by Humlegården to fully or partly finance or refinance investments and expenditures that promote the transition to low-carbon, climate resilient and sustainable economies. Such assets (“**Eligible Green Assets**” or “**Green Assets**”) must comply with the categories and criteria’s below as well as the Exclusion criteria, Allocation criteria and Environmental Objectives described in the Methodology section.

Both financing or refinancing of tangible assets (without age restriction) and operational expenditure (up to 3 years backwards looking) can qualify. The combined allocated amount to a specific Green Asset, by one or several sources of financing with specified use of proceeds, may not exceed its value. Humlegården only operates in the Swedish market and the net proceeds will therefore be used exclusively to finance or refinance investments and expenditure in Sweden.

Clean transportation

Main Environmental Objective:
Mitigation



Supportive infrastructure such as charging stations for all types of electric vehicles, bicycle garages, or other investments that support and emphasize the use of environmentally sound and low carbon solutions, as well as electric and hydrogen vehicles used in our operations, such as bicycles and fully electric service vehicles.

Low Carbon Vehicles

Fully electric or hydrogen vehicles.

Energy efficiency

Main Environmental Objective:
Mitigation



Investments in the existing portfolio of buildings that target a lower overall energy use and an improved environmental footprint. This could include, for instance, the installation of geothermal heating/cooling, energy-efficient lighting, IT-technology (monitoring, efficiency management and remote operation), energy efficient windows or an upgraded ventilation system. Only directly associated expenditure (e.g. material, installation and labour) is eligible for financing.

Humlegården will ascertain the following:

- a) High estimated energy savings in the targeted area for physical installations (minimum 20%).
- b) Minimize long term negative climate impact and potential rebound effects.
- c) Minimal negative climate impact from the technology used.

Green buildings

Main Environmental
Objective: **Mitigation**

Secondary Environmental
Objective: **Adaptation**



Green assets comprising of environmentally accredited energy efficient buildings as defined below.

New properties

Development, acquisition or otherwise recently completed properties that have, or will, receive (i) a design stage certification or (ii) a post-construction certification of Miljöbyggnad “Guld”, LEED “Platinum” or BREEAM “Excellent” (or better) and achieve at least 30% lower energy use per square meter than required by the applicable national building code (BBR) or meet the requirements of NZEB.

Existing properties

Existing properties or major renovations that have, or will receive, (i) a design stage certification, (ii) a post construction certification or (iii) an in-use certification of Miljöbyggnad “Silver”, LEED “Gold” or BREEAM “Very Good” (or better) and achieve an energy target, as specified below:

- Major renovation requires an overall reduction in energy use of at least 30% or achieving an energy use in line with the applicable national building code (BBR) for newly built properties.
- Existing buildings must achieve an energy use per square meter no exceeding the targets set out below:

<u>Construction year</u>	<u>Energy use per square meter</u>
Before 1971:	135 kWh / sqm
1971–1999:	125 kWh / sqm
2000–2006:	115 kWh / sqm
After 2006:	According to applicable national building code (BBR), but must be lower than 100 kWh / sqm

Renewable energy

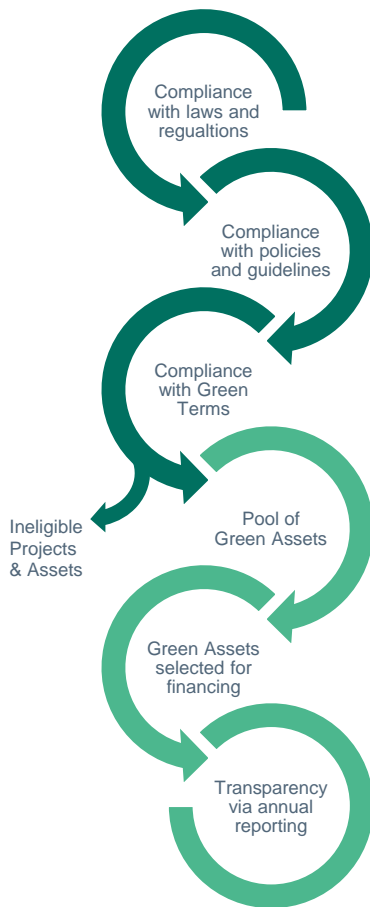
Main Environmental Objective:
Mitigation

Secondary Environmental
Objective: **Adaptation**



Renewable energy production, such as on-site solar power installations or stand-alone solar farms, geothermal energy (ground and surface systems) as well as related infrastructure investments for example grid connections, electric substations or networks.

The Selection Process of Eligible Green Assets at Humlegården



Process for Project Evaluation and Selection

Humlegården's properties are environmentally assessed, managed and certified as a part of the company's normal business operations and the collected data is stored digitally by its employees. Information about ongoing and planned development, as well as existing properties is periodically extracted for review by the Green Business Council ("GBC") to determine whether such projects and assets are compliant with the Green Terms. The GBC is a subcommittee of the company's Sustainability Committee and currently has the following members:

- Group Treasurer
- Head of Sustainability

The GBC will review information about the assets and evaluate the overall environmental impact, which includes life cycle considerations, potential rebound effects, resilience considerations and adherence to at least one of the Environmental Objectives. The projects and assets must also be compliant with applicable national laws and regulations, as well as policies and guidelines at Humlegården. The Green Business Council can request additional information and consult with internal parties, but the mandate to make decisions is held by the group. A decision to allocate net proceeds will require a consensus decision by the GBC and their decisions will be documented.

An updated list of all Green Assets will be kept by Humlegården's treasury department. If a project or asset ceases to meet the Green Terms, it will be removed from the list (and the funds will be recycled). The list will also be used as a tool to determine if there is a current or expected capacity for additional Green Financing.

External Review

Humlegården acknowledges the recommendation in the Green Bond Principles regarding transparency and verification of net proceeds allocation. For further information, see the "Annual Review" section under Reporting and Transparency.

Management of Proceeds

The net proceeds of any Green Financing will be credited to a dedicated account (the "Green Account") or otherwise tracked by Humlegården (the "Green Portfolio").

Deductions will be made from the Green Portfolio by an equivalent amount corresponding to the financing, refinancing, investment or expenditure of Eligible Green Assets or at repayment of any Green Financing.

If an Eligible Green Asset no longer qualifies or if the underlying project or asset is divested or lost, an amount equal to the funds allocated towards it will be re-credited to the Green Portfolio. Funds may also be reallocated to other Green Assets during the term of any Green Financing, unless otherwise agreed in the loan documentation.

The treasury department will keep a record of the purpose of any change in the Green Portfolio and ensure that the combined funds directed towards a specific Green Asset, by one or several sources of Green Financing or other financing with specific use of proceeds, does not exceed its value.

While the Green Portfolio has a positive balance the net proceeds may be invested or utilised by the treasury in accordance with Humlegården's sustainability policy and investment criteria. Such unallocated funds may for instance be invested in short-term interest bearing securities, such as Swedish treasury bills (and related entities) or Swedish municipal notes (including related entities).

Ex-post verification of funds

Humlegården acknowledges the recommendation in the Green Bond Principles regarding transparency and verification of funds, hence verification will be sought from Humlegården's external auditor. Further information in the Annual Review section under Reporting and Transparency.

Reporting and Transparency

In order to be fully transparent towards the Green Bond investors and other market stakeholders, Humlegården will publish an annual report on its website (www.humlegarden.se/greenfinancing) (the “Green Website” or “Website for Green Financing”) that will detail the allocation of green funds and adherence to the Green Terms (the “Reporting”). The first such Reporting under this Framework is expected to take place in April 2021, in proximity to the company’s annual report, and will be available in English.

In addition to the yearly reporting, a quarterly statement will be published on the Green Website disclosing the total amount of Green Financing outstanding and the total value of Green Assets.

The Reporting will contain information on the Green Assets that have been financed with Green Financing, a summary of Humlegården’s activities in the past year as pertains to Green Financing as well as information, including examples, of the financed Green Asset’s adherence to the relevant criteria.

Allocation Disclosure

- Humlegården will provide allocation reporting and emphasis will be placed on providing examples to single projects based on size.
- The sum of outstanding Green Financing and the sum of the Green Portfolio balance, including any short term investments or funds managed within Humlegården’s liquidity portfolio.
- The proportion of net proceeds allocated to new investments and expenditure (see definition under Methodology).
- All data is to be as of the end of the previous year.

Performance Reporting and Metrics

The Reporting will contain a disclosure of asset level performance indicators. The Reporting will strive to disclose the impact based on the Green Financings share of the total investment. For financed Green Assets that are not yet operational, Humlegården will strive to provide estimates of future performance levels. Humlegården will emphasise energy savings and greenhouse gas reductions as the most relevant performance metrics for most projects. The metrics below are examples of indicators that are likely to be used by Humlegården in the forthcoming performance reporting.

Clean transportation

- I. Annual absolute greenhouse gas savings (CO₂e tons).
- II. Number of charging stations for electric vehicles installed.
- III. Number of bicycles that a bicycle garage can accommodate.

Energy Efficiency

Each yearly report will include at least 2 examples of energy efficiency investments that have been financed with green net proceeds. Given the number of project types that qualify under the category the KPI’s will not be disclosed beforehand in the framework. Humlegården will emphasize energy and carbon savings, where applicable, as relevant performance metrics.

Green Buildings

- I. Environmental certification and grade (if applicable).
- II. Energy performance (kWh per square meter) and relative performance (%-improvement) compared with applicable national building code (new buildings).
- III. Annual energy savings (MWh) based on relative performance compared with applicable national building code or in the case of renovation, energy savings versus pre renovation performance.
- IV. Carbon intensity (grams per square meter) and annual carbon savings (tones).

Renewable Energy

- I. Yearly production (MWh)
- II. Prevented CO₂e emissions from production (tons).

Carbon Footprint Calculation Methodology

To calculate GHG emission reductions, Humlegården uses the Green House Gas Protocol and reports on Scope 1, Scope 2 and Scope 3 emissions. For 2019 the numbers were 10,2 grams CO₂e per kWh for electricity, 27,8 grams CO₂e per kWh for heat and 0,01g per kWh for cooling, with a combined CO₂e for delivered energy of 17,7 grams CO₂e per kWh (all values are location based emissions equivalents and includes Scope 2 and Scope 3 emissions per energy source).

To assure consistency the emission factor(s) used in Humlegården's Green Bond reporting will equal the emission factor(s) used in the company's sustainability reporting (according to the method described above). It should be noted that this grid emission factor(s) Humlegården uses is considerably lower than what has been outlined in the "Nordic Public Sector Issuers: Position Paper on Green Bonds Impact Reporting" (January 2019), which currently states 380 grams CO₂e per kWh.

Annual Review

The external auditor of Humlegården, or a similar party appointed by Humlegården with the relevant expertise and experience, will investigate and report whether an amount equal to the net proceeds have been allocated to the Eligible Green Assets that Humlegården has communicated in the Reporting. The conclusions will be provided in a signed statement, which will be published on Humlegården's website (www.humlegarden.se/greenfinancing).

Website for Green Financing

Humlegården has a dedicated webpage for Green Financing at its website (www.humlegarden.se/greenfinancing) where investors, lenders and other interested parties can find information regarding Humlegården's Green Financing, including:

- ✓ The Green Financing Framework
- ✓ The Second Opinion
- ✓ The Reporting
- ✓ The annual review
- ✓ The quarterly statements
- ✓ Investor presentations

Definitions

BBR means the Swedish national building regulation set up by the National Board of Housing, Building and Planning, determining the regulatory requirements and offering general advice regarding all stages of planning, construction and operations of real estate assets.

BREEAM Very Good, Excellent and Outstanding means the rating Very Good, Excellent and Outstanding within BREEAM, a grading scheme for the real estate sector developed by BRE Global, as well as local adaptations such as BREEAM-SE developed by the SGBC (Swedish Green Building Council) respectively, pursuant to their definition at the time of receipt of the relevant certification.

BREEAM IN-USE Very Good, Excellent and Outstanding means the rating Very Good, Excellent or Outstanding within BREEAM, a grading scheme for the real estate sector developed by BRE Global, pursuant to their definition at the time of receipt of the relevant certification.

Miljöbyggnad Silver and Gold means the rating Silver and Gold within the Miljöbyggnad building certification scheme administered by the Sweden Green Building Council (SGBC), pursuant to its definition at the time of receipt of the relevant certification.

NEDC means the New European Driving Cycle, a standardised driving cycle designed to assess the emission level of car engines.

NZEB means the EU Nearly Zero Energy Buildings requirement, to be implemented in Sweden in the coming year.

Policy documents that govern Humlegården's Environmental and Sustainability work

Public Policies and Guidelines are available at [Humlegarden.se](https://humlegarden.se)

#	Name	Publicly available
1	Annual Financial and Sustainability Report	Swedish
2	List of Properties	English
3	Ownership Disclosure	English
4	Introduction, long-term goals and vision	English
5	Sustainability overview	English



The property Landbyska verket 8 and 9 at Engelbrektsplan in Stockholm were acquired in late 2019 and are right across from Humlegården's head office. It consist of two buildings from 1915 and 1981 respectively, which have unique architectural and cultural value right in the center of down town Stockholm.

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