

Humlegården Green Financing Framework

February 2024



HUMLEGÅRDEN

Contents

About Humlegården.....	3
Green Financing Framework.....	7
1. Use of Proceeds	7
2. Process for Project Evaluation and Selection	11
3. Management of Proceeds	11
4. Reporting	12
Appendix 1: EU Taxonomy Alignment.....	16









About Humlegården

Humlegården Fastigheter AB (publ) (“Humlegården” or the “Company”) is an active property company, with long-term owners and a well-positioned property and project portfolio in the expanding Stockholm market. Humlegården is a member of the Länsförsäkringar Alliance, Sweden’s only customer-owned and locally based banking and insurance group. Humlegården owns, operates, and develops mainly office properties in the Stockholm region. The Company has 93 employees and owns 59 properties located in Stockholm City, Gärdet, Hagastaden, Solna strand, Hagalund and Kungsholmen. Humlegården strives 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. The Company focuses on prime locations with high demands, and areas with direct access to rail transportations. As of 31 December 2023, the lettable area amounted to 508 000 square meters and the property portfolio was valued to SEK 38 167 million with a rental income of SEK 1 892 million.

Sustainability at Humlegården

Humlegården recognizes the profound responsibility it bears in contributing to a greener, more resilient future for the Stockholm region and beyond. As a long-term property owner, Humlegården has a unique opportunity to address and influence various dimensions of sustainability, such as energy sources and consumption, material choices, waste management, transportation, and work environment benefiting our customers, employees, and suppliers.

Humlegården’s sustainability strategy encompasses four focus areas connecting to the UN’s Global Sustainability Goals as well as UN’s Global Compact and Humlegården’s impact on financial, environmental and social sustainability. The four areas are collaborations, customers and properties, urban environments, and employees.

	Collaborations	Clients and properties	Urban environments	Associates
Long-term goal	We shall be the industry's best client and deliver the best sustainable return in the real estate industry	We shall contribute to a sustainable society by achieve climate neutrality, reduce our energy use and offer sustainable, certified and attractive properties where people thrive.	We shall create attractive work and urban environments where people and companies want to be and can develop	We shall have the industry's most engaged employees and the best leaders.
Targets/KPIs	<ul style="list-style-type: none"> 100% green and sustainable financing 100% of our new suppliers must sign code of conduct and sustainability are evaluated through a self-assessment survey 	<ul style="list-style-type: none"> 100% of our managed properties shall be environmentally certified We shall achieve climate neutrality throughout our operations by 2045 at the latest We shall reduce energy use by 32% until 2030 with base year 2019 	<ul style="list-style-type: none"> Annual customer survey about safe environments 100% of our actively managed properties shall have an associated ecological investigation 	<ul style="list-style-type: none"> Engagement index, annual goals Leadership index, annual goals
Examples of activities	<ul style="list-style-type: none"> Sustainable supply chain Framework for green financing, sustainability linked credit pledge Supplier collaborations 	<ul style="list-style-type: none"> Local adaptations and new production are carried out according to circular principles Environmental certifications Extended bicycle parking and charging stations 	<ul style="list-style-type: none"> Co-founder of the Center for AMP Greenery in our urban environments Climate adaptation of our properties 	<ul style="list-style-type: none"> Health checks and training activities Competence development and employee interviews
Prioritized interim goals	 <p>3.6, 8.2-8.4, 8.7, 9.4-9.5, 12.6, 12.8</p>	 <p>6.3-6.4, 7.2-7.3, 11.5-11.6, 12.1-12.2, 12.4-12.5, 13.1-13.2, 15.4</p>	 <p>3.9, 9.1, 11.2-11.4, 11.7, 11.a, 15.1, 15.5, 15.8-15.9</p>	 <p>3.4-3.5, 5.1-5.2, 5.5, 8.5, 8.8, 10.2, 13.3, 16.5, 16.7</p>

Humlegården's sustainability strategy is further built on three fundamental principles that guide all their sustainability efforts, regardless of the focus area:

1. Create conditions that makes it easier for Humlegården and its customers to contribute to a sustainable development
2. Limit the company's impact to reduce the use of resources throughout the value chain
3. Drive development towards new sustainable ways of thinking and innovation together with its partners

Humlegården has set ambitious long-term targets to guide its sustainability journey.

- By 2045, Humlegården aims to achieve climate neutrality across the entire operations
- By 2030, Humlegården aims to:
 - Reduce greenhouse gas emissions by 50% compared to 2019
 - Decrease energy consumption by 32% compared to 2019
 - Implement all property adaptations and new constructions according to circular principles

To achieve the long-term target of becoming climate-neutral by 2045, Humlegården has developed a climate journey plan based on three key areas:

1. **Science-Based Targets:** Humlegården has set scientifically validated climate goals in line with the 1.5 degree ambition of the Paris Agreement. The aim is to reduce Humlegården's emissions by half for scope 1, scope 2, and scope 3 by 2030, with 2019 as the base year. Scope 3 emissions, which have the most significant indirect impact, are included in Humlegården's targets. Humlegården has calculated the necessary reduction trajectory to achieve its long-term goal of climate neutrality by 2045.
2. **Sustainability Program:** In 2021, Humlegården developed a new Sustainability Program for its development projects. The projects ensures that the expectations and requirements of tenants, owners, investors, authorities, and other stakeholders are implemented and met in Humlegården's projects. It includes descriptions of key project documents, relevant industry requirements, and guidance on how sustainability is managed and monitored in the company's projects.
3. **Circular economy:** Adapting circular economy practices is required to combat climate change. The construction and real estate industry faces significant challenges in reducing greenhouse gas emissions, resource consumption, and waste. Humlegården recognizes its responsibility and impact as a real estate company and circularity is a prioritized focus area. Humlegården has developed circular principles and the aim is for both property adaptations and new constructions to follow these circular principles by 2030. The principles describe a step-by-step approach that is implemented in renovations and construction projects leading to long term sustainable and circular buildings and premises that in turn enable progress in Humlegården's nine circular economy sub-goals; 1) reduced material use, 2) reduced climate impact, 3) reduced waste, 4) buildings are used longer, 5) buildings are used more, 6) buildings can be dismantled, 7) No toxic materials, 8) materials are chosen based on data, and 9) increased digital traceability. To ensure that the circular principles yield the desired effects, Humlegården measures a set of indicators that are linked to each of Humlegården's 9 circular economy sub-goals. The internal indicators are in line with EU Taxonomy directives and Level(s), as well as with circular economy recommendations from both the World Building Council and National Building Council. They are also, to a large extent, aligned with the Circular Buildings Toolkit by The Ellen MacArthur Foundation, and Arup. For more information about Humlegården's circular principles, see [webpage](#).

In addition to these focus areas, Humlegården actively works on energy efficiency to reduce their environmental impact. Humlegården has set a long-term energy target to reduce energy use by 32% by 2030 compared to 2019. Through focused efforts on energy optimization, Humlegården strive to increase its energy efficiency and consequently, its climate impact.

Humlegården also places high priority on procuring all its electricity from renewable hydropower. Since 2021, the company has implemented lease requirements to promote tenants with individual electricity contracts to prioritize renewable energy sources as well. Additionally, Humlegården consistently explores the incorporation of solar cells in its major projects and re-developments, demonstrating its dedications to embracing clean energy solutions.

Environmental certification is an essential part of the company's journey. Humlegården's long-term ambition is to environmentally certify all investment properties. The properties in the portfolio are certified according to BREEAM In-Use with the ambition to achieve at least the level of Very Good. The proportion of certified investment properties at the end of 2023 amounted to 100% of LOA (premises area).

To decrease the climate footprint even further, Humlegården have decreased the fleet of service vehicles and replaced it with 100% electric vehicles, which are charged with electricity from renewable sources. As a part of the company's client offering, Humlegården are installing charging stations in garages in the existing property portfolio. Humlegården has over 208 charging stations, which supply over 416 parking spaces with charging capacity.

Sustainable Governance

For Humlegården, sustainability is about contributing to sustainable development while creating value for their customers and other stakeholders. The foundation of Humlegården's sustainability efforts is based on the commitment to the UN Global Compact, the UN Sustainable Development Goals, Humlegården's sustainability strategy, and the company's code of conduct, which applies to all procurement processes. Other policies that form the basis of Humlegården's sustainability work include the sustainability policy, code of conduct, procurement policy company, car policy, and brand policy which can be found on Humlegården's [webpage](#).

Sustainable Finance and rationale for updating green financing framework.

Humlegården's goal is for all financing to be green or sustainability-linked. In 2017, Humlegården issued its first green bond and reach its target of having 100% green financing in 2021. In May 2023, Humlegården made an important milestone and developed a Sustainability-Linked Financing Framework aimed at enhancing circularity, reduce energy use and greenhouse gas emissions. To further support this objective, Humlegården has chosen to update its previous Green Financing Framework. '

Stockholm, 23 of February 2024

Anneli Jansson
CEO

Mikael Andersson
CFO

Sabina Jonestrand
Head of Sustainability

Green Financing Framework

This Framework dictates the green terms used by Humlegården when raising capital through green bonds, loans, and commercial papers (“Green Financing Instruments”) to finance climate-efficient investments and projects. It replaces the previous Green Financing Framework dated in 2020 and adheres to the 2021 ICMA Green Bond Principles¹, as well as the 2023 APLMA, LMA, and the LSTA Green Loan Principles. The Framework has been designed to, more broadly, comply with the Technical Screening Criteria of the EU Taxonomy, ensuring a significant contribution to at least one of the environmental objectives outlined in the EU Taxonomy. Humlegården acknowledges that the Green Financing market will continue to evolve, especially with the imminent implementation of the European Green Bond Standard. In light of this, Humlegården is committed to actively monitoring market developments and periodically enhancing the Green Financing offering to align with best market practices. For transparency purposes, details on the alignment and deviations of this Framework with the EU Taxonomy can be found in Appendix 1.

Humlegården collaborated with Handelsbanken in the development of this Green Financing Framework. To enhance transparency and verify the Framework’s alignment with the ICMA and LMA Principles the Framework has been subject to a pre-issuance review by S&P Global Ratings. This is publicly available on Humlegården’s [website](#).

The structure of the Framework is built on the Green Bond Principles’ four pillars:

1. Use of proceeds
2. Process for Project Evaluation and Selection
3. Management of Proceeds
4. Reporting

1. Use of Proceeds

Allocation of Net Proceeds

An amount equivalent to the net proceeds, raised through Green Financing Instruments under this Green Financing Framework, will be used solely for the financing or refinancing² of a portfolio of green Eligible Projects. These eligible green projects will promote the transition to a low-carbon and climate resilient future and must comply with the categories and criteria described below.

Both financing and refinancing of tangible assets (with no age restriction), as well as operational expenses (up to three years backward-looking from the time of issuance), are eligible for financing under this Framework. It is anticipated that the majority of the net proceeds will be used for the refinancing of existing projects. The share of new financing and refinancing will be disclosed in the annual report. The combined allocated amount to a specific Green Project, by one or several sources of financing with

¹ With 2022 appendix



² New financing is defined as allocated amounts to Green Projects financed within the reporting year, and refinancing is defined as allocated amounts to Green Projects financed before the start of the reporting year

specified use of proceeds, may not exceed its value. As Humlegården operates exclusively in Sweden, all net proceeds will be used to finance or refinance eligible green projects in Sweden.


Exclusions

The net proceeds will not be allocated or linked to fossil 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.


Eligible Green Projects

GBP Categories	Eligible Green Projects	EU Taxonomy Environmental Objectives and references	UN SDGs
<p>Clean transportation</p>	<p>Low Carbon Vehicles Fully electric vehicles</p> <p>Infrastructure 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</p>	<p>Climate change mitigation</p> <p>6.5. Transport by motorbikes, passenger cars and light commercial vehicles</p> <p>6.13. Infrastructure for personal mobility, cycle logistics</p> <p>7.4. Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)</p>	
<p>Energy efficiency</p>	<p>Investments in the existing portfolio of buildings that target a lower overall energy use and an improved environmental footprint.³ 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, energy efficient doors or an upgraded ventilation system.</p> <p>Humlegården will ascertain the following:</p> <ul style="list-style-type: none"> 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 	<p>Climate change mitigation</p> <p>7.3 Installation, maintenance and repair of energy efficiency equipment</p> <p>7.5 Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings</p>	

³ Only direct associated expenditure (e.g. material, installation and labour) is eligible for financing.

	c) Minimal negative climate impact from the technology used		
Green buildings	<p>New properties</p> <p>Properties built after the 31st of December 2020 that:</p> <ul style="list-style-type: none"> • 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 • have, or will, achieve a primary energy demand of at least 30% lower than the threshold set for Nearly Zero-energy building (NZEB) requirements in national measures and • have, or will receive a screening of material climate risks and • For new buildings larger than 5000 m²: <ul style="list-style-type: none"> ○ Upon completion, the building undergoes testing for air-tightness and thermal integrity ○ The life-cycle Global Warming Potential (GWP) of the building has been calculated <p>Existing properties</p> <p>Properties built before the 31st of December 2020 that:</p> <ul style="list-style-type: none"> • have (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 • have an Energy Performance Certificate (EPC) demonstrating class A or are within the top 15% of the national or regional building stock, expressed as Primary Energy Demand (PED)⁴ and • have undergone a screening of material climate risks 	<p>Climate change mitigation</p> <p>7.1 Construction of new buildings 7.2 Renovation of existing buildings 7.7 Acquisition and ownership of buildings</p> <p>Transition to a circular economy</p> <p>3.2 Renovation of existing buildings 3.1 Construction of new buildings</p>	

⁴ The top 15 percent PED applicable under this Framework will be updated continuously. Humlegården will use an external benchmark as a reference to identify this top 15 percent. This benchmark could be e.g. guidance by national governments or a specialist study.

	<p>Renovation of existing properties⁵</p> <p>Properties that</p> <ul style="list-style-type: none"> • have (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 • have gone through a renovation that either leads to an overall reduction in Primary Energy Demand of at least 30% or meets the applicable requirements for “major renovations” <p>Or properties that</p> <ul style="list-style-type: none"> • have gone through a renovation in accordance with Humlegården’s circular principles⁶. The principles describe a step-by-step approach that when implemented in renovations projects leads to long term sustainable and circular buildings and premises that in turn enables progress in Humlegården’s nine circular economy sub-goals. For more extensive renovations⁷, the renovation must in addition to fulfilment of the circular principles lead to an overall reduction in Primary Energy Demand of 20% or meet the applicable requirements for “major renovation”. 		
<p>Renewable energy</p>	<p>Renewable energy production, such as on-site solar power installations or stand-alone solar farms, wind-power, geothermal energy (ground and surface systems) as well as related infrastructure investments for example grid connections, electric substations or networks</p>	<p>Climate change mitigation</p> <p>4.1 Electricity generation using solar photovoltaic technology</p> <p>4.6 Electricity generation from geothermal energy</p> <p>7.6 Installation, maintenance and repair of renewable energy technologies</p>	

⁵ A renovated building that fulfils the criteria for Existing buildings in this Framework can be classified as an Eligible Green Project as a whole. If the building does not fulfil the criteria for an

Existing building in this Framework after a renovation only the cost of the renovation measures can be financed.

⁶ For more information and definitions see Humlegården’s [website](#).

⁷ Larger renovations are defined according to the Swedish Property Federation’s interpretation of the EU Taxonomy where a “major renovation” is defined as a renovation where 1) the total cost of the renovation of the climate shell or the building’s installation system exceeds 25% of the building value, excluding the value of the land on which the building is located, or 2) more than 25% of the surface of the climate shell is renovated. According to 2010/31/EU, Article 2, point 10.

2. Process for Project Evaluation and Selection

The process for project evaluation and selection is key to ensuring that an equivalent amount of proceeds from Green Financing Instruments are allocated to Eligible Green Projects in line with the criteria in this Framework. Humlegården's Green Business Council ("GBC") is responsible for this process. The GBC is a subcommittee of the company's Sustainability Committee and currently has the following members:

- Group Treasurer
- Head of Sustainability

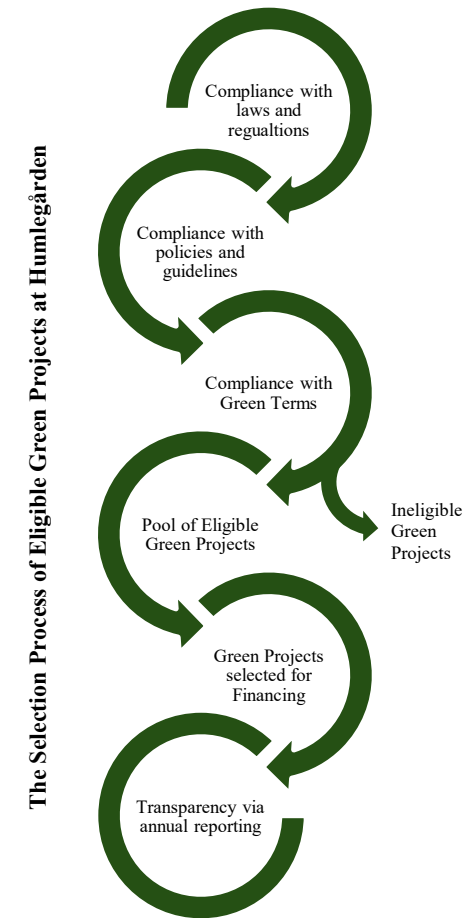
The GBC's responsibilities involve:

- Identify and evaluate Eligible Green Projects and assess their overall environmental impact
 - Considering factors like life cycle considerations, potential rebound effects, resilience considerations, alignment with at least one of the Environmental Objectives as well as social and environmental risks associated with the relevant projects
 - Ensuring projects comply with applicable national laws and regulations, as well as policies and guidelines at Humlegården
- Monitor the portfolio of Eligible Green Projects and make sure that the value of the portfolio equals or exceeds outstanding Green Financing Instruments
- Exclude projects that no longer comply with the criteria of this Framework or that have been disposed. Humlegården's Treasury Department maintains an updated list of all Eligible Green Projects.
- Annual allocation and impact reporting

Decisions to allocate net proceeds require consensus decisions by the GBC, and these decisions are documented.

3. Management of Proceeds

An amount equivalent to the net proceeds from Green Financing Instruments will be deposited into a dedicated account "Green Account" or tracked within Humlegården's "Green Portfolio". Deductions from the Green Portfolio will be made in an equivalent amount to finance, refinance, invest in, or spend on Eligible Green Projects or repay any Green Financing. If a Green Project no longer meets the requirements or if the underlying projects is divested or lost, the funds allocated to it will be returned to the Green Portfolio. During the term of any Green Financing, funds may also be reallocated to other Green Projects, unless otherwise agreed in the loan documentation. The Treasury Department will maintain a record of the purpose of any change in the Green Portfolio, ensuring that the combined funds allocated to a specific Green Project, from one or multiple sources of Green Financing or other financing with specific use of proceeds, do 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).

4. Reporting

To ensure transparency on how proceeds from Green Financing Instruments have been allocated and what impact this have resulted in, Humlegården will publish an annual report on its website (www.humlegarden.se/greenfinancing). The website, referred to as the “Green Website” or “Website for Green Financing” will provide information on the allocation of green funds and the company’s adherence to the Green Terms (the “Reporting”). Humlegården will annually publish the allocation and impact reporting until such time that no Green Financing Instruments are outstanding.

The Reporting will contain information on the Green Project 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 Project’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 financing and refinancing
- All data is to be as of the end of the previous year

Impact Reporting and Metrics

The impact 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 Projects that are not yet operational, Humlegården will strive to provide estimates of future performance levels. Considering that Humlegården has many Eligible Green Project, the impact reporting, may to some degree, involve aggregation. It is important to note that the impact assessment is provided with reservation, that not all relevant data can be encompassed, and as a result all calculations will be made on a best effort basis. Humlegården will emphasise energy savings and greenhouse gas reductions as the most relevant performance metrics for most projects. It is the intention of Humlegården to align the impact reporting, on a best effort basis, with the ICMA’s Handbook- Harmonised Framework for Impact Reporting (June 2023) and the EU taxonomy criteria. Below are examples of indicators that are likely to be used by Humlegården in the forthcoming impact reporting.

Green Bond Category	Indicative Impact Indicators
Clean Transportation	<ul style="list-style-type: none"> • The number of charging stations for electric vehicles installed • Number of bicycles that a bicycle garage can accommodate
Energy Efficiency	<p>Each yearly report will include at least one example of energy efficiency investments that have been financed with green net proceeds (if such a project has been financed). 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.</p>
Green Buildings	<p>All properties:</p> <ul style="list-style-type: none"> • Environmental certification and grade • Verify that the building has undergone a screening of material climate risks • Carbon intensity (grams per square meter) and annual carbon savings (tones) <p>New properties:</p> <ul style="list-style-type: none"> • The reduction in Primary Energy Demand (PED) compared to the requirement in the national implementation of NZEB • Verify that the property has undergone testing for air-tightness and thermal integrity • Verify that the life-cycle Global Warming Potential (GWP) of the property has been calculated for each stage in the life cycle <p>Existing properties:</p> <ul style="list-style-type: none"> • Properties that qualify according to an Energy Performance Certificate (EPC): the level of the EPC • Properties that qualify based on Primary Energy Demand (PED): confirm that the PED was within acceptable limits of the national or regional building stock (top 15%) <p>Renovated properties</p> <ul style="list-style-type: none"> • The percentage reduction of Primary Energy Demand (PED) <p>Renovation according to Humlegården's circular principles</p>

	<ul style="list-style-type: none"> • The quantity/share of material used in the renovation/construction project that are renewable, reused or recycled • The quantity/share of waste that is prevented • Reduced climate impact per sqm
Renewable energy	<ul style="list-style-type: none"> • Yearly production (MWh) • Prevented CO2e emissions from production (tons)

External Review

Pre-issuance review

Second Party Opinion

Humlegården acknowledges the recommendation in the Green Bond Principles to seek a Second Party Opinion on the Financing Framework from an independent external reviewer. This Framework has been reviewed by S&P Global Ratings and the Second Party Opinion is publicly available on Humlegården's website.

Post-issuance 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 Eligible Green Projects 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
- Pre-issuance review/Second Party Opinion
- Annual Reporting
- Post-issuance review
- Investor presentations

Disclaimer

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 documentations, 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.



Appendix 1: EU Taxonomy Alignment

The table below clarifies the alignment with and deviations from the technical screening criteria for substantial contribution to the environmental objective “climate change mitigation” under the EU Taxonomy (December 2021).

GBP Categories	EU Taxonomy References	Comments on EU Taxonomy Alignment
Clean transportation	<p>6.13. Infrastructure for personal mobility, cycle logistics</p> <p>7.4. Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)</p>	<p>The Eligible Green Projects financed under this Framework will on a best effort basis be aligned with the EU Taxonomy’s technical screening criteria for substantial contribution to “climate change mitigation” (December 2021).</p>
Energy efficiency	<p>7.3 Installation, maintenance and repair of energy efficiency equipment</p> <p>7.5 Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings</p>	<p>The Eligible Green Projects financed under this Framework will on a best effort basis be aligned with the EU Taxonomy’s technical screening criteria for substantial contribution to “climate change mitigation” (December 2021).</p>
Green buildings	<p>7.1 Construction of new buildings</p>	<p>The criteria for Eligible Green Projects in this Framework are aligned with the technical screening criteria for substantial contribution to the environmental objective “climate change mitigation” under the EU Taxonomy (December 2021).</p> <p>The Eligible Green Projects will also extend beyond the criteria with additional requirements on primary energy demand, where Humlegården requires new buildings i.e buildings built after December 2020 to be at least 30% better than NZEB. Humlegården also requires all new buildings to receive an environmental certification to ensure additional aspects of a building’s environmental footprint, such as material use, water and access to public transport are taken into consideration. Humlegården will also ensure that all new buildings have or will receive a screening of material climate risks. The screening will fulfil the requirements of the EU Taxonomy. Based on this assessment Humlegården will, if needed, take actions.</p>

	7.2 Renovation of existing buildings	<p>The criteria for Eligible Green Projects in this Framework are partially in line with the technical screening criteria for substantial contribution to the environmental objective “climate change mitigation” under the EU Taxonomy (December 2021).</p> <p>Eligible Green Projects in this Framework needs to have undergone a renovation resulting in an overall reduction on PED of at least 30% or meet the applicable requirements for major renovation in line with the EU Taxonomy’s technical screening criteria. To qualify, these buildings must also possess or obtain an environmental certification after a renovation has taken place to ensure other environmental aspects are taken into consideration.</p> <p>Additionally, buildings can be deemed eligible if renovated in accordance with Humlegården’s circular principles. These principles have been iteratively developed over four years’ time, with their inception rooted in a research and innovation project conducted in collaboration with IVL, RISE and Kinnarps during 2019. The principles will on best effort basis align with the technical screening criteria for substantial contribution to “transition to a circular economy” under the EU Taxonomy. Recognising the materiality of adapting a circular economy and increasing the share of reused material, the principles signifies a commitment to ambitious and sustainable impactful practices which is essential to reduce buildings impact on the environment.</p> <p>Extensive renovations in line circular principles must also achieve an overall reduction in Primary Energy Demand of 20% or meet the applicable requirements of “major renovation” to be eligible for financing.</p>
	7.7 Acquisition and ownership of buildings	<p>The criteria for Eligible Green Projects in this Framework are mostly aligned with the technical screening criteria for substantial contribution as well as the Do No Significant Harm criteria to the environmental objective “climate change mitigation” under the EU Taxonomy (December 2021).</p> <p>The criteria in this Framework require existing buildings to have an environmental certification that ensures additional aspects of a building’s environmental footprint such as material use, water and access to public transport are taken into consideration.</p> <p>The top 15% PED applicable under this Framework will be updated continuously. Humlegården will reference an external benchmark when determining the top 15%. Preferably the external benchmark will be in the form of guidance by national governments but in cases where this is not possible an external benchmark could be e.g. a specialist study. At the time, Humlegården is using the guidelines established by the Swedish Property Federation.</p> <p>In addition to energy- and environmental criteria, a building must also have or receive a screening of material climate risks. Based on this assessment, Humlegården will, if needed, take action.</p> <p>For large non-residential buildings (with an effective rated output for heating systems, systems for combined space heating and ventilation, air-conditioning systems or systems for combined air-conditioning and ventilation of over 290 kW) the EU Taxonomy requires the building to be operated efficiently through energy</p>

		performance monitoring and assessment. This is in line with how Humlegården operates but it is not a criteria in this Framework.
Renewable energy	<p>4.1 Electricity generation using solar photovoltaic technology</p> <p>4.6 Electricity generation from geothermal energy</p> <p>7.6 Installation, maintenance and repair of renewable energy technologies</p>	The Eligible Green Projects will, on best effort basis, be aligned with the EU Taxonomy’s technical screening criteria for substantial contribution to “climate change mitigation” under the EU Taxonomy (December, 2021)

