

Patriam Invest AB

Green Bond Allocation Report 2022

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Year 2022

In accordance with the Patriam Green Bond Framework, this document provides:

1. Allocation of funds and eligible projects.
2. Balance; Insights to the green account and details how much of the green funding that has been allocated.
3. Impact; Status per the 31st of December 2022 regarding expected certifications and estimates of energy performance.



Allocation of funds

Allocation, Portfolio date: 31st of December 2022

Project	Allocation (SEK)
Torsvik	140,000,000
Primus 4 / Vinkelhuset	90,000,000
Primus 6	160,000,000

Balance Patriam Torsvik

Project	Bond	SE0017769391 SE0017769409	
		MSEK	%
Patriam Torsvik		140	
Total outstanding SEK		140	100%
Balance			
Aquisition		95	68%
Demolish existing properties		20	14%
Preparation of the ground		15	11%
Other		10	7%
Total		140	100%

Balance Patriam Primus 4 / Vinkelhuset

Project	Bond	SE0017769391 SE0017769409	
		MSEK	%
Patriam Primus 4 / Vinkelhuset		90	
Total outstanding SEK		90	100%
Balance			
Aquisition		90	100%
Demolish existing properties		0	0%
Preparation of the ground		0	0%
Other		0	0%
Total		90	100%

Balance Patriam Primus 6

Project	Bond	SE0017769391 SE0017769409	
		MSEK	%
Patriam Primus 6		160	
Total outstanding SEK		160	100%
Balance			
Aquisition		160	100%
Demolish existing properties		0	0%
Preparation of the ground		0	0%
Other		0	0%
Total		160	100%

Impact

Eligible projects under Patriam’s Green Bond framework must be aligned with the UN SDG:s. By actively aiming for and develop projects that classify for the Nordic Ecolabelled system, called “Svanen”, Patriam influence in a direction that follows the UN SDG:s.

A Nordic Ecolabelled building is mapped from a life cycle perspective. This entails a holistic approach to the entire construction process, the building and its use and management. The building must meet tough requirements for low energy consumption. The Nordic Ecolabel also sets requirements to stimulate the use of renewable energy and green innovation, for example. An on-site inspection is performed before the building is approved. The requirements are tightened around every five years, and the licensee must then perform a new inspection for the licence to be renewed.

Nordic Ecolabelled buildings are valued with a life cycle perspective and

- Has a low energy consumption.
- Meets high environmental and health requirements for construction products, materials and chemical products.
- Ensures a good indoor environment and low emissions.
- Has a quality-assured construction process.

Forecast 31st of December 2022

As of the 31st of December 2022, our forecast is that our current eligible projects meets all mandatory requirements, and our conclusion is that the buildings we currently develop will be Nordic Ecolabelled upon completed.

Energy calculations has been performed for our ongoing project Patriam Torsvik and the results are displayed in the table below.

Energy Performance 2022

Patriam Torsvik	Nordic Ecolabelled	Residential Proxy	Est value
Eppet BBR28 (kWh/sqm/year)	76,5	approx. 95	70,8
Eppet BBR29 (kWh/sqm/year)	67,5		58,3

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