

Patriam Invest AB

Green Bond Allocation Report 2023



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Patriam Green Bond Allocation Report 2023

Year 2023

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 2023 regarding expected certifications and estimates of energy performance.



Allocation of funds

Allocation, Portfolio date: 31st of December 2023

| Project | Allocation (SEK) |
|------------------------------------|------------------|
| Patriam Torsvik | 140,000,000 |
| Patriam Lilla Essingen Vinkelhuset | 90,000,000 |
| Primus 6 | 160,000,000 |
| Patriam Kungsholmen | 7,000,000 |

Balance

| Patriam Torsvik | 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 Lilla Essingen Vinkelhuset | Bond | SE0017769391 SE0017769409 | |
|---|------|------------------------------|-------------|
| | | MSEK | % |
| Patriam Lilla Essingen Vinkelhuset | | 90 | |
| Total outstanding SEK | | 90 | 100% |
| Balance | | | |
| Aquisition | | 90 | 100% |
| Total | | 90 | 100% |

| Balance Primus 6 | Bond | SE0017769391 SE0017769409 | |
|-----------------------|------|------------------------------|-------------|
| | | MSEK | % |
| Primus 6 | | 160 | |
| Total outstanding SEK | | 160 | 100% |
| Balance | | | |
| Aquisition | | 160 | 100% |
| Total | | 160 | 100% |

| Balance Patriam Kungsholmen | Bond | SE0017769391 SE0017769409 | |
|-----------------------------|------|------------------------------|-------------|
| | | MSEK | % |
| Patriam Kungsholmen | | 7 | |
| Total outstanding SEK | | 7 | 100% |
| Balance | | | |
| Aquisition | | 7 | 100% |
| Total | | 7 | 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 2023

As of the 31st of December 2023, 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 project Patriam Torsvik and Lilla Essingen Vinkelhuset. The results are displayed in the table below.

Energy Performance 2023

| Patriam Torsvik | Nordic Ecolabelled | Residential Proxy | Est value |
|------------------------------------|---------------------------|--------------------------|------------------|
| Eppet BBR28 (kWh/sqm/year) | 76,5 | approx. 95 | 71,4 |
| Eppet BBR29 (kWh/sqm/year) | 67,5 | | 61,0 |
| Lilla Essingen, Vinkelhuset | Nordic Ecolabelled | Residential Proxy | Est value |
| Eppet BBR29 (kWh/sqm/year) | 67,5 | | 64,0 |

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