

Patriam Invest AB

Green Bond Allocation Report 2024



PATRIAM

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Year 2024

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 2024 regarding expected certifications and estimates of energy performance.



Allocation of funds

Allocation, Portfolio date: 31st of December 2024

Project	Allocation (MSEK)
Patriam Torsvik	140
Patriam Lilla Essingen Vinkelhuset	90
Patriam Lilla Essingen Ljusablick (Primus 6)	160
Patriam Kungsholmen Propellerhuset	7

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%

The project Patriam Torsvik was completed in November 2023.

Patriam Lilla Essingen Vinkelhuset		SE0017769391 SE0017769409	
		MSEK	%
Patriam Lilla Essingen Vinkelhuset		90	
Total outstanding SEK		90	100%
Balance			
Aquisition		90	100%
Total		90	100%

Patriam Lilla Essingen Ljusablick (Primus 6)		SE0017769391 SE0017769409	
		MSEK	%
Patriam Lilla Essingen Ljusablick (Primus 6)		160	
Total outstanding SEK		160	100%
Balance			
Aquisition		160	100%
Total		160	100%

Patriam Kungsholmen Propellerhuset		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 align with the UN Sustainable Development Goals (SDGs). By actively striving to develop projects that qualify for the Nordic Swan Ecolabel, known as “Svanen,” Patriam contributes to a direction that supports the UN SDGs.

A Nordic Swan Ecolabelled building is assessed from a life cycle perspective, taking a holistic approach to the entire construction process, as well as the building’s use and management. The building must meet stringent requirements for low energy consumption. Additionally, the Nordic Swan Ecolabel promotes the use of renewable energy and green innovation. Before certification, an on-site inspection is conducted, and since the requirements are updated approximately every five years, licensees must undergo a new inspection to renew their certification.

Nordic Swan Ecolabelled buildings are evaluated with a life cycle perspective and:

- Have low energy consumption.
- Meet high environmental and health standards for construction products, materials, and chemicals.
- Ensure a healthy indoor environment with low emissions.
- Follow a quality-assured construction process.

Forecast 31st of December 2024

As of December 31, 2024, our forecast indicates that all our current eligible projects meet the mandatory requirements. Our conclusion is that the buildings we are currently developing will receive Nordic Swan Ecolabel certification upon completion.

Patriam Torsvik has now been officially certified as a Nordic Swan Ecolabelled building. Energy calculations have been conducted for the projects Patriam Torsvik, Lilla Essingen Vinkelhuset, and Patriam Kungsholmen Propellerhuset. Patriam Lilla Essingen Ljusablick is still in the planning and design phase, and no calculations have been performed yet. The results are presented in the table below.

Energy Performance

Patriam Torsvik	Nordic Ecolabelled	Residential Proxy (BBR29)	Est value
Eppet BBR29 (kWh/sqm/year)	68	75	61
Patriam Lilla Essingen, Vinkelhuset	Nordic Ecolabelled	Residential Proxy (BBR29)	Est value
Eppet BBR29 (kWh/sqm/year)	68	75	64
Patriam Kungsholmen Propellerhuset	Nordic Ecolabelled	Residential Proxy (BBR29)	Est value
Eppet BBR29 (kWh/sqm/year)	68	75	52

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