



Sustainable Bond Impact Report

ANNUAL REPORT 2025

SAMHÄLLSBYGGNADSBOLAGET I NORDEN AB ("SBB")

In accordance with SBB:s SUSTAINABLE FINANCING FRAMEWORK November 2020 with
second party opinion by ISS ESG dated 2020-11-24

1. Summary of Sustainable Bond Developments

During 2024 SBB has not issued any new social or green bonds but focus has lied on strengthening the balance sheet and improving financial metrics.

2. Outstanding amount of issued Sustainable Bonds as on 2024-12-31

Green Bonds	Outstanding amount	Issued	Maturity
XS2111589219 SEK	46 000 000	2020-01-30	2027-01-30
Total SEK	46 000 000		

Social Bonds	Outstanding amount	Issued	
XS2271332285 EUR	27 000 000	2020-12-14	2028-12-14
XS2275409824 SEK	145 000 000	2020-12-18	2025-12-18
XS2346224806 EUR	19 000 000	2021-05-26	2029-11-26
Total SEK	145 000 000		
Total EUR	46 000 000		

Social Hybrid	Outstanding amount	Issued
XS2010028186 EUR	224 000 000	2021-06-30
Total EUR	224 000 000	

3. Balance on the Separate Account

Green Bonds

There are currently no funds deposited in the separate account for the green bonds and there are no unallocated proceeds from the green bonds.

Social Bonds

There are currently no funds deposited in the separate account for the social bonds and there are no unallocated proceeds from the social bonds.

4. Impact Reporting

Green Eligible Assets

The proceeds from the Green bonds have been used to finance and refinance Community Service Properties that have been classified as contributing to environmental objectives in accordance with the sustainable financing framework.

The table below shows eligible assets in the category Green Buildings, Miljöbyggnad¹ Silver and Energy Class A, these classifications are verified by a third party. They amount to a total market value of SEK 131m which allocates the total sum of outstanding green bonds. The methodology for selection and calculation of impact data is described in the Annex.

¹ Miljöbyggnad is a certification system developed in Sweden and governed by the Sweden Green Building Council. It includes requirements in 16 different indicators including energy use, renewable energy, sound, ventilation, daylight, avoidance of environmentally hazardous materials and life cycle emissions. Detailed information on the certification can be accessed on Sweden Green Building Council's website.

Asset Name	Area in sqm	Energy use	unit	Certificate
Marieberg 5	7 772	66	kWh/m2	EPC A + Miljöbyggnad iDrift Silver

Social Eligible Assets

The proceeds from the Social bonds have been used to finance and refinance Community Service Properties that provide access to essential services and thereby provides distinct social benefits. The assets include hospitals, elderly care homes, primary schools, secondary schools, affordable housing, and universities. The table below shows eligible assets in the category Access to Essential Services, Community Service Properties.

The table below shows eligible assets in the categories Affordable Housing and Access to Essential Services: Community Service Properties. They amount to a total market value of SEK 3 882m which allocates the total sum of outstanding social bonds. The methodology for selection and calculation of impact data is described in the Annex. All the assets below comprise of existing buildings that will be refinanced unless stated otherwise.

Type of Asset	Property	Area in sqm	Estimated social impact	Social impact unit
Hospital and Care Centers	Abborren 12	594	10	Patients per day
Elderly Care Homes	Backen 8:6	10 471	140	Apartments
Hospital and Care Centers	Björken 10	2 213	50	Patients per day
Elderly Care Homes	Björken 3	10 091	140	Apartments
Hospital and Care Centers	Bränneriängen 12	2 849	70	Patients per day
Hospital and Care Centers	Bäcksintie 104	793	20	Patients per day
Hospital and Care Centers	Degeberga 12:47	1 119	30	Patients per day
Hospital and Care Centers	Eldflugan 1	2 522	60	Patients per day
Hospital and Care Centers	Greåkerveien 155	634	10	Patients per day
Hospital and Care Centers	Haapavesitie 813	219	10	Patients per day
Hospital and Care Centers	Helsesenterveien - Stonglandseidet 49	408	10	Patients per day
Hospital and Care Centers	Hälsan 22	7 625	180	Patients per day
Hospital and Care Centers	Korsvången 1	2 147	50	Patients per day
Hospital and Care Centers	Kovan 14	465	10	Patients per day
Hospital and Care Centers	Landbrugsvej 12	3 376	80	Patients per day
Hospital and Care Centers	Mølleveien 13	195	0	Patients per day
Hospital and Care Centers	Olaf Paulus' vei 19	397	10	Patients per day
Hospital and Care Centers	Resedan 9	2 699	60	Patients per day
Hospital and Care Centers	Rådigheten 2	6 282	150	Patients per day
Hospital and Care Centers	Rävsta 5:370	0	20	Patients per day
Hospital and Care Centers	Soldiset 2	673	20	Patients per day
Hospital and Care Centers	Strandengvegen 41	236	10	Patients per day
Hospital and Care Centers	Tuntorp 4:34	1 324	30	Patients per day
Hospital and Care Centers	Törnäväntie 30	1 100	30	Patients per day
Hospital and Care Centers	Vannaröd 64:3, 64:4	638	10	Patients per day
Hospital and Care Centers	Vihdintie 1	444	10	Patients per day

Hospital and Care Centers	Vårbäcken 5	230	10	Patients per day
Hospital and Care Centers	Årjäng 4:79	8 809	210	Patients per day
Primary Schools and Secondary Schools	Söderbymalm 3:482	13 897	700	Students per year
Primary Schools and Secondary Schools	Eldsund 6:6	30 018	490	Students per year
Primary Schools and Secondary Schools	Backen 8:17	25 533	1 620	Students per year
University	Guldheden 8:11	10 600	500	Students per year
University	Landsdomaren 7	19 855	1 700	Students per year
Primary Schools and Secondary Schools	Diktaren 1	6418	960	Students per year
Primary Schools and Secondary Schools	Gångmattan 2	9308	943	Students per year
Primary Schools and Secondary Schools	Likriktaren 1	9228	764	Students per year
Primary Schools and Secondary Schools	Itätulentie 1	7102	2 400	Students per year
Primary Schools and Secondary Schools	Söderbymalm 3:481	15 224	200	Students per year
University	Åkerlundinkatu 5	7438	450	Students per year
Primary Schools and Secondary Schools	Smedsbacken 35	3756	330	Students per year
Primary Schools and Secondary Schools	Sinclair 12	17 098	500	Students per year
Primary Schools and Secondary Schools	Rosengården 3	4746	520	Students per year
University	Kalfarveien 82	13 260	1 490	Students per year

Annex: Methodology for impact reporting

This report is developed in accordance with the Sustainable Financing Framework launched by SBB in November 2020. The framework describes: Use of Proceeds, Process for Evaluation and Selection, Management of Proceeds, Reporting and External review. This annex describes the process and methodology of impact reporting of the proceeds. The process described in the Sustainable Financing Framework was followed in the evaluation and selection of green and social eligible assets.

Green Eligible Assets

In accordance with the Sustainable Financing Framework. SBB will report on refinancing of green buildings, category I & II: type of certification and degree of certification, energy performance per square meter and/or estimated annual greenhouse gas emissions reduced or avoided for buildings (tCO₂e).

The indicators in this report are selected to be representative of the targets of the certification systems. In this case, energy use has been selected as the metric for impact reporting since both Miljöbyggnad, Miljöbyggnad iDrift, Breeam In-Use and Energy Class A have requirements on the level of energy use. The energy use is tracked automatically in SBB's energy follow-up system. The energy follow-up system is the main source of data for SBB since it tracks both the actual energy use as well as energy use adjusted for temperatures that deviates from an average year. Complementary data from energy performance certificates or third-party energy-modelling are used in cases where the energy follow-up system does not have sufficient data. For instance, in newly built properties or properties where energy is not controlled by SBB, for instance in triple-net properties.

Social Eligible Assets

In accordance with the Sustainable Financing Framework. SBB will report on refinancing of social assets in the categories:

- Healthcare properties: area in square meters and number of people benefitting from access to healthcare through these facilities.
- Elderly care homes: area in square meters and number of apartments open to access exclusively for elderly people.
- Preschools, Primary and Secondary schools: area in square meters and number of students benefitting from these.
- Higher education and universities buildings: area in square meters and number of students benefitting from these.
- Area in square meters and number of people/families housed in rent regulated apartments.

The properties have been selected from different regions and countries and social impact data have been collected by the property managers for each property with assistance from the tenant organisations. Some social impact data have been estimated based on social impact data from similar properties and property area. The target population for these assets is the general population, people with disabilities and dependent elderly people.