



Sustainable Bond Developments

ANNUAL REPORT 2023

SAMHÄLLSBYGGNADSBOLAGET I NORDEN AB ("SBB")

1. Summary of Sustainable Bond Developments

During 2022 SBB issued two new social bonds one with EUR 700m and other was SEK 260m. The total amount of outstanding social bonds is SEK 30 622m (including hybrid which is SEK 4 888m) and total outstanding amount of green bonds is SEK 1 930m as on 2022-12-31.

The Green and Social Bonds have been used to refinance social assets as described in the section "Impact Reporting", 100 % of the proceeds were used for refinancing.

2. Outstanding amount of issued Sustainable Bonds as on 2022-12-31

Green Bonds	Outstanding amount	Issued
SE0012256741 SEK	187 500 000	2019-02-14
SE0013042611 SEK	312 500 000	2019-09-27
SE0014965919 SEK	321 250 000	2020-10-12
XS2050862262 SEK	509 000 000	2019-09-06
XS2111589219 SEK	600 000 000	2020-01-30
Total SEK	1 930 250 000	

Social Bonds	Outstanding amount	Issued
XS2271332285 EUR	700 000 000	2020-12-14
XS2275409824 SEK	145 000 000	2020-12-18
XS2290558282 SEK	748 000 000	2021-01-26
XS2346224806 EUR	950 000 000	2021-05-26
XS2438632874 EUR	558 833 000	2022-02-08
XS2461738770 SEK	260 000 000	2022-03-23
Total SEK	1 153 000 000,00	
Total EUR	2 208 833 000,00	

Social Hybrid	Outstanding amount	Issued
XS2010028186 EUR	439 306 000	2021-06-30
Total EUR	439 306 000	

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

In 2020, SBB launched a long-term strategy and framework for creating environmental and social impact. This framework was updated in 2021 with increased ambitions in reducing climate impact as well as a target to be classified as a green stock on Nasdaq Stockholm. The vision is to keep creating social values and with a 100 percent carbon positive value chain and 100 percent renewable energy by 2030. This vision is accompanied by concrete targets such as reduction in energy use and carbon emissions by 5 percent per year, at least 50 percent of new production in wood and to develop properties close to community services and public transport. To realize these goals, SBB have kept initializing energy reduction projects and certification projects as well as taking initiatives to reduce supply chain emissions. In addition, SBB has created an action plan to certify 500 buildings according to Miljöbyggnad iDrift. This is Sweden's largest certification according to Miljöbyggnad iDrift. A total of 14.1 percent of SBB's total portfolio (measured as percentage of market value) is now eligible for green bonds. An additional 14.1 percent is in progress or part of the action plan to certify 500 buildings. A noteworthy example is SBB's hospital at Gardermoen in Norway, the first hospital in the world to achieve the environmental certification Breeam in Use – Outstanding.

The table below shows eligible assets in the category Green Buildings, Category II: Existing buildings certified as Green Building¹, Miljöbyggnad² Silver, Breeam In-Use Very Good and Outstanding and Energy Class A, these classifications are verified by a third party. They amount to a total market value of SEK 4 787m which allocates the total sum of outstanding green bonds. The methodology for selection and calculation of impact data is described in the Annex.

Asset name	Area in sqm	Energy use	Unit	Certificate
Ragnar Strøms Veg 10	30225	152	kWh /m2	Breeam In-Use Outstanding
Söderbymalm 3:482	13897	53	kWh /m2	Miljöbyggnad Silver
Önnered 45:17	8794		kWh /m2	Miljöbyggnad Silver
Marieberg 5	7772	129	kWh/m2	EPC A + Miljöbyggnad iDrift Silver
Löten 6:6	1568	83	kWh /m2	Miljöbyggnad Silver
Oväder 2	1138	59	kWh /m2	EPC A + Miljöbyggnad iDrift Silver
Lindholmen 5:181	511	37	kWh /m2	EPC A
Sölebo 1:104	600	29	kWh /m2	EPC A

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 and universities. The table below shows eligible assets in the category Access to Essential Services, Community Service Properties. This is SBB's core business that providing distinct social benefits to many people in the Nordics. A total of 99 percent of SBB's revenue stream originates from social infrastructure. A total of 4 568 000 square meters, or 84 percent, of which is eligible for social bonds.

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 30 748m 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	Asset Name	Area in sqm	Estimated Social Impact	Social impact unit
Elderly Care Homes	Backa 263:1	11417	172	Apartments
Elderly Care Homes	Sätra 60:2	30364	398	Number of households
Affordable Housing	Väpnaren 6	27681	370	Number of households
University	Guldheden 8:11	10600	500	Students per year
Primary Schools and Secondary Schools	Landsdomaren 7	19855	1700	Students per year
Primary Schools and Secondary Schools	Holmsund 4:1	22789	348	Number of households
Primary Schools and Secondary Schools	Hammarby 8:4	15015	219	Number of households

¹ Green Building was initially an EU-initiative focusing on energy use, it is now governed by the Sweden Green Building Council. To be certified a building need to prove that the energy use is at least 25 percent less than the national requirements for new buildings. Detailed information on the certification can be accessed on Sweden Green Building Councils website.

² 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.

Primary Schools and Secondary Schools	Backen 8:17	25533	1620	Students per year
Elderly Care Homes	Diktaren 1	6418	960	Students per year
Affordable Housing	Söderbymalm 3:481	15224	200	Students per year
University	Ödlan 2	11292	193	Number of households
Primary Schools and Secondary Schools	Likriktaren 1	9228	764	Students per year
Elderly Care Homes	Motvikten 1	16562	236	Number of households
Affordable Housing	Itätuulentie 1	7102	2400	Students per year
Affordable Housing	Visheten 1	15936	220	Number of households
Affordable Housing	Arlöv 11:294	9788	110	Apartments
Primary Schools and Secondary Schools	Gångmattan 2	9308	943	Students per year
Primary Schools and Secondary Schools	Klokheten 1	14540	186	Number of households
Primary Schools and Secondary Schools	Kalfarveien 82	21125	1490	Students per year
Primary Schools and Secondary Schools	Åkerlundinkatu 5	7438	450	Students per year
Affordable Housing	Rosengården 3	4746	520	Students per year
Primary Schools and Secondary Schools	Runstaven 1, 2	6222	83	Number of households
Elderly Care Homes	Smedsbacken 35	3570	330	Students per year
Elderly Care Homes	Guldhamstern 1	10259	54	Apartments
Elderly Care Homes	Nordstaden 24:11	4196	420	Students per year
Primary Schools and Secondary Schools	Solrosen 9	24890	300	Patients per day
Elderly Care Homes	Orkestern 6	13058	204	Number of households
Hospital and Care Centers	Kalfarveien 78	8252	1290	Students per year
Affordable Housing	Årnesvegen 23	15000	144	Students per year
Elderly Care Homes	Österholmen 1	7868	670	Students per year
Elderly Care Homes	Gunnebo 15	4206	620	Students per year
Hospital and Care Centers	Karpdammen 2	5096	565	Students per year
Affordable Housing	Konsumenten 2	4160	40	Apartments
Primary Schools and Secondary Schools	Västerholmen 1	5879	560	Students per year
Affordable Housing	Barlasten 6	4596	60	Number of households
Primary Schools and Secondary Schools	Juringegården 2	3913	250	Students per year
Primary Schools and Secondary Schools	Ädelstenen 6	25430	1620	Students per year
Primary Schools and Secondary Schools	Troheten 3	9539	121	Number of households
Hospital and Care Centers	Herresätet 2	4610	79	Number of households
Elderly Care Homes	Björnhovda 2:158	2964	180	Students per year
Primary Schools and Secondary Schools	Holje 106:1	13749	209	Number of households
Affordable Housing	Ullervad 14:19	7315	70	Apartments
Primary Schools and Secondary Schools	Steninge 1:182 och 1:183	3431	48	Number of households
Primary Schools and Secondary Schools	Björken 3	10091	100	Apartments
Primary Schools and Secondary Schools	Storcken 4	5291	1250	Students per year
Primary Schools and Secondary Schools	Älmsta 8:2	4836	56	Apartments
Affordable Housing	Traktören 8	5526	73	Number of households
Primary Schools and Secondary Schools	Rymden 1	4384	40	Apartments
Hospital and Care Centers	Murteglet 1	3900	56	Apartments
Primary Schools and Secondary Schools	Önskemålet 7	4205	88	Number of households
Hospital and Care Centers	Kristianstad 4:7	14409	415	Students per year
Primary Schools and Secondary Schools	Norrgård 1	6934	440	Students per year
Primary Schools and Secondary Schools	Adjunkten 2	3590	40	Apartments

Primary Schools and Secondary Schools	Mekanikern 1	5715	89	Number of households
Primary Schools and Secondary Schools	Norrgård 3	5285	340	Students per year
Primary Schools and Secondary Schools	Bordet 1	4512	290	Students per year
Elderly Care Homes	Hundebakken 6	2472	160	Students per year
Primary Schools and Secondary Schools	Ringstabekkveien 105	4752	50	Apartments
Elderly Care Homes	Hässelby Slott 1 & 2	5216	50	Apartments
Affordable Housing	Siskan 3	5531	68	Number of households
Elderly Care Homes	Läkkisepänkuja 8	5720	400	Students per year
Affordable Housing	Vuoksenniskantie 96	3600	230	Students per year
Primary Schools and Secondary Schools	Nässeltråden 1	2820	180	Students per year
Primary Schools and Secondary Schools	Tandkronan 5	2915	190	Students per year
Elderly Care Homes	Fågelvik 1:624 & 1:630	3877	250	Students per year
Primary Schools and Secondary Schools	Lille Mats 4	5385	60	Apartments
Elderly Care Homes	Sjücrona 5	0	80	Number of households
Elderly Care Homes	Kalfarveien 76	2837	200	Students per year
Elderly Care Homes	Frostfjärilen 47	2272	140	Students per year
Primary Schools and Secondary Schools	Härsta 9:5	6057	60	Apartments
Hospital and Care Centers	Norr tull 41:9 & Södertull 26:10	3196	51	Number of households
Affordable Housing	Ömheten 5	6191	80	Number of households
Primary Schools and Secondary Schools	Gärdet 14	4993	95	Number of households
Affordable Housing	Tuneveien 63	1497	100	Students per year
Elderly Care Homes	Ankervegen 2	1218	80	Students per year
Primary Schools and Secondary Schools	Bjørnenga 1	1326	80	Students per year
Primary Schools and Secondary Schools	Ulefossvegen 71	204	10	Students per year
Primary Schools and Secondary Schools	Hedvig 7	250	0	Number of households
Hospital and Care Centers	Barnfröken 1	4399	280	Students per year
Primary Schools and Secondary Schools	Eken 6	7115	70	Apartments
Primary Schools and Secondary Schools	Steniuksenkatu 14	3169	30	Apartments
Primary Schools and Secondary Schools	Kanervatie 5	2646	30	Apartments
Primary Schools and Secondary Schools	Celsius 1	2473	160	Students per year
Elderly Care Homes	Sjukhemmet 1	8739	90	Apartments
Hospital and Care Centers	Backen 8:4	3818	130	Patients per day
Hospital and Care Centers	Storkåge 21:19	7270	99	Number of households
Primary Schools and Secondary Schools	Östermalm 1:12	8510	90	Apartments
Primary Schools and Secondary Schools	Elisabetinkatu 3	2960	30	Apartments
Primary Schools and Secondary Schools	Olsvikskjetnet 61	2360	80	Patients per day
Primary Schools and Secondary Schools	Jämtbo 23	6062	101	Number of households
Primary Schools and Secondary Schools	Inom Vallgraven 64:31	1669	250	Students per year
Primary Schools and Secondary Schools	Kusken 1 & 2	6981	102	Number of households
Primary Schools and Secondary Schools	Kråkhult 1:61	5926	380	Students per year
Affordable Housing	Justnesskauen 41	2069	130	Students per year
Affordable Housing	Barkdalsskolan 2	4107	260	Students per year
Primary Schools and Secondary Schools	Resedan 9	2699	100	Patients per day
Elderly Care Homes	Kaptenskanpolku 1 (HEMF)	2457	30	Apartments
Primary Schools and Secondary Schools	Folkeparken 17	1824	120	Students per year
Elderly Care Homes	Omsorgen 1	5348	71	Number of households

Primary Schools and Secondary Schools	Ringeriksveien 188	1618	100	Students per year
Primary Schools and Secondary Schools	Jernbanegata 19	1005	60	Students per year
Affordable Housing	Holtbergvegen 7	1546	100	Students per year
Primary Schools and Secondary Schools	Vestlivegen 40	1322	80	Students per year
Primary Schools and Secondary Schools	Hästhandlaren 6	3825	55	Number of households
Primary Schools and Secondary Schools	Skeismyra 49	1001	60	Students per year
Elderly Care Homes	Svalan 7	7326	260	Patients per day
Affordable Housing	Solrosen 17	3941	250	Students per year
Hospital and Care Centers	Kivimiehenkatu 10	1509	50	Patients per day
Elderly Care Homes	Gamle Kongevei 3	580	40	Students per year
Primary Schools and Secondary Schools	Rosta Gård 2	4907	310	Students per year
Hospital and Care Centers	Nye Sædalsveien 188	1480	90	Students per year
Hospital and Care Centers	Breimyrveien 100	2310	150	Students per year
Primary Schools and Secondary Schools	Boden 56:43	3830	240	Students per year
Affordable Housing	Sköle 1:17	6006	60	Apartments
Primary Schools and Secondary Schools	Kapellveien 2	1108	70	Students per year
Elderly Care Homes	Tegelbruket 3	3275	30	Apartments
Hospital and Care Centers	Godheten 7	4253	51	Number of households
Primary Schools and Secondary Schools	Kaplastie 4	2869	30	Apartments
Hospital and Care Centers	Brunnsbacken 1	6125	69	Number of households
Primary Schools and Secondary Schools	Skuiveien 137	972	60	Students per year
Primary Schools and Secondary Schools	Lerberget 49:710	2950	190	Students per year
Elderly Care Homes	Roten 9	4369	40	Apartments
Primary Schools and Secondary Schools	Follesvegen 77	1688	110	Students per year
Primary Schools and Secondary Schools	Backen 8:6	10523	110	Apartments
Primary Schools and Secondary Schools	Mantunkuja 4	2958	30	Apartments
Primary Schools and Secondary Schools	Tandkronan 6	3007	30	Apartments
Primary Schools and Secondary Schools	Skrivarvegen 4	800	50	Students per year
Primary Schools and Secondary Schools	Eldflugan 1	2522	90	Patients per day
Elderly Care Homes	Nordsvensken 1	6779	66	Number of households
Elderly Care Homes	Lervigbrygga 188	800	50	Students per year
Elderly Care Homes	Varmblodet 1	5853	71	Number of households
Primary Schools and Secondary Schools	Ylännetie 3	2958	30	Apartments
Primary Schools and Secondary Schools	Nesbruveien 70	1289	80	Students per year
Affordable Housing	Kontorveien 9	1274	80	Students per year
Primary Schools and Secondary Schools	Vestengavegen 9	1192	80	Students per year
Primary Schools and Secondary Schools	Solrosen 1	6537	230	Patients per day
Elderly Care Homes	Åsringen 63	1313	80	Students per year
Primary Schools and Secondary Schools	Anders Vasbunds veg 7	935	60	Students per year
Primary Schools and Secondary Schools	Lysåsvegen 2	2345	150	Students per year
Primary Schools and Secondary Schools	Mildred Didriksens vei 1	1578	100	Students per year
Primary Schools and Secondary Schools	Villentie 3-5	2199	20	Apartments
Primary Schools and Secondary Schools	Torpeden 8	3682	130	Patients per day
Primary Schools and Secondary Schools	Högbo 1:22	5775	200	Patients per day
Primary Schools and Secondary Schools	Steinsvikvegen 4	1014	60	Students per year
Affordable Housing	Skjenet 6	523	30	Students per year

Hospital and Care Centers	Maudlandsveien 61	1006	60	Students per year
Elderly Care Homes	Lillokata 4	1420	90	Students per year
Elderly Care Homes	Løkkavegen 1	1441	90	Students per year
Elderly Care Homes	Fornebuveien 39	1043	70	Students per year
Primary Schools and Secondary Schools	Åsa 3:314 & 3:315	3685	230	Students per year
Elderly Care Homes	Parketten 6	5331	68	Number of households
Primary Schools and Secondary Schools	Runö 7:432 m.fl	2318	26	Number of households
Primary Schools and Secondary Schools	Jernvinna 14	1263	80	Students per year
Affordable Housing	Myllypuronkuja 2	6761	70	Apartments
Primary Schools and Secondary Schools	Høljaberget 1	936	60	Students per year
Elderly Care Homes	Norr 5:10	6122	60	Apartments
Primary Schools and Secondary Schools	Valstadveien 8	1213	80	Students per year
Primary Schools and Secondary Schools	Lusetjernveien 40	999	60	Students per year
Affordable Housing	Smärglaren 2	3034	42	Number of households
Primary Schools and Secondary Schools	Presteheia 14	910	60	Students per year
Primary Schools and Secondary Schools	Tollare 5:2	1260	80	Students per year
Primary Schools and Secondary Schools	Bordalsbakken 1	1367	90	Students per year
Elderly Care Homes	Noitiniementie 24	1770	20	Apartments
Affordable Housing	Slåtterängen 7	5727	73	Number of households
Hospital and Care Centers	Årjäng 4:79	8809	310	Patients per day
Elderly Care Homes	Kaplastie 8	1569	20	Apartments
Primary Schools and Secondary Schools	Alvamyurvegen 11	1125	70	Students per year
Hospital and Care Centers	Rådigheten 2	2122	70	Patients per day
Hospital and Care Centers	Sunnersta 177:12	2179	80	Patients per day
Primary Schools and Secondary Schools	Hjeravegen 11	1185	80	Students per year
Affordable Housing	Jörsön 7:6	7673	108	Number of households
Primary Schools and Secondary Schools	Hanamyurveien 23	1579	100	Students per year
Elderly Care Homes	Laurintie 3	1770	20	Apartments
Hospital and Care Centers	Tändstickan 1	4404	160	Patients per day
Primary Schools and Secondary Schools	Hans Petters vei 19	952	60	Students per year
Hospital and Care Centers	Brottberga 6:30	1566	60	Patients per day
Primary Schools and Secondary Schools	Bönemannen 3	1369	90	Students per year
Primary Schools and Secondary Schools	Klyvevegen 48	1172	70	Students per year
Elderly Care Homes	Jussilantie 13	1849	20	Apartments
Primary Schools and Secondary Schools	Gamle Ringeriksvei 110	936	60	Students per year
Primary Schools and Secondary Schools	Roten 6	3000	190	Students per year
Primary Schools and Secondary Schools	Stoppedalsmyra 2	1185	80	Students per year
Primary Schools and Secondary Schools	Liane Ringvei 6	803	50	Students per year
Primary Schools and Secondary Schools	Myråsen 9	992	60	Students per year
Primary Schools and Secondary Schools	Louisesvei 92	916	60	Students per year
Elderly Care Homes	Tammiharju 1	1469	20	Apartments
Elderly Care Homes	Salmenkatu 6	1565	20	Apartments
Elderly Care Homes	Koskitie 5 C	1800	20	Apartments
Primary Schools and Secondary Schools	Sigtuna 2:227	1697	110	Students per year
Primary Schools and Secondary Schools	Gullbernahult 23	3110	200	Students per year
Affordable Housing	Bokbindaren 6	5174	36	Number of households

Primary Schools and Secondary Schools	Älgen 1	2206	140	Students per year
Primary Schools and Secondary Schools	Janaveien 157	709	50	Students per year
Elderly Care Homes	Tanhurinne 4	4320	40	Apartments
Primary Schools and Secondary Schools	Ranheimslivegen 3	835	50	Students per year
Primary Schools and Secondary Schools	Skarpengland	884	60	Students per year
Primary Schools and Secondary Schools	Jean Heibergs veg 1	716	50	Students per year
Primary Schools and Secondary Schools	Hvitveisbakken	1136	70	Students per year
Primary Schools and Secondary Schools	Damliå 241	812	50	Students per year
Primary Schools and Secondary Schools	Örnen 29	874	60	Students per year
Primary Schools and Secondary Schools	Lauvtjernveien 62	767	50	Students per year
Affordable Housing	Trollet 14	5314	55	Number of households
Hospital and Care Centers	Bränneriängen 12	2849	100	Patients per day
Elderly Care Homes	Varisniemi 1	2128	20	Apartments
Elderly Care Homes	Skogsduvan 3	2613	30	Apartments
Elderly Care Homes	Ruissalontie 4	1846	20	Apartments
Primary Schools and Secondary Schools	Stora Källviken 1:169	1280	80	Students per year
Elderly Care Homes	Fridhem 1	5612	60	Apartments
Primary Schools and Secondary Schools	Skoge 1	796	50	Students per year
Primary Schools and Secondary Schools	Goto 26	1039	70	Students per year
Affordable Housing	Siskan 4	3296	110	Number of households

External Consultant Confirmation

An external review on this report is available online on SBB's website along with this report.

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.