



August 2021

Green debt framework

Important notice

This document (the “**Green Debt Framework**” or “**Framework**”) contains information on Platzer’s (“**Platzer**”) and its potential use of debt financing with added environmental criteria (the “**Green Terms**”). Any financing that includes the Green Terms in its associated financing documentation, by reference or inclusion, as detailed in this document or in future versions of this document, will be designated as Green Financing (“**Green Financing**”). Other labels may apply to the specific type of financing, for instance Green Bond (“**Green Bond**”), Green Commercial Paper (“**Green Commercial Paper**”) or Green Loan (“**Green Loan**”). Depending on the language of the financing documentation the Green Terms in this Framework may be translated into other languages, as required or preferred in the local jurisdiction. Furthermore, all parties are advised to review the applicable risk factors and terms specific for the type of Green Financing used, for instance in the relevant financing documentation, issuance prospectus, financing documentation or information memorandum.

Investors and third parties are advised to conduct an independent evaluation of the relevance and adequacy of the information in this Framework, and for making such other investigations considered necessary prior to entering into any of the types of transactions or arrangements where the Green Terms would be applicable, for instance regarding the adherence to current and future regulation, standards or market practices such as the Green Bond Principles (“**GBP**”), the forthcoming EU Green Bond Standard (“**EU GBS**”) or The EU Taxonomy (“**Taxonomy**”).

New Green Financing will include a reference to, or inclusion of, the most recently published Green Terms, which shall be publicly available in the Framework on Platzer’s website. Any Green Financing will be subject to the version of the Green Terms specified in the associated financing documentation.

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Background

Introduction

Environmental and climate issues are currently high on the global agenda. Global production and consumption patterns have resulted in increased emissions of greenhouse gases and overexploitation of natural resources. Local use of resources has a global impact on climate and efforts to reduce our impact on the environment is one of the strongest drivers of innovation and development and a natural part of our operations such as energy efficiency and preparation for climate adaptation. Urbanisation causes a number of challenges with more than half of the world's population living in urban environments. In Sweden 70% of the population lives in the three metropolitan areas. Through collaboration projects with customers, municipalities and others we aim to meet these challenges as part of our sustainability promise.

The property sector faces challenges during a building's lifecycle from construction through the management phase to final deconstruction. Key areas to address during management are energy consumption and waste reduction while materials choices and waste management are particularly important during new construction, refurbishment and deconstruction phases. Platzer and many other property companies have addressed these issues for many years and has come a long way but there are still room for improvement.

About Platzer

While the company has a history back to 1969, it was not until 2008 that Platzer in its current form was established. In November 2013, Platzer was listed on Nasdaq Stockholm and in 2020 the independent institute CICERO Shades of Green performed a thorough company analysis evaluating our overall sustainability work and in connection Platzer became only the second company in the world to present a green equity framework.

Platzer is one of the largest and leading commercial property companies in Gothenburg, primarily in office property. Our strategy is to participate in creation, preservation and regeneration of the best locations in Gothenburg. Our model for value creation is based on letting and property management, property, projects and urban development, as well as property transactions acquisitions and disposal of properties in the Gothenburg area. The business is divided into two business areas: Office and Industry/Logistics.

Our vision is: "We aim to make Gothenburg the best city in Europe to work in". By actively working on sustainable urban development, customer-oriented office and logistics solutions both in the existing portfolio and in new areas being developed, we are taking steps to achieve this vision.

Our Sustainability Strategy

Development of sustainable areas with the smallest possible carbon footprint. This is how we tend to summarise our view on sustainability. Based on the UN Sustainability Goals our strategy is to focus on areas that are most relevant to our business and where we can contribute the most. We work with ecological, social and economic sustainability. This work is carried out from the Board of Directors all the way down through the entire organization with the Head of Sustainability coordinating operations.

Our properties have an adverse impact on the environment throughout their entire life cycle, partly through day-to-day property management operations and partly in connection with property and project development. Therefore, it is important with a holistic view of environmental issues and renovation of an existing building may be a better alternative for the environment than demolition and new construction. To succeed with our strategy requires healthy profits and growth and, not least, a large team of skilled colleagues.

Sustainability Promise

Our sustainability promise is exactly that – a promise. This means that sustainability should be the core of our business and that everything we do must strengthen our thirteen long-term commitments in respect of ecological, social and economic sustainability. Our thirteen long-term goals help us prioritise and plan our actions and form an internal sustainability index used to evaluate our achievements annually. The target levels are revised to constantly challenge ourselves and the goal is to achieve an index of 100 every year. All thirteen goals may be found in the table below while some areas are highlighted in the text. For the latest outcome and comments please see Platzer's Annual Report sections "Strategic focus" and "Sustainability" on platzer.se.

Ecological Sustainability

Energy efficiency

Energy efficiency is considered an integral part of our business and over the last 10 years, we have reduced our energy use by 50% in comparable terms and reduced the CO2 emissions by almost 90% since 2010, using market based emissions. The aim for the future is an annual reduction in energy consumption by 2% and to reduce CO2 emissions to <0.5 kg per sqm, both in relation to comparable properties.

Environmental certification

We were early in the process of having a large proportion of our properties environmentally certified. It is a way of reducing its environmental impact and a way of securing properties for the future. At the end of 2020, 90% of the properties were environmentally certified according to BREEAM, LEED, Miljöbyggnad or Green Building. The Green Building certifications are gradually being updated according to one of the other standards. The aim is for all properties to be environmentally certified.

Green leases

The focus on green leases has continued and in 2020 all major new leases included a green appendix meaning that the tenant agrees to share our ambition to improve environmental work in the building including ie reducing energy consumption or improving waste management. At the end of 2020 green leases amounted to 58% of rental value. The aim is 100% green leases.

Renewable energy

Our buildings are connected to the district heating network, which to a large extent is based on recovered heat and where possible also district cooling network. We also contribute to expansion of renewable electricity production through installation of solar panels on our roofs, charging stations for vehicles and when purchase of energy is necessary we choose only 100% guarantee of origin tracked wind power in order to drive a transition in the energy system. In 2020, 99,9% of all purchased energy came from renewable sources.

Social Sustainability

Social sustainability on property level means to us safe, well-functioning and easily accessible districts with green spaces and full of life throughout day and night. Developing districts is not a "one man show" so in order to be successful we are involved in a number of collaboration projects with other property owners, municipal bodies and other organisations working for the same objective. We are currently involved in collaboration projects in 7 out of 10 selected areas.

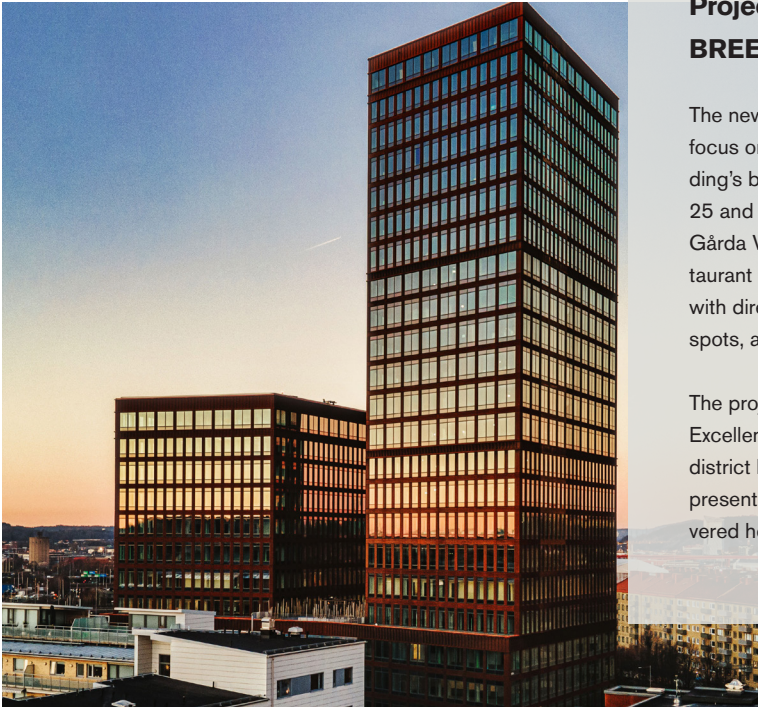
On corporate level social sustainability means gender equality and ensuring safe, secure and inclusive working environments for all, including tenants, employees and subcontractors. To ensure that we are working with the right issues a continuous dialogue with stakeholders is necessary in addition to the specific surveys conducted regularly to measure ie employee and tenant satisfaction with good results although the aim is to improve further. Platzer also sponsors not-for-profit organisations working with children and helping young adults primarily with foreign background to enter the labor market.

Economic Sustainability

In order for our strategy to be successful we need a strong financial position. Therefore, Platzer has a set of financial objectives to maintain a sound balance sheet and healthy value creation. To fulfill long-term sustainable economic growth in a wider perspective we work to minimize occupational accidents, increase inclusion and to ensure that subcontractors and suppliers comply with environmental regulations and collective agreements. We as a company also comply with tax, environmental and other government regulations. Also our work on reducing power loads and reuse of waste are other examples of sustainable economic growth.

Sustainability index target area	Goal
Ecological Sustainability	
Environmental certified properties:	100%
Green leases:	100% of rental value
Carbon dioxide emissions:	<0.5 kg/sq.m. lettable area
Annual reduction in energy consumption:	2% (comparable property)
Social sustainability	
We aim to actively collaborate with other stakeholders in selected areas:	Collaboration in 10 selected areas
Women to men ratio:	40-60% (all levels of the organisation)
We want to contribute to skills supply in the industry by offering internship, placements and summer jobs:	At least 10 students per year
We aim to be one of the best workplaces in the industry:	Trust index >90% according to Great Place to Work
Economic sustainability	
Equity/Asset ratio:	>30%
Loan-to-Value ratio:	Not to exceed 50% over time
Increase in net asset value:	>10% per year (long-term EPRA NRV)
Interest coverage ratio:	>2 (multiple)
Return on investment, project investments:	>20%

Examples



Project Gårda Vesta – Aiming for both BREEAM-SE Excellent and Well certification

The new construction project Gårda Vesta in Gothenburg puts focus on both environmental and social sustainability. The building’s beautiful facade is a new landmark with two towers rising 25 and 14 floors respectively and connected at the base. In total Gårda Vesta comprises 26,600 square meters office space, restaurant and garage. The garage holds 200 bicycles parking spots with direct access to the staircase. There are also 48 car parking spots, all with electrical charging stations.

The project is designed in order to achieve “BREEAM-SE Excellent” once completed and the building will be supplied with district heating and cooling through Göteborg Energi, which presently provide almost fossil free energy mainly based on recovered heat and shall be fossil free by 2025.

The lift should be the second option

Being the first Well certified building in Gothenburg and only the second in Sweden it focuses on health and well being at work in many aspects from materials selection during construction to lighting, air quality and promoting physical exercise. By turning the staircase into a 150 m tall art gallery the lift should be the second option.



Analysis for Climate change adaptation needs

Platzer owns and manages a number of buildings directly adjacent to water which are therefore potentially affected by climate change. The city of Gothenburg has made a thorough analysis of the effect of rising sea levels and incorporates that in future plans. In order to identify future problems specific to Platzer and put focus on the climate change adaptation issue we have ordered a full report from SMHI, (the Swedish Meteorological and Hydrological Institute) covering Platzer’s properties which will be delivered in 2021. The study will form the basis for our future work and investment needs on this matter.

Path towards climate neutrality

In 2017 Sweden adopted a new climate policy framework. The framework consists of a climate act, climate targets and a climate policy council. Sweden's long-term target is to have zero net greenhouse gas emissions by 2045 at the latest.

The property sector is one of the industries where the transition to sustainability has been fastest. Platzer has progressed from focusing on technological solutions to reduce emissions and energy consumption to taking a holistic view of environmental issues. Often in collaboration with other operators.

Local use of resources has a global impact on climate and the environment. Our properties have an adverse impact on the environment throughout their entire life cycle, partly through day-to-day property management operations and partly in connection with property and project development. Our environment work focuses on the areas where property management has the largest impact, such as energy consumption, waste management and sustainable materials choices in connection with refurbishment and new construction. We also carry out remediation works involving hazardous built-in substances and contamination of property or land.

Platzer compensate all remaining scope 1 and 2 carbon dioxide emissions from property management operations with Gold Standard emission rights and have hence been carbon neutral since 2011. The goal moving forward is to continue to reduce our emissions, both direct and indirect ones, including our construction projects. We are also aiming to develop our compensation actions towards more local initiatives when it comes to emission rights. Although we have focused on being climate neutral for many years and come a long way we are expecting to set a final target year during 2021 when we aim to be climate neutral through the entire value chain.

Sustainable Financing

Green Debt is a natural part of our continued sustainability effort and viewed as a more sustainable source of financing. It also provides a wider set of investors, dedicated collaboration with investors and proud and committed employees. We aim for all our financing to be green in the long term. At the end of 2020, 52% of our financing was green. Through this Platzer Green Debt Framework we believe that we will attract a wider set of investors, improve already existing "green" collaboration with investors and provide for proud and committed employees.

Platzer will continue to monitor the development of Green Financing and strive to continually advance the Framework and the Green Terms. As such the Green Debt Framework may be updated from time to time to reflect current market practices. In establishing the terms in this Framework Platzer has sought to comply with the Green Bond Principles (June, 2018) and Green Loan Principles (May, 2020), as well as the current market best practice.

Platzer has worked together with Handelsbanken to develop the Green Debt Framework. CICERO Shades of Green has provided a second opinion on the Green Terms, which is publicly available on Platzer website, platzer.se.

Gothenburg, August 23, 2021

P-G Persson
CEO

Fredrik Sjudin
CFO

Kristina Arelis
Acting Head of Sustainability

Methodology

Environmental objectives (GBP)

The Green Bond Principles contains a set of high level Environmental Objectives (“**Environmental Objectives**”), which outline the main environmental benefits of the anticipated use of proceeds.

- 1. CLIMATE CHANGE MITIGATION:** Activities that contribute to the stabilization of greenhouse gas concentrations in the atmosphere at a level which prevents dangerous anthropogenic interference with the climate system by avoiding or reducing greenhouse gas emissions or by greenhouse gas removals.
- 2. CLIMATE CHANGE ADAPTATION:** Activities that contribute to reducing or preventing the negative effects of the current and expected future climate on the location and context specific economic activities or natural and built environments.
- 3. NATURAL RESOURCE CONSERVATION:** Activities that contribute to the sustainable utilization of natural resources, for instance soils, waters and plants, or the preservation of forests and watershed areas, to ensure that renewable resources are not used up faster than they are replaced, while lessening the dependence and ensuring the sustainable use of non-renewable resources.
- 4. BIODIVERSITY CONSERVATION:** Activities that contribute to the preservation and regeneration of genetic, species and ecosystem diversity in the terrestrial, marine and aquatic environment.
- 5. POLLUTION PREVENTION AND CONTROL:** Activities that contribute to a high level of environmental protection from pollutants other than greenhouse gasses affecting air, water or soil whilst minimizing negative impact on human health and the environment.

Not more than 15% of net proceeds will be allocated to Eligible Green Assets with a primary alignment towards environmental objective 3-5.

Exclusions

The net proceeds will not be allocated or linked to fossil based energy generation, nuclear energy generation, research and/or development within weapons and defense, potentially environmentally negative resource extraction (such as rare-earth elements or fossil fuels), gambling or tobacco.

Allocation of net proceeds

An amount equal to the net proceeds will be used to finance Green Assets in accordance with the Green Debt Framework. The majority of the net proceeds are expected to be allocated to existing projects and assets (defined as projects and assets older than 12 months). However, the net proceeds allocated to new projects and assets are expected to increase over time. The proportion of net proceeds allocated to new projects and assets will be disclosed in the annual reporting.

Alignment with the UN sustainable development goals

Agenda 2030 and the Sustainable Development Goals (“SDG”) were adopted by the United Nations General Assembly on 25 September 2015. There are 17 global goals with 169 defined underlying targets, aimed at achieving long-term sustainable economic, social and environmental development in order to eradicate extreme poverty, to reduce inequality and injustice in the world, and to fight climate change.

While we support all of the UN Sustainability Goals, we have chosen to prioritise goals 5, 7, 8 and 11. The chosen goals represent areas that are most material to our business, meaning that we are in the best position to make a meaningful contribution. Below we present Platzer’s contribution to the UN Sustainability Goals and a selection of our aim for the future, some of which may cover more than one area. Although we have not quite achieved all our goals we can confirm that we are getting closer to our vision.

The Sustainable Development Goals Platzer works towards



Achieve gender equality and empower all women and girls

At Platzer, everyone should be treated equally, and we are working towards increasing the number of women in leadership positions.

The aim is to have a men-woman ratio of 40-60% at all levels of the organisation (employees, senior executives and management team).

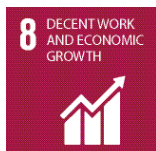


Ensure access to affordable, reliable, sustainable and modern energy for all.

At Platzer we want to give our tenants access to an uninterrupted supply of energy at the right price and with a low environmental impact. Our buildings are connected to the district heating network, which to a large extent is based on recovered heat and bio-energy sources making the district heating sources basically fossil free.

We contribute to expansion of renewable electricity production through installation of solar panels and purchase of only wind energy. In 2020, 99,9% of all purchased energy came from renewable sources.

The aim is to reduce energy consumption by 2% annually. Reduction in energy consumption per sq.m. since 2008 has been 53%.



Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.

At Platzer it is important to ensure that our properties provide a safe and secure working environment. We are also constantly working to minimize occupational accidents and injuries and increase inclusion in collaboration with subcontractors and suppliers to ensure that they comply with environmental regulations and collective agreements.

In order for our growth strategy to be successful and create value, we need a strong financial position.

At Platzer we strive to provide for sustainable economic growth by helping tenants make resource-smart choices, reduce power load during peak hours and to increase waste recovery. This is encouraged by "green leases".

The aim in the long term is that 100% of rental value should be green leases. (employees, senior executives and management team).



Make cities and human settlements inclusive, safe, resilient and sustainable.

At Platzer our ambition is to contribute to inclusive and sustainable urbanisation by creating safe, well-functioning and easily accessible districts with green spaces, services and full of life. We also pay attention to climate adaptation, emissions and waste management.

The aim for the long term is that Platzer's carbon dioxide emissions should not exceed 0.5 kg per sqm lettable area.

Platzer strives to reduce waste by achieving as high level of material recovery as possible. The level has recently risen to above 50% for the first time.

Green Terms

Use of proceeds

An amount equivalent to the net proceeds from Green Financing will exclusively be used by Platzer to fully or partly finance or refinance investments and expenditures that promote the transition to low-carbon, climate resilient and sustainable economies. Such assets (“**Eligible Green Assets**” or “**Green Assets**”) must comply with the categories and criteria’s below as well as the Exclusion criteria, Allocation criteria and Environmental Objectives described in the Methodology section.

Both financing or refinancing of tangible assets (without age restriction) and operational expenditure (up to 3 years backwards looking) can qualify. The combined allocated amount to a specific Green Asset, by one or several sources of financing with specified use of proceeds, may not exceed its value. Platzer only operates in the Swedish market and the net proceeds will therefore be used exclusively to finance or refinance investments and expenditure in Sweden.

Green buildings

Main Environmental Objective (GBP):
Climate Change Mitigation
Climate Change Adaptation



New properties

Ongoing development or recently completed properties that have, or will, receive an environmental certification of at least Miljöbyggnad “Silver”, BREEAM-SE “Excellent”, BREEAM “Excellent” or LEED “Gold”. The properties should also achieve at least 20% lower energy use than required by the applicable national building code (BBR).

Existing properties

Environmentally certified existing properties with a high environmental performance that have or will receive a certification of at least Miljöbyggnad “Silver”, Miljöbyggnad i drift “Silver”, BREEAM “Very Good”, BREEAM In-Use “Very Good”, LEED “Gold” or LEED EBOM “Gold”. Existing buildings must achieve an energy use per square meter not exceeding the targets set out below and for own development at least 15% lower than the national building code (BBR) applicable for the specific building.

Construction year	Energy use per square meter
Before 2006	100 kWh/sq. m.
Between 2006-2010	90 kWh/sq. m.
After 2010	80 kWh/sq. m.

Major renovation

Properties that have undergone renovation and for which the energy performance have been improved by at least 30% during a time period not exceeding three years.

Clean transportation

Main Environmental Objective (GBP):
Climate Change Mitigation



Supportive infrastructure such as charging stations for all types of electric vehicles, bicycle garages, or other investments that support and emphasize the use of environmentally sound and low carbon solutions, as well as electric vehicles used in our operations, such as fully electric service vehicles.

Energy efficiency

Main Environmental Objective (GBP):
Climate Change Mitigation



Investments in the existing portfolio of buildings that target a lower overall energy use and an improved environmental footprint. This could include, for instance, the installation of geothermal heating/cooling, energy-efficient lighting, IT-solutions (monitoring, efficiency management and remote operation), energy efficient windows, additional insulation or an upgraded ventilation system. Only directly associated expenditure (e.g. material, installation and labor) is eligible for financing.

Platzer will ascertain the following:

- High estimated energy savings in the targeted area for physical installations (minimum 20%).
- Minimize long term negative climate impact and potential rebound effects.
- Minimal negative climate impact from the technology used.

Renewable energy

Main Environmental Objective (GBP):
Climate Change Mitigation



Renewable energy production, such as on-site solar power installations or stand-alone solar farms as well as related infrastructure investments for example grid connections, electric substations or networks.

Climate change adaptation

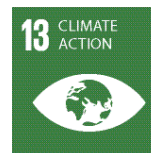
Main Environmental Objective (GBP):
Climate Change Adaptation



Investments undertaken to mitigate the negative consequences brought on by climate change and their impact on properties, including adaptation of buildings, infrastructure, parks and green areas to build resilience against expected risks such as increased rainfalls, flooding or sea level rise.

Pollution prevention and control

Main Environmental Objective (GBP):
Climate Change Mitigation
Climate Change Adaptation



Investments that limit, remove or treat the presence of harmful substances and/or greenhouse gas, such as:

Soil Remediation Investments in soil remediation, meaning the removal of harmful substances in the soil from mainly human activity in the past. Such investments require that a soil survey has been carried out and an emphasis is placed on the reuse of the material (with destruction or deposit as a last option).

Removal of Harmful Substances Investments in the removal and replacement of harmful substances in products, assets or projects, such as micro plastics, chemicals or metals, that have been linked to negative effects on biodiversity, human health and/or the environment.

Waste Management Investments in waste management, such as collection, prevention, reduction or recycling of waste.

Process for project evaluation and selection

In Platzer it is primarily the project managers and the property managers who handle and presents proposals of investments. Decisions on green investments and projects is a part of the ordinary process for project evaluation and selection. In management plans different proposals on measures is stated, such as energy savings. All proposed measures and status for projects and investments are registered. This information will be used by the Green Business Council (GBC) to determine what projects and investments that are compliant with the Green Terms and therefore qualifies for Green Financing. Furthermore, the GBC is also responsible for signing off on the forthcoming reporting under the framework as outlined under the section Reporting and Transparency. The GBC is led by the Head of Sustainability and currently has the following members:

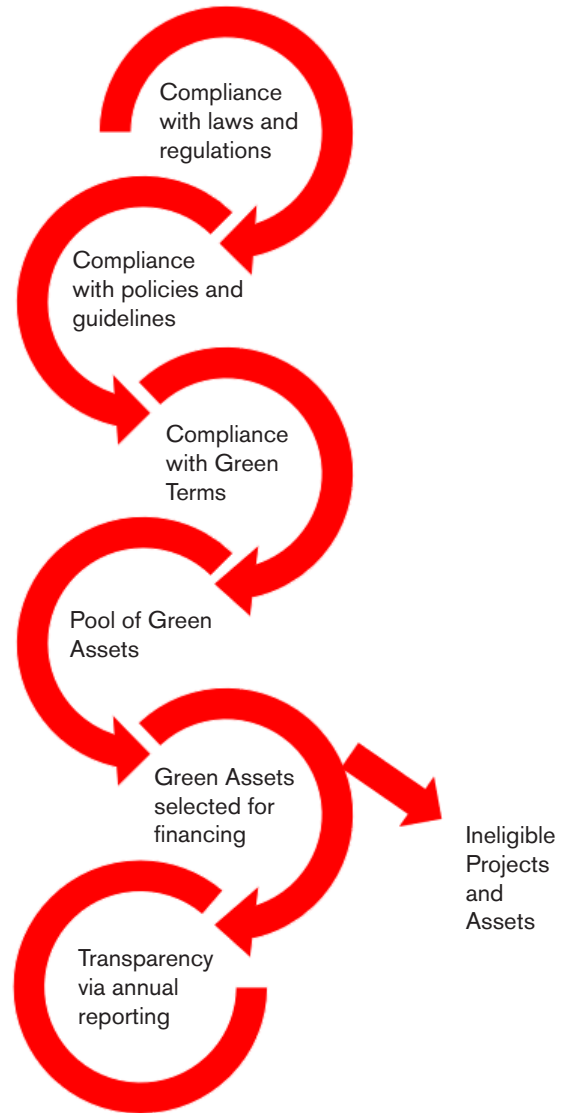
- CEO
- Head of Sustainability
- CFO

The GBC will review information about the assets and evaluate the overall environmental impact, which includes life cycle considerations, potential rebound effects, resilience considerations and adherence to at least one of the Environmental Objectives. The projects and assets must also be compliant with applicable national laws and regulations, as well as policies and guidelines at Platzer. The Green Business Council can request additional information and consult with internal parties, but the mandate to make decisions is held by the group. A decision to allocate net proceeds will require a majority decision by the GBC, where the head of sustainability has a veto. The decisions made by the GBC will be documented.

An updated list of all Green Assets will be kept by Platzer’s treasury department. If a project or asset ceases to meet the Green Terms, it will be removed from the list (and the funds will be recycled). The list will also be used as a tool to determine if there is a current or expected capacity for additional Green Financing.

External Review

Platzer acknowledges the recommendation in the Green Bond Principles regarding transparency and verification of net proceeds allocation. For further information, see the “Annual Review” section under Reporting and Transparency.



Management of proceeds

The net proceeds of any Green Financing will be credited to a dedicated account (the “**Green Account**”) or otherwise tracked by Platzer (together, the “**Green Portfolio**”).

Deductions will be made from the Green Portfolio by an equivalent amount corresponding to the financing, refinancing, investment or expenditure of Eligible Green Assets or at repayment of any Green Financing.

If an Eligible Green Asset no longer qualifies or if the underlying project or asset is divested or lost, an amount equal to the funds allocated towards it will be re-credited to the Green Portfolio. Funds may also be reallocated to other Green Assets during the term of any Green Financing, unless otherwise agreed in the loan documentation.

The treasury department will keep a record of the purpose of any change in the Green Portfolio and ensure that the combined funds directed towards a specific Green Asset, by one or several sources of Green Financing or other financing with specific use of proceeds, does not exceed its value.

While the Green Portfolio has a positive balance the net proceeds may be invested or utilised by the treasury in accordance with Platzer’s sustainability policy and investment criteria. Such unallocated funds may for instance be invested in short-term interest bearing securities, such as Swedish treasury bills (and related entities) or Swedish municipal notes (including related entities).

Ex-post verification of net proceeds allocation

Platzer acknowledges the recommendation in the Green Bond Principles regarding transparency and verification of net proceeds allocation, hence verification will be sought from Platzer’s external auditor. Further information can be found in the Annual Review section under Reporting and Transparency.

Reporting and transparency

In order to be fully transparent towards the Green Bond investors and other market stakeholders, Platzer will publish an annual report on its website platzer.se that will detail the allocation of net proceeds and adherence to the Green Terms (the “Reporting”). The first such Reporting under this Framework is expected to take place in May 2022 and will be available in English.

In addition to the yearly reporting, a quarterly statement will be published on the Green Website disclosing the total amount of Green Financing outstanding and the total value of Green Assets.

The Reporting will be prepared by the Head of Sustainability and treasury with assistance from the technical department. It will contain information on the Green Assets that have been financed with Green Financing, a summary of Platzer’s activities in the past year as pertains to Green Financing as well as information, including examples, of the financed Green Asset’s adherence to the relevant criteria.

Allocation Disclosure

- Platzer will provide allocation reporting and emphasis will be placed on providing examples to single projects based on size.
- The sum of outstanding Green Financing and the sum of the Green Portfolio balance, including any short term investments or net proceeds managed within the liquidity portfolio.
- The proportion of net proceeds allocated to new investments and expenditure (see definition under Methodology).
- All data is to be as of the end of the previous year.

Impact Reporting & Metrics

The Reporting will contain a disclosure of asset level performance indicators. The Reporting will strive to disclose the impact based on the Green Financings share of the total investment. For financed Green Assets that are not yet operational, Platzer will strive to provide estimates of future performance levels. Platzer will emphasise energy savings and greenhouse gas reductions as the most relevant performance metrics for most projects. The metrics below are examples of indicators that are likely to be used by Platzer in the forthcoming Reporting.

Impact metrics for green buildings

Depending on the type of project, some or all of the indicators below may be used

- I. Energy performance/use**
 - a. For all buildings: the annual energy use per square meter aTemp/Lettable Area
 - b. For all buildings: the annual energy savings (MWh per year).
 - c. For all buildings: the percentage of renewable energy used compared to the total energy used
 - d. For all new buildings: the relative energy performance (%-improvement) compared with applicable national building code.
 - e. For major renovations: the percentage reduction of energy use.
- II. Building certification**
 - f. Type of certification
 - g. Achieved level of certification
- III. Carbon emission savings/reductions**
 - h. Carbon intensity: grams per square meter aTemp/Lettable Area
 - i. Carbon savings: annual carbon emission reductions/savings (CO₂e tones)

Impact metrics for clean transportation

Depending on the type of project, some or all of the indicators below may be used

- I.** Number of charging stations for electric vehicles installed.
- II.** Number of bicycles that a bicycle garage can accommodate.

Impact metrics for renewable energy

Depending on the type of project, some or all of the indicators below may be used

- I.** Yearly production (MWh).
- II.** Annual carbon savings (CO₂e tons).

Impact metrics for energy efficiency

Depending on the type of project, some or all of the indicators below may be used

- I.** Annual energy savings (MWh per year).
- II.** Annual carbon savings (CO₂e tons).
- III.** Each yearly report may include an example of an energy efficiency investment that has been financed with green net proceeds (if such a project has been completed).

Performance metrics for climate change adaptation

Each yearly report may include an example of an investment that has been financed with green net proceeds (if such a project has been completed). Given the number of project types that qualify under the category the KPI's will not be disclosed beforehand in the Framework. Platzer will, where applicable, emphasise a description of the need for the investment, and if possible, what resilience the investment creates.

Performance metrics for pollution prevention and control

Each yearly report may include an example of an investment that has been financed with green net proceeds (if such a project has been completed). Given the number of project types that qualify under the category the KPI's will not be disclosed beforehand in the Framework.

Carbon Footprint Calculation Methodology

To calculate GHG emission reductions, Platzer uses the Green House Gas Protocol to calculate Scope 1 and Scope 2 emissions. To calculate CO₂e emissions reductions from Green Assets the location based emissions will be used. The emission numbers were 93,2 grams CO₂e per kWh for electricity¹⁾ (2018), 42,6 grams CO₂e per kWh for heat²⁾ (2020) and 0 grams CO₂e per kWh for cooling²⁾ (2020) with a combined CO₂e per kWh for delivered energy of 135,8 grams. This is the same methodology used in the company's sustainability reporting, although the sustainability reporting uses market-based emission factors.

It should be noted that the grid emission factors Platzer uses are considerably lower than what has been outlined in the "Nordic Public Sector Issuers: Position Paper on Green Bonds Impact Reporting" (2020), which currently states 315 grams CO₂e per kWh.

Annual Review

The external auditor of Platzer, or a similar party appointed by Platzer with the relevant expertise and experience, will investigate and report whether an amount equal to the net proceeds have been allocated to the Eligible Green Assets that Platzer has communicated in the Reporting. The conclusions will be provided in a signed statement, which will be published on Platzer's website platzer.se.

Website for Green Financing

Platzer has a dedicated webpage for Green Financing at its website platzer.se where investors, lenders and other interested parties can find information regarding Platzer's Green Financing, including:

- The Green Debt Framework
- The Second Opinion
- The Reporting
- The annual review
- The quarterly statements
- Investor presentations

¹⁾ Source: SMED Rapport Nr 4 2021- Emissionsfaktor för Nordisk elmix med hänsyn till import och export. Utgivare: Sveriges Meteorologiska och Hydrologiska Institut (SMHI) ISSN: 1653-8102

²⁾ Source: Weighted Calculation based on Emission Reports from Göteborg Energi, Mölndal Energi, Solör Bioenergi och Sörred fjärrvärme.

Definitions

BBR means the Swedish national building regulation set up by the National Board of Housing, Building and Planning, determining the regulatory requirements and offering general advice regarding all stages of planning, construction and operations of real estate assets.

BREEAM Very Good, Excellent and Outstanding means the rating Very Good, Excellent and Outstanding within BREEAM, a grading scheme for the real estate sector developed by BRE Global, as well as local adaptations such as BREEAM-SE developed by the SGBC (Swedish Green Building Council) respectively, pursuant to their definition at the time of receipt of the relevant certification.

BREEAM IN-USE Very Good, Excellent and Outstanding means the rating Very Good, Excellent or Outstanding within BREEAM, a grading scheme for the real estate sector developed by BRE Global, pursuant to their definition at the time of receipt of the relevant certification.

GREENHOUSE GAS PROTOCOL establishes comprehensive global standardised frameworks to measure and manage greenhouse gas (GHG) emissions. According to the standard the measuring and reporting of the emissions is divided in scope 1, 2 and 3.

- **Scope 1 emissions** are direct emissions from company-owned and controlled resources.
- **Scope 2 emissions** are indirect emissions from the consumption of purchased electricity, steam, heat and cooling.
- **Scope 3 emissions** are all indirect emissions (not included in scope 2) that occurs in the value chain of the company.

MILJÖBYGGNAD SILVER means the rating Silver within the Miljöbyggnad building certification scheme administered by the Sweden Green Building Council (SGBC), pursuant to its definition at the time of receipt of the relevant certification.

NZEB stands for Nearly Zero Energy Buildings and entails buildings with a very high energy performance. The Energy Performance of Buildings Directive (EPBD) by the EU requires all new buildings to be nearly zero-energy by the end of 2020. This is also implemented in the Swedish national building regulation (BBR).

Policy Documents

Policy documents that govern Platzer's Environmental and Sustainability work

NAME	PUBLICLY AVAILABLE
Annual Report 2020	Swedish/English
Corporate Background	Swedish
Environmental Policy	Swedish
Procurement Policy	Not public
Work environment Policy	Not public
Diversity Plan	Not public
Active actions against discrimination	Not public
Green Lease Agreements	Not public



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