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Green Debt Framework Investor Report 2023

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Platzer Fastigheter Holding AB (publ) launched a Green Debt Framework in August 2021 which received a Medium Green Shading by the second party opinion provider CICERO Shades of Green. During 2023 no new bonds were issued under the Green Debt Framework but in 2021 three bonds totaling SEK 1 300 million were issued, which is also the current outstanding volume.

Our Sustainability efforts

Development of sustainable areas with the smallest possible carbon footprint is how we tend to summarise our view on sustainability. Our Green Debt Framework is a natural part of our continued sustainability effort and green debt is viewed as a more sustainable source of financing. We believe it attracts a wider set of investors, improve already existing green collaboration with investors and provide for proud and committed employees. We aim for all our financing to be green in the long term. At the end of 2023, 65% of our financing was green.

Local use of resources has a global impact on the climate and the environment. The property sector in general faces challenges during a building's lifecycle from construction through management to final deconstruction. 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. Our properties too have an adverse impact on the environment throughout their entire life cycle and efforts to reduce our impact on the environment is a natural part of our operations. We focus 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.

The Green Debt Framework includes six categories of eligible investments (Green Buildings, Clean transportation, Energy efficiency, Renewable energy, Climate change adaptation, and Pollution prevention and control). The green proceeds have been allocated to the category Green Buildings. The proceeds have been allocated to existing properties, i.e. financed more than one year after completion. The current pool of green assets represent only a selection of eligible properties where an actual decision to be included has been made, an additional SEK

3,3 billion in market value is ready for prompt decision when needed. By looking into specific projects or specific buildings on large plots of land holding several buildings there is much more potential to be identified.

Table 1: Green Bond issuance

ISIN	Amount, SEK m	Tenor	Date of issue
SE0013883188	600	4 years	2021-09-15
SE0013360468	300	5 years	2021-09-21
SE00138 83287	400	3 years	2021-11-01

Table 2: Disclosure of allocation

Category	Allocations, SEK m	Proportion of allocations, %
Green Buildings	1,300	100
Clean transportation	-	-
Energy efficiency	-	-
Renewable energy	-	-
Climate change adaptation	-	-
Pollution prevention and control	-	-
Sum of allocated Green Bond proceeds	1,300	100
Sum of Green Bond proceeds	1,300	
Green account balance	0	



A selection of our sustainability targets

- Environmental certified properties: 100%
- Green leases: 100% of lettable area
- Energy performance in our investment properties in 2025 to be lower than 70 kWh/sq.m of area (heated to a minimum of 10 °C)
- Carbon-neutral (scope 1 and scope 2) property management by 2030¹

Table 3: Pool of Green Assets

Category	Amount, SEK m
Market value of green pool	5,292
Existing debt in pool prior to allocation	-2,979
Green account balance	0
Available for green allocation	2,313
Allocated Green Bonds	-1,300
Green pool balance	1,013

¹ Platzer is taking active measures to eliminate property management emissions we have control over. For emissions outside our control, e.g. from purchased energy, we may need to use carbon removal credits or carbon offsetting.



GREEN BUILDINGS

Our category green buildings are assumed to cover the green bond principles main environmental objectives; climate change mitigation and climate change adaptation.

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. Where possible we also connect to district cooling networks. We contribute to expansion of renewable electricity production through installation of solar panels and purchase of only wind energy. In 2023, an estimated 99,9% of all purchased energy came from renewable sources.

To qualify as a Green Building in our framework new properties must 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 must 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 also 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.

Major renovation may be used for properties that have undergone renovation and for which the energy perfor-

mance have been improved by at least 30% during a time period not exceeding three years.

During the year our properties to which green bonds have been allocated show great savings in energy and carbon emissions compared to the applicable BBR. The savings figure only reflect the impact of the properties total savings that represent the share of allocated green financing compared to the properties market value. For details and assumptions in calculations see appendix.

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

Green debt's share of annual savings

Annual energy savings	941 MWh
Annual carbon emission savings	55 tons



Property	I. Energy performance						II. Building certification		III. Carbon Emission savings		
	Category within Green Building	Requirement, kWh/sq.m. Atemp	Annual energy use, kWh/sq.m. Atemp	Annual energy savings, MWh	Annual energy savings, allocated to green debt, MWh	Renewable energy, %	Type of certification	Achieved level	Carbon intensity, g/sq.m. Atemp	Annual carbon emission savings, tons	Annual carbon Emission savings, allocated to green debt, tons
Gullbergsvass 5:10	Existing	100*	51	797	325	100	BREEAM	Excellent	142	45	18
Gårda 1:15	Existing	100*	76	286	31	100	Miljöbyggnad	Silver	215	20	2
Nordstaden 14:1	Existing	100*	70	311	116	100	BREEAM	Very Good	183	19	7
Gullbergsvass 5:26	Existing	100	67	660	235	100	LEED	Platinum	168	36	13
Gårda 3:14	Existing	80	38	413	121	100	Miljöbyggnad	Silver	131	22	6
Lindholmen 39:3	Existing	80	69	94	31	100	LEED	Gold	147	5	2
Härddisken 1	Existing	80	33	230	82	100	Miljöbyggnad	Silver	62	17	6

* For properties built before 2006 with actual higher energy requirements BBR 12 will be used as reference in savings calculations.



Revisorns rapport över översiktlig granskning av investerarbrevet (Green Bond)

Till Platzer Fastigheter AB (publ), organisationsnummer 556102-5692

Inledning

Vi har fått i uppdrag av styrelsen i Platzer AB (publ) ("Platzer") att översiktligt granska företagets investerarbrev för Green Debt Framework ("rapporten") för år 2023.

Styrelsens och företagsledningens ansvar

Det är styrelsen och företagsledningen som har ansvaret för att upprätta rapporten i enlighet med tillämpliga kriterier. Kriterierna framgår i dokumentet *Green Debt Framework* ("ramverket") daterad augusti 2021 (sida 15) som finns tillgänglig på Platzers hemsida, som är tillämpliga för rapporten, samt av företagets egna framtagna redovisnings- och beräkningsprinciper. Detta ansvar innefattar även den interna kontroll som bedöms nödvändig för att upprätta ett investerarbrev som inte innehåller väsentliga fel, vare sig dessa beror på oegentligheter eller på fel.

Revisorns ansvar

Vårt ansvar är att uttala en slutsats om rapporten grundad på vår översiktliga granskning. Vårt uppdrag är begränsat till den historiska information som redovisas och omfattar således inte framtidsorienterade uppgifter.

Vi har utfört vår översiktliga granskning i enlighet med ISAE 3000 *Andra bestyrkandeuppdrag än revisioner och översiktliga granskningar av historisk finansiell information*. En översiktlig granskning består av att göra förfrågningar, i första hand till personer som är ansvariga för upprättandet av rapporten, att utföra analytisk granskning och att vidta andra översiktliga granskningsåtgärder. En översiktlig granskning har en annan inriktning och en betydligt mindre omfattning jämfört med den inriktning och omfattning som en revision enligt International Standards on Auditing och god revisionssed i övrigt har.

Revisionsföretaget tillämpar ISQC 1 (International Standard on Quality Control) och har därmed ett allsidigt system för kvalitetskontroll vilket innefattar dokumenterade riktlinjer och rutiner avseende efterlevnad av yrkesetiska krav, standarder för yrkesutövningen och tillämpliga krav i lagar och andra författningar. Vi är oberoende i förhållande till Platzer enligt god revisorssed i Sverige och har i övrigt fullgjort vårt yrkesetiska ansvar enligt dessa krav.

De granskningsåtgärder som vidtas vid en översiktlig granskning gör det inte möjligt för oss att skaffa oss en sådan säkerhet att vi blir medvetna om alla viktiga omständigheter som skulle kunna ha blivit identifierade om en revision utförts. Den uttalade slutsatsen grundad på en översiktlig granskning har därför inte den säkerhet som en uttalad slutsats grundad på en revision har.

Vår granskning utgår från de av styrelsen och företagsledningen valda kriterier, som definieras ovan. Vi anser att dessa kriterier är lämpliga för upprättande av rapporten.

Vi anser att de bevis som vi skaffat under vår granskning är tillräckliga och ändamålsenliga i syfte att ge oss grund för vårt uttalande nedan.

Uttalande

Grundat på vår översiktliga granskning har det inte kommit fram några omständigheter som ger oss anledning att anse att rapporten inte, i allt väsentligt, är upprättad i enlighet med de ovan av styrelsen och företagsledningen angivna kriterierna.

Göteborg, den dag som framgår av vår elektroniska underskrift.

Öhrlings PricewaterhouseCoopers AB

Ulrika Ramsvik
Auktoriserad revisor

Appendix

ENERGY

Calculations on energy use are based on actual amounts of energy used for heating and cooling as well as electricity. These amounts are recalculated to normal consumption using degree-day-statistics. Atemp is used as the basis for sq.m. calculations as it refers to the total heated area in the building.

Energy savings refer to the actual amount of energy used compared with the applicable requirement in the national building code (BBR). For simplicity reasons the requirement in BBR 12 is used for properties built for before 2006 even though the actual requirements at the time were higher since it was the first BBR with a specific level. The savings figure only reflect the impact of the properties total savings that represent the share of allocated green financing compared to the properties market value.

CARBONDIOXIDE

Emissions consist of CO₂ from purchased heating, cooling and electricity as well as possible leakage from cooling fluids. CO₂ calculations are primarily based on input data reported from suppliers of district heating and cooling for 2023. Where possible purchased district heating is made from renewable sources with low CO₂ emissions. All electricity is wind power and calculated as 0 g CO₂/kWh.

Carbon dioxide savings is calculated based on the reported energy savings using local based emission figures and Platzer's consumption pattern. Input data reported from suppliers of district heating and cooling for 2023 is weighed to 61,3 g CO₂/kWh for heating and 0 g CO₂/kWh for cooling¹. For electricity 93,2 g CO₂/kWh is used². The savings figure only reflect the impact of the properties total savings that represent the share of allocated green financing compared to the properties market value.

¹) Source: Weighted Calculation based on Emission Reports from Göteborg Energi, Mölndal Energi and Solör Bioenergi.

²) 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



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