

Akademiska Hus

Green Bond Investor Report 2023

APRIL 2024



AKADEMISKA HUS

Green Bond Investor Report

In June 2023 Akademiska Hus launched an updated Green Bond Framework. Since no issues were made during 2023, this investor report relates to framework established in 2019. Both frameworks and their respective second opinions are available on Akademiska Hus' website.

Akademiska Hus original Green Bond Framework was established in April 2019 and received a *Dark Green* shading from the second party opinion provider Cicero Green, a subsidiary of the climate research institute Cicero. To date two bonds have been issued under the Green bond framework, SEK 1 500 million in June 2019 and SEK 1 500 million in October 2020.

The allocations of the net proceeds remained unchanged during 2023.

The Green Bond Framework has a clear ambition to demonstrate Akademiska Hus sustainability agenda and to leverage on the strong and extensive portfolio of existing and planned projects and assets within the company. Green financing has enabled a platform for deepened dialogue with investors about the collective responsibility to manage the shift towards a more sustainable society.

Cicero Green stated that Akademiska Hus' Green Bond Framework provides a strong and forward-thinking approach to green financing for emission reduction and climate resilience initiatives. In early 2022 Akademiska Hus took further steps in the ambition to reach climate neutrality with the launch of brand new and highly ambitious Climate- and Energy strategy where the goal now is set to demonstrate carbon neutrality in 2035¹. To achieve rapid change with tangible results in the near future, we supplement our long-term target with intermediate targets and associated activities. In 2025 the target is to achieve a climate footprint decrease by 40 % and by 2030 a decrease of 65 %. Activities to support the progress towards the intermediate targets are identified and implemented as part of the annual plans of the operations.

The carbon footprint from the operation is directly linked to the energy efficiency in our properties. Therefore our goal to reduce the quantity of delivered energy, including the energy used by our customers in their operations, remains as a KPI. The energy efficiency goal to 2025 implies a 50% reduction of the delivered energy from the level of year 2000.

The framework includes five categories of eligible investments. The green net proceeds have been allocated to all five categories, with the category Green Buildings being the largest. The majority of the net proceeds, 70 %, have been allocated to new projects, i.e. financed within one year of completion.

Table 1: Green Bond issuance, SEK m

ISIN	Volume	Issue date	Tenor
XS2015238269	500	2019-06-20	5 years
XS2015238855	1000	2019-06-20	5 years
XS2241799365	1500	2020-10-07	7 years

Table 2: Disclosure of allocation

Category	Allocated Net proceeds	Proportion of tot. %
Clean Transportation	51,6	2%
Green Buildings	2252,95	75%
Energy Efficiency	511,2	17%
Renewable Energy	78,85	3%
Environmental Sustainable Management of Living Natural Resources	100	3%
Sum allocated net proceeds	2994,6	
Sum of green bond net proceeds	2994,6	
Green account balance	0	

¹ Our definition of carbon neutrality is when reported climate impact is reduced by at least 85 % from the level reported for the base year, 2019.



Photo: Ola Kjelbye

CLEAN TRANSPORTATION

Akademiska Hus owns and develops campuses in 16 college and university cities in Sweden. The campuses play an important role in the local communities. With high ambitions to contribute to the shift towards a fossil-free society we see supportive infrastructure for clean transportation as a part of our business and therefore the category Clean transportation is a part of the Green Bond Framework.

There are several ways to encourage people to shift the daily commute from fossil-based transports to more sustainable transport modes. Increased availability of public transport, good walking and bicycling paths to be mentioned amongst others.

Thus, the rate of change is heavily dependent on the availability of solutions that are easily accessible, seamlessly integrated in the lifestyle and preferably cost-effective.

Electric charging stations

Number of electric charging stations financed: 257

Greenhouse gas savings: 359,8 tonnes.





Studenthus Valla, Linköping. Photo: Anders Bryngel.

GREEN BUILDINGS

Both Akademiska Hus and many of our customers have high aspirations in sustainability. Our role as a long-term property owner provides an excellent opportunity to build sustainably and forward-thinking. Our goal is always to deliver the highest possible customer value through resource efficiency and good cost management. At the same time, Akademiska Hus constantly strive to minimise environmental impact through sustainable construction processes and carefully considered choices of systems and materials.

All new construction projects shall meet Gold rating in the Miljöbyggnad environmental certification system, with the exception of student housing which is to aim for Gold but at least achieve the silver level. The target for major renovations is set to a Silver rating, as a minimum. A building process that meet these high ambitions in the Miljöbyggnad standards assure important qualities in a building in terms of energy, indoor environment and materials. Akademiska Hus currently have 56 certified buildings whereof 13 to date are certified at Gold level.

Table 3: Investments and metrics in the category Green Buildings

Property	Location	Renovation/ New/ Existing	Certification	MWh/ year	CO ₂ (tonnes)	Savings MWh	Savings %	kWh/ m ²	CO ₂ kg/m ²
Humanisten	Göteborg	New	Gold	630	32	333	35%	43	2,1
Humanisten	Göteborg	Renovation	Silver	739	37	383	34%	51	2,5
Studenthuset	Linköping	New	Gold	678	39	486	42%	46	3,0
A Working Lab	Gothenburg	New	Gold	380	12	369	49%	34	1,0
Samhällsbyggnad 1 & 2	Gothenburg	Renovation	Silver	1 425	62	462	25%	60	2,6
Humanisthuset	Umeå	Renovation	Silver	1 277	78	557	30%	84	5,1
Eden	Lund	Existing	Silver	265	0,6	122	31%	53	0,1
Matteanexet	Lund	Renovation	Gold	293	0,5	307	57%	58	0,1



Universitetsbiblioteket i Lund. Photo: Jesper Orrbeck

ENERGY EFFICIENCY

A key component of our aspiration to achieve carbon neutrality involves reducing the energy needs in our buildings. Our goal is to reduce the quantity of delivered energy by 50 percent to 2025, with 2000 as base year. Considerable effort is also being dedicated to influence the energy system to shift towards more sustainable energy and to demand and create new renewable energy.

Our energy strategy, established during 2016, has led to an ambitious energy process where prioritization of energy reduction activities is simplified and where focus is set on implementation to reach the energy goal. Our database for energy, was further developed during 2020 to enable more accurate analysis of a building's energy performance which also support

the investment process to accelerate the energy reduction activities to provide greater benefit, both financially and environmentally.

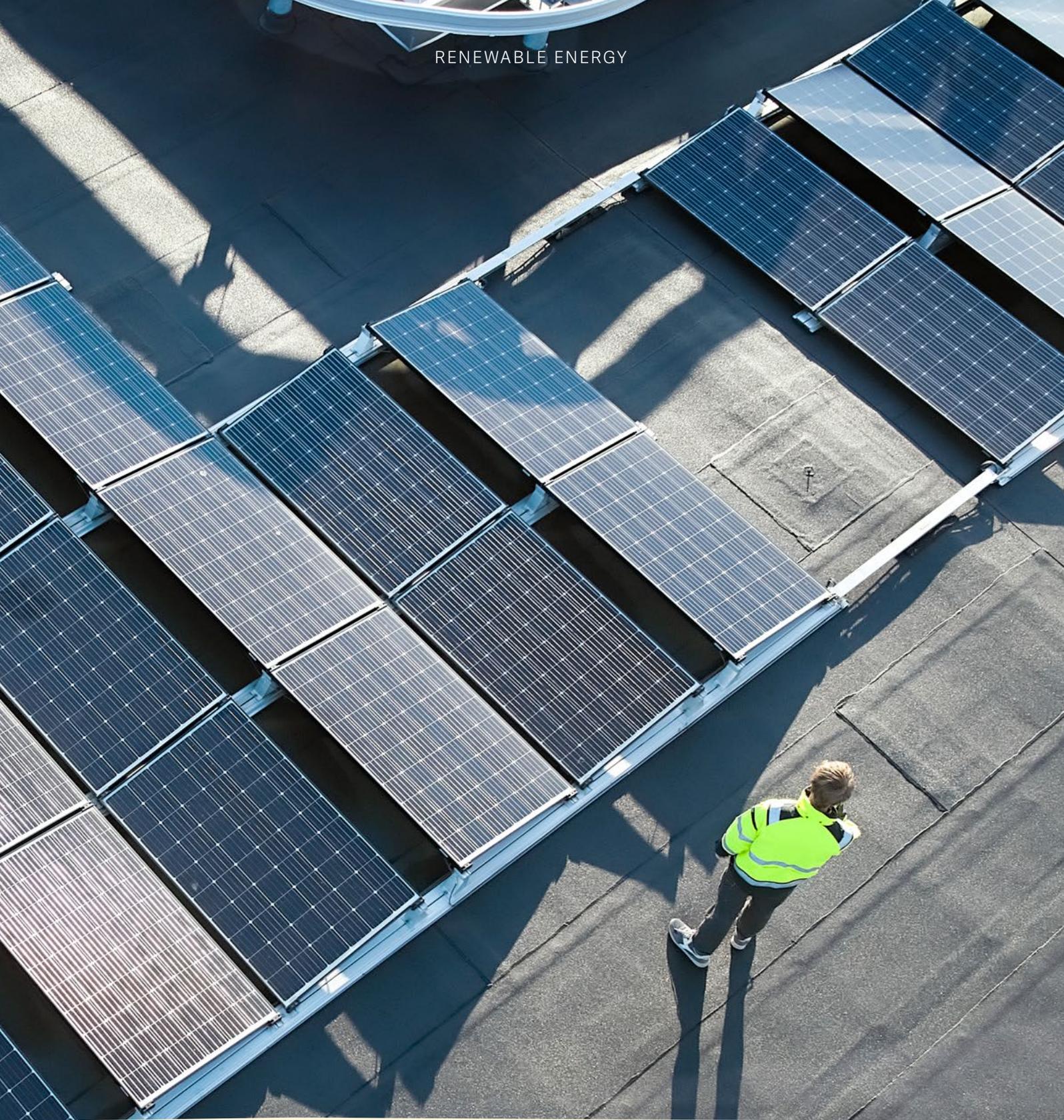
The investments connected to energy-reduction have contributed to following savings:

Yearly reduction:

84 934 MWh/year

425 tonnes CO₂/year





RENEWABLE ENERGY

Our investment in solar energy contributes in the shift towards a fossil free society. By year-end 2023, we have 142 solar panel installations that during the year produced 9,7 million kWh, corresponding to 3 per cent of electricity consumption by us and our customers. This makes us to one of the property company with the most solar panel installations and an expected electricity production from solar energy of 14 million kWh within the next few years.

The investments connected to Renewable energy have contributed to following savings:

Yearly production capacity:	4 916 MWh/year
Prevented emissions:	25 tonnes CO ₂ /year





Auditor's Limited Assurance Report

To Akademiska Hus AB, Corporate identification number 556559-9156

Introduction and Scope

We have been engaged by the Executive Management of Akademiska Hus AB ("Akademiska Hus") to undertake a limited assurance engagement of selected information in Akademiska Hus' Green Bond Investor Report 2023 ("the Report").

The scope of our work was limited to assurance of "Table 1:Green Bond issuance" and "Table 2:Disclosure of allocation" on page 2 in the report.

Our assurance does not extend to any other information in the Report. We have not reviewed and do not provide any assurance over any individual project information reported, including estimates of sustainability impacts.

Responsibilities of the Executive Management

The Executive Management is responsible for evaluating and selecting eligible assets, for the use and management of bond proceeds, and for preparing an Investor Report that is free of material misstatements, whether due to fraud or error, in accordance with applicable criteria. The criteria are relevant parts (section one, page 11) of the *Akademiska Hus Green Bond Framework* dated April 2019 ("the Framework"), available on Akademiska Hus's website.

Responsibilities of the Auditor

Our responsibility is to express a limited assurance conclusion on the selected information specified above based on the procedures we have performed and the evidence we have obtained.

We have conducted our limited assurance engagement in accordance with ISAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* issued by IAASB. A limited assurance engagement consists of making inquiries, primarily of persons responsible for the preparation of the selected information in the Report, and applying analytical and other limited assurance procedures. The procedures performed in a limited assurance engagement vary in nature from, and are less in extent than for, a reasonable assurance engagement conducted in accordance with IAASB's Standards on Auditing and other generally accepted auditing standards.

The procedures performed consequently do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in a reasonable assurance engagement. Accordingly, we do not express a reasonable assurance conclusion.

The firm applies ISQC 1 (International Standard on Quality Control) and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent towards Akademiska Hus in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

Our procedures are based on the criteria defined by the Executive Management as described above. We consider these criteria suitable for the preparation of the Report.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion below.

Conclusion

Based on the limited assurance procedures we have performed, nothing has come to our attention that causes us to believe that the selected information disclosed in the Report has not been prepared, in all material respects, in accordance with the reporting criteria.

Gothenburg, 2024-04-29

Öhrlings PricewaterhouseCoopers AB

Konstantin Belogorcev
Authorized Public Accountant

Deltagare

ÖHRLINGS PRICEWATERHOUSECOOPERS AB 556029-6740 Sverige

Signerat med Svenskt BankID

2024-04-29 12:25:44 UTC

Namn returnerat från Svenskt BankID: Konstantin Belogorcev

Datum

Konstantin Belogorcev

Auktoriserad revisor

Leveranskanal: E-post

Appendix 1

ENERGY

Calculations on energy use and energy savings are based on the amount of energy used for heating and cooling as well as for electricity. Calculations are primarily based on the amount of delivered energy. In cases where this number is unknown, estimations from the specific projects have been used. Energy savings refer to the requirements in the national building code (BBR).

Energy production from solar panels is based on measurements from each installation.

CARBON DIOXIDE

Emissions consist of CO₂ from purchased electricity, heating and cooling. CO₂ calculations are primarily based on input data provided by suppliers for 2020. The CO₂ data used comprises the total greenhouse effect, i.e. CO₂e.

Source: Energiföretagens fjärrvärmestatistik

Link: <https://www.energiforetagen.se/statistik/fjarrvarmestatistik/miljovardering-av-fjarrvarme>

CO₂ emissions from purchased electricity is set to 5 grams CO₂/kWh.

CLEAN TRANSPORTATION

Greenhouse gas savings connected to electric charging stations for vehicles has been set to 1 400 kg CO₂e / charging point.

Source: Swedish Environmental Protections Agency

Link: <https://www.naturvardsverket.se/upload/stod-i-miljoarbetet/bidrag-och-ersattning/bidrag/klimatklivet/klimatvardering-av-publika-laddningsstationer.pdf>



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