



Green Bonds Framework

January 2020



Important notice

This document (the “Green Bond Framework” or “Framework”) contains information on Rikshem AB (publ) (“Rikshem”) and its potential issuance of interest bearing notes with added environmental criteria (the “Green Terms”). Any such issuance by Rikshem 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 a Green Bond (“Green Bond”). Depending on the language of the bond 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 risk factors in the relevant bond documentation. Any issuance of notes will be subject to the version of the Green Terms in the associated bond documentation. Any new issuance of Green Bonds will include a reference to, or inclusion of, the most recently published Green Terms, which shall be publicly available in the Framework on Rikshem’s website.

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 or the forthcoming EU Green Bond Standard.

Table of contents

Background	4
Environmental Objectives (GBP)	8
Exclusions	8
Allocation of net proceeds.....	8
Alignment with the UN Sustainable Development Goals	8
Green Terms.....	10
1. Use of Proceeds	10
2. Process for Project Evaluation and Selection.....	12
3. Management of Proceeds	13
4. Reporting and Transparency	13
Definitions	15



Background

Facing key societal challenges

Climate change, segregation, social unrest and urbanization are global challenges that Rikshem is affected by and can to varying extent positively impact through its operations. Providing homes for a growing population is essential, while new construction and the property sector as a whole remain resource-intensive. As one of Sweden's largest private property owners, Rikshem contributes to providing Sweden with the energy efficient housing infrastructure and addressing key societal challenges.

The rate of urbanization in Sweden is the fastest in any EU country today and is a significant challenge for many municipalities struggling to meet an increased need for housing and important community services such as schools and pre-schools. With an ageing population there will also be an increased need for nursing homes and care centers. Although we are seeing favourable demand for more residential properties, the gap between the rent required to generate a positive return on a new construction project and the rent level in existing properties can be substantial.

To address these concerns throughout our business operations, we've established an ambitious sustainability agenda, and our sustainability team has been expanded in order to devote greater focus to all aspects of sustainability, including social sustainability.

About Rikshem

Rikshem is one of Sweden's largest private real estate companies, with properties located in growth areas across the entire country. The company owns, develops and manages residential properties and properties for public use. Our vision is to make a difference in the development of the good community, and by combining professionalism with community involvement, Rikshem aims to promote long-term, sustainable community development from a social, environmental and financial perspective.

Rikshem is owned equally by the Fourth Swedish National Pension Fund and AMF Pensionsförsäkring AB. The owners' goal is a healthy and stable total return. When the value of Rikshem increases, the owners' capital also grows, which ultimately contributes to a return for Sweden's retirees. Rikshem can make a difference in the development of the good community and create value for its stakeholders, including its owners, customers, suppliers, creditors, employees and society at large.

The property portfolio is concentrated to 11 selected growth areas in Sweden, and almost 50 percent of the property value is located in the greater Stockholm area and Uppsala. The property value, including Rikshem's part of joint ventures, amounted to SEK 50.5 bn as per 30 September 2019. Approximately 70 percent of the value pertains to residential properties and 30 percent to properties for public use, such as nursing homes, other care facilities and schools. The income from the property management is to a large extent reinvested back into our operations.



Path towards climate neutrality

As a property company, Rikshem has both a direct and an indirect impact on the environment, not only through its own operations but also through its interactions with contractors, suppliers and tenants. As part of its community development work, the company is transitioning to climate-neutral operations where electricity, heating and water are used as responsibly and efficiently as possible. To achieve this we are actively monitoring use, for instance, carbon emissions are measured annually (with the goal of reducing emissions by an average of one kilo per square meter per year) and a shift to carbon-neutral electricity for large parts of our portfolio has been important to achieve this. When other measures haven't been possible or we've yet to reduce our footprint fully, we've invested in certified climate compensation projects, primarily within the Clean Development Mechanism (CDM). One comprehensive climate investment that Rikshem decided on in 2018 was that energy use is to be monitored in real time. This way, the company can work proactively to lower it. The work, which is long-term and constitutes a major step for Rikshem, will involve the digitization of several substations on properties. We're also phasing out and replacing all company cars with electric, chargeable hybrid cars.

A key challenge for property owners and developers globally is to reduce the environmental and climate footprint of new buildings, while at the same time maintaining, improving and ensuring the continued use, lessened environmental footprint and attractiveness of existing buildings. It will be challenging to achieve climate neutral project development

and significant advances will have to be made until 2050. Rikshem already works extensively with industrialized wood-based construction. Wood is a renewable material which significantly lowers greenhouse gas emissions during the construction phase, stores carbon dioxide throughout the buildings life cycle and is faster to build with. Rikshem also reviews the possibilities of building in concrete and in such circumstances the material's climate impact needs to be taken into account, since carbon emissions from concrete are higher than from wood. Focus is on the entire life cycle of the property, from planning to end of use.

Rikshem also renovates properties to offer tenants a modern standard of living and create long-term sustainable residential properties with lower energy consumption. Beyond raising the standard for the tenants, these measures aim to enhance the efficiency of operations, reduce energy use and increase the property's overall environmental performance.

Rikshem purchases services for construction projects and renovations. When choosing a contractor, Rikshem considers to be essential that they have an environmental management system and quality management system. In 2019 we've allocated resources to more extensively use Byggvarubedömningen, an assessment protocol of construction materials, as well as a review of how we use and recycle material in construction projects and renovations, as well as our efforts related to sorting at source of materials and waste.



Our LED-initiative - Lowering energy use for lighting by 60-70%

Over the course of two years we are upgrading the interior and exterior lighting in a large portion of our portfolio to energy efficient LED-lights, which are expected to reduce the energy use by 60-70%. With motion and presence detection the upgrade will also be beneficial to feelings of both comfort and security.



Our collaboration with Sizes – Sustainable wooden properties

Through a new collaboration Rikshem is challenging the construction sector to increase its efficiency and enable new processes for sustainable construction. Traditional construction processes typically lack incentives for improvements and efficiencies, but through a 10-year agreement with Sizes, who produces multitenant residential housing using certified sustainable wood, experience will be allowed to grow and increased automation developed over time. The main benefits are expected to be reduced waste, carbon footprint, less transports and reduced construction times.

Path towards greater social sustainability

Rikshem's vision is to make a difference in the development of the good community - a safe and stable community where people respect each other and where there is room for differences. We are convinced that attractive neighbourhoods are good for tenants, municipalities and property values. We are continuing our efforts to develop safe, secure and sustainable neighbourhoods for those who live and work in our areas. We will continue to contribute to the local community through summer jobs, homework support and social-housing contracts for the municipalities, making it possible for more people to find a home. Positive neighbourhood development has been a focus for us in 2019 and will continue to be an important area for many years to come.

A challenge in society is also the need for more housing but construction costs in Sweden are among the highest in the world. Rikshem wants to enable more people to have access to a home and in the next years we plan to build up to 1,000 new apartments per year. In order to do so, we challenge the construction market through establishing long-term framework agreements with a number of entrepreneurs who are working with an industrialized construction process. Together we will refine the processes of construction in order to make them more efficient. This will reduce waste throughout the process and also enable us to reduce the time and costs of construction.

Almost a third of the population in Sweden are worried about crime in society and safety can be an essential factor for a location's attractiveness and whether people decide to stay. The feeling of safety in the physical environment is also an important equality issue, since women generally feel less safe than men in public spaces. As a long-term property owner, Rikshem can contribute by designing residential areas that have a physical environment that makes people feel safe. Every year we have a number of activities where we measure how our customers experience the feeling of safety in their neighbourhood as a base for making improvements.

Rikshem devotes considerable focus to young people in its residential areas in order to minimize feelings of alienation and create safer neighbourhoods. To support development opportunities and employment, Rikshem works with both the municipality and non-profit associations. This is done with, and via, for instance, Lärhjälpen (assisting student with free homework assistance), summer jobs (over 800 young people have held jobs since the project launched in 2012), social-housing initiative (Municipalities are able to rent apartments directly from Rikshem), TRIS (support the organizations work to prevent honor-related violence and oppression and integration activities directed at newly arrived female immigrants) and other local initiatives.



Café Välkommen – Breaking barriers between residents

Café Welcome in Helsingborg is a meeting place that contributes to integration and a safer neighbourhood. The idea is to break down social alienation and help unemployed women into work.

The café is housed in one of Rikshem's properties in Helsingborg. The project is run and financed through a collaboration with Rikshem, Helsingborg Municipality and the local division of the Swedish Union of Tenants, LH Brigaden.

The meeting place is open to all the women in the neighbourhood and the goal of the project is to break the cycle of alienation and create a safer environment. In addition to offering visitors the

opportunity to take part in various activities, enjoy a coffee or a snack and listen to lectures, the café also supports women who are far from the job market and help them find employment.

The goal was first to have 200 unique visitors the first year but the number of visitors hit twice that. Since we opened, in 2017 the project has helped 34 women to find work or start their education. The meeting place has also managed to tear down the barriers between residents in the neighbourhood. People who used to not even greet each other now talk to each other. Several of the neighbourhood retirees have made friends with the newly arrived women.

Our Sustainability Strategy

Property management must be long-term and sustainable. A property management strategy with long-term management plans creates the conditions to ensure the quality of the company's management operations. Rikshem develops its existing properties – sustainably and for the long term – through comprehensive renovations and constructs new residential properties and properties for public use. When constructing new residential properties, Rikshem often works with industrial construction in wood, which is advantageous both environmentally and financially. The residential properties in the company's portfolio are to be improved to meet the requirements set in order to ensure that rental apartments remain an attractive form of housing. Properties for public use must meet the requirements of both residents and personnel. Using environmentally certified electricity, which is largely carbon neutral, residential properties with smaller carbon footprints can be created.

Sustainable Financing

Rikshem issued its first green bond in 2014, as one of the first corporate and real estate companies to do so. Our previous Green Bond Framework was limited to investments in energy efficiency and wooden buildings. Since our sustainability ambitions are wider than this, we have decided to update our Green Bond Framework to better reflect our work and progress as well as align with current market standards and best practice.

Rikshem will strive to monitor the development of the Green Bond market to continually advance the Green Terms. As such the Green Bond Framework may be updated from time to time to reflect current market practices. In establishing the terms in this framework Rikshem has sought to comply with the Green Bond Principles (June, 2018) and current market best practice.

Rikshem has worked together with Handelsbanken to develop the Green Bond Framework. Cicero has provided a second opinion on the Framework, which is publicly available on Rikshem website. More information about our work with sustainability is available on our website (rikshem.se).

Stockholm, 13 of January 2020

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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 defence, 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 Bond Framework. The long-term ambition is to allocate the majority of the net proceeds to new projects and assets (defined as projects and assets financed within 12 months from completion). 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.

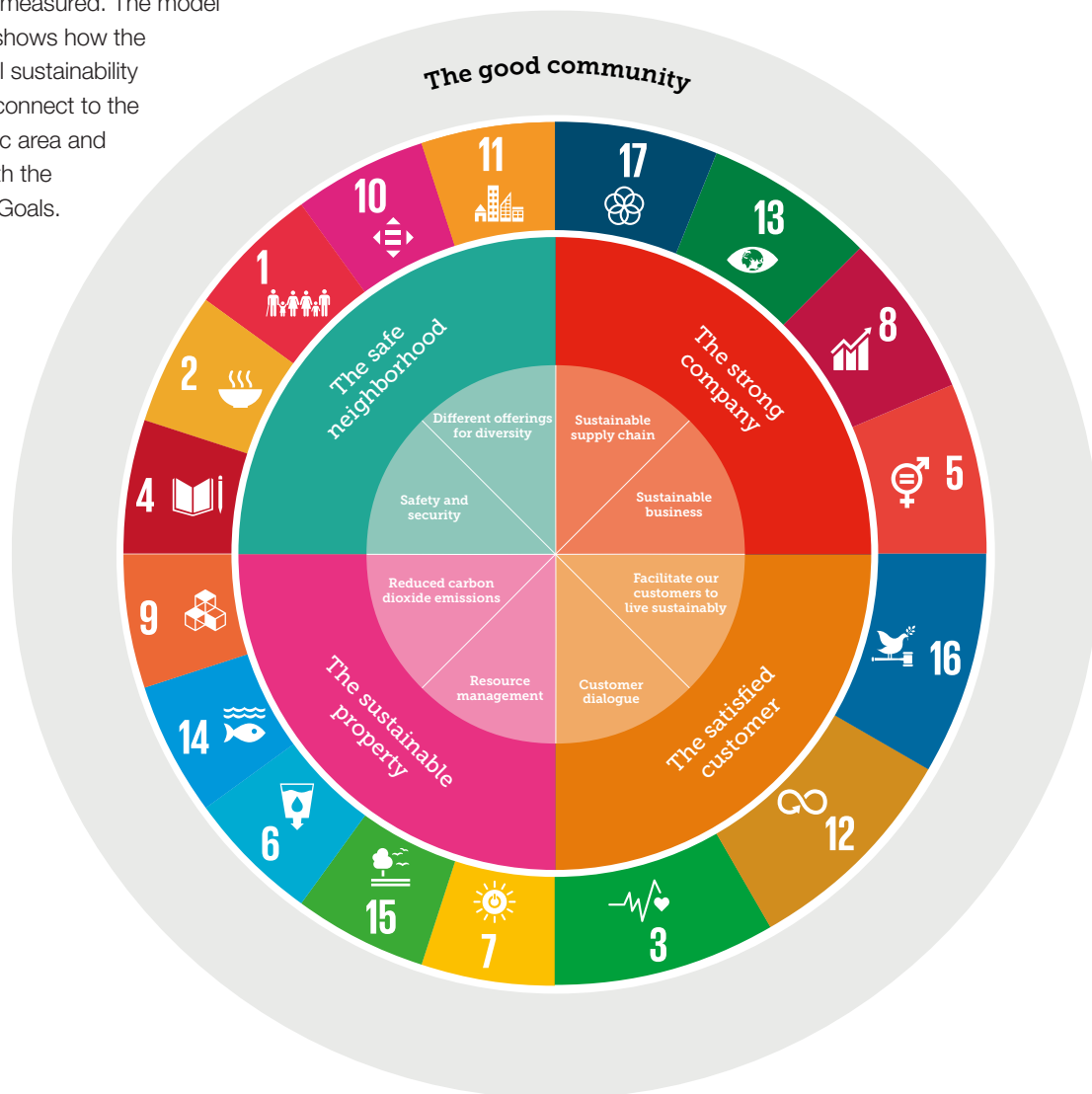
As one of the major operators within the construction and property sector in Sweden, Rikshem has a responsibility to work toward the SDGs and tackle the challenges associated with the company’s vision of making a difference in the development of the good community. Rikshem has chosen to actively work with eight of the 17 Sustainable Development Goals and the company is aware that major investments need to be made to achieve the company’s ambitious sustainability agenda.

How we work with the Sustainable Development Goals and Agenda 2030

Rikshem's vision is to make a difference in the development of the good community. To guide the company and its employees towards this, both in long term decisions as well as in the daily operations, four strategic areas have been specified: The strong company, The satisfied customer, The sustainable property and The safe neighborhood. These areas clarify towards what and also how the company should work in order to make a difference. The material sustainability topics for Rikshem have been developed to explain further how the strategic areas should be realized as well as measured. The model below shows how the material sustainability topics connect to the strategic area and also with the Global Goals.

Rikshem's most important issues 2020

- Safety and security
Different offerings
- Reduced carbon dioxide emissions
Resource management
- Facilitate our customers to live sustainably
Customer dialogue
- Sustainable supply chain
Sustainable business



Framework alignment with the SDGs

The investments covered by this Framework primarily contributes to goal number:

- Clean transportation – 3, 9, 11, 12, 13, 15
- Energy efficiency – 7, 11, 13
- Green buildings – 6, 7, 9, 11, 12, 13, 15, 17
- Pollution prevention and control – 3, 11, 12, 13
- Renewable energy – 7, 9, 11, 13

THE GLOBAL GOALS



Green Terms

1. Use of Proceeds

An amount equal to the net proceeds from Green Bonds will be used by Rikshem 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. Rikshem only operates in the Swedish market and the net proceeds will therefore be used exclusively to finance or refinance investments and expenditure in Sweden.

Clean transportation

Main Environmental Objective: Mitigation	7 AFFORDABLE AND CLEAN ENERGY	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	13 CLIMATE ACTION	15 LIFE ON LAND
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Financing of 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 bicycles and fully electric service cars.

Low Carbon Vehicles

Fully electric or hydrogen vehicles.

Energy efficiency









Main Environmental Objective: Mitigation	7 AFFORDABLE AND CLEAN ENERGY	11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION
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Financing of 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-technology (monitoring, efficiency management and remote operation), energy efficient windows or an upgraded ventilation system. Only directly associated expenditure (e.g. material, installation and labour) is eligible for financing.

Rikshem 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.

Green buildings

Main Environmental Objective: Mitigation Secondary Environmental Objective: Adaptation	       
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Green assets comprising of environmentally accredited energy efficient buildings, wooden energy efficient buildings, renovated buildings with decreased energy use and energy efficient residential buildings, as defined below.

Environmentally certified buildings

Financing of development, acquisition or otherwise completed low energy buildings that have, or will, receive (i) a design stage certification or (ii) a post-construction certification or (iii) an in-use certification in any of the following building certification schemes at the defined threshold or better: Miljöbyggnad “Silver”, BREEAM “Very Good” or Svanen, as well as achieve at least 15 % lower energy use than required by the applicable national building code (BBR) or meet the requirements of NZEB.

Wooden buildings

Financing of development, acquisition or otherwise completed low energy buildings that have, or will, use FSC or PEFC certified wood as the main building component and thereby minimize the use of cement and steel, as well as achieve at least 15 % lower energy use than required by the applicable national building code (BBR) or meet the requirements of NZEB.





Energy efficient residential buildings

New or existing residential buildings that achieve at least 15 % lower energy use per square meter than required by the applicable national building code (BBR) or meet the requirements of NZEB.

Renovated buildings with decreased energy use





Financing of renovation, acquisition or otherwise completed low energy buildings that have, or will, achieve at least a 30% decrease in overall energy use or achieves an energy use in line with the applicable national building code (BBR) for newly built properties.

Pollution prevention and control

Main Environmental Objective: Pollution prevention and control Secondary Environmental Objective: Mitigation, Natural resource conservation	   
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Financing of investments in waste management, such as collection, prevention, reduction or recycling of waste as well as enabling infrastructure and facilities, in our operations and in support of our tenants.

Renewable energy

Main Environmental Objective: Mitigation Secondary Environmental Objective: Adaptation	   
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Financing of renewable energy production, such as on-site solar power installations or stand-alone solar farms, geo-energy (ground and surface systems) as well as related infrastructure investments for example grid connections, electric substations or networks.

2. Process for Project Evaluation and Selection

Projects and assets potentially eligible for Green Bond financing will be identified as part of the ongoing operations. Identified projects and assets will be evaluated by the Green Business Council (“GBC”), which currently has the following members:

- Head of Sustainability
- Group Treasurer
- Head of Projects
- Head of Transactions

The GBC will evaluate the nominated projects and assets to ensure compliance with the Green Terms. It will review information about the assets and evaluate the overall environmental impact, which includes life cycle considerations, potential rebound effects, resilience and adherence to at least one of the five Environmental Objectives. The projects and assets must also be compliant with applicable national laws and regulations, as well as policies and guidelines at Rikshem. 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 consensus decision by the GBC, whereby the Head of Sustainability effectively holds a veto. Decisions made by the council will be documented.

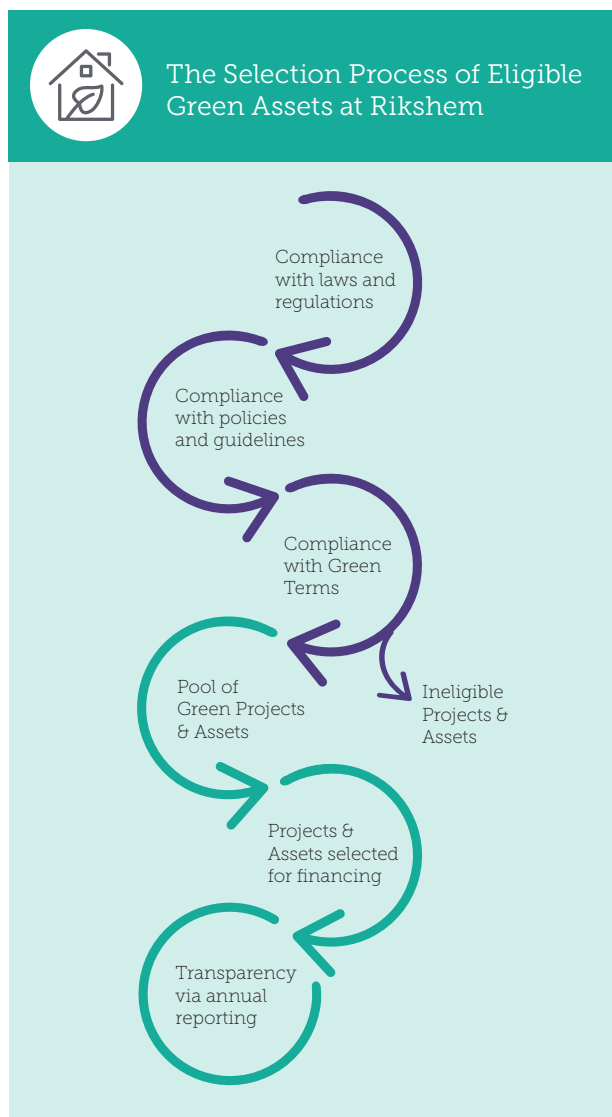
An updated list of all Green Assets will be kept by Rikshem treasury department. If a project or asset ceases to meet the Green Terms, it will be removed from the list (and the funds will be recycled). The list will also be used as a tool to determine if there is a current or expected capacity for additional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

3. Management of Proceeds

The net proceeds of any Green Bond financing will be credited to a dedicated account (the “**Green Account**”) or otherwise tracked by Rikshem (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 Bond 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 Bond 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 Bond financing or other financing with specific use of proceeds, does not exceed its value.

Pending fund disbursement to Green Assets and while the Green Portfolio has a positive balance the proceeds may be invested or utilised by the treasury in accordance with Rikshem financial policy. 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 funds

Rikshem acknowledges the recommendation in the Green Bond Principles regarding transparency and verification of net proceeds allocation. The allocation of net proceeds will be verified by Rikshem external auditor. For further information, see the “Annual Review” section under Reporting and Transparency.

4. Reporting and Transparency

In order to be fully transparent towards the Green Bond investors and other market stakeholders, Rikshem will publish an annual green bond report on its website (rikshem.se/gronfinansiering) (the “**Green Website**” or “**Website for Green Bond financing**”) that will detail the allocation of green funds and adherence to the Green Terms (the “**Reporting**”). The first such Reporting under this Framework is expected to take place in April 2021, in proximity to the company’s Annual Report, and will be available in English.

The Reporting will contain information on the Green Assets that have been financed with Green Bonds, a summary of Rikshem activities in the past year as pertains to Green Bond financing as well as information, including examples, of the financed Green Asset’s adherence to the relevant criteria.

Allocation Disclosure

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

Performance Reporting

The Reporting will contain a disclosure of asset level performance indicators. The reporting will strive to disclose the impact based on the Green Bond financings share of the total investment. For financed Green Assets that are not yet operational, Rikshem will strive to provide estimates of future performance levels. Rikshem 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 Rikshem in the forthcoming performance reporting.

Impact Metrics for Clean Transportation

- i. Annual absolute (gross) greenhouse gas savings in CO₂e.
- ii. Annual absolute (gross) greenhouse gas savings in percentage.

- iii. The number of charging stations for electric vehicles installed.

Impact Metrics Energy Efficiency Investments

Each yearly report will include an example of an energy efficiency investment that have been financed with green net proceeds (if such a project has been financed). Given the number of project types that qualify under the category the KPI’s will not be disclosed beforehand in the framework. Rikshem will emphasize energy and carbon savings, where applicable, as relevant performance metrics.

Impact Metrics for Green Buildings

- i. Environmental certification and grade (if applicable).
- ii. Energy performance (kWh per square meter) and relative performance (%-improvement) compared with applicable national building code (new buildings).
- iii. Annual energy savings (MWh) based on relative performance compared with applicable national building code or in the case of renovation, energy savings versus pre renovation performance.
- iv. Carbon intensity (grams per square meter) and annual carbon savings (tonnes).

Impact Metrics for Pollution Prevention and Control

Each yearly report will include an example of an investment that has been financed with green net proceeds (if such a project has been financed). Given the number of project types that qualify under the category the KPIs will not be disclosed beforehand in the framework. Rikshem will showcase a description of the investment, as well as the expected impact on waste volumes and the ability to recycle and reuse waste as relevant information metrics.

Impact Metrics for Renewable Energy

- i. Yearly production (GWh).
- ii. For an installation of renewable energy in a real estate asset the percent of the assets total energy use supplied by the installation will be disclosed.
- iii. Prevented CO₂e emissions from production (tonnes).

Carbon Footprint Calculation Methodology

To calculate GHG emission reductions, Rikshem

gathers the GHG emission values presented by its energy suppliers in its energy monitoring system. Two grid factors are calculated from the total use of energy in Rikshem's property portfolio, one for heat and one for building electricity. These numbers vary from year to year, for instance due to energy efficiency investments, changes to the property portfolio and changes in the emission values of the energy suppliers. For 2018 the numbers were 4,3 grams CO₂e per kWh for electricity and 101,4 grams CO₂e per kWh for heat, with a combined CO₂e for delivered energy of 87 grams CO₂e per kWh.

To assure consistency the emission factor(s) used in Rikshem's Green Bond reporting will equal the emission factor(s) used in the company's sustainability reporting (according to the method described above). It should be noted that this grid emission factor(s) Rikshem uses is considerably lower than what has been outlined in the "Nordic Public Sector Issuers: Position Paper on Green Bonds Impact Reporting" (January 2019), which currently states 380 grams CO₂ per kWh.

Annual Review

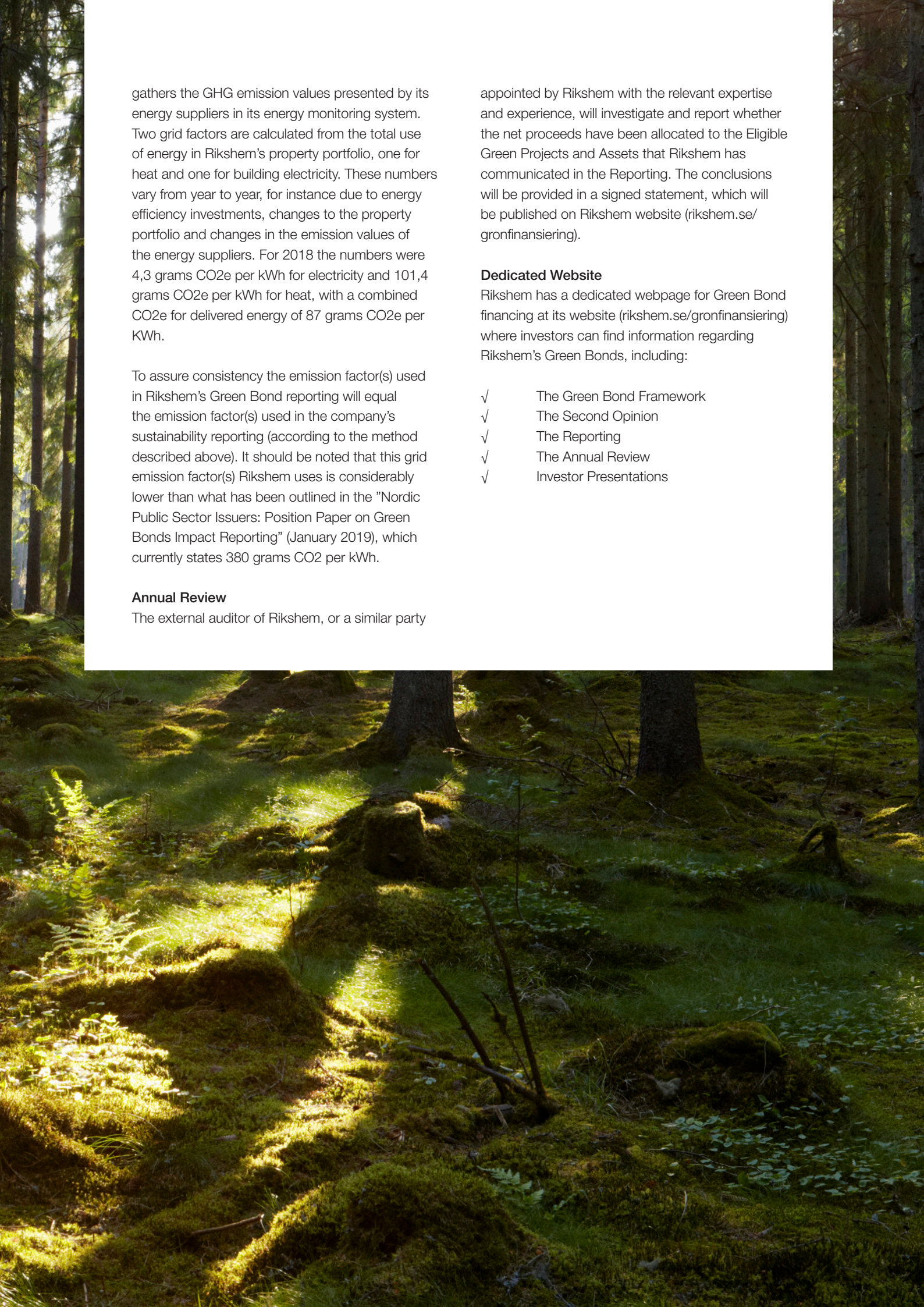
The external auditor of Rikshem, or a similar party

appointed by Rikshem with the relevant expertise and experience, will investigate and report whether the net proceeds have been allocated to the Eligible Green Projects and Assets that Rikshem has communicated in the Reporting. The conclusions will be provided in a signed statement, which will be published on Rikshem website (rikshem.se/gronfinansiering).

Dedicated Website

Rikshem has a dedicated webpage for Green Bond financing at its website (rikshem.se/gronfinansiering) where investors can find information regarding Rikshem's Green Bonds, including:

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|---|--------------------------|
| ✓ | The Green Bond Framework |
| ✓ | The Second Opinion |
| ✓ | The Reporting |
| ✓ | The Annual Review |
| ✓ | Investor Presentations |



Definitions

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.

BREEAM Very Good means the rating Very Good 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 respectively, pursuant to its/their definition at the time of receipt of the relevant certification.

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

Svanen means the environmental assessment and certification scheme of real estate assets developed and administered by the Nordic Swan Ecolabel, pursuant to its definition at the time of receipt of the relevant certification.

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.

FSC means the global certification system for forests and forest products developed by the Forest Stewardship Council. FSC has a stated goal of environmentally sound, socially responsible and economically viable forestry.

PEFC means the global certification system for forests developed by the Programme for the Endorsement of Forest Certification. The PEFC promotes sustainable forest management through third party certification according to the PEFC standard.

NEDC means the New European Driving Cycle, a standardised driving cycle designed to assess the emission level of car engines.

NZEB means the EU Nearly Zero Energy Buildings requirement, to be implemented in Sweden in the coming years.

Policy documents that govern Rikshem Environmental and Sustainability work

#	Name	Publicly available
1	Annual report 2018	English / Swedish
2	Supplier code of conduct	Swedish
3	Code of conduct	Swedish
4	Sustainability policy	Swedish
5	Corporate background	Swedish
6	Ongoing development (database)	Swedish
7	Coordination of work environment responsibility	Non-public
8	Tender form - consultancy procurement	Non-public
9	Sustainability strategy	Non-public
10	Policies regarding conflict of interest, diversity and equality, and company cars	Non-public

Public Policies and Guidelines are available at rikshem.se

Rikshem is one of Sweden's largest private property companies. We own, develop and manage residential properties and properties for public use in selected municipalities in Sweden, where we offer safe, pleasant and flexible housing in attractive locations. Rikshem is owned by the Fourth Swedish National Pension Fund and AMF Pensionsförsäkring AB. Read more at rikshem.se

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