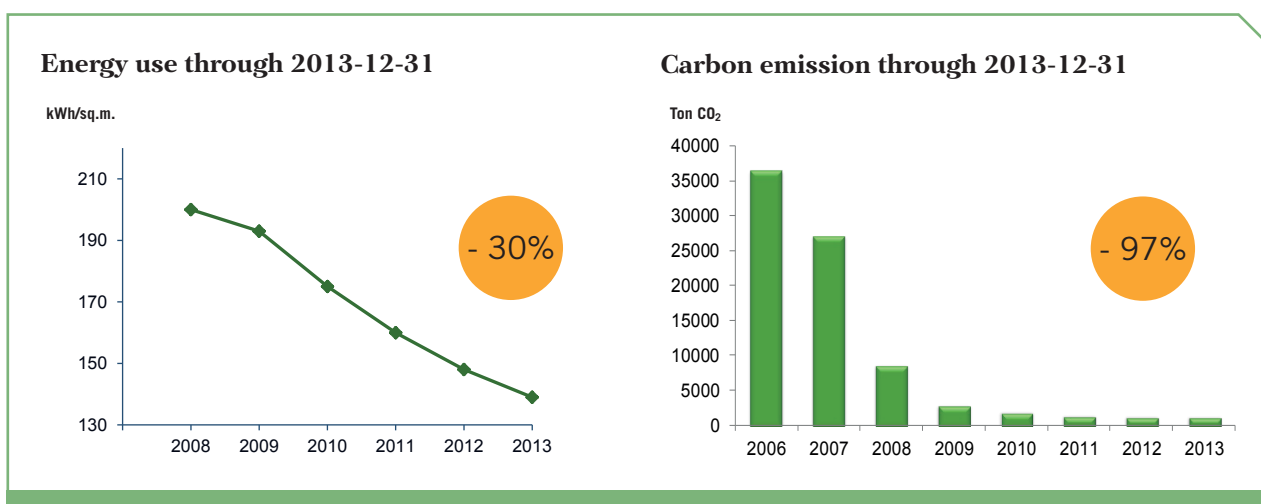


Green Bonds

In November 2013, Vasakronan issued the world's first green corporate bonds for SEK 1.3 billion. The proceeds contained no extensions of the outstanding bonds.

Properties are responsible for nearly 40 percent of the energy use in Sweden. For this reason, it is obvious to us that we need to constantly strive for lower energy use at our properties. Together with our tenants, we managed to reach a level of energy use at our properties in 2013 that was 47 percent below the industry average. By supplying our properties with renewable or climate neutral energy, we reduced our carbon emissions by 97 percent.



Vasakronan has a project portfolio that consists of SEK 6.3 billion in new construction and renovation projects, all of which have high environmental standards. It is primarily investments in these projects that the green bonds have financed. The basis for selecting green projects is a framework, for which SEB and The World Bank collaborated to develop the principles. The framework has been analyzed by Cicero, the Norwegian Center for International Climate and Environmental Research. [Link to the framework*](#)

Ongoing property projects which, according to the framework, have been approved for financing via green bonds, have an investment volume of SEK 4.9 billion. Of that amount, SEK 2.1 billion had been capitalized as of 31 December 2013. (See table, Approved property projects 2013-12-31)

Accumulated approved investment amount covered by the framework for green bonds amounted to SEK 1.5 billion as of 2013-12-31.

Approved investment amount green bonds 2013-12-31, SEK millions

Investment in ongoing projects	1 856
Investment in completed projects, 2013	646
Investment in started projects, 2013	289
Investment in energy-saving initiatives, 2013	57
Approved investment amount	2 848
Issue green bonds	-1 300
Approved investment amount	1 548

*<http://vasakronan.se/wp-content/uploads/Green-Bond-Framework.pdf>

Approved property projects according to the framework

Location/Ongoing projects	Property	Total investment, SEK m	Capitalized, SEK m
Malmö	Gasklockan 3, Rättscentrum	1 180	1 041
Stockholm, City	Uggleborg 12, Klara C	1 120	33
Stockholm, City	Nattugglan 14	400	14
Stockholm, Telefonplan	Telefonfabriken 1, Telefonplan	320	200
Stockholm, Solna	Rosenborg 3, Frösunda	550	405
Stockholm, Kista	Modemet 1, Hus 9	480	117
Stockholm, Kista	Modemet 1, Hus 8	500	8
Göteborg	Inom Vallgraven 9:13, Perukmakaren	220	211
Uppsala	Kungsängen 4:4, Hästen	120	116
Total ongoing projects		4 890	2 145
Completed projects	Property	Total investment, SEK m	Capitalized, SEK m
Stockholm	Svea Artilleri 14	257	257
Stockholm	Spektern 13	389	389
Total completed projects		646	646
Energy-saving projects		57	57
Total			2 848

In 2013, the projects Svea Artilleri 14 and Spektern 13 in Stockholm were completed. Svea Artilleri was awarded LEED environmental certification at the second highest level, gold. Spektern is in the process of becoming certified.

Project examples



NEW OFFICE BUILDING MODEMET 1 IN KISTA The project was started during 2013 and it is expected to be completed in 2015. The property will be LEED-certified.

Some of the environmental aspects of this project are:

- Green sedum roof, which lowers the energy requirements of the building, increases biodiversity and absorbs/detains stormwater runoff
- Approx. 50 percent lower energy use than required by law
- Over 20 percent regionally manufactured and quarried materials, which means fewer transports and lower emissions
- Charging points for electric cars
- Over 95 percent of the construction waste is recycled or reused



ENERGY-SAVING INITIATIVES AT THE GARNISONEN DISTRICT IN STOCKHOLM The Garnisonen District in Stockholm is Sweden's largest continuous office building, with 100,000 square meters of office space. A large portion of the building was constructed during the 1970s. During 2011, a comprehensive energy-saving project began, with the goal of lowering energy use by 44 percent.

Examples of the improvements that were made in 2013:

- New stairwell fans with heat recovery
- New automatic control system
- Exchange of radiator thermostats