



An Evergreen Platform of Friendly Homes

Heimstaden Bostad creates value by investing with an evergreen perspective and sustainability is an important part of this strategy. In October 2019, Heimstaden Bostad established a green framework for issuing green corporate bonds. In November 2020, the company issued two Green Bonds totalling SEK 1,200 million, with proceeds dedicated to properties supporting the reduction of greenhouse gas emissions.

The 2024 investor report details the properties funded by the 2020 Green Bonds and confirms their compliance with the Green Bond framework.

Heimstaden Bostad is a leading European residential real estate company with around 161,000 homes across nine countries with a fair value of SEK 323 billion in 2024.

Scandinavian heritage and values Dare, Care, and Share – our around 1,900 colleagues fulfil our mission to enrich and simplify our customers' lives through Friendly Homes.

We acquire, develop, and manage properties with an evergreen perspective. Guided by our

Sustainability strategy

One of Heimstaden Bostad's strategic goals is Society Contribution, addressing climate change and environmental impact.

The sustainability strategy addresses:

- We care for people – employees, customers, suppliers, and society. We provide homes and jobs to those facing challenges in finding housing or employment.
- We take an evergreen approach, preserving and carefully upgrading older properties while building new homes to reduce housing shortages.
- We mitigate climate change through sustainable energy solutions, energy and water efficiency, and biodiversity measures.
- We ensure strong governance with clear stance on transparency, fair business practices, and zero tolerance for corruption.





Heimstaden Bostad's Green Bond Framework

Heimstaden Bostad's Green Bond framework 2019 is aligned with the Green Bond Principles published in June 2018 by the International Capital Market Association (ICMA). CICERO Shades of Green has provided an independent second opinion with a Medium green rating and it receives an overall green bond governance structure rating of Excellent.

Transitioning to a low-carbon, climate change resilient, and environmentally sustainable economy requires capital. By setting up the Green Bond framework, Heimstaden Bostad aims to mobilise debt capital for environmentally sustainable purposes.

The Framework defines the projects and investments eligible for financing by green debt instruments ("Green Bonds") issued by Heimstaden Bostad.

In 2023 Heimstaden Bostad updated its Green Financing Framework replacing the old framework and issued new Green Bonds in February 2025. The first Green Bond report for the updated framework will be published in 2026. The new Green Financing Framework is developed in alignment with ICMA Green Bond Principles 2021 (including the updated Appendix I of June 2022) and the LMA/APLAM/LSTA Green Loan Principles 2021.

To view Heimstaden Bostad's Green Bond framework and Cicero's Green Bond Second Opinion, visit: <https://www.heimstadenbostad.com/investors/debt-information/Green-Bond-Framework>.

About Heimstaden Bostad's Green Bond Investor Report

Heimstaden Bostad's sustainability strategy focuses on upgrading properties to modern standards, delivering environmental and social benefits. Aligned with the Paris Agreement, it prioritizes reducing carbon footprint, enhancing energy efficiency, and building climate resilience. Key areas include improving air quality, indoor climate, accessibility, switching to renewable energy, investing in renewables, and strengthening biodiversity efforts, all contributing to lower GHG emissions, reduced costs, and more energy-efficient buildings. In property development, greater emphasis on material recycling, waste management, and water use reduction supports both emissions cuts and financial gains.

In October 2019, Heimstaden Bostad established a green framework for issuing green corporate bonds. The Green Bonds have values of SEK 800 million with floating interest rate, and SEK 400 million with fixed interest rate, totalling SEK 1,200 million. They were issued on 25 November 2020 and matured on 25 February 2025 with proceeds dedicated to properties supporting the reduction of greenhouse gas emissions.

The Green Bond allocation is based on property valuations and exchange rates as of 31 December 2024. It represents the portion of property value financed by the Green Bonds. Since the financed assets remain unchanged from the 2023 reporting, an updated limited assurance report has not been obtained.

The 2024 impact report details the properties funded by the 2020 Green Bonds and confirms their compliance with the Heimstaden Bond Green Bond framework 2019. The allocated projects promote the transition towards low carbon, climate change resilient, and environmentally sustainable economy. It further accelerated Heimstaden Bostad commitments towards reducing emissions by 42% from a 2020 baseline, covering Scope 1, Scope 2, and Scope 3.

As recommended by the NPSI Position paper on Green Bonds, Heimstaden Bostad applied a baseline for carbon emissions from electricity use of 191 g CO₂e per kWh. For district heating, a baseline that is relevant and that reflects the national/local situation has been applied.

Approved Projects and Allocated Proceeds

The Green Bond proceeds for the active period had been allocated to certified residential projects in Sweden and Denmark, delivering annual energy savings of 505 MWh and avoiding 3,534 tonnes of CO₂e emissions between 1 January 2024 until 31 December 2024.

Property	Country	Energy label or certification	Type of building	Total area, residential sqm	Project completion	Allocated amount for green bonds, SEK m
Föreställningen 1	Sweden	Miljöbyggnad Silver	Residential	5,222	2021	214
Arlöv 20.58	Sweden	Miljöbyggnad Silver	Residential	13,102	2020	473
Kungsängen 45:2	Sweden	Miljöbyggnad Silver	Residential	19,824	2021	389
Kløverhaven	Denmark	A2020	Residential	12,986	2022	124
Total						1,200 SEK m

Impact

Property	Country	Energy label or certification	Annual energy savings, MWh	Financed annual CO ₂ e savings, tonnes	Financed annual CO ₂ e savings, tonnes per SEK m
Föreställningen 1	Sweden	Miljöbyggnad Silver	245	1,781	8.32
Arlöv 20.58	Sweden	Miljöbyggnad Silver	48	49	0.1
Kungsängen 45:2	Sweden	Miljöbyggnad Silver	210	1,703	4.38
Kløverhaven	Denmark	A2020	1	1	0.01
Total savings			505 MWh	3,534 CO₂e	2.95 CO₂e tonnes per SEK m

Subsequent updates on Green Bond Allocations and Impacts

The Bonds was matured on the original maturity date 25 February 2025 and Heimstaden Bostad fully repaid the Green Bonds. There are no changes to the portfolio of Approved Projects and are same as reported for the period 1 January 2024 until 31 December 2024 in the table above.

The estimated allocation of energy savings from an annualized energy consumption is 75.95 MWh and an avoidance of 340 tonnes of emissions for the period 1 January 2025 until 25 February 2025.

Property	Country	Energy label or certification	Energy savings MWh	Financed CO ₂ e savings, tonnes	Financed CO ₂ e savings tonnes per SEK m
Föreställningen 1	Sweden	Miljöbyggnad Silver	36.92	268.38	1.254
Arlöv 20.58	Sweden	Miljöbyggnad Silver	7.23	7.38	0.016
Kungsängen 45:2	Sweden	Miljöbyggnad Silver	31.64	256.62	0.660
Kløverhaven	Denmark	A2020	0.15	0.15	0.001
Total savings			75.95 MWh	532.53 CO₂e	0.44 CO₂e tonnes per SEK m

The assets financed are static from the 2023 reporting, we have not acquired an updated limited assurance report.

Examples of funded projects



Föreställningen in Sweden

Situated in Björkalund, south of Norrköping, is Föreställningen 1. This property was finished in 2021 with a total of 116 rental units varying from 26 to 61 sqm.

Björkalund area is an urban neighbourhood close to the forest with Norrköping's city centre within easy cycling distance. Going forward, a tramway is also planned for the area. The heart of the area is an avenue – a meeting place for all Björkalund residents. Right outside the door are oak groves, parks, meadows, and forest.

Föreställningen 1 was built according to the environmental certificate Miljöbyggnad Silver, and the technical system includes geothermal heat pumps, HVAC system, and solar PV system. Miljöbyggnad Silver requires that the indoor environment meets various criteria, such as ventilation, heating, daylight and more, and is built with well-selected materials that are good for the environment and the residents. The energy consumption in the property is also of importance in achieving Miljöbyggnad Silver.

Environmental certification of a building means that a third party reviews the building's environmental performance. The system is owned and developed by Sweden's largest organisation for sustainable community building, the Sweden Green Building Council, which also conducts the certifications.



Kløverhaven in Denmark

Kløverhaven consist of four tall buildings high up in a park-like area in the south-eastern part of Kolding. This property was finished in 2022 and has a total of 152 rental units of different sizes from 59 to 103 sqm.

The homes in Kløverhaven are part of a new, modern residential neighbourhood with access to both the city, green areas, and the blue marina at Kolding Fjord. There are small green oases, common areas and areas for play with a unique view of either the city or the fjord from the higher floors. Form, function, and aesthetics are connected and create a complete outdoor and indoor environment.

This modern property has an excellent energy performance label of A2020. It has lots of light, good room layout, lift, possibility of parking – also electric charging – and private balcony or terrace for all apartments. The architect created the buildings with an emphasis on innovation, life, well-being, and sustainability – where people are at the centre. The architecture finds inspiration in a traditional Danish building style with brick facades in warm colours.

The A2020 label covers low energy buildings, which only consume a minimum of energy – heating and electricity.

Appendix

Properties in Sweden

Föreställningen 1 and Arlöv 20:58 have received funding from the EU under the NextGenerationEU.



**Funded by
the European Union**

NextGenerationEU

Heimstaden
BOSTAD

Carl Gustafs väg 1, SE-217 42 Malmö, Sweden
Corporate ID number: 556670-0455
+46 40 660 2000 | www.heimstadenbostad.com