

Second-Party Opinion

Tagehus Green Finance Framework



Evaluation Summary

Sustainalytics is of the opinion that the Tagehus Green Finance Framework is credible and impactful and aligns with the four core components of the Green Bond Principles 2021 and the Green Loan Principles 2023. This assessment is based on the following:



USE OF PROCEEDS The eligible categories for the use of proceeds – Green Buildings, Energy Efficiency, Circular and Eco-efficient Products, Renewable Energy, Sustainable Water and Wastewater Management, and Clean Transportation – are aligned with those recognized by the Green Bond Principles and the Green Loan Principles. Sustainalytics considers that investments in the eligible categories will lead to positive environmental impacts and advance the UN Sustainable Development Goals, specifically SDGs 12, 6, 7, 9 and 11.



PROJECT EVALUATION AND SELECTION Tagehus has established an Investment Committee, which will be responsible for evaluating and selecting projects in line with the Framework’s eligibility criteria. The committee consists of the CEO, CFO and COO and representatives from different departments with relevant experience. Tagehus’ risk management procedure includes a project-specific assessment of environmental and social risks. This is in line with market practice.



MANAGEMENT OF PROCEEDS Tagehus’ Finance Department will be responsible for the management of net proceeds and will track their allocation to the Green Project portfolio using a register. The Company intends to allocate proceeds within 24 months of each issuance. Pending full allocation, unallocated proceeds will be temporarily placed in cash and money-market funds in accordance with the Frameworks’ exclusion criteria. This is in line with market practice.



REPORTING Tagehus will report on the allocation of proceeds and the corresponding impact in a Green Finance Report, which will be published on its website on an annual basis until the maturity of the finance instruments. Allocation reporting will include the nominal amount of outstanding instruments divided into bonds and loans, the amount of net proceeds awaiting allocation, amounts allocated to each green project category, the share of financing versus refinancing and examples of green projects funded by the instruments. Sustainalytics views Tagehus’ allocation and impact reporting as aligned with market practice.

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Introduction

Tagehus Holding AB (“Tagehus or the “Company”) is a family-owned investment company that focuses on commercial and residential real estate investments in Sweden. Founded in 2010 and headquartered in Stockholm, the Company manages a portfolio of SEK 4.5 billion (EUR 388 million).

Tagehus has developed the Tagehus Green Finance Framework dated November 2024 (the “Framework”) under which it intends to issue unsecured bonds, covered bonds¹ and hybrid bonds² and obtain green loans and revolving credit facilities. Tagehus intends to use the proceeds to finance or refinance, in whole or in part, existing and future projects that are expected to contribute to the decarbonization of the Swedish economy. The Framework defines eligibility criteria in six areas:

1. Green Buildings
2. Energy Efficiency
3. Circular and Eco-efficient Products
4. Renewable Energy
5. Sustainable Water and Wastewater Management
6. Clean Transportation

Tagehus engaged Sustainalytics to review the Framework and provide a Second-Party Opinion on the Framework’s environmental credentials and its alignment with the Green Bond Principles 2021 (GBP)³ and the Green Loan Principles 2023 (GLP).⁴ The Framework will be published in a separate document.⁵

Scope of work and limitations of Sustainalytics’ Second-Party Opinion

Sustainalytics’ Second-Party Opinion reflects Sustainalytics’ independent⁶ opinion on the alignment of the reviewed Framework with current market standards and the extent to which the eligible project categories are credible and impactful.

As part of the Second-Party Opinion, Sustainalytics assessed the following:

- The Framework’s alignment with the Green Bond Principles 2021, as administered by ICMA, and the Green Loan Principles 2023, as administered by LMA, APLMA and LSTA;
- The credibility and anticipated positive impacts of the use of proceeds; and
- The alignment of the issuer’s sustainability strategy and performance and sustainability risk management in relation to the use of proceeds.

For the use of proceeds assessment, Sustainalytics relied on its internal taxonomy, version 1.17, which is informed by market practice and Sustainalytics’ expertise as an ESG research provider.

As part of this engagement, Sustainalytics held conversations with various members of Tagehus’s management team to understand the sustainability impact of its business processes and planned use of proceeds, as well as the management of proceeds and reporting aspects of the Framework. Tagehus representatives have confirmed that: (1) they understand it is the sole responsibility of Tagehus to ensure that the information provided is complete, accurate and up to date; (2) that they have provided Sustainalytics with all relevant information and (3) that any provided material information has been duly disclosed in a timely manner. Sustainalytics also reviewed relevant public documents and non-public information.

This document contains Sustainalytics’ opinion of the Framework and should be read in conjunction with that Framework.

¹ Tagehus has confirmed to Sustainalytics that the proceeds will be allocated to eligible projects and that there will be no double counting.

² Tagehus has no immediate plans to issue hybrid bonds. In case the Company issues convertible bonds in the future, Sustainalytics notes that the Second-Party Opinion is only valid until the time of conversion.

³ The Green Bond Principles are administered by the International Capital Market Association and are available at <https://www.icmagroup.org/green-social-and-sustainability-bonds/green-bond-principles-gbp/>.

⁴ The Green Loan Principles are administered by the Loan Market Association, Asia Pacific Loan Market Association and Loan Syndications and Trading Association and are available at <https://www.lsta.org/content/green-loan-principles/>

⁵ The Tagehus Green Finance Framework is available at: <https://tagehus.se/>

⁶ When operating multiple lines of business that serve a variety of client types, objective research is a cornerstone of Sustainalytics and ensuring analyst independence is paramount to producing objective, actionable research. Sustainalytics has therefore put in place a robust conflict management framework that specifically addresses the need for analyst independence, consistency of process, structural separation of commercial and research (and engagement) teams, data protection and systems separation. Last but not the least, analyst compensation is not directly tied to specific commercial outcomes. One of Sustainalytics’ hallmarks is integrity, another is transparency.

Any update of the present Second-Party Opinion will be conducted according to the agreed engagement conditions between Sustainalytics and Tagehus.

Sustainalytics' Second-Party Opinion, while reflecting on the alignment of the Framework with market standards, is no guarantee of alignment nor warrants any alignment with future versions of relevant market standards. Furthermore, Sustainalytics' Second-Party Opinion addresses the anticipated impacts of eligible projects expected to be financed with bond and loan proceeds but does not measure the actual impact. The measurement and reporting of the impact achieved through projects financed under the Framework is the responsibility of the Framework owner.

In addition, the Second-Party Opinion opines on the potential allocation of proceeds but does not guarantee the realised allocation of the bond and loan proceeds towards eligible activities.

No information provided by Sustainalytics under the present Second-Party Opinion shall be considered as being a statement, representation, warrant or argument, either in favour or against, the truthfulness, reliability or completeness of any facts or statements and related surrounding circumstances that Tagehus has made available to Sustainalytics for the purpose of this Second-Party Opinion.

Sustainalytics' Opinion

Section 1: Sustainalytics' Opinion on the Tagehus Green Finance Framework

Sustainalytics is of the opinion that the Tagehus Green Finance Framework is credible, impactful and aligned with the four core components of the GBP and GLP. Sustainalytics highlights the following elements of the Framework:

- Use of Proceeds:
 - The eligible categories – Green Buildings, Energy Efficiency, Circular and Eco-efficient Products, Renewable Energy, Sustainable Water and Wastewater Management, and Clean Transportation – are aligned with those recognized by the GBP and GLP.
 - The Company may invest in equity of entities that derive 90% or more of their revenue from activities that comply with the eligibility criteria in the Framework. Tagehus has confirmed that these investments will not include public shares. Sustainalytics believes that, while project- and activity-based lending generally results in more direct environmental benefit and ensures compliance with the criteria in the Framework, equity investment into pure play companies through proceeds from green financing instruments is a commonly accepted approach, which is likely to generate positive impacts by supporting the activities of the pure play company.
 - Tagehus has defined a look-back period of two years for the refinancing of operating expenditures, which Sustainalytics considers to be in line with market practice.
 - Under the Green Buildings category, Tagehus may finance or refinance new and existing residential and commercial buildings, including hotels, and sports and swimming facilities in Sweden according to the following criteria:
 - Buildings built after 31 December 2020 must meet the following criteria:
 - Primary energy demand (PED) at least 20% lower than the threshold set for the applicable nearly zero-energy buildings or certified or expected to be certified to the following minimum certification levels or equivalent: i) Miljöbyggnad Silver or Gold;⁷ ii) Nordic Swan Ecolabel;⁸ iii) BREEAM Excellent;⁹ and iv) LEED Gold.¹⁰
 - Buildings larger than 5,000 m² must also be tested for airtightness and thermal integrity and have a life cycle global warming potential calculated upon completion. Alternatively, thermal integrity testing may be replaced by robust and traceable quality control processes during the construction process.
 - Buildings built before 31 December 2020 must meet one of the following criteria:

⁷ Miljöbyggnad: <https://www.sgbc.se/certifiering/miljobyggnad/>

⁸ Nordic Swan Ecolabel: <https://www.nordic-swan-ecolabel.org/>

⁹ BREEAM: <https://breeam.com/standards/new-construction>

¹⁰ LEED: <https://www.usgbc.org/leed>

- Buildings in the top 15% of the national building stock in terms of PED or having one of the following minimum certification levels or equivalent: i) EPC A; ii) Miljöbyggnad Silver or Gold; iii) Nordic Swan Ecolabel; iii) BREEAM Very Good with a minimum score of 70% in the energy category; and iv) LEED Gold.
 - Sustainalytics notes that it is market expectation to specify all eligible schemes and certifications and encourages Tagehus to report on any specific schemes and equivalent certifications that it intends to use.
 - Renovations leading to PED savings of at least 30% compared to pre-retrofit levels. Tagehus has confirmed to Sustainalytics that retrofit financing will be limited to refurbishment expenditures and will not include the total value of the building.
 - Sustainalytics considers investments under this category to be in line with market practice.
- Under the Energy Efficiency category, Tagehus may finance or refinance projects according to the following criteria:
 - Energy efficiency equipment, associated with insulation, windows with low U-value, doors, façade, lighting, heating, cooling and ventilation.
 - Systems, instruments and devices for measuring and controlling energy performance of buildings, including zoned and smart thermostats, sensing equipment, light control systems and smart meters. Tagehus has confirmed the exclusion of smart gas meters.
 - The projects financed under this category will result in an energy savings of at least 30%. Sustainalytics views positively the inclusion of a defined energy efficiency threshold for the installation of energy-efficient systems, equipment and technologies.
 - Tagehus has confirmed that investments under this category will be limited to installations in buildings and non-fossil-fuel-related energy systems. The Company has confirmed the exclusion of technologies, products and systems that are: i) primarily powered by fossil fuels; ii) applied to assets powered by fossil fuels; or iii) inherently carbon-intensive.
 - Sustainalytics considers investments under this category to be in line with market practice
- Under the Circular and Eco-efficient Products category, Tagehus may finance or refinance the design, development, production, installation and repair of circular or eco-efficient products, production technologies and processes aimed at reducing CO₂ emissions by 20% compared to the conventional methods.
 - Tagehus has confirmed that financing will be limited to two pure play companies: i) Ekolution,¹¹ which focuses on the production of bio-based hemp fibre insulation; and ii) GreenIron,¹² which focuses on the recycling of waste in the metals and mining sector.
 - Sustainalytics considers investments under this category to be in line with market practice.
- Under the Renewable Energy category, Tagehus may finance or refinance the construction, development, acquisition, installation, maintenance and repair of renewable energy facilities and related technologies in accordance with the following criteria:
 - Solar PV, including rooftop solar panels.
 - Onshore wind energy.
 - Energy storage systems, including batteries that are directly connected to renewables or connected to the Swedish national grid.¹³
 - Sustainalytics considers investments under this category to be in line with market practice.
- Under the Sustainable Water and Wastewater Management category, Tagehus may finance or refinance individual measures aimed at improving water use efficiency by at least 20%, including:
 - Systems to control water consumption in buildings, public swimming pools and industry.

¹¹ Ekolution, “CO₂-bindande byggmaterial”, at: <https://www.ekolution.se/>

¹² GreenIron, “More Circularity. Less Mining”, at: <https://greeniron.se/>

¹³ Sustainalytics notes that the emissions intensity of the grid in Sweden is below 50 gCO_{2e}/kWh.

- Collection, recovery and treatment of wastewater and wastewater heat recovery.
 - For all expenditures under this category, Tagehus has confirmed that technologies or processes designed or intended for inherently carbon-intensive sectors¹⁴ will be excluded from the Framework using a pro-rata approach.
 - Sustainalytics considers investments under this category to be in line with market practice.
- Under the Clean Transportation category, Tagehus may finance the construction, development, acquisition, maintenance and repair of infrastructure for zero direct emissions vehicles, including charging stations for electric vehicles. Tagehus has confirmed that parking facilities will not be financed. Sustainalytics considers investments under this category to be aligned with market practice.
- The Framework excludes investments in the following sectors and activities: i) fossil fuel energy generation; ii) research and development of weapons and defence; iii) potentially environmentally negative resource extraction; iv) gambling; and v) tobacco.
- Project Evaluation and Selection:
 - Tagehus has established an Investment Committee, which will be responsible for evaluating and selecting projects in line with the Framework's eligibility criteria. The committee consists of the CEO, CFO and COO, and representatives from different departments with relevant experience may be invited when deemed relevant.
 - Tagehus' risk management procedure includes a project-specific assessment of environmental and social risks. Sustainalytics considers these environmental and social risk management systems to be adequate and aligned with the requirements of the GBP and GLP. For additional detail, see Section 2.2.
 - Based on the established process for project evaluation and selection, and the presence of a risk management system, Sustainalytics considers this process to be in line with market practice.
- Management of Proceeds:
 - Tagehus' Finance Department will be responsible for the management of net proceeds and will track their allocation to the Green Project portfolio using a register.
 - The Company intends to allocate proceeds within 24 months. Pending full allocation, unallocated proceeds will be temporarily placed in cash and money-market funds in accordance with the Framework's exclusion criteria.
 - Tagehus has communicated to Sustainalytics that instruments issued under the Framework may include multi-tranche loan facilities. The Company intends to label only those tranches of such facilities whose proceeds will be allocated according to the eligibility criteria in the Framework.
 - Tagehus has confirmed that the Company has internal processes in place to avoid double counting.
 - Based on the use of an internal tracking system and the disclosure of the temporary use of proceeds, Sustainalytics considers this process to be in line with market practice.
- Reporting:
 - The Company will report on the allocation of proceeds and the corresponding impact in a Green Finance Report, which will be published on its website on an annual basis until full allocation.
 - Allocation reporting will include the nominal amount of outstanding instruments divided into bonds and loans, the amount of net proceeds awaiting allocation, amounts allocated to each green project category, the share of financing versus refinancing and examples of green projects funded by instruments.
 - An external auditor will review the allocation of proceeds annually until the proceeds have been fully allocated.
 - Impact reporting will include relevant environmental impact metrics, where available, such as the annual energy use for own properties (in kWh/m²/year); the type of certification, including the level; annual reduced or avoided GHG emissions (in tCO₂e); and the number of electric vehicles charging stations installed.

¹⁴ Manufacture of steel, cement, aluminium, glass, mining, industrial-scale livestock farming, oil and gas exploration, production and refining, and energy generation from fossil fuels

- Tagehus has communicated to Sustainalytics that if it obtains bank loans, including revolving credit facilities, it will report on the allocation exclusively to relevant banks until loan maturity.
- Based on the commitments to allocation and impact reporting, Sustainalytics considers this process to be in line with market practice.

Alignment with the Green Bond Principles 2021 and Green Loan Principles 2023

Sustainalytics has determined that the Tagehus Green Finance Framework aligns with the four core components of the GBP and GLP.

Section 2: Sustainability Strategy of Tagehus

Contribution to Tagehus' sustainability strategy

Tagehus demonstrates its commitment to environmental sustainability by facilitating investments intended to: i) improve energy efficiency; ii) increase the use of renewable energy; and iii) support sustainable construction practices.¹⁵

The Company aims to improve energy efficiency in buildings in its portfolio by implementing energy-saving measures, including LED lighting, energy-efficient elevators and energy controllers. Tagehus has also developed patented public swimming facilities, "Ekobads",¹⁶ which are intended to reduce life cycle emissions compared to conventional swimming pools. The facilities integrate more wood and less concrete in construction, improve facilities' energy efficiency during the use phase and source energy from solar panels, district heating and heat recovery systems.¹⁷ Regarding renewable energy, Tagehus has installed solar panels in Tyresö, Sweden, and aims to do the same in Järfälla. Additionally, Tagehus invests in developments by the Swedish real estate company Credentia,¹⁸ which uses environmental certifications, such as Miljöbyggnad and Nordic Swan, to demonstrate that its construction activities meet the environmental standards for energy efficiency, water conservation and reduced environmental impact.¹⁹ Tagehus aims to develop an overarching sustainability strategy in alignment with the Corporate Sustainability Reporting Directive²⁰ by the end of 2025. The strategy would be based on an individual assessment of the investees and include general expectations from Tagehus' perspective.²¹

Based on the above, Sustainalytics recognizes Tagehus' overall sustainability performance and notes that the Tagehus Green Finance Framework is expected to further the Company's action on key environmental issues. Sustainalytics further notes that Tagehus is in the process of developing a sustainability strategy and encourages the Company to establish quantifiable and time-bound targets for its sustainability goals.

Approach to managing environmental and social risks associated with the projects

Sustainalytics recognizes that the proceeds from the instruments issued under the Framework will be directed towards eligible projects that are expected to have positive environmental impacts. However, Sustainalytics is aware that such eligible projects could also lead to negative environmental and social outcomes. Some key environmental and social risks possibly associated with the eligible projects may include issues involving: i) land use and biodiversity loss; ii) emissions, effluents and waste generated in construction; iii) occupational health and safety; iv) community relations; and v) business ethics.

Sustainalytics is of the opinion that Tagehus is able to manage and mitigate potential risks through implementation of the following:

- Regarding risks related to land use and biodiversity loss, the Swedish Environmental Code requires projects financed in Sweden to support: i) mitigation of pollutants and other harmful impacts on human health and nature; ii) protection of natural and cultural environments; iii) preservation of biodiversity; iv) sustainable use of land, water resources and the physical environment; and v) reuse and recycling.²² The Planning and Building Act integrates these principles into processes related to

¹⁵ Tagehus, "Tagehus Green Finance Framework", (2024), at: <https://tagehus.se/>

¹⁶ Hemtag, "Ekobad", at: <https://hemtag.hemso.se/ekobad/>

¹⁷ Tagehus, "Tagehus Green Finance Framework", (2024), at: <https://tagehus.se/>

¹⁸ Credentia: <https://www.credentia.se/>

¹⁹ Ibid.

²⁰ European Parliament, "Directive (EU) 2022/2464", at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32022L2464>

²¹ Tagehus shared its plan to develop a sustainability strategy with Sustainalytics confidentially.

²² Government Offices of Sweden, "The Swedish Environmental Code", (1999), at: <https://www.government.se/contentassets/be5e4d4ebdb4499f8d6365720ae68724/the-swedish-environmental-code-ds-200061/>

construction permissions, planning and public consultations.²³ In addition, Directive 2014/52/EU²⁴ requires projects financed in the EU with an expected significant environmental impact to be evaluated on their potential direct and indirect environmental impacts before approval. The directive also requires such projects to have appropriate measures to avoid, prevent, reduce and, if possible, offset significant adverse effects on the environment, with a focus on species and habitats. For land-intensive projects, the directive requires projects to obtain an environmental impact assessment that identifies, describes and assesses land-related impacts. In addition, large-scale projects must limit their effects on land and soil, including organic matter, erosion, compaction and sealing.²⁵ Furthermore, the EU Habitats Directive and Birds Directive, which are part of the EU Biodiversity Strategy for 2030, require projects in the EU to support the conservation of biodiversity, particularly threatened and endemic species.^{26,27} Regarding emissions, effluents and waste generated in construction, Directive 2008/98/EC²⁸ requires companies in the EU to manage their construction and demolition waste without causing harm to human health or the environment.

- Regarding occupational health and safety, the Swedish Work Environment Act establishes guidelines to prevent occupational health issues and accidents in the workplace. The Work Environment Act requires employers to implement necessary measures to prevent and manage occupational risks, including the provision of satisfactory working conditions, safe tools and technical equipment, adequate instructions and training, as well as occupational health services, among other health and safety provisions in the workplace.²⁹ In addition, the Swedish Working Hours Act sets standards on weekly working hours, overtime and on-call time.³⁰
- Sustainalytics notes that the eligible projects will be located in Sweden, which is recognized as a Designated Country under the Equator Principles,³¹ indicating the presence of robust environmental and social governance systems, legislation and institutional capacity to protect the environment and communities, including stakeholder engagement.

Based on these policies, standards and assessments, Sustainalytics is of the opinion that Tagehus has implemented adequate measures and is well positioned to manage and mitigate environmental and social risks commonly associated with the eligible categories and encourages the Company to implement policies to address risks related to community relations and business ethics.

Section 3: Impact of Use of Proceeds

The use of proceeds categories are aligned with those recognized by the GBP and GLP. Sustainalytics has focused below on where the impact is specifically relevant in the local context.

Importance of financing green buildings in Sweden

Despite the 64% reduction in GHG emissions between 2005 and 2020,³² the buildings sector remains a substantial contributor to Sweden's carbon footprint, accounting for approximately 34% of the country's total energy consumption and 22% of its total GHG emissions in 2021.³³ Sweden aims to reduce its GHG emissions by 59% by 2030 compared to 2005, ultimately achieving net zero by 2045.³⁴ To reach this target and comply

²³ Government Offices of Sweden, "Plan- och bygglag (2010:900)", (2010), at: https://www.riksdagen.se/sv/dokument-och-lagar/dokument/svensk-forfattningssamling/plan-och-bygglag-2010900_sfs-2010-900/#K5

²⁴ European Parliament, "Directive 2014/52/EU of the European Parliament and of the Council", (2014), at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex%3A32014L0052>

²⁵ Ibid.

²⁶ European Commission, "Biodiversity strategy for 2030", at: https://environment.ec.europa.eu/strategy/biodiversity-strategy-2030_en

²⁷ European Parliament, "Directive 2009/147/EC of the European Parliament and of the Council", (2009), at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A32009L0147>

²⁸ European Commission, "Directive 2008/98/EC on waste", (2008), at: <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex%3A32008L0098>

²⁹ Government Offices of Sweden, "Work Environment Act 1977:1160 and 2014:659", at:

<https://www.government.se/contentassets/86e9091526644e90b78d2ff937318530/sfs-19771160-work-environment-act/>

³⁰ Government Offices of Sweden, "Working Hours Act 1982:673 and 2013:611", at:

<https://www.government.se/contentassets/1b29fd35b2544f13875137beab80911a/1982673-working-hours-act.pdf>

³¹ Equator Principles, "About the Equator Principles", at: <https://equator-principles.com/about-the-equator-principles/>

³² European Environment Agency, "Greenhouse gas emissions from energy use in buildings in Europe", (2023), at:

<https://www.eea.europa.eu/ims/greenhouse-gas-emissions-from-energy>

³³ Boverket, "Miljöindikatorer – aktuell status", (2024), at: <https://www.boverket.se/sv/byggande/hallbart-byggande-och-forvaltning/miljoindikatorer--aktuell-status/>

³⁴ International Energy Agency, "Sweden", at: <https://www.iea.org/countries/sweden>

with the requirements of the EU Energy Performance of Buildings Directive,³⁵ the country aims to decarbonize the buildings sector and promote energy-efficient construction and retrofits.³⁶

To meet its decarbonization goals, the Swedish government has implemented the following measures in the buildings sector: i) limiting the energy consumption of non-residential buildings to 80 kWh/m²; ii) providing training programmes on low-energy buildings for stakeholders in the construction sector; and iii) promoting energy efficiency through various national and EU-level financial support programmes.^{37,38} Additionally, Sweden's 2022 Act on Climate Declarations requires developers of new buildings to obtain a climate declaration that includes reporting on climate impact indicators, such as GHG emissions per gross floor area, operational energy use and waste disposal.³⁹ In this regard, Boverket, the Swedish National Board of Housing, Building and Planning, intends to expand the scope of the climate declaration to cover the entire life cycle of a building, beginning in January 2027.⁴⁰ This expansion will also lead to reporting requirements on climate impacts linked to groundworks and ground improvements.⁴¹

In view of the above, Sustainalytics considers that Tagehus' financing of green buildings is expected to contribute to the decarbonization of the building stock in Sweden and the country's climate goals.

Contribution to SDGs

The Sustainable Development Goals were adopted in September 2015 by the United Nations General Assembly and form part of an agenda for achieving sustainable development by 2030. The instruments issued under the Tagehus Green Finance Framework are expected to help advance the following SDGs and targets:

Use of Proceeds Category	SDG	SDG target
Green Buildings	9. Industry, Innovation and Infrastructure	9.4 By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities
Energy Efficiency	7. Affordable and Clean Energy	7.3 By 2030, double the global rate of improvement in energy efficiency
Circular and Eco-efficient products	12. Responsible Consumption and Production	12.2 By 2030, achieve the sustainable management and efficient use of natural resources
Renewable Energy	7. Affordable and Clean Energy	7.2 By 2030, increase substantially the share of renewable energy in the global energy mix
Sustainable Water and Wastewater Management	6. Clean Water and Sanitation	6.3 By 2030, improve water quality by reducing pollution, eliminating dumping and minimizing release of hazardous chemicals and materials, halving the proportion of untreated wastewater and substantially increasing recycling and safe reuse globally
Clean Transportation	11. Sustainable Cities and Communities	11.2 By 2030, provide access to safe, affordable, accessible, and sustainable transport systems for all, improving road safety, notably by expanding public transport,

³⁵ European Commission, "Energy Performance of Buildings Directive", (2023), at: https://energy.ec.europa.eu/topics/energy-efficiency/energy-efficientbuildings/energy-performance-buildings-directive_en

³⁶ Ministry of the Environment and Energy, "Sweden's draft integrated national energy and climate plan", (2020), at:

<https://www.government.se/contentassets/e731726022cd4e0b8ffa0f8229893115/swedens-draft-integrated-national-energy-and-climate-plan/>

³⁷ Government of Sweden, Ministry of Infrastructure, "Sweden's Third National Strategy for Energy Efficient Renovation", (2020), at:

https://energy.ec.europa.eu/system/files/2020-05/se_2020_ltrs_official_translation_0.pdf

³⁸ Government of Sweden, "Sweden's draft integrate national energy and climate plan", (2020), at:

<https://www.government.se/contentassets/e731726022cd4e0b8ffa0f8229893115/swedens-draft-integrated-national-energy-and-climate-plan/>

³⁹ Boverket, "Climate declaration for new buildings", (2023), at: [https://www.boverket.se/en/start/building-in-sweden/developer/rfq-](https://www.boverket.se/en/start/building-in-sweden/developer/rfq-documentation/climate-declaration/)

[documentation/climate-declaration/](https://www.boverket.se/en/start/building-in-sweden/developer/rfq-documentation/climate-declaration/)

⁴⁰ Boverket, "Limit values for climate impact from buildings", (2023), at: <https://www.boverket.se/globalassets/engelska/limit-values-for-climate-impact-from-buildings-and-an-expanded-climate-declaration.pdf>

⁴¹ Ibid.

		with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons
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Conclusion

Tagehus has developed the Tagehus Green Finance Framework, under which it may issue green bonds, including unsecured bonds, covered bonds and hybrid bonds, and obtain green loans and revolving credit facilities, and use the proceeds to finance projects and assets in the following categories: Green Buildings, Energy Efficiency, Circular and Eco-efficient Products, Renewable Energy, Sustainable Water and Wastewater Management, and Clean Transportation. Sustainalytics considers that the eligible projects are expected to provide positive environmental impacts.

The Framework outlines a process for tracking the allocation and management of proceeds and makes commitments for reporting on the allocation and impact. Sustainalytics is of the opinion that the Tagehus Green Finance Framework is aligned with the overall sustainability strategy of the Company and that the use of proceeds categories will contribute to the advancement of UN Sustainable Development Goals 12, 6, 7, 9 and 11. Additionally, Sustainalytics is of the opinion that Tagehus has adequate measures in place to identify, manage and mitigate environmental and social risks commonly associated with the eligible projects.

Based on the above, Sustainalytics is confident that Tagehus is well positioned to issue green bonds and loans and that the Tagehus Green Finance Framework is robust, transparent and in alignment with the four core components of the Green Bond Principles 2021 and Green Loan Principles 2023.

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