

Green Bond Fact Sheet

Issuer Name: Samhällsbyggnadsbolaget i Norden AB (SBB)		Date: 20-Feb-2019	
Issue date: 14-Feb-2019 Maturity date: 14-Feb-2024 Tenor: 5			
Issuer Name	SBB	Amount Issued	SEK500m (USD54m)
Country of risk	Sweden	CBI Database	Included
Issuer Type ¹	Non-financial corporate	Bond Type	Senior unsecured
Green Bond Framework	Framework	Second party opinion	Cicero
Certification Standard	Not certified	Assurance report	N/A
Certification Verifier	N/A	Green bond rating	E2/64 (S&P)
Use of Proceeds			
<input type="checkbox"/> Energy	<input type="checkbox"/> Solar <input type="checkbox"/> Onshore wind <input type="checkbox"/> Offshore wind <input type="checkbox"/> Geothermal <input type="checkbox"/> Hydro	<input type="checkbox"/> Tidal <input type="checkbox"/> Biofuels <input type="checkbox"/> Bioenergy <input type="checkbox"/> District heating <input type="checkbox"/> Electricity grid	<input type="checkbox"/> Energy storage <input type="checkbox"/> Energy performance <input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input checked="" type="checkbox"/> Buildings	<input type="checkbox"/> Certified Buildings <input type="checkbox"/> HVAC systems <input checked="" type="checkbox"/> Energy performance	<input type="checkbox"/> Water performance <input type="checkbox"/> Energy storage/meters <input checked="" type="checkbox"/> Other energy related	<input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Transport	<input type="checkbox"/> Electric vehicles <input type="checkbox"/> Low emission vehicles <input type="checkbox"/> Bus rapid transit <input type="checkbox"/> Passenger trains <input type="checkbox"/> Urban rail	<input type="checkbox"/> Freight rolling stock <input type="checkbox"/> Coach / public bus <input type="checkbox"/> Bicycle infrastructure <input type="checkbox"/> Energy performance	<input type="checkbox"/> Transport logistics <input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Water & wastewater	<input type="checkbox"/> Water distribution <input type="checkbox"/> Water treatment <input type="checkbox"/> Wastewater treatment <input type="checkbox"/> Water storage	<input type="checkbox"/> Storm water mgmt <input type="checkbox"/> Desalination plants <input type="checkbox"/> Erosion control <input type="checkbox"/> Energy performance	<input type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input type="checkbox"/> Waste management	<input type="checkbox"/> Recycling <input type="checkbox"/> Waste prevention <input type="checkbox"/> Pollution control	<input type="checkbox"/> Landfill, energy capture <input type="checkbox"/> Energy performance <input type="checkbox"/> Infrastructure	<input type="checkbox"/> Waste to energy <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience

<input type="checkbox"/> Land use & agriculture	<input type="checkbox"/> Afforestation/parks <input type="checkbox"/> Land remediation <input type="checkbox"/> Sustainable agriculture <input type="checkbox"/> FSC Forestry <input type="checkbox"/> Energy/water efficiency <input type="checkbox"/> Adaptation & resilience <input type="checkbox"/> FSC Cellulose & paper
<input type="checkbox"/> Other	<input type="checkbox"/> Adaptation & resilience <input type="checkbox"/> ICT <input type="checkbox"/> Industry: process
Issue details	
Reporting	<p>SBB will publish an annual newsletter, providing investors with a summary of green bonds developments, outstanding amounts of issued green bonds, the balance on the Separate Account, and the Green Project Portfolio. The newsletter is made publicly available at SBB's website (http://sbbnorden.se). The newsletter will show avoided CO2-equivalent emissions. The baseline calculation method is based on energy savings, avoided energy use, and reduced fossil fuels use. The reported metrics reported: total pre and post energy consumption, likewise for energy consumption per heated square meter, energy reduction, calculated annual CO2-equivalent emissions reduced or avoided per heated square meter, and percentage supplied by renewable energy. External consultants provide confirmation to every individual property.</p>
Company information	<p>SBB was founded in 2016, with the aim to build a strong and stable Nordic real estate company focused on residential and community service properties. The company's strategy builds on long-term ownership, management and development of rent regulated residential properties in Sweden and low-risk community service properties in the Nordic region, including redevelopment and renovations of existing buildings as well as conversions of commercial properties in central locations, with proximity to efficient infrastructure. By end of 2017, SBB owned 749 apartments, at a value of SEK23bn.</p>
Firsts, records and certifications	
Proceeds description	<p>Proceeds will be used to refinance a property portfolio consisting of rent regulated residential apartment houses in Nordic countries, predominantly Sweden, built between 1900 and 1991, and related investments. The buildings in this 'Green Project Portfolio' are predominately built between 1950s and 1980s. SBB will make various investments in energy efficiency, with the commitment to reduce the purchased amount of energy (kWh) per heated square meter and year by at least 30% over the property portfolio. Other relevant investments may support climate resilience or increase tenant functionalities. SBB might use other measures applicable, such as installation of rooftop solar units.</p>
Climate Bonds view	<p>Nordic and in particular Swedish based issuance continues to grow. A significant portion of this has been in real estate, with this bond providing another example of retro-fits on existing building stock.</p>
Underwriters	<p>Nordea, DNB, Danske, SEB</p>
Deal comments	
Credit Rating	<p>N/A</p>
Pricing summary	
Investors summary	

¹ Issuer categories: ABS, development bank, financial corporate, government-backed entity, loan, local government, non-financial corporate, sovereign