

## Green Bond Fact Sheet

Sagax AB		Date: 20/01/2020	
Issue date: 16-12-2019 Maturity date: 16-06-2023 Tenor: 4			
Issuer Name	Sagax AB	Amount Issued	SEK750m/USD80m
Country of risk	Sweden	CBI Database	Included
Issuer Type <sup>1</sup>	Non-Financial Corporate	Bond Type	N/A
Green Bond Framework	N/A	Second party opinion	<a href="#">CICERO</a>
Certification Standard	Not certified	Assurance report	N/A
Certification Verifier	N/A	Green bond rating	N/A
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 checked="" type="checkbox"/> Certified Buildings <input type="checkbox"/> HVAC systems <input type="checkbox"/> Energy performance	<input type="checkbox"/> Water performance <input type="checkbox"/> Energy storage/meters <input 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"/> Flood protection <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
<b>Issue details</b>	
<b>Reporting</b>	<p>Sagax will provide a Green Finance Investor Report on an annual basis. The report, which will be made publicly available on the company's website, will include detailed information on proceed allocations as detailed on p. 5 of the issuer's <a href="#">Green Finance Framework</a>. It will also disclose the performance of the eligible assets financed according to the following impact indicators:</p> <ol style="list-style-type: none"> <li>1. Energy performance (kWh/sqm and year)</li> <li>1. Energy generated (kWh/year)</li> <li>2. Renewable energy capacity installed (MW), and</li> <li>3. Annual GHG emissions reduced/avoided in tCO<sub>2</sub></li> </ol>
<b>Company information</b>	<p>Sagax is a property that invests in commercial properties mainly in the warehouse and light industry segments. The company's property holdings amounted to more than 3 million square metres in 539 properties at the end of Q3 2019. Sagax owns properties in seven countries (Sweden, Finland, France, the Netherlands, Spain, Germany and Denmark), and is listed on Nasdaq Stockholm.</p>
<b>Firsts, records and certifications</b>	
<b>Proceeds description</b>	<p>The green bond proceeds will finance low-carbon, energy-efficient buildings in Sagax's portfolio. The properties will need to have a LEED certification at minimum Gold level.</p>
<b>Climate Bonds view</b>	<p>The Swedish real estate industry continues being triumphant in the market: Sagax is the 21<sup>st</sup> entity in this sector to enter the market, bringing the total amount issued to the equivalent of USD9.1bn.</p>
<b>Underwriters</b>	Nordea, SEB
<b>Deal comments</b>	
<b>Credit Rating</b>	
<b>Pricing summary</b>	
<b>Investors summary</b>	

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