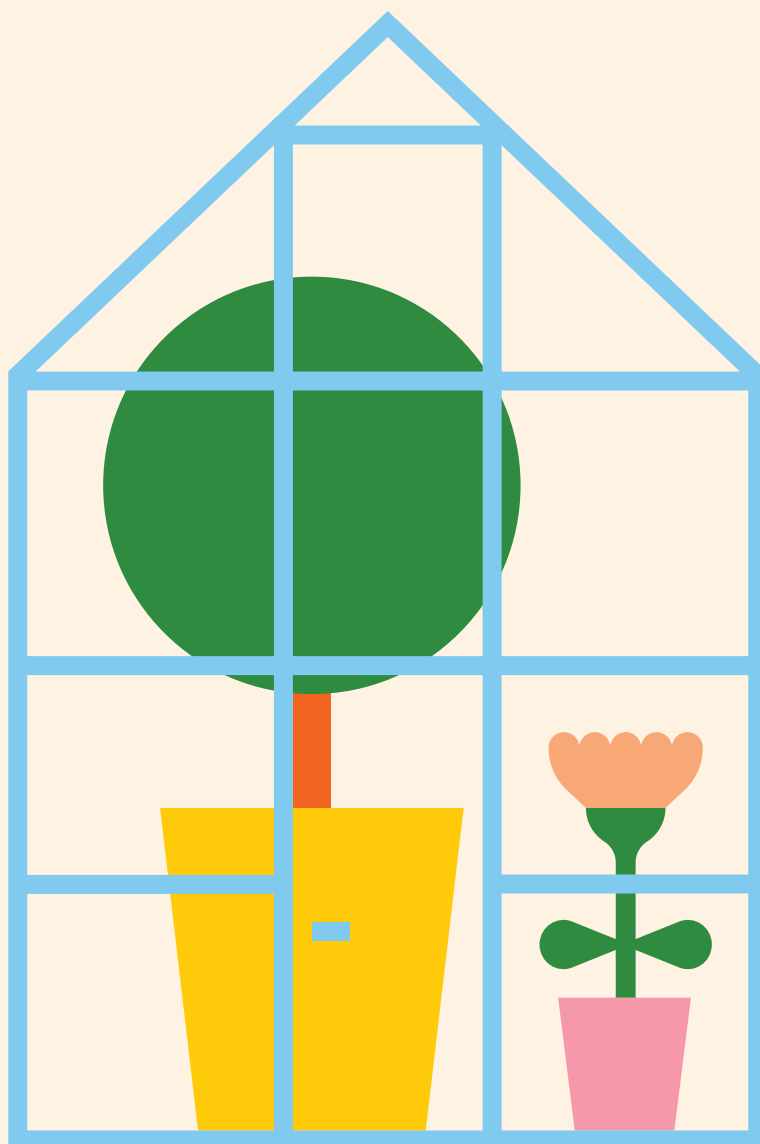


Green Bond Impact Report 2023



SBAB!

SBAB Bank AB (publ)

SCBC!
Covered bonds of SBAB

AB Sveriges Säkerställda Obligationer (publ)
(Swedish Covered Bond Corporation – SCBC)

Sustainability guides our business decisions



The 2020s continues to develop as a globally challenging decade; 2023 is no exception. Inflation, fluctuating energy prices, global conflicts and global warming adds to the uncertainty. We see increasing societal gaps and disinformation spreading in times where we need to collaborate more than ever to tackle the growing global challenges. With this in mind, and perhaps now more than ever, we need to continue to incorporate sustainability into the very core of how we do business – to both mitigate risk and manage business opportunities.

In 2023, we invested heavily in preparing for current and future sustainability regulations, as well as market expectations. For example, in an SBAB survey, six out of ten homeowners in Sweden expressed worries about how extreme weather events may affect their homes and three out of four potential buyers considers the heating source when buying a house. Hence, we feel that we are on the right track when levelling up our strategic work to support the transition of our customers to more energy efficient housing in line with our long-term climate target.

| | |
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| 04 | Executive Summary |
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About the SBAB Group

SBAB Bank AB (publ) ("SBAB") was founded in 1985 and is owned in its entirety by the Swedish state. SBAB primarily provides residential mortgages, however, other loan and savings products are also offered to consumers, tenant-owners' associations and property companies in Sweden. The SBAB Group consists of SBAB and its subsidiaries: AB Sveriges Säkerställda Obligationer (publ) (with the parallel trade name The Swedish Covered Bond Corporation) ("SCBC") and Booli Search Technologies AB ("Booli"). SCBC's primary operations are the issuance of covered bonds (Sw. säkerställda obligationer) pursuant to the Swedish Act on Issuance of Covered Bonds (Sw. Lag (2003:1223) om utgivning av säkerställda obligationer), i.e. bonds or other comparable full recourse debt instruments secured by a pool of mortgage credits (the "Cover Pool"), in Swedish and international capital markets. SCBC does not pursue lending activities but instead acquires loans meeting certain criteria from SBAB on a regular basis. Booli develops products and services for the housing market. SBAB and SCBC are hereinafter jointly referred to as "SBAB".

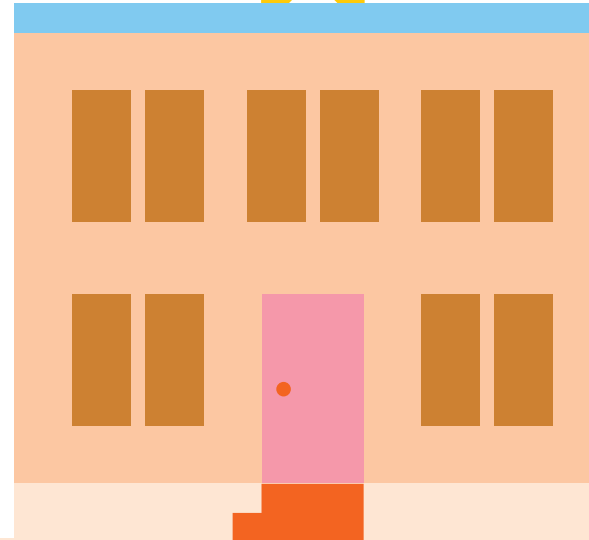
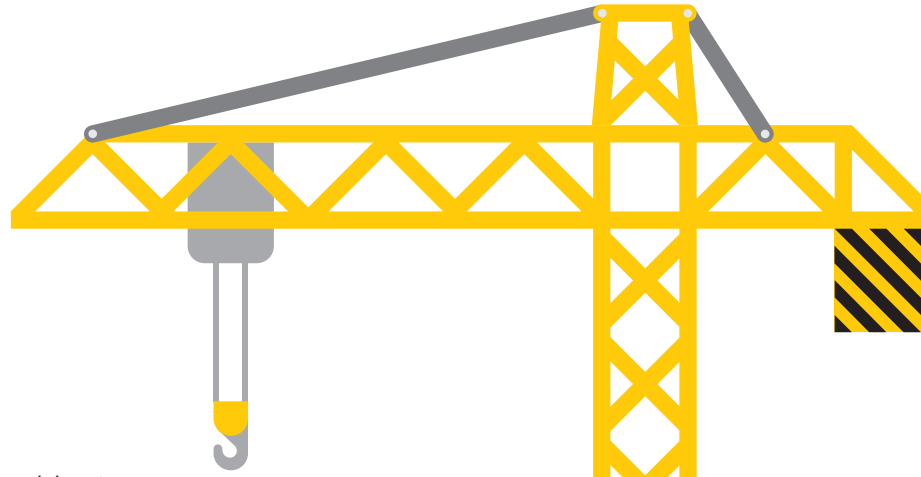
Vision: To enable tomorrow's homes and housing

Mission: The considerate bank with the best offering in housing and household finances

We made major progress in incorporating climate-related data in our systems to work smarter with tracking, follow-up and reporting on climate-related information, including climate-related risks. We conducted an overarching materiality assessment, aligned with the CSRD-regulation, enabling us to shift attention to areas where we have the most impact and identify the biggest risks and/or opportunities. Also, we are proud to have granted our first ever sustainability-linked loan to create incentives for real estate companies to work systematically with social- and environmentally related targets.

As for energy efficient housing, we note that both the market and regulators have been very active to increase the overall ambition level. Banks have expanded their array of products aimed at encouraging customers to adopt more sustainable lifestyles. From the investor community, there is a continued interest to support such initiatives. Our green bonds provide investors with the opportunity to participate in funding the environmentally conscious transformation of the Swedish housing market. I firmly believe that sustainability will play a pivotal role in shaping customer experience, as well as ensuring our long-term competitiveness and profitability.

Mikael Inglander, CEO of SBAB



Read more about SBAB's approach to sustainability

→ [SBAB Annual Report 2023](#)



SBAB assigns priority to four Sustainable Development Goals



Executive summary

At 31 December 2023, SBAB had disbursed a total of SEK 74.5 billion in Green Loans to investments aligned with the criteria set out in our Green Bond Framework. This report presents the expected impacts of these investments as well as the impact reporting methodology applied.

Background

SBAB was the first bank in Sweden to issue a Green Bond in 2016

In 2016, SBAB established its framework for issuing Green Bonds (the "SBAB Green Bond Framework 2016"). The Green Bond Proceeds are used exclusively to finance or refinance buildings that meet certain energy efficiency criteria or, alternatively, hold a selectively defined environmental certification, as described further in the SBAB Green Bond Framework 2016. The framework received a Medium Green shading from the independent climate and environmental research institute CICERO. During October 2022 the last two bonds from the Green Bond Framework 2016 reached its maturity and the framework is no longer active.

SBAB launches updated framework to enable issuance of Green Covered Bonds

In January 2019 SBAB published an updated framework for the issue of Green Bonds (the "SBAB Group Green Bond Framework 2019"). This was for reasons including encompassing a new and broader green customer offering, including SBAB's Green Residential Mortgages to private individuals, as well as to enabling further future issues of green bonds in other formats. The framework enabled SBAB to issue notes in the form of green bonds under SBAB's

EMTN programme as well as SCBC to issue covered bonds in the form of green bonds under SCBC's EMTCN Programme, as described further in the SBAB Group Green Bond Framework 2019. The updated framework has a Medium Green shading from CICERO. Furthermore, CICERO's overall assessment of the governance structure of the framework is a rating of Excellent.

In 2019, SBAB became the first bank in Sweden to issue a Green Covered Bond backed by residential mortgages and property loans. All outstanding green bonds are specified on page 5. One new bond was issued under the 2019 Green Bond Framework during 2023.

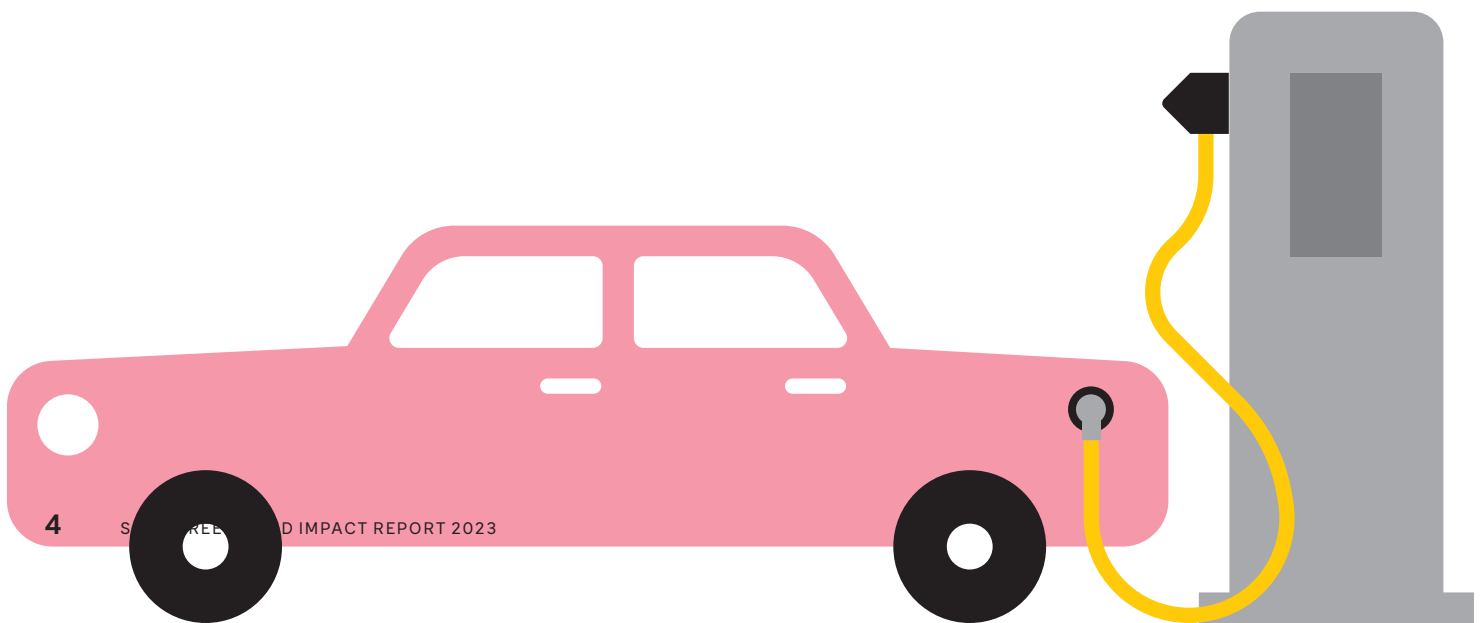
Updated GHG emission calculation methodology

During 2022 a new GHG emission calculation methodology was applied to reflect the estimated CO₂e savings more accurate with regards to the different heating sources of our assets. The methodology is aligned with how the new climate target is measured and followed up. A significant majority of SBAB's emission consist of scope 3 emissions from the portfolio. Comparison between avoidance of GHG emissions presented in Impact Report 2021 and earlier,

versus the Impact Report published 2021 and earlier.

In 2023, adjustments to emission factors have been made for electricity. The accuracy of the data has also been improved which has increased the amount of tenant-owned apartments identified as eligible. For this reason, the information reported for 2022 and 2023 are not be viewed as fully comparable.

→ [Read more on page 11](#)



Result as of 31 December 2022

Outstanding Green Bonds

| Issuer | Issue date | Nominal Amount Issue ¹⁾ | Format | Maturity | Coupon | ISIN | Framework |
|--------------|------------------|------------------------------------|----------------------|-------------------|--------------------|--------------|--------------------------------------|
| SCBC | 23 January, 2019 | SEK 6.0 bn | Covered bond | 28 March, 2024 | 0.75% | XS1943443769 | SBAB Group Green Bond Framework 2019 |
| SBAB | 13 June, 2019 | SEK 2.25 bn | Senior | 6 June, 2024 | 3M Stibor +93 bps | XS2015229516 | SBAB Group Green Bond Framework 2019 |
| | | SEK 0.75 bn | Non-Preferred | 6 June, 2024 | 1.0% | XS2015229862 | |
| SBAB | 6 May, 2020 | EUR 500 mn (equiv SEK 5.3 bn) | Senior Unsecured | 13 May, 2025 | 0.50% | XS2173114542 | SBAB Group Green Bond Framework 2019 |
| SBAB | 20 May, 2021 | EUR 500 mn (equiv SEK 5.1 bn) | Senior Unsecured | 27 August, 2026 | 0.125% | XS2346986990 | SBAB Group Green Bond Framework 2019 |
| SBAB | 31 January, 2022 | EUR 500 mn (equiv SEK 5.2 bn) | Senior Unsecured | 8 February, 2027 | 0.50% | XS2441055998 | SBAB Group Green Bond Framework 2019 |
| SBAB | 1 June, 2022 | EUR 750 mn (equiv SEK 7.9 bn) | Senior Unsecured | 10 December, 2025 | 1.875% | XS2489627047 | SBAB Group Green Bond Framework 2019 |
| SBAB | 25 August, 2022 | SEK 1.9 bn | Senior Non-Preferred | 2 September, 2025 | 3M Stibor + 95 bps | XS2527964873 | SBAB Group Green Bond Framework 2019 |
| | | SEK 0.6 bn | | 2 September, 2025 | 3.873% | XS2527964956 | |
| | | SEK 1.0 bn | | 2 September, 2027 | 4.20% | XS2527965177 | |
| SBAB | 26 June, 2023 | EUR 500 mn (equiv SEK 5.8 bn) | Senior Non-Preferred | 26 June, 2026 | 4,88% | XS2641720987 | SBAB Group Green Bond Framework 2019 |
| Total | | 41.8 bn | | | | | |

1) For bonds issued in EUR the conversion to SEK has been made based on the exchange rate at the date of the issue.

Impact Reporting

SBAB Group Green Bond Framework 2019

As of 31st December 2023, SBAB had disbursed a total of SEK 74.5 billion in Eligible Green Loans to investments as defined in SBAB Group Green Bond Framework 2019.

These projects are estimated to generate an annual avoidance in GHG emissions corresponding to 8 979 tonnes CO₂e. SBAB's share

of the financing is estimated to correspond to an annual avoidance of 4 125 tonnes CO₂e. That in turn corresponds to an estimated avoidance of 0.06 tonnes CO₂e per disbursed SEK 1 million and year.

[→ Read more on page 6-7](#)

Eligible Green Loans:

SEK 74.5 billion

SBAB financed annual expected avoidance of GHG emissions:

4,125 tCO₂e

SBAB financed annual expected aggregated energy savings:

94,714 MWh

Expected annual avoidance of GHG emissions per disbursed SEK 1 million:

0.06 tCO₂e

Impact Report SBAB Group

Green Bond Framework 2019

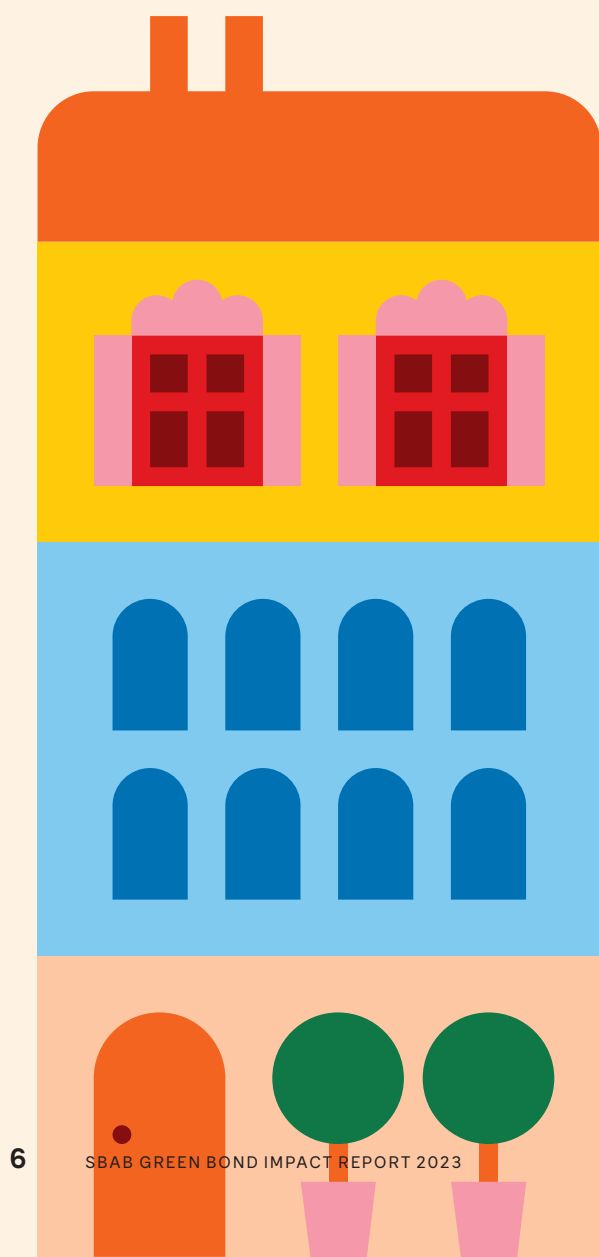
| Eligible Category | Eligible Green Loan | #Objects | Eligible volumes (SEK mn) | | | | Total |
|---|--|---------------|---------------------------|---------------|--|-------|---------------|
| | | | EPC A | EPC B | EPC C (Construction initiated before 1 January 2014) | Other | |
| Retail | | | | | | | |
| Energy efficient buildings | Residential mortgages (Sw. bolån) | 19,232 | 1,470 | 18,048 | 24,628 | | 44,145 |
| Reduction of energy usage | Residential mortgages and/or consumer loan (Sw. Privatlån) | 263 | | | | 532 | 532 |
| Corporate Clients & Tenant-Owners' Associations¹⁾ | | | | | | | |
| Energy efficient buildings | Corporate loans Loans to tenant-owners' associations (Sw. bostadsrättsförening) | 527 | 1,490 | 20,476 | 7,570 | | 29,535 |
| Reduction of energy usage | Corporate loans Loans to tenant-owners' associations | 7 | | | | 333 | 333 |
| Total | | 20,029 | 2,960 | 38,524 | 32,198 | | 74,545 |

1) No objects have been included in the category for "Energy efficient and green buildings; new constructions and major renovations" or "Energy efficiency and other green investments" in 2023

2) Please note that we have improved our data-quality in 2023 whereas more objects (tenant-owned associations) have been allocated to the pool of eligible green loans

Expanding our energy efficiency offer to include tenant owners' associations

SBAB's ambition is to actively support its customers to become more energy efficient. Measures to increase energy efficiency include, inter alia, installing solar panels, geothermal heat pumps and air-source heat pumps. In 2023, SBAB expanded its successful campaign "the kW-chase" (sw "Kilowattjakten") to, in addition to private individuals, also include tenant-owners' associations. The campaign is carried out in partnership with the independent energy consultant Ecoclimate and aims to assist and help customers understand and reduce their energy consumption. In the campaign, SBAB offers tenant-owners' associations customers with high energy consumption a free of charge consultation with experts from Ecoclimate. The experts conduct a thorough analysis of the property in question and provides a plan with measures to reduce the energy consumption and, ultimately, the operational costs for the tenant-owners' association.



Estimated avoidance of GHG emissions (tonnes CO_{2e}/year)

| EPC A | EPC B | EPC C (Construction initiated before 1 January 2014) | Other | Full project expected GHG emissions avoided | SBAB financed ex- pected GHG emissions avoided | SBAB Green Bond fi- nanced expected GHG emissions avoided |
|------------|--------------|--|------------|---|--|---|
| 162 | 1,472 | 1,941 | 60 | 3,575 | 2,094 | |
| | | | | 60 | 38 | |
| 230 | 2,373 | 2,639 | 102 | 5,242 | 1,954 | |
| | | | | 102 | 39 | |
| 392 | 3,845 | 4,580 | 162 | 8,979 | 4,125 | 2,313 |

Assets under the Green Bond Framework 2019

As of 31st December 2023, SBAB had disbursed a total of SEK 74.5 billion in Eligible Green Loans to investment projects as defined in SBAB Group Green Bond Framework 2019. These projects are estimated to generate an annual avoidance in GHG emissions corresponding to 8 979 tonnes CO_{2e}. SBAB's share of the financing is estimated to correspond to an annual avoidance of 4 125 tonnes CO_{2e}. That in turn corresponds to an estimated avoidance of 0.06 tonnes CO_{2e} per disbursed SEK 1 million and year.

In addition to these eligible projects, SBAB has other yet unclassified loan assets (mainly construction loans) that may qualify to serve as the basis for issuing green bonds.

At year-end, outstanding Green Bonds within the SBAB Group Green Bond Framework 2019 amounted to SEK 41.8 billion. These Green Bonds are estimated to generate an annual avoidance of 2 313 tonnes CO_{2e}.

More information about the respective eligible category is available in Annex II. The framework is available in full at sbab.se.

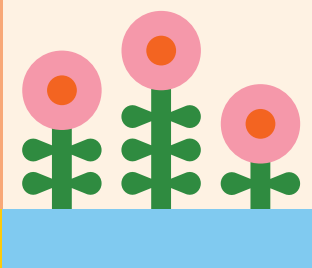
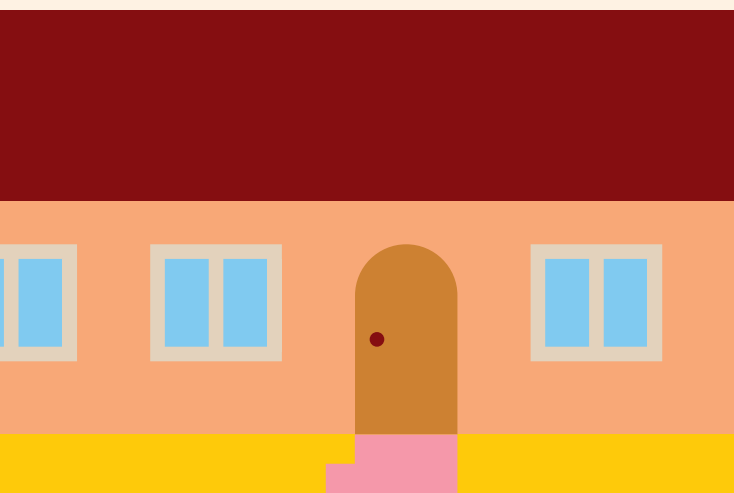
→ Read more on page 15

Eligible Green Loans & SBAB Estimated annual avoidance of GHG emissions

SEK 74.5 bn → 4,125 tCO_{2e}

Outstanding Green Bonds & Estimated annual avoidance of GHG emissions

SEK 41.8 bn → 2,313 tCO_{2e}





Sockerbetan 1

Emrahus develops sustainable housing for people with special needs. The company has chosen to focus exclusively on constructing these properties as passive houses, which has the advantage of creating homes that are highly energy efficient while also providing a pleasant home environment.

Sockerbetan 1, situated in a residential area in Landskrona, was developed by Emrahus and completed in 2023. It has since received several awards for its design and sustainable construction. Common recreational areas make it possible for the residents, who all have some sort of disability and require daily care and support, to socialise with their neighbours. The building has been constructed in a manner resembling a thermos, with an advanced FTX ventilation system that uses the heat that's already present in the building to warm up fresh air brought in from outside. The building's well insulated construction allows for a high degree of thermal comfort for its residents, while also ensuring that each apartment is thoroughly soundproofed.

| | |
|--|----------------------------------|
| Framework: | SBAB Green Bond Framework 2019 |
| Eligible Category in framework: | Energy efficient building, EPC B |
| Year of completion: | 2023 |
| Total energy performance/year: | 52 kWh/m ² /year |
| Baseline (energy requirement according to BBR:) | 75 kWh/m ² /year |
| Project full expected GHG emissions avoided: | 0.84 tCO _{2e} /year |
| SBAB financed expected GHG emissions avoided: | 0.56 tCO _{2e} /year |
| EU Taxonomy aligned: | Yes |



Kolartorp 1

Slättö is a Nordic private equity real estate firm committed to creating superior, long-term value for investors. The climate impact of real estate is a risk for long-term value creation, but also an opportunity. This is why climate is a key focus area for Slättö, and during 2023 Slättö committed to Net Zero target to 2040, aligned with Science Based Targets.

Slättö's properties Kolartorp 1:360 and 1:366 are located in Vega, Haninge in Stockholm. The residential project was completed during 2023, consisting of well-planned rental apartments close to commuter train station, nature, city and the archipelago. Moreover, the properties are equipped with solar panels, geothermal energy, individual metering and debiting systems (IMD) and green roofs with plants. The properties will achieve environmental certifications according to LEED EBOM. As in other residential assets, Slättö engages tenants through surveys and the app "Avy", which is widely used by tenants in Vega.

In every segment, Slättö is committed to aligning our properties with the EU Taxonomy and obtaining environmental certifications. Slättö does this by developing new properties with high energy efficiency standards and on-site renewables and driving energy improvements in existing assets.

| | |
|--|-------------------------------------|
| Framework: | SBAB Green Bond Framework 2019 |
| Eligible Category in framework: | Energy efficient building, EPC B |
| Year of completion: | 2023 |
| Total energy performance/year: | 39 / 43 kWh/m ² |
| Baseline (energy requirement according to BBR:) | 75 kWh/m ² /year |
| Project full expected GHG emissions avoided: | 17.5 / 19.5 tCO ₂ e/year |
| SBAB financed expected GHG emissions avoided: | 10.6 / 13.0 tCO ₂ e/year |
| EU Taxonomy aligned: | Yes |

Reporting methodology

The reporting methodology applied in this report is based on “Nordic Public Sector Issuers: Position Paper on Green Bonds Impact Reporting” and the Partnership for Carbon Accounting Financials (“PCAF”) methodology

As of 2022 the methodology for calculating expected avoidance of GHG emission has been updated to align with SBAB’s overall updated methodology of calculation GHG emission from assets. The updated methodology is based on Partnership for Carbon Accounting Financials (“PCAF”) in order to be comparable between industry peers.

During 2023 SBAB have taken further steps in assuring and adopting commonly used emission factors and a significant change was the updating of the emission factor for electricity. The new factor is lower which affects the comparability between this report and Impact Report 2022. Read more about our calculations on GHG emissions in our Climate Report 2023, available in full at sbab.se.

The methodology for calculating expected avoidance of GHG emissions are based on the same assumptions and calculation method as previously which is presented below.

Note that the updated methodology is more accurate as it takes the source of heating into consideration in comparison to previous years reporting where averages were used. With regards to this change of calculation method it is not possible to compare previous years results to the expected avoided emission in the report of 2022 or 2023.

The expected avoidance of GHG emissions has been calculated based on how much less energy each eligible property’s actual or expected energy consumption is compared with:

- an average energy consumption for existing buildings (buildings with construction year before 1 January 2014).
- allowed energy consumption as stated in the National Board of Housing, Building and Planning’s building codes for new buildings (buildings with construction year after 1 January 2014).

- an old energy declaration if the energy reduction is at least 30 percent within the last 10 years.

Avoided GHG emissions have been estimated for each object based on average emissions per kWh for the specific type of object (multi family buildings or single family houses) and its heating source.

All properties which has at least one building that qualifies for the green bond framework will be included in the Impact Report. The amount of the building included in the Impact Report is allocated based on Atemp (m²) of the qualified building in relation to the total Atemp (m²) of the property. If there are several buildings on one property with different energy labels that classify for the green bond framework the building with the lowest label is chosen to represent the property. If there are several buildings located on one property with different energy labels, where not all buildings qualify for the green bond framework, a percentage based on m² Atemp is calculated for how much of the property that is included in the Impact Report.

Calculation formula applied

$$\rightarrow ((A \times B) - (C \times D)) \times E = \text{Full project GHG avoided} \times F$$

A = Baseline for energy consumption or former energy usage per m² Atemp and year (see “Baseline methodology” for definitions and details)

B = Baseline for average GHG emissions (gCO_{2e}) per kWh (see “Baseline methodology” for definitions and details)

C = Expected or actual energy consumption for the specific object based on Energy Performance (energy usage per m² Atemp)

D = Average GHG emission (gCO_{2e}) per kWh for the specific objects source of heating^{1) 2)}

E = Object size, m² Atemp

F = SBAB’s share of the financing³⁾

1) If an object has two or more sources of heating an average of the emission factors are used.

2) If the object is or belongs to a tenant-owned association with multiple buildings an average emission factor for the collective of buildings have been applied. The applicable emission factors can be found in our Climate Report.

3) Existing buildings = Loan relative to the market value.

Baseline methodology

The energy performance in the energy declarations made from 1 January 2019 is based on primary energy demand instead of specific energy usage. The specific energy usage in older energy declarations was defined as delivered energy to the building divided by the floor area. Different calculations were applied depending on source for heating and the climate zone of the building. The energy performance for buildings with energy declarations done before 1 January 2019 may therefore be different from those made after 1 January 2019 and the energy performance is not always directly comparable.

Due to this challenge and our lack of complete data to convert energy declarations into primary energy demand, we are taking a conservative approach in our baseline methodology and all threshold values for energy performance are based on available primary energy demand.

1 January 2014 was the date when the new energy class requirements became mandatory in the building regulations with minimum requirement of Energy label C for all new buildings. Our baseline methodology is therefore different depending on the year of construction. The energy declaration used for full year calculation of energy consumption and GHG emissions is the energy declaration current per year-end.

sumption and GHG emissions is the energy declaration current per year-end.

Baseline for reduction of energy usage
Houses with an improved energy declaration, where the final energy use per m² & year on the property has reduced by at least 30 percent for the Green Bond Framework 2019. Avoided emissions is the difference in energy performance between previous and current energy declaration.

Baseline for average emission factors used

| Object type | Baseline ¹⁾ |
|-----------------------|-----------------------------|
| Multifamily buildings | 42,8 gCO _{2e} /kWh |
| Single Family houses | 19,2 gCO _{2e} /kWh |

Baseline for energy consumption or former energy usage

| Construction year | Data explanation | Baseline |
|-----------------------|---|------------------------------|
| After 1 January 2014 | Primary energy demand for Energy Class C ²⁾ | 75 kWh/m ² /year |
| Before 1 January 2014 | Average energy demand per square meter for single family homes and multi family homes in 2016 ³⁾ | 118 kWh/m ² /year |

1) Baseline is calculated based on data sourced from energy distribution is Swedish Energy Agency (Energimyndigheten), 2022 data.

2) Data from Swedish National Board of Housing, Building and Planning (Sw. "Boverket").

3) Data from 2016 is used due to an average time of 2 years between the completion of building and an issued energy declaration.

Methodology for calculating GHG emissions per building category and heating source

SBAB is committed to improving our methods, data quality and calculations for our financed emissions. As of 2022 a new methodology for calculating GHG emissions has been introduced. The calculations

are based on the methodology developed from Partnership for Carbon Accounting Financials, "PCAF" to increase comparability between financial institutions. The full calculation methodology and supporting

data is presented in SBAB Climate Report 2023 which is published on sbab.se.

EU-Taxonomy alignment of eligible assets

We assessed the extent to which our allocated green assets contribute to the Technical Screening Criteria in the EU taxonomy. The activity for Climate Change Mitigation 7.7, "Acquisition and ownership of buildings" is specifically applied. This assessment is based on available data and current definitions of national thresholds¹⁾. We have not assessed the full taxonomy alignment, including Do No Significant Harm ("DNSH") and Minimum Safeguards ("MS"), due to the lack of available data. The volumes identified within the Retail business area and pre-

sented in the table are included in our taxonomy report. The volumes presented in within the Corporate Clients & Tenant-Owners' Associations business area are not taxonomy aligned in accordance with our mandatory taxonomy report due to not being classified as an NFRD-company or meeting the DNSH and/or MS-criteria.

In 2022, we attempted to calculate and approximate the amount of eligible loans identified within the green bond framework that would also qualify to be included in the top 15% most energy efficient buildings

in Sweden. A conversion-methodology was applied, in which we also included buildings with EPCs issued before 01 September 2020 (and without an EPC corresponding to Energy Class A). This methodology was not applied for the calculations presented in the tables below, in which we only include buildings with EPCs issued after 31 August 2020 with energy performance below defined thresholds and/or EPC A.

Read more in our mandatory taxonomy report in SBAB's Annual Report 2023 page 173-177.

Volume of assets in Impact Report that meet the criteria of the EU taxonomy:

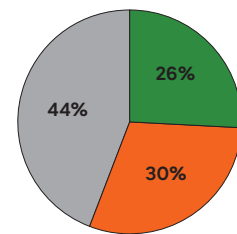
Retail loans qualified for top 15 and included in our taxonomy report:

| EPC | #Objects | Eligible green loans (mn SEK) ²⁾ |
|-----|--------------|---|
| A | 497 | 1,470 |
| B | 4,226 | 11,058 |
| C | 3,318 | 6,673 |
| | 8,041 | 19,201 |

Corporate Clients & Tenant-Owners' Associations qualified for top 15 but not included in our taxonomy report:

| EPC | #Objects | Eligible green loans (mn SEK) ²⁾ |
|-----|------------|---|
| A | 17 | 1,490 |
| B | 192 | 17,172 |
| C | 82 | 3,231 |
| | 291 | 21,893 |

Distribution of assets in our Green Bond Framework:



- Retail
- Corporate Clients & Tenant-Owners' Associations
- Not labeled as top 15 by current definition

1) National definition of building within the top 15% most energy efficient CIT Energy Management published (14 December 2022) is a report that defines national thresholds for different building types. The threshold for multi-family houses is 81 kWh/m²/year and single-family houses is 78 kWh/m²/year based on current building regulations (BBR29). The National Board of Housing, Building and Planning and the Swedish Energy Agency are investigating their role in developing a method for determining which buildings are the 15% most energy efficient.

2) The volume of eligible green loans that qualify for top 15 is distributed by Atemp. If there are more than one building on a property and the full building does not meet the set criteria the loan volume is distributed equivalently as the qualified Atemp.



Auditor's Limited Assurance Report on SBAB's Green Bond Impact Report

To SBAB Bank AB (publ), corporate identity number 556253-7513

Introduction

We have been engaged by SBAB Bank AB (publ), ("SBAB") to undertake a limited assurance engagement of the Green Bond Impact reporting ("Reporting") for the year 2023 set out in this document.

Responsibilities of Management

SBAB's Management is responsible for the preparation of the Reporting in accordance with the applicable criteria, as explained in the SBAB Group Green Bond Framework 2019 (available at https://www.sbab.se/1/in_english/investor_relations/sbab_unsecured_funding/sbab_green_bond.html), as well as the accounting and calculation principles that the Company has developed. This responsibility also includes the internal control relevant to the preparation of the Reporting that is free from material misstatements, whether due to fraud or error.

Responsibilities of the auditor

Our responsibility is to express a conclusion on the Reporting based on the limited assurance procedures we have performed. Our engagement is limited to historical information presented and does therefore not cover future-oriented information.

We conducted our limited assurance engagement in accordance with ISAE 3000 (revised) Assurance Engagements Other than Audits or Reviews of Historical Financial Information. A limited assurance engagement consists of making inquiries,

primarily of persons responsible for the preparation of the Reporting, and applying analytical and other limited assurance procedures. The procedures performed in a limited assurance engagement vary in nature from, and are less in extent than for, a reasonable assurance engagement conducted in accordance with International Standards on Auditing and other generally accepted auditing standards in Sweden.

The firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent of SBAB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The procedures performed consequently do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in a reasonable assurance engagement.

Accordingly, the conclusion of the procedures performed do not express a reasonable assurance conclusion.

Our procedures are based on the criteria defined by SBAB's Management as described above. We consider these criteria

suitable for the preparation of the Reporting.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion below.

Conclusion

Based on the limited assurance procedures we have performed, nothing has come to our attention that causes us to believe that the Green Bond Impact Report for the year 2023, is not prepared, in all material respects, in accordance with the applicable criteria, as explained in the SBAB Group Green Bond Framework 2019.

Solna 22 March 2024

Deloitte AB

Malin Lünig
Authorized Public Accountant

Adrian Fintling
Expert Member of FAR



Annex I: Use of Proceeds (SBAB Group Green Bond Framework 2019)

A loan provided and held by the SBAB Group will become an eligible loan (each an “**Eligible Green Loan**”) if it fulfils the eligibility criteria of one of the below categories.

Each Eligible Green Loan (other than a consumer loan) is primarily secured either by mortgages (Sw. pantbrev) pledged in

favour of an entity in the SBAB Group if the loan relates to a property (Sw. fast egen-dom) or a by a pledge in favour of an entity in the SBAB Group if the loan relates to a tenant-owners’ right. In certain cases, the Eligible Green Loans are also secured by a share pledge or through a guarantee.

The loan may be regarded as an Eligible Green Loan during 10 years from the time of selection in accordance with Section 3 in the Framework.

| Eligible Category | Eligible Green Loan | Eligibility Criteria |
|---|--|---|
| Retail | | |
| Energy efficient buildings | Residential retail mortgage loans (Sw. <i>bolån</i>)  | <ul style="list-style-type: none"> • Properties (Sw. <i>fastigheter</i>) owned by one or more individuals where the building on such property (i) has obtained an EPC with energy class A or B (where the construction was initiated on or after 1 January 2014); (ii) has obtained an EPC with energy class A, B or C (where the construction was initiated before 1 January 2014); or (iii) has an energy performance equivalent to a new EPC with the required criteria set out in (i) or (ii) above (as applicable); or • Tenant-owners’ rights (Sw. <i>bostadsrätter</i>) held by one or more individuals where the building owned by the tenant-owner association (Sw. <i>bostadsrättsförening</i>) to which the tenant-owners’ right relate (i) has obtained an EPC with energy class A or B (where the construction was initiated on or after 1 January 2014); (ii) has obtained an EPC with energy class A, B or C (where the construction was initiated before 1 January 2014); or (iii) has an energy performance equivalent to a new EPC with the required criteria set out in (i) or (ii) above (as applicable). |
| Reduction of energy usage | Residential retail mortgage loan and/or consumer loan (Sw. <i>privatlån</i>) | <ul style="list-style-type: none"> • Buildings where the final energy use per sq.m. & year on the property has been reduced by at least 30%, as evidence e.g. by a new EPC. |
| Corporate Clients & Tenant-Owners’ Associations | | |
| Energy efficient and green buildings; new constructions and major renovations | Corporate loans | <ul style="list-style-type: none"> • New constructions, including rehabilitations or major renovations, of one or more residential or commercial buildings where the project plan specifies that the intention is either to obtain at least one of the below certifications or to construct/renovate the building according to such certification methods. <ul style="list-style-type: none"> (i) EPC with energy class A or B; (ii) Miljöbyggnad, (minimum certification “silver”); (iii) Svanen (Eng. <i>Nordic Swan</i>); (iv) Passivhus (Eng. <i>Passive House</i>); or (v) Green Building. <p>A building is deemed to be a new construction during the planning phase, the construction or renovation phase (as applicable) and until an EPC has been obtained (“Completion”).</p> |
| Energy efficient buildings | Corporate loans Loans to tenant-owners’ associations (Sw. <i>bostadsrättsförening</i>) | <ul style="list-style-type: none"> • Properties owned by an entity (including a tenant-owner association) where the residential or commercial building on such property (i) has obtained an EPC with energy class A or B (where the construction was initiated on or after 1 January 2014); (ii) has obtained an EPC with energy class A, B or C (where the construction was initiated before 1 January 2014); or (iii) has an energy performance equivalent to a new EPC with the required criteria set out in (i) or (ii) above (as applicable). |
| Reduction of energy usage | Corporate loans Loans to tenant-owners’ associations | <ul style="list-style-type: none"> • Buildings where the final energy use per sq.m. & year on the property has been reduced by at least 30%, as evidence e.g. by a new EPC. |
| Energy efficiency and other green investments | SBAB Green Loans to tenant-owners’ associations and corporations SBAB product: SBAB Green Loan (Sw. <i>Gröna Lån</i>) | <ul style="list-style-type: none"> • Activities in buildings where the project plan specifies that the intention is either to reduce the energy use in such building (e.g. new heat source) or to have an environment enhancing impact (e.g. removal of certain materials such as PCBs) and has qualified to be an SBAB Group green loan (Sw. <i>Gröna Lån</i>) in accordance with the terms set out from time to time on www.sbab.se. |

For the avoidance of doubt, net proceeds of a Green Bond will not be allocated to fossil energy generation, nuclear energy generation, research and/or development within weapons and defence, potentially environmentally negative resource extraction (such as rare-earth elements or fossil fuels), gambling or tobacco. Neither SBAB nor SCBC provides any loans for the financing of any of the above.



Annex II: Energy Performance Certificates

Energy performance measures

Energy consumption is described in the energy performance certificate in terms of energy performance measures. Energy performance measures indicate how much energy is consumed by heating, air-conditioning, hot tap water and the building's property electricity. All energy consumed for this in one entire year is aggregated and divided by the heated surface of the building. The result is the number of kilowatt-hours (kWh) used per square meter (m²). Energy performance is expressed in terms of the unit kWh/m² and year.

Energy classes from A to G

Energy classification is included in the certificates to make it easier to compare buildings with each other and to get an idea of their energy consumption. Energy Class A stands for low energy consumption, and G stands for high. A building that has an energy consumption corresponding to the requirement imposed on a newly built building today is placed in Class C.

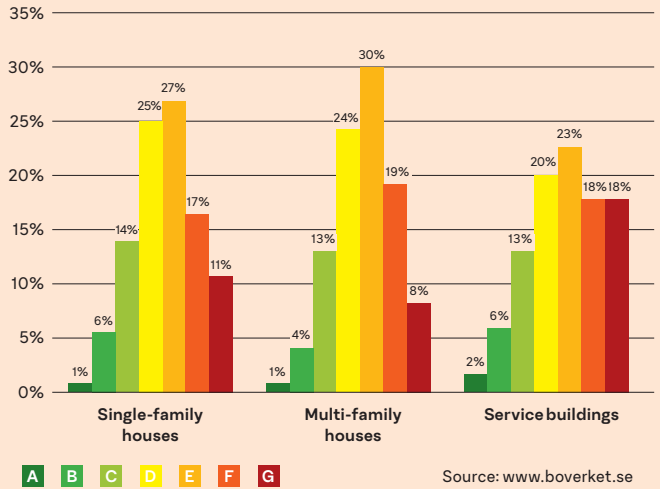
The seven classes on the scale are based on the energy consumption requirement imposed on new buildings built today. These requirements can be found in the building code, BBR (BFS 2011:6) and depend on the type of building, if it is electrically heated or not, and where in Sweden it is situated. Energy Class C corresponds to the particular requirement that would apply to the building if it were built today. Below is a list showing what each energy class stands for.

EP = Energy performance measures of the building in question
 ≤ = less than or equal to
 > = more than

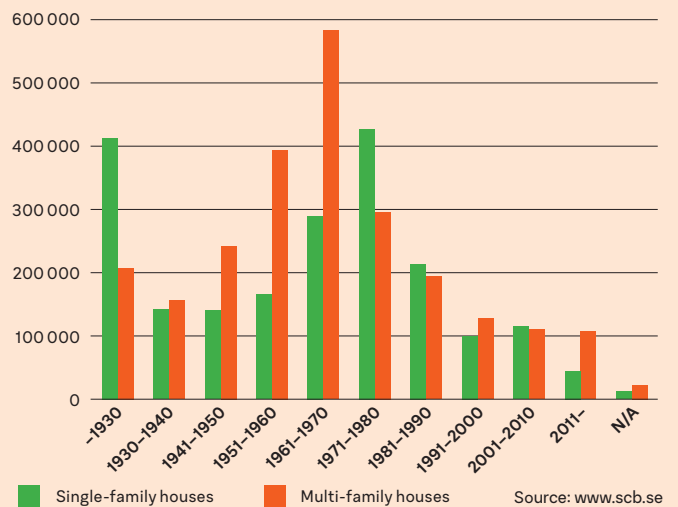
- A = EP is ≤ 50 percent of the requirement for a new building.
- B = EP is > 50 - ≤ 75 percent of the requirement for a new building.
- C = EP is > 75 - ≤ 100 percent of the requirement for a new building.
- D = EP is > 100 - ≤ 135 percent of the requirement for a new building.
- E = EP is > 135 - ≤ 180 percent of the requirement for a new building.
- F = EP is > 180 - ≤ 235 percent of the requirement for a new building.
- G = EP is > 235 percent of the requirement for a new building.

Source: www.boverket.se (2016)

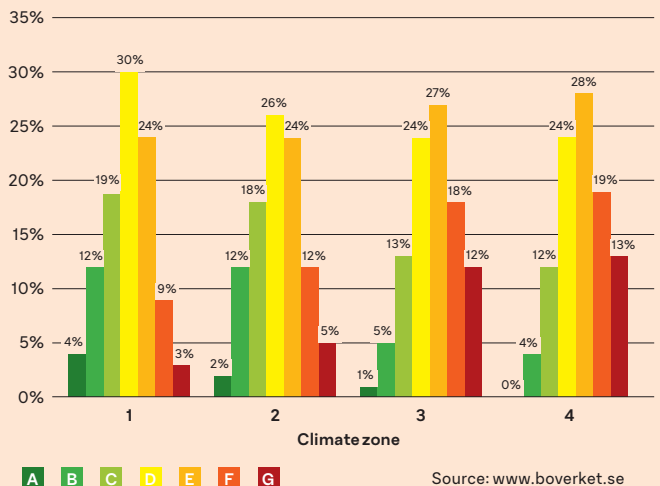
Distribution of energy classes (A to G) by type of housing



Number of homes by type of housing and building period



Distribution of energy classes (A to G) per climate zone



SBAB!

SCBC!
Covered bonds of SBAB