



Green Bonds Framework

17 February 2017

1. EARMARKED ACCOUNT

An amount equal to the net proceeds of the issue of the Green Bonds will be credited to a Special Account that will support Atrium Ljungberg's Eligible Projects as defined below. As long as the Green Bonds are outstanding and the Special Account has a positive balance, at the end of every fiscal quarter, funds will be deducted from the Special Account and added to Atrium Ljungberg's lending pool in an amount equal to all disbursements from that pool made during such quarter in respect of Eligible Projects. Until disbursement to Eligible Projects, the special account balance will be placed in liquidity reserves.

2. ELIGIBLE PROJECTS

"Eligible Projects" means a selected pool of assets that are funded, in whole or in part, by Atrium Ljungberg and that promote the transition to low carbon and climate resilient growth as determined by Atrium Ljungberg.

Eligible Projects:

- New and existing commercial and residential properties that have or will have a certification from:
 - BREEAM or BREEAM In-use with a minimum certification level of at least Very Good
 - or
 - Miljöbyggnad with a minimum certification level of at least Silver
- Major renovation of residential and commercial properties leading to a reduced energy use per year on a m² basis of at least 35 per cent.
- Energy efficiency projects leading to a reduction of energy use of at least a 35 per cent.
- Renewable energy (solar, geothermal and wind power).
- Clean transportation infrastructure for electric cars.

Atrium Ljungberg's Green Bonds will not finance fossil fuel generation projects.

Atrium Ljungberg's Green Bonds can be used to finance new Eligible Projects and to refinance Eligible Projects in accordance with the Green Bonds Framework. The ambition is to use the majority of the Green Bond proceeds to finance new projects¹.

3. SELECTION OF ELIGIBLE PROJECTS

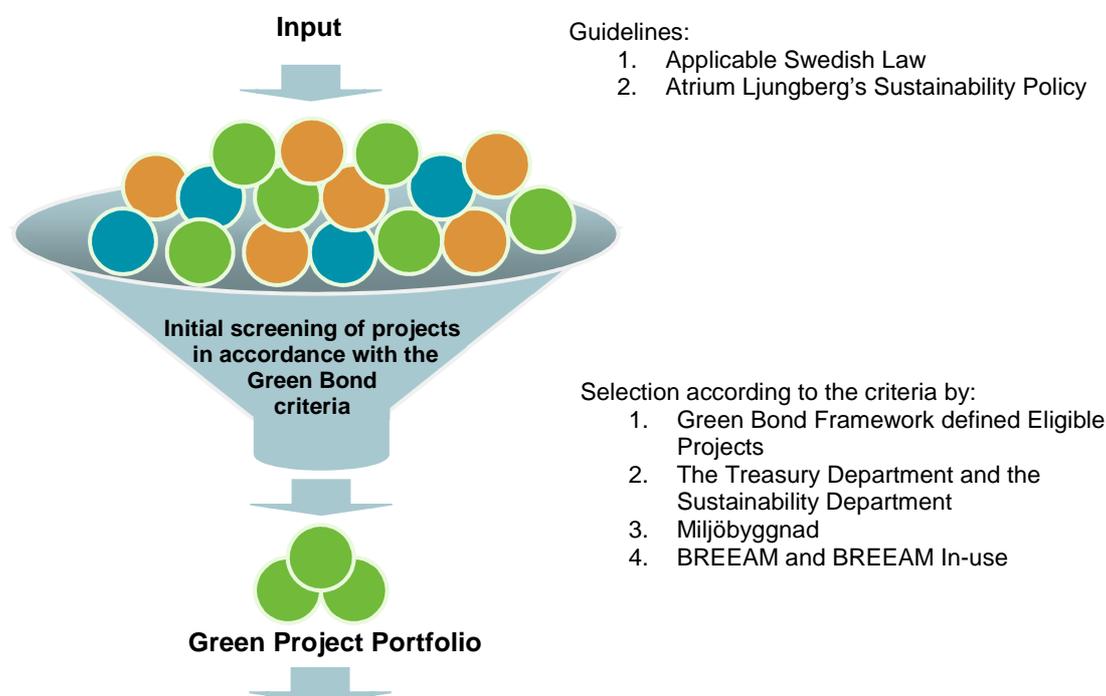
Eligible Projects will be selected by Atrium Ljungberg's Green Bond Committee. The Green Bond Committee consists of representatives from the Treasury and the Sustainability Departments and takes decision in consensus (i.e. both departments have a veto).

4. TRANSPARENCY

To enable investors to follow the development and provide insight to prioritised areas, Atrium Ljungberg will provide an annual Green Bond Investor Letter to investors including 1) a list of projects financed 2) a selection of project examples and 3) a summary of Atrium Ljungberg's Green Bond development. Atrium Ljungberg recognises the importance of impact reporting. The ambition is to include information in the Investor Letter about the energy use and the reduced carbon footprint on a portfolio basis of the funded Eligible Projects in relation to relevant reference values.

The internal tracking method, the allocation of funds from the Green Bond proceeds and the Investor Letter will be reviewed by Atrium Ljungberg's external auditor or a similar third party appointed by Atrium Ljungberg with the relevant expertise and experience. The Investor Letter and the opinion of the external auditor will be made publically available on Atrium Ljungberg's web page.

Green Bond Project Selection Process Flowchart



¹ New projects are defined as projects that have been finalized within one year before the time of issuance of the Green Bond and forward.