

February 2025



Green Bond Framework



Contents

| | |
|---|----|
| This is Atrium Ljungberg | 3 |
| Sustainability Approach | 4 |
| Green Bond Framework | 11 |
| Rationale for Green Financing | 11 |
| Green Terms | 12 |
| 1. Use of Proceeds | 12 |
| 2. Process for Project Evaluation and Selection | 14 |
| 3. Management of Proceeds | 14 |
| 4. Reporting | 16 |
| 5. External Review | 17 |

This is Atrium Ljungberg

Atrium Ljungberg owns, develops, and manage properties totalling 945 000 m² of lettable space, with a property value of SEK 57 billion. Our ambition is to be a leading developer of attractive and sustainable urban districts in Stockholm, Uppsala, Malmö, and Gothenburg. Collaborating closely with municipalities, customers and local communities we create vibrant urban environments where offices, residential and retail mix with culture, services, healthcare and education. Our aim is to build urban spaces where people want to live, work and spend time, both now and in the future.

Our vision, "Our city - where everyone thrives", drives our commitment to creating value for the company, our shareholders, and society at large. We remain actively involved throughout the entire lifecycle of a building, from development and construction to property management. Owning large areas allows us to implement a holistic strategy for city district, enhancing sustainability at a broader level.

Our values form an integral part of everything we do and guide us in how we interact with customers and other stakeholders. We believe that by fostering collaboration, thinking long-term, being reliable, and embracing innovation, we can create lasting, positive impacts for both people and the environment.

| | |
|----------------------------|---|
| Collaboration | Collaborating across boundaries allows us to create entirely new opportunities – both for ourselves and for our customers. |
| Long-termism | The future permeates everything we do – from our ownership and sustainable solutions to how we work within the company and in relation to our customers and partners. |
| Reliability | We keep our promises. The motto of 'a handshake is enough' is every bit as relevant today as it always has been. |
| Innovative thinking | We recognise opportunities and always find the best solutions in our own way. We want to learn, try out new ideas and find new ways of collaborating. |



Sustainability Approach






With growing urbanization and heightened awareness of our planet's limited resources, sustainable urban development has become increasingly important. The construction and property sector accounts for about third of Sweden's energy consumption and has significant climate impact. Our industry also faces risks related to health and safety corruption and human rights violations, making it essential to prioritize people and the environment in everything we do.

Atrium Ljungberg is involved throughout the entire lifecycle of a building - from the development and construction to property management and, ultimately, demolition. We hold our suppliers to high standards and collaborate with our tenants to drive sustainability.

Sustainability is deeply rooted in Atrium Ljungberg's business model and considered an integral part in achieving our vision. Taking a proactive approach not only allows us to effectively

mitigate risks, but also helps us in identifying new business ideas. The Board of Directors and executive management evaluate the sustainability governance and goals on a regular basis. Atrium Ljungberg has identified five sustainability focus areas leading up to 2030 (Society, Customer, Suppliers, Employees, Investors), each with its own quantifiable and measurable targets.

Sustainability goals 2025 and 2030.

| |  Society. |  Customers. |  Suppliers. |  Employees. |  Investors. |
|---------------|--|--|---|---|--|
| Overall goals | To develop socially, environmentally and financially sustainable locations in the city where everyone wants to live. | To create sustainable properties and premises where our customers want to be for a long time to come. | To take ethical responsibility and develop our suppliers and supply chains and the people involved in them. | Creating trust, satisfaction and equal opportunity for the people working for us. | Constituting a long-term sustainable investment for our owners. |
| Goal | <ul style="list-style-type: none"> - Reach 50% in the Our City index by 2025¹⁾ and 90% by 2030 - All our locations and properties will be climate adapted by 2030 - 80% travel without using fossil fuels to and from our locations by 2030 - Positive impact on the environment from our land use by 2030 (biodiversity, pollutants & water) | <ul style="list-style-type: none"> - 50% reduction in climate footprint from planned projects by 2025 and 75% reduction by 2030²⁾ - 22% lower climate footprint in property management by 2025²⁾ - 40% lower energy consumption by 2030 (kWh/Atemp, purchased property energy) - 20% circular material use in construction projects (tenant adaptations, reconstructions & new builds) by 2030 - 20% lower waste quantities by 2030²⁾ (project, management and tenant waste) - 20% lower water consumption by 2030²⁾ - Increased own production of fossil-free energy - High CSI (Customer Satisfaction Index) | <ul style="list-style-type: none"> - 100% of significant purchases will be evaluated in 2025²⁾ - 100% of new suppliers will sign Atrium Ljungberg's Supplier Code of Conduct by 2030 - 60% of the purchase volume is revised based on our Code of Conduct by 2030 | <ul style="list-style-type: none"> - More than 5.5/7 in the employee index HFW (Human Financial Wellness) by 2025 - Even gender distribution (60/40%) among management and employees and no gender-based salary gap - Diversity that reflects society by 2030 - 100% of employees have up-to-date training in business ethics and AL's policies and code of conduct | <ul style="list-style-type: none"> - More than 50% taxonomy-aligned turnover by 2025 - Climate neutral by 2030 and net zero by 2040²⁾ |
| KPIs & tools | <ul style="list-style-type: none"> - Investment in climate adaptation - Enhanced location identity and placemaking | <ul style="list-style-type: none"> - Green lease contracts - Environmentally certified area | <ul style="list-style-type: none"> - Suppliers we develop and remove as a result of our evaluation process. - Measures we implement to enhance human rights in the value chain - Notifications via the whistleblower function - Average time for supplier payments | <ul style="list-style-type: none"> - Health attendance - Parental leave days men/women - Collective agreement coverage | <ul style="list-style-type: none"> - Share of sustainability-linked and green financing |
| Governed by | - Sustainability Directive Projects | - Sustainability Directive Management & Projects, LCA Directive, Energy, Waste & Water strategy | - Code of Conduct Suppliers, Purchasing Policy, Sustainability Policy, Whistleblower Policy | - Sustainability Policy, Employee Code of Conduct, Equal Opportunity and Discrimination Policy, Work Environment Policy, Whistleblower Policy | - Sustainability-linked and green bond frameworks, Sustainability Policy, Tax Policy |

¹⁾ Part of our Sustainability-linked Bond, base year 2021.

²⁾ Base year 2023.

Sustainable urban environments (society)

Our long-term success as a property developer and long-term property owner depends on our ability to create sustainable environments where people like to spend time, work, and live. We actively work towards creating properties where people are happy, feel safe and secure, and are inspired. Therewith, we create value for municipalities, customers, or anyone living, visiting or spending time at our locations.

To assess the societal impact of our operations, we developed the "Our City Index" based on the principles of sustainable urban development and incorporating aspects of safety, accessibility, urban ecosystems, diversity, and participation. Using this tool, we set targets to improve our score until 2030 while additionally setting goals for climate adaptation, accessibility, and environmental impact.

At Atrium Ljungberg, we consider innovation to be a key driver in achieving our sustainability goals. A testimony to this approach is the launch of Stockholm Wood City - the world's largest urban wooden construction project, offering residential and commercial properties on an area spanning 250 000m², the wooden construction has numerous environmental advantages and has been proven to reduce stress, increase productivity, and store carbon dioxide during the full lifecycle of the project.

Sustainable urban environments targets:

- Reach 50% in the "Our City Index" by 2025 and 90% by 2030
- All locations and properties shall be climate adapted by 2030
- 80% travel without using fossil fuels to and from our locations by 2030
- Positive impact on the environment from our land use 2030 (biodiversity, pollutants & water)

Sustainable properties and premises (customer)

The demand for sustainable properties is rising rapidly. Therefore, by accounting for environmental factors in our projects, we not only take responsibility for our impact, but also work towards achieving a competitive advantage.

Atrium Ljungberg aims to create attractive and sustainable properties and premises where our customers thrive. We regard that responsible property development and taking a long-term approach generates large environmental gains. Furthermore, building properties that satisfy our customers' needs can reduce the need for new construction and adaptations.

Working towards our long term climate goals, we have identified key levers to reduce our climate impact. With the majority of our emissions stemming from energy and resource use, we primarily aim to achieve our goals by focusing on reducing energy consumption, choosing materials with lower climate impact, preventing waste by using resources efficiently, reducing water consumption, and incorporating circular solutions into our projects.

To ensure that our construction and renovation projects align with our ambitions, Atrium Ljungberg aims to certify new commercial construction in accordance with BREEAM "Excellent",

while existing properties shall correspond to, at least, the BRE-EAM-in-Use “Very Good” standard. For residential projects, we have the ambition to achieve certification according to Miljöbyggnad Silver. Furthermore, we set the target to implement climate adaptations based on a climate change risk analysis for all our properties by 2030.

Sustainable urban environments targets:

- 50% reduction in climate footprint from planned projects by 2025 and 75% reduction by 2030
- 22% lower climate footprint in property management by 2025
- 40% lower energy consumption by 2030 (kWh/Atemp, purchased property energy)
- 20% circular material use in construction projects (tenant adaptations, reconstructions & new builds) by 2030
- 20% lower waste quantities by 2030 (project, management and tenant waste)
- 20% lower water consumption by 2030
- Increased own production of fossil-free energy
- High CSI (Customer Satisfaction Index)



Sustainable supply chains (suppliers)

In our pursuit to be a long-term and reliable partner in all aspects of our operations, we consider ethical responsibility to be a key factor. A large part of our environmental and social footprint, including climate, working conditions, labour rights, and anti-corruption, occur in the cooperation with our suppliers. Therefore, through our supply chain efforts and goals, we proactively work with our suppliers to counter the risk of bribery, corruption, and human rights transgressions.

Our Supplier Code of Conduct is based on the company's core values and further aligns with the Swedish Property Federation's standardized code of conduct for suppliers, the International Labour Organisation (ILO) Declaration on Fundamental Principles and Rights of Work, and the principles of the UN Global Compact (UNGC). The code sets out a zero tolerance for corruption, abuse of power, money coercion, and improper benefits, while also requiring the supplier to promote good business ethics and fair competition. Furthermore, the code puts requirements on suppliers' knowledge, understanding, and efforts to reduce their climate impact, including adherence to the Swedish Building Materials Assessment.

To monitor compliance to the requirements stipulated in our supplier code of conduct, we evaluate suppliers on an ongoing basis, both through audits conducted by ourselves and with the help of outside parties.

Sustainable supply chain targets:

- 100% of significant purchases will be evaluated in 2025
- 100% of new suppliers will sign Atrium Ljungberg's Supplier Code of Conduct by 2030
- 60% of the purchase volume is revised based on our Code of Conduct by 2030

Sustainable (employees)

Every day, more than 300 employees contribute to our operations. To deliver on our goals, we need employees that feel welcome, satisfied, and have outstanding conditions to perform and develop. Therefore, we regard safety, equal treatment and equal opportunity, as well as diversity as instrumental for the success of our operations.

Our code of conduct ensures that we conduct business in



accordance with our values. All of our employees, both permanent and temporary, are expected to adhere to the code. An anonymous whistleblower channel managed by a third party allows deviations to be reported.

Atrium Ljungberg believes that diversity significantly contributes to idea creation. Therefore, in order to include different backgrounds and ideas in our operations, we aim to achieve diversity that reflects society no later than 2030. Furthermore, we set the target of having even gender distribution (40/60%).

Employees at Atrium Ljungberg undergo regular health checks to ensure good health in the workforce. Atrium Ljungberg has a zero tolerance for stress-related injuries and workplace accidents. To monitor our employee's comprehensive wellbeing, Atrium Ljungberg uses an employee survey and has set targets to further improve on employee satisfaction until 2025.

Sustainable employees targets:

- More than 5.5/7 in the employee index HFW (Human Financial Wellness) by 2025
- Even gender distribution (60/40%) among management and employees and no gender-based salary gap
- Diversity that reflects society by 2030 - 100% of employees have up-to-date training in business ethics and AL's policies and code of conduct

Long term sustainable (investors)

Our sustainability work directly affects our ability to attract and retain customers and employees, affects our property portfolio in the near and long term, and has an increasing effect on our ability to secure financing. Therefore, we manage and govern our business in a sustainable and responsible manner and in accordance with the market and main stakeholder expectations.

Atrium Ljungberg will be climate neutral by 2030. Furthermore, in line with the Science Based Targets initiative's (SBTi) methodology, we aim to reach net-zero emissions by 2040. On our way to climate neutrality, we aim to reduce our emission by 50 per cent until 2025 and by 75 per cent until 2030. To validate the ambition of our targets, we submitted our emissions reduction targets for SBTi validation in 2024.

We regard the EU Taxonomy as an important tool to link our sustainability targets to finance. As of 2023, 18 per cent of our revenues are aligned with the EU Taxonomy. To ensure the future link between the sustainability and financial aspects of our business, Atrium Ljungberg has set the target that 50 per cent of our turnover must be Taxonomy aligned in 2025.

In our operating our business, we aim to contribute to the United Nations Sustainable Development Goals ("SDGs") and the Paris Agreement. Further, to keep shareholders informed about our sustainability progress, we voluntarily report in accordance with GRI, the EU Taxonomy, TCFD, CDP and GRESB.



Long-term sustainable investment targets:

- More than 50% taxonomy-aligned turnover by 2025
- Climate neutral by 2030 and net zero by 2040

Green Bond Framework

Rationale for Green Financing

The real estate industry plays a vital role in the Swedish economy, significantly impacting both society and the environment. However, the industry is also responsible for approximately 40 per cent of global greenhouse gas emissions. By developing sustainable cities and properties that are safe and available with a unique identity, Atrium Ljungberg aims to contribute positively to both social well-being and environmental resilience.

Green financing is a valuable tool in supporting these efforts. Atrium Ljungberg established its inaugural Green Bond Framework in 2017, marking a key step in its sustainability journey. In February 2022, Atrium Ljungberg took a further leap forward by developing a Sustainability-linked Bond Framework, designed to further enhance social well-being and environmental resilience. As a part of its continued commitment to sustainability, Atrium Ljungberg has now updated its Green Bond Framework.

This updated Green Bond Framework (the “Framework”) has been developed to reflect Atrium Ljungberg latest sustainability strategy and has integrated recent market developments. Atrium Ljungberg has on a best effort basis taken consideration to the EU Taxonomy’s technical screening criteria for substantial contribution to climate change mitigation and adaptation. The Framework has been developed together with Handelsbanken.

Green Terms

Atrium Ljungberg's Green Bond Framework has been developed to align with the International Capital Market Associations ("ICMA") Green Bond Principles published in 2021, including 2022 years appendix. The Framework's structure is based on ICMA's key components, with the addition of their recommendation to appoint an external reviewer.

01. 02. 03. 04. 05.

Use of proceeds

Process for
Project Evaluation
and Selection

Management
of Proceeds

Reporting

External Review



01. Use of Proceeds

Atrium Ljungberg will use an amount equivalent to the net proceeds from issued Green Bonds to fully or partly finance or refinance projects that support the transition to low-carbon, climate-resilient and sustainable economies ("Green Projects"). The Green Projects may have the value of fixed assets (Assets), capital expenditures (CapEx) and/or operational expenditures (OpEx) and must comply with the categories and criteria's below to be eligible for financing or refinancing.

New financing refers to funds allocated to eligible Green Projects that are either ongoing or completed within the reporting year, while refinancing pertains funds allocated to eligible Green Projects completed prior to the reporting year. Both Assets and CapEx qualify for refinancing with no specific look-back period, while OpEx qualify for refinancing with a maximum look-back period of three years from the time of issuance.

Atrium Ljungberg operates in the Swedish market, the net proceeds will therefore be used exclusively to finance or refinance Green Projects in Sweden.

| Green Projects (and applicable EU Taxonomy Categories) | Eligibility Criteria | Contribution to SDGs and EU Objectives |
|---|--|---|
| <p>Green Buildings</p> <p>Applicable EU Taxonomy activities: 7.1, 7.2, 7.7</p> | <p>New buildings New buildings built after 31 of December 2020 must meet or will, upon completion, meet the following criteria to be eligible:</p> <ul style="list-style-type: none"> • Achieve a primary energy demand (PED) of at least 20%² lower than the threshold set for nearly zero-energy building (NZEB) requirements • Obtain one of the following environmental certifications BREEAM “Excellent,” Miljöbyggnad “Silver”, LEED “Gold”, Svanen, or better • Undergo testing for airtightness and thermal integrity • Undergo a screening of material climate risks in accordance with the EU Taxonomy • Conduct a life-cycle analysis of the global warming potential (GWP), allowing for a maximum amount of embodied carbon in the building phase of 301 kg CO₂e/GFA³ <p>Renovation of existing buildings⁴ Renovation of existing buildings must meet the following criteria to be eligible:</p> <ul style="list-style-type: none"> • The renovation leads to an overall reduction in primary energy demand (PED) of at least 30% or meets the applicable requirements for major renovations • The renovated building obtains an environmental certification of BREEAM “Very Good”, BREEAM In-use “Very Good”, Miljöbyggnad “Silver”, Miljöbyggnad iDrift “Silver”, LEED “Gold”, LEED EBOM “Gold”, Svanen, or better <p>Existing buildings Existing buildings built before 31 December 2020⁵ must meet the specified criteria below to be eligible:</p> <ul style="list-style-type: none"> • Have an energy performance certificate of class A or have a primary energy demand (PED) within the top 15 %⁶ of the national or regional building stock • Have one of following environmental certifications: BREEAM “Very Good”, BREEAM In-use “Very Good”, Miljöbyggnad “Silver”, Miljöbyggnad iDrift “Silver”, LEED “Gold”, LEED EBOM “Gold”, Svanen, or better • Undergo screening of material climate risks in accordance with the EU Taxonomy | <p>Climate Change mitigation</p> <p>SDGs 3, 7, 11, 12, 13</p> |
| <p>Renewable energy</p> <p>Applicable EU Taxonomy activities: 7.6</p> | <p>On-site and off-site solar power installations and on-site geo-energy installations (ground and surface systems), wind power, as well as related infrastructure investments for example grid connections, electric substations, or networks.</p> | <p>Climate change mitigation</p> <p>SDGs: 7, 11, 13</p> |
| <p>Clean Transportation</p> <p>Applicable EU Taxonomy activities: 7.4</p> | <p>Charging stations for electric vehicles, bicycle garages, pedestrian walkways, and bicycle lanes.</p> | <p>Climate change mitigation</p> <p>SDGs: 11, 13</p> |
| <p>Energy Efficiency</p> <p>Applicable EU Taxonomy activities: 7.3, 7.5</p> | <p>Upgrades to the existing portfolio of buildings that leads to energy savings in the target area of a minimum 20%. Activity upgrades cover, energy-efficient lighting, IT-technology (monitoring, efficiency management and remote operation), energy efficient windows or an upgraded ventilation system. Only directly associated expenditure (e.g. material, installation, and labour) is eligible for financing.</p> | <p>Climate change mitigation</p> <p>SDGs: 7, 11, 13</p> |
| <p>Climate Change Adaptation</p> <p>Applicable EU Taxonomy Activities: Annex II</p> <p>Construction and real estate, 7.1, 7.2, 7.7</p> | <p>Investments undertaken to mitigate the negative consequences brought on by climate change and their impact on properties, including adaptation of buildings, infrastructure, parks, and green areas to build resilience against expected risks such as increased rainfalls, flooding, or sea level rise.</p> | <p>Climate change adaptation</p> <p>SDGs: 7, 11, 13</p> |

² Notice regarding energy target in new properties: Atrium Ljungberg always strive to achieve 30 % lower energy use than required by the applicable national building code (BBR) but due to the properties high cultural values (several are historic listed buildings) the scope of activities that can be undertaken to limit energy use is often restricted.

³ Covering module A1-A5

⁴ A renovated building that fulfils the criteria for Existing buildings in this Framework can be classified as an eligible Green Project as a whole. If the building, after a renovation, does not fulfil the criteria for an Existing building in this Framework only the cost of the renovation measures can be financed.

⁵ To determine whether a building was built before December 31, 2020, the date of submission of the building permit application is used.

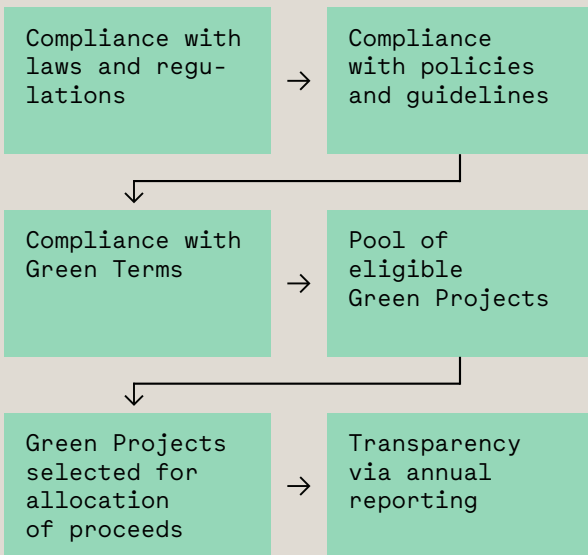
⁶ The top 15% of primary energy demand applicable under this Framework refers to the analysis of Swedish Property Federations, dated 2022, Topp 15 och 30% (fastighetsagarna.se)

02. Process for Project Evaluation and Selection

Projects potentially eligible for Green Financing will be identified as part of Atrium Ljungberg’s ongoing operations. Identified projects will be evaluated by Atrium Ljungberg’s Green Bond Committee (GBC), a group of representatives from the Treasury and the Sustainability departments. The GBC will review information about the projects and evaluate their alignment with the Green Terms in this Framework. The GBC will review the potential projects overall environmental impact, which includes life cycle considerations, potential rebound effects, resilience considerations and a screening of environmental and social risks. The projects must also be compliant with applicable national laws and regulations, as well as policies and guidelines at Atrium Ljungberg. The Green Bond Committee can request additional information

and consult with internal parties, but the mandate to make decisions is held by the group. A decision to allocate net proceeds will require a consensus decision by the GBC. Decisions made by the GBC will be documented. Furthermore, the GBC is also responsible for signing off on the forthcoming reporting under the Framework as outlined under the section Reporting.

An updated list of all Green Projects will be kept by Atrium Ljungberg’s sustainability department. The list will also be used as a tool to determine if there is a current or expected capacity for additional Green Bonds.



03. Management of Proceeds

An amount equal to the net proceeds of any Green Bonds will be managed according to a portfolio approach and tracked and monitored through a Green Register. The Green Register will ensure that an amount equivalent to the net proceeds from issued green bonds only support eligible Green Projects. The combined allocated amount to a specific Green Project, by one or several sources of financing with specified use of proceeds, may not exceed its value. The net proceeds designated for an eligible Green Project will equal the investment made by Atrium Ljungberg, apart from projects categorised under new building and existing buildings. For these specific

projects, the allocation can correspond to the market value of the eligible Green Project.

If an eligible Green Project no longer qualifies or if the underlying project is divested or lost, an amount equal to the funds allocated towards it will be re-credited to the Green Register. Funds may be reallocated to other Green Project during the term of any Green Bond, unless otherwise restricted in the loan documentation.

The treasury department will keep a record of the purpose of any change in the Green Register and ensure that the combined funds directed towards a specific Green Project, by one or several sources of green financing (such as Green Bonds and Green Loans) or other financing with specific use of proceeds, does not exceed its value.

While the Green Register has a positive balance, the net proceeds may be invested or utilized by the treasury in accordance with Atrium Ljungberg's sustainability policy, investment criteria and adherence to exclusion criteria listed under this Framework. Unallocated funds may for instance be invested in short-term interest-bearing securities, such as Swedish treasury bills (and related entities) or Swedish municipal notes (including related entities).

Exclusion criteria

For avoidance of doubt, proceeds from issued Green Bonds will not be allocated towards fossil-based 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.





04. Reporting

As long as bonds are outstanding under the Framework Atrium Ljungberg will publish an annual report detailing the allocation and impact of net proceeds and adherence to the Green Terms (“the Reporting”). The Reporting will include a summary of Atrium Ljungberg’s activities in the past year as well as examples of financed Green Projects. The Reporting will be prepared by Atrium Ljungberg’s treasury department and can be accessed on the company’s [website](#).

Allocation Report

The allocation report will include the following:

- Nominal amount of outstanding green bonds
- A list of Green Project financed with net proceeds from issued Green Bonds
- Information on share of net proceeds used for the financing and refinancing of projects
- Information on the proportion of net proceeds allocated to each Green Project category as well as information on the geographical distribution of projects
- If applicable, the amount of unallocated proceeds
- The data shall be from last of December in the previous year

Impact Reporting

The impact reporting will contain a disclosure of project level performance indicators. The reporting will strive to disclose the impact based on the green financings share of the total investment. For financed projects that are not yet operational, Atrium Ljungberg will strive to provide estimates of future performance levels. On best effort basis, Atrium Ljungberg will align the impact reporting with ICMA's Harmonised Framework for Impact Reporting and transparently report on the methodology used to calculate the green indicators. The metrics below are examples of indicators that are likely to be used by Atrium Ljungberg in the forthcoming Reporting.

| Green Projects | Examples of Indicators |
|---------------------------|--|
| Green Buildings | <ul style="list-style-type: none"> • Environmental Certification Level • The annual energy use per square meter • Energy use reduced or avoided • Carbon intensity and annual emissions • Reduced or avoided tonnes of CO₂e emissions • The share of renewable energy used relative to total energy consumption |
| Renewable energy | <ul style="list-style-type: none"> • For installations of renewable energy capacity in a real estate asset, the share of the asset's total energy use supplied by the installation, the absolute annual energy generation (kWh/year), and the annual estimated greenhouse gas emissions savings. • For an investment in a standalone renewable energy project, the absolute annual energy generation (kWh/year) and the annual estimated greenhouse gas emissions savings. |
| Clean Transportation | <ul style="list-style-type: none"> • The absolute number of charging points for electric vehicles installed • Capacity of bicycle garages (count of bikes accommodated) |
| Energy Efficiency | <ul style="list-style-type: none"> • Examples of energy efficiency projects financed with proceeds from Green Instruments. Atrium Ljungberg will emphasize energy and carbon savings, where applicable, as relevant performance metrics. |
| Climate Change Adaptation | <ul style="list-style-type: none"> • An example of an investment financed with green net proceeds (if such a project is completed). Given the number of project types that qualify under the category the KPI's will not be disclosed beforehand in the Framework. Atrium Ljungberg will, where applicable, emphasize a description of the need for the investment, and if possible, what resilience the investment creates |

05. External Review

Second Party Opinion (pre-issuance)

S&P Global Ratings, an independent second party opinion provider, has reviewed the Framework's credibility, and alignment with the Green Bond Principles. The second party opinion can be found on Atrium Ljungberg's website.

External Verification (annually post-issuance)

Atrium Ljungberg's external auditor, or a similar independent external party appointed by the company with relevant experience and expertise, will provide an annual review confirming that an amount equal to the net proceeds have been allocated to the eligible Green Projects stipulated in this Framework. Their conclusions will be provided in a signed statement, which will be published on Atrium Ljungberg's website.

Disclaimer

This document (the “Green Bond Framework” or “Framework”) contains information on Atrium Ljungberg (“Atrium Ljungberg”) and its potential use of financing with added environmental criteria (“the Green Terms”). Any financing by Atrium Ljungberg that includes the Green Terms in its associated financing documentation, by reference or inclusion, as detailed in this document or in future versions of this document, will be designated as a Green Bond (“Green Bond”). Depending on the language of the financing documentation the Green Terms in this Framework may be translated into other languages, as required or preferred in the local jurisdiction. Furthermore, all parties are advised to review the applicable risk factors in the relevant financing documentation.

Investors and third parties are advised to conduct an independent evaluation of the relevance and adequacy of the information in this Framework, and for making such other investigations considered necessary prior to entering into any of the types of transactions or arrangements where the Green Terms would be applicable, for instance regarding the adherence to current and future regulation, standards or market practices such as the Green Bond Principles, the EU Green Bond Standard or the EU Taxonomy.

Any issuance of Green Bonds will be subject to the version of the Green Terms specified in the associated financing documentation. Any new issuance of Green Bonds will include a reference to, or inclusion of, the most recently published Green Terms, which shall be publicly available in the Framework on Atrium Ljungberg’s website.