

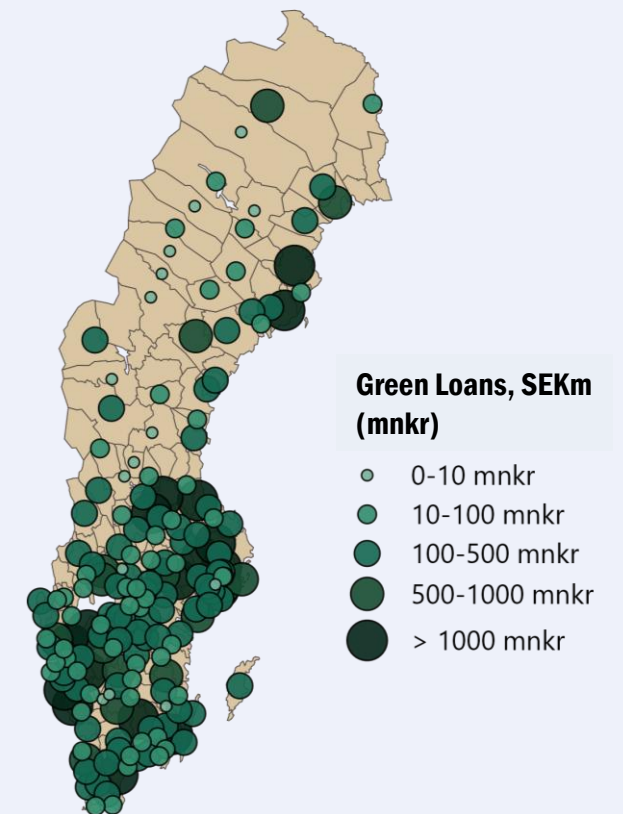


Financing that promotes sustainability throughout Sweden

March 2025

Financing that promotes sustainability throughout Sweden

	31 Dec, 2023	31 Dec, 2024	Change
Green loans, disbursed volume¹	SEK 79.4 billion	SEK 91.6 billion	+15%
Social loans, disbursed volume	SEK 2.1 billion	SEK 4.6 billion	+119%
Total sustainable loans	SEK 81.5 billion	SEK 96.2 billion	+18%
Other lending	SEK 430.4 billion	SEK 448.2 billion	+4%
Total lending	SEK 511.9 billion	SEK 544.4 billion	
Green loan share¹	15.5%	16.8%	
Sustainable loan share	15.9%	17.7%	



¹ Including Green Loans for projects where compliance measures with the loan terms are ongoing. Such Green Loans are excluded from the portfolio available for green bond issuance

Note: 281 of Sweden's 290 municipalities are members of Kommuninvest Economic Association. Map of the use of Green Loans by members is based on disbursed volume as of 25 Nov, 2024.



Loans for Social Sustainability

Supporting community-driven social ventures that advance Sweden's progress

Core requirements

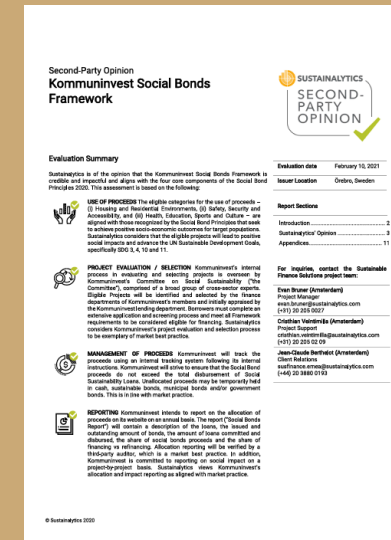
To be granted a Loan for Social Sustainability, the project shall

1. promote a socially sustainable society through the development of practices, innovation* and/or increased quality
2. be part of systematic work for social sustainability or contribute to developing this
3. refer to a defined target group
4. be long-term
5. have clear goals and include systematic evaluation of results

*Innovation is understood from a local/regional perspective, e.g. introducing working methods that have been successfully tested elsewhere.



Social Bonds framework



Second Party Opinion from Sustainalytics



Which type of project can be granted a Loan for Social Sustainability?



Housing and residential environments

- Socially sustainable renovations
- Neighborhood development with a focus on social sustainability
- New forms of housing to achieve social goals
- Special initiatives, such as safer laundry rooms



Safety, security and accessibility

- Investments in safer outdoor environments
- Renovations in park environments
- Innovative investments in the emergency services
- Investments in increased safety in elderly care



Health, education, sports and culture

- Family center
- Preschool initiative
- Culture center
- Sports hall / sports field renovation

Two investment types

1

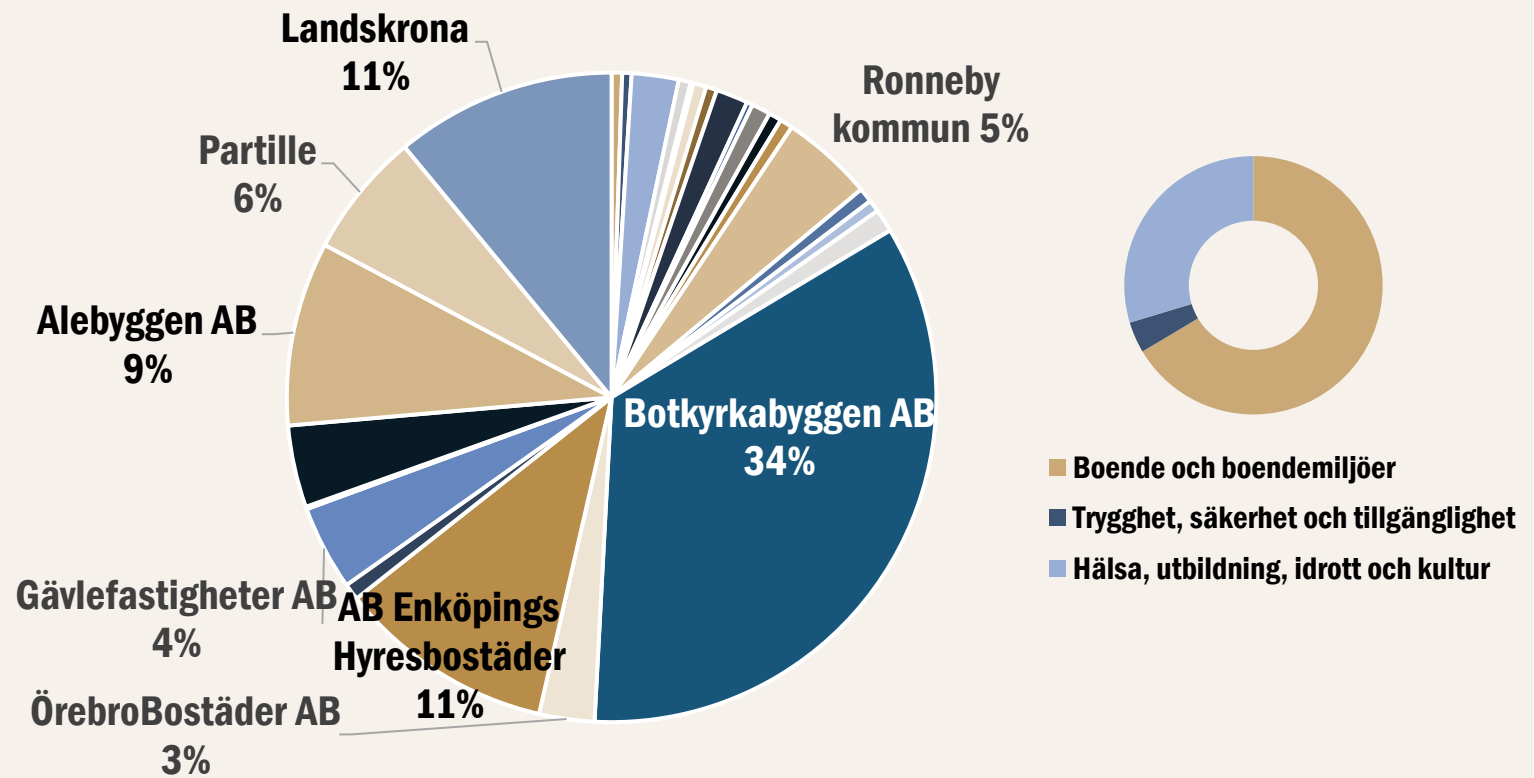
Physical investments with an associated social intervention

2

Physical investments where the physical investment itself qualifies as a social intervention

Loans for Social Sustainability: the portfolio

Approved projects: 27	Members: 21
Granted volume: SEK 10.9 billion	Loans disbursed: SEK 4.9 billion



As of 18 March, 2025, distribution based on committed loan volume



Committee for Social Sustainability

The committee members



Sara Bjurström,
chairman



Anna Giotas Sandqvist



Lars Hultkrantz



Tomas Bokstrom



Ingmar Angman



Anton Berg



Asa Dahlin



Malin Skold

AREAS OF EXPERTISE

- Qualified and multifaceted expertise in the social field, in both research and innovation as well as operational development work.
- Special expertise in social investments and impact evaluation of social interventions

INFORMATION

- Review and approve or reject loan applications (regarding the social dimensions)
- Assist with expertise and advice in ongoing work.
- Review and approve recurring impact reporting
- Decide on the criteria that will apply to the social dimensions of the Framework, and otherwise approve the Framework.

What is a social intervention?

“A working method, series of activities operation or a more comprehensive action programme intended to prevent, counteract, reduce or solve a challenge for a defined target population, and linked to people's rights and well-being..”

Association, cultural and sports activities, to promote the presence of good forces and create safe living and operating environments.

Specialist team / knowledge hub for developed preventive work and increased safety in elderly care

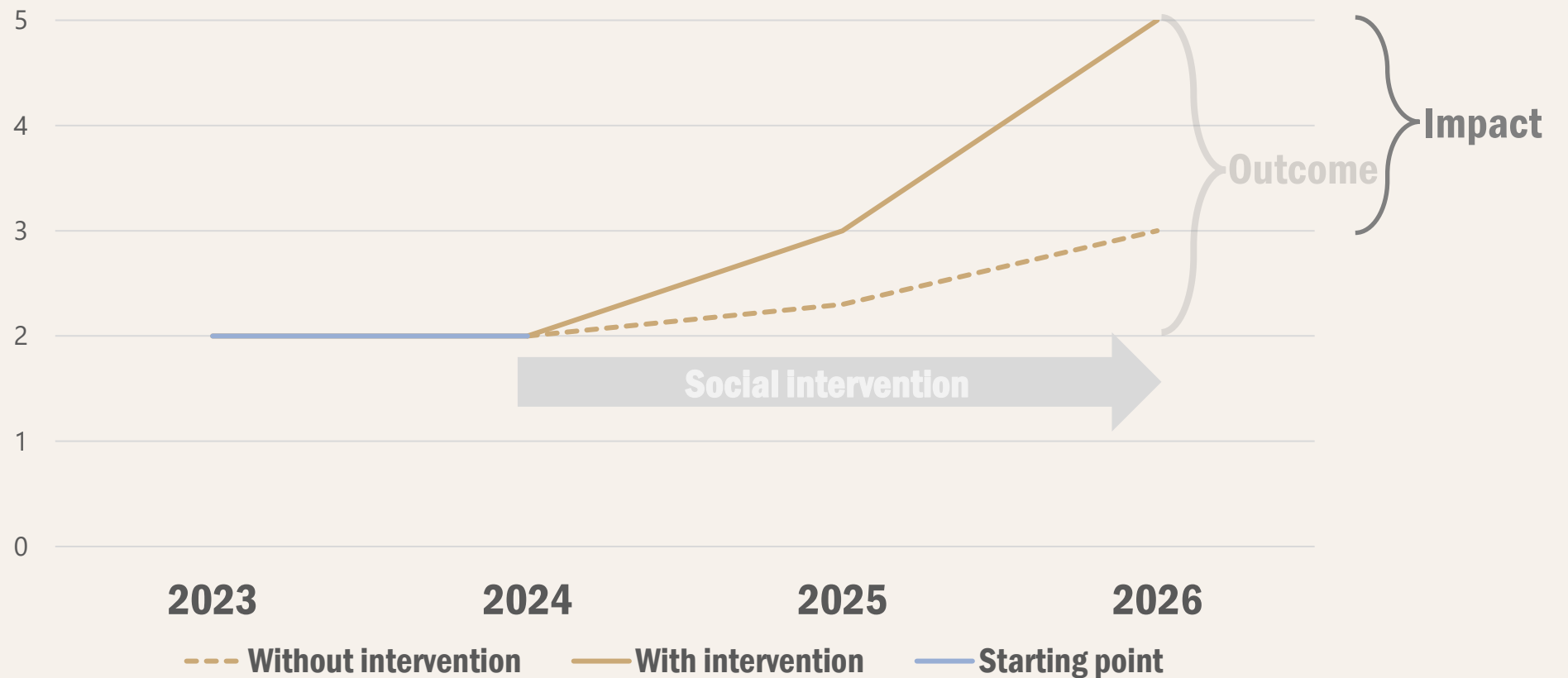
Increased access to special education teachers, developed outdoor education and age-homogeneous groups in preschool

Program for flexible/gentle renovation and housing dialogue

Plan for “reclaiming space” in an area with negative development

Our view on impact

The change within the target population caused by the intervention, which otherwise would not have occurred. Impact can be both positive and negative.





Monitoring social impact

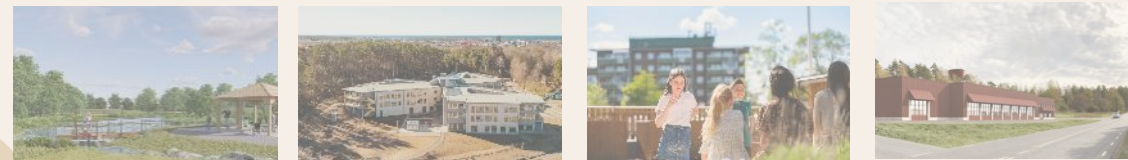
Annual follow-up against goals and indicators



Housing and housing environments



Safety, security and accessibility



COLOR CODE FOR FOLLOW-UP

TARGET VALUE ACHIEVED

POSITIVE TREND

NO CHANGE

NEGATIVE TREND, NO WORSE THAN BASELINE

WORSE THAN BASELINE



Health, sports, education and culture





Botkyrkabyggen – Socially sustainable neighborhoods (#1;#20)

Community investment in Alby, Fittja and Norsborg 2023-2032 – physical investment with a systematic social intervention

Physical investment

New investments in refurbishment / renovation / development in three city districts during 2023–2032 and financing of existing stock in these areas. Half of the loan amount relates to planned plumbing replacements.

Number of renovated homes (objective):

- Alby 2,026 apts / Fittja 1,389 apts / Norsborg 1,764 apts

Social intervention

Botkyrkabyggen's operations model for a sustainable business.

Social goals

- Protect a good living environment
- Increase security
- Strengthening gender equality

Committed/disbursed loan volume¹ SEK 3,758 / 2,190 million

¹ As of March 18, 2025



Botkyrkabyggen's model for a sustainable business

- Combines social, ecological and economic sustainability.
- Includes strategy for sustainable and gentle renovation.
- Active housing dialogue, security certification of all properties, crime prevention collaboration and the gender equality initiative Qvinna in Botkyrka.



Botkyrkabyggen – Socially sustainable neighborhoods (#1;#20)



Follow-up takes place at district level (Alby/Fittja/ Norsborg) – the example below refers to a selection of indicators for Alby

Expected outcomes - Alby	Indicator	Initial value 2022	Result 2023	Target value
Increased well-being	Comfort in the Alby apartment	86.5	86.0	90 (2025)
	Safety in stairwells Alby	74.5	73.5	80 (2025)
Increased perceived security	Personal security in the area evenings/nights Alby	66.7	64.2	80 (2025)
Sustainability in ROT projects (renovations)	Rent increase in connection with ROT renovation Alby	15%	14%	≤20%
Increased employment and gender equality	Employees at Qvinna in Botkyrka	60	60	Value based on needs
Correct rental conditions	Number of dismissals due to illegal subletting	163	124	Follow up on all tips and take action against illegal subletting.
Reasonable rental levels	Average rent level Alby, per sq m and year ¹	1,106 SEK/sq m	1,150 SEK/sq m	According to annual rent negotiation
Increased property values	Increased real property values, in addition to general market value development ²	+195.8 million SEK	-44.4 million SEK	Increase by 2% per year
Civil society collaboration – activities in Botkyrka				
Improved outcomes linked to social cooperation agreements	Annual investments in collaboration with civil society, leisure activities, housing influence for children, etc.	SEK 4.2 million (1%)	SEK 4.2 million	Value based on needs
	Number of active participants in <i>Kompis Sverige</i> , a program for integration, focusing on language, contacts and networks	327	343	200-400 per year
	Students in <i>Läxhjälp</i> en with passing grades from primary school	80% (of 30 participants)	85%	100%

¹ Excluding core renovation and options ² Based on operating net excluding maintenance



Tanum Municipality – Tanumshede Emergency Rescue Facility (#19)

Rescue service and ambulance with youth fire brigade – physical investment with a social intervention

Physical investment

Emergency facility for Rescue Services and Ambulance

Social intervention

Youth fire brigade and education of high school students

Social objectives

- Security
- Safety
- Increased knowledge

Committed/disbursed loan volume¹ 124.5 / 35 million SEK

¹ As of March 18, 2025



The emergency facility in Tanumshede was completed in June 2024



Tanum Municipality – Tanumshede Emergency Facility (#19)

Indicator	Baseline value 2022	Result 2023	Target value
Reported incidents in school environments	16 events	0	0
Places for targeted recruitment of young people (girls)	0%	20%	50%
Young people of "special interest" who have received targeted education. (Proposed by the Municipality's security group)	8 pieces	0	All young people of special interest
Students in grades 7-9 who take part in fire safety training	0%	100%	100%



Ronneby Municipality – Schools and preschools of the future (#15)

Equitable schools and preschools to neutralize residential segregation – physical investment with social impact

Physical investment

Two new 4-9 schools and a preschool geographically close to each other in the urban area.

Social intervention

New catchment areas to enable socio-economically heterogeneous classes. Possibility of early coordinated interventions for children and young people (TSI) through specially employed staff.

Social objectives

- Increased attendance at preschool.
- Security and study peace.
- Increased integration.

Committed/disbursed loan volume¹ 500 / 500 million SEK



Parkdala School, one of the Schools of the Future, completed in March 2022.

¹ As of March 18, 2025



Ronneby Municipality – Schools and preschools of the future (#15)

Indicator	Initial value 2022	Outcome 2023	Target value
Increased share of children attending preschool	50%	66%	90-100%
The share of children enrolled within the catchment area - (in municipal preschools)	95%	97-98%	90-100%
More girls graduate from 9 th grade with passing grades	60.4%	63%	On par with the kingdom
More boys graduate from 9 th grade with passing grades	51.3%	52.2%	National average
Increased goal achievement for students with a different mother tongue - girls and boys (statistics not broken down by gender)	60%	63.3%	90-100%
Increased proportion of girls in 5 th grade who feel safe at school	79% (2020)	76%	Increasing
Increased proportion of boys in 5 th who feel safe at school	84% (2020)	90%	Increasing
Increased proportion of girls in 8 th grade who feel safe at school	63% (2020)	62%	Increasing
Increased share boys in 8 th grade who feel safe at school	65% (2020)	90%	Increasing
Increased integration in our schools (Measured by standard deviation between schools with respect to share of students with a mother tongue other than Swedish)	19%	18%	Decreasing

Kommuninvest inaugural social bond

Funding that supports social sustainability across all of Sweden

Kommuninvest Social Bonds

general information

- Use-of-proceeds similar to Kommuninvest's green borrowing, allocation towards the entire social loans portfolio
- Disbursed loan volume > borrowed volume
- Issuing under the EMTN program
- On-tap issuances possible

	Money market Short-term funding		Bond market Long-term funding	
Program	Euro-Commercial Paper program	Swedish Certificate program	Euro Medium Term Note program	Swedish Benchmark program
Capacity	EUR 10 bn	SEK 50 bn	Unlimited	Unlimited
Rating	P-1 (Moody's)	No rating	AAA (S&P), Aaa (Moody's)	AAA (S&P), Aaa (Moody's)
Currencies	EUR, USD, CHF, GBP	SEK, EUR	EUR, USD, SEK	SEK
Sustainable funding			EUR, USD, SEK	

Kommuninvest Social Bonds

inaugural issue

- Tenor long 3 year
- Fixed rate
- Planned issue the week commencing the 31st of March
- Lead managers Danske Bank, SEB and Swedbank

