



Reporting – Sustainability bonds

Hemso is the first issuer of sustainability bonds in the Nordic region. The total amount issued since 2016 is SEK 19.3 billion.

First in the Nordic region

In 2016, Hemso was the first Nordic company to issue a sustainability bond, which paved the way for continued issues of sustainability bonds. In 2024, Hemso issued an additional 14 sustainability bonds, with a total issuance value of SEK 6,376 million. The proceeds were used exclusively for sustainable investments and properties. Hemso's sustainability bond framework provides a clear definition of the project types and properties that can be financed. Hemso was the first company in the Nordic region to incorporate social investment into its framework. The complete framework is available at hemso.se Hemso's sustainability bonds are listed on the Euronext ESG Bond list – a community of ESG bond issuers (green, sustainability, blue and sustainability-linked bonds).

Hemso's vision is to strengthen the backbone of society. The properties we develop and manage have a major impact on the local community. Hemso's business concept is to sustainably own, manage and develop public properties. That means being a long-term and responsible property owner that, in every aspect of our operations, conducts sustainable business under the framework of the 2030 Agenda for Sustainable Development.

Hemso's properties are part of the social infrastructure and our premises create conditions for education, health care and justice system services – all of which are fundamental to a sustainable society.

Qualified projects

Under Hemso's sustainability bond framework, the proceeds from the issues shall be used to finance environmentally certified buildings, energy-efficiency investments or social impact investments in the following categories:

1. Green and sustainable buildings
2. Energy efficiency
3. Social impact investments:
 - a. Schools
 - b. Nursing homes
4. Renewable energy

In 2024, the allocation was only for existing properties. An amount corresponding to the issue proceeds is used to finance sustainable assets in accordance with the sustainable finance framework.

The entire amount raised is allocated to existing green, social and sustainable assets, whereby the balance of Hemso's sustainable accounts is zero.

Second opinion from Sustainalytics

Ratings firm Sustainalytics reviewed Hemso's sustainability performance and bond framework terms. Sustainalytics is of the view that Hemso's sustainability performance ranks highly in the property sector and that the company is well-positioned to issue sustainability bonds that support both environmental and social initiatives. Sustainalytics verifies that the investment categories included in the framework will contribute to greater sustainability. Read Sustainalytics' second opinion at hemso.se

Examples of development projects financed

Nursing home in Tyresö

Hemso developed a new nursing home with 80 beds, and a short-stay care facility with 12 places, in central Tyresö (Faunan 1). Sköndalsvillan is the first NollCO₂-certified nursing home in Sweden and is also certified according to Miljöbyggnad Gold. Climate impact according to NollCO₂ includes GHG emissions from the raw material extraction, transportation and manufacturing, and GHG emissions caused by the building's energy and water use. Certification requires that the total climate impact of the property in the production stage must be reduced by at least 30 per cent compared with traditional construction methods. The remaining climate impact after climate-negative actions must be offset through, for example, wind power, PV systems, tree planting and own energy projects in the existing the property portfolio. The property will therefore be carbon-neutral by 2030. The Stora Sköndal Foundation is the tenant.



Arkadia 24, Helsinki.

Elementary school in Helsinki

The Arkadia 24 (Arkadiankatu 24) property in central Helsinki was completed in 1930 and represents Nordic Classicism. The building has been used for many purposes over the years, including as a military hospital and temporary accommodation during the war years. Hemso acquired the property in 2017. The building has undergone extensive refurbishment and evolved into a modern elementary school for 700 students, with the City of Helsinki as the tenant. The building has been certified according to BREEAM In-Use Excellent.



Allocation under Hemsö's sustainable framework (until February 2023)

Category	Property	Amount, SEK million	Certification and level	Type of property	A-temp, m ²	MWh/year	kWh/m ²	tCO ₂ e/year	kgCO ₂ e/m ²	Beds/places created ¹⁾
Sustainable	Anoraken 1	148	Miljöbyggnad Silver	Nursing home	11,564	939	81	2	0	144
Sustainable	Boden 56:51	63	Miljöbyggnad Silver	Nursing home	10,165	718	71	35	3	126
Sustainable	Satakunnankatu 23	458	BREEAM Very Good	Education	23,276	3,615	155	72	3	n/a
Sustainable	Medicinaren 25 ²⁾	1,038	Miljöbyggnad Silver	Education	26,096	3,716	142	91	3	500
Sustainable	Vikhemsskolan	200	Miljöbyggnad Silver	Education	7,970	254	32	4	0	800
Sustainable	Patienten 1	177	Miljöbyggnad Gold	Health care	29,579	2,399	81	73	2	n/a
Green	Lanuv, Wuhanstraße 6.11 ³⁾	640	LEED Gold & DGNB Gold	Education	16,563	3,163	191	323	19	n/a
Sustainable	Faunan 1	80	Miljöbyggnad Gold	Nursing home	6,060	218	36	3	1	92
Sustainable	Sandarna 26:2	423	Miljöbyggnad Silver	Education/Nursing home	12,907	801	62	58	4	388/100
Sustainable	Täckeråker 1:228	247	Miljöbyggnad Silver	Education	5,057	403	80	5	1	400
Sustainable	Verkmästaren 6 & 7	390	Miljöbyggnad Silver	Education	22,479	1,453	65	19	1	4,000
Sustainable	Gyllehemmet	30	Miljöbyggnad Silver	Nursing home	9,181	773	84	48	5	47
Sustainable	Bylegård 37	35	Miljöbyggnad Silver	Health care	5,623	170	30	2	0	86
Sustainable	Landskrona Borstahusen 1:9	32	Miljöbyggnad Silver	Education	6,104	559	92	18	3	126
Sustainable	Köpingskolan	200	Miljöbyggnad Silver	Education	7,875	451	57	9	1	860
Sustainable	Pilehallen	100	Miljöbyggnad Silver	Education	3,941	282	72	6	1	n/a
Sustainable	Giffeln 1	305	Miljöbyggnad Silver	Nursing home	7,237	589	81	25	3	80
Total		4,566								

¹⁾ The capacity of the buildings to provide public services (school places, nursing home beds, and so forth).

²⁾ The outcome includes business cooling.

³⁾ The outcome includes business energy and non-seasonally adjusted data for heating. The contract is in the name of the tenant.

Allocated amount per category

Category	Amount, SEK million	Share, %
Green	9,139	70
Sustainable	3,926	30
Total	13,066	100

Allocation under Hemsö's sustainable framework (from February 2023)

Category	Property	Amount, SEK million	Certification and level	Type of property	A-temp, m ²	MWh/year	kWh/m ²	tCO ₂ e/year	kgCO ₂ e/m ²
Green	Fonden 49	25		Nursing home	6,015	567	94	26	4
Green	Rydboholm 1:477	30		Health care	2,942	195	66	3	1
Green	Milstolpen 8	35		Health care	2,924	270	92	11	4
Green	Samariten 11	400		Education	11,885	1,140	96	50	4
Green	Torp 2:19	73	BREEAM In-Use Very good/Good	Health care	4,740	419	88	7	1
Green	Månen 110	40		Education	4,944	441	89	2	0
Green	Murmeldjuret 4	150		Health care	7,288	662	91	11	2
Green	Kallkällan 13	35		Nursing home	3,922	451	115	9	2
Green	Stadsön 1:1040	50		Nursing home	4,462	660	148	13	3
Green	Mjölkudden 3:11	20		Health care	3,447	482	140	10	3
Green	Kuparitie 2	130		Nursing home	4,143	860	208	111	27
Green	Haahkapolku 3	102		Nursing home	6,760	851	126	114	17
Green	Haavantie	29		Nursing home	972	245	252	12	12
Green	Keskiyöntie 6–8	70		Nursing home	1,900	380	200	41	21
Green	Arkadiankatu 24	312	BREEAM In-Use Excellent	Education	7,793	1,244	160	141	18
Green	Pohjoinen rautatienkatu 9	315	BREEAM In-Use Very good	Education	4,924	1,225	249	152	31
Green	Elektroniikkatie 1	200	BREEAM Very Good	Justice system	1,735	1,510	870	97	56
Green	Kannaksenkatu 22	420		Education	11,863	1,522	128	45	4
Green	Laaksokatu 6	84		Education	2,174	334	153	12	5



Cont.

Category	Property	Amount, SEK million	Certification and level	Type of property	A-temp. m²	MWh/year	kWh/m²	tCO ₂ e/year	kgCO ₂ e/m²
Green	Kamreerintie 6	250		Health care	5,438	814	150	61	11
Green	Harjusalontie 2	75		Nursing home	2,040	343	168	28	14
Green	Tilkonmäenkatu 2	35		Nursing home	1,200	267	223	25	20
Green	Viertolantie 5	100		Nursing home	2,200	302	137	25	11
Green	Lastenlinnantie	50		Nursing home	1,472	194	132	17	12
Green	Meesakatu 4	130		Nursing home	3,205	827	258	81	25
Green	Pirttivuorenkuja 7	98		Nursing home	2,577	438	170	25	10
Green	Kappalaisenkuja 3	49		Nursing home	1,494	413	277	43	29
Green	Metsolantie 1	120	BREEAM In-Use Very good	Nursing home	4,115	331	80	5	1
Green	Puistokatu A	322		Nursing home	9,554	1,364	143	116	12
Green	Suotie 4	35		Education	1,015	269	265	28	27
Green	Viilarinkatu 9	59	BREEAM In-Use Good	Nursing home	3,340	1,026	307	53	16
Green	Gustavsborg 2	300		Education	20,200	1,876	93	88	4
Green	Vilunda 19:2	600	BREEAM In-Use Very good	Education	15,300	1,114	73	65	4
Green	Reparatören 5	90		Justice system	3,313	206	62	8	3
Green	Dona 1:38	250		Education	9,516	530	56	4	0
Green	Lövhagen 32	115	BREEAM In-Use Very good	Nursing home	4,375	483	110	21	5
Green	Medicinaren 23	1,210	Miljöbyggnad Silver	Education	20,825	1,321	63	33	2
Green	Stora Uppåkra 12:303	230	Miljöbyggnad Silver	Education	8,116	324	40	98	12
Green	Stora Uppåkra 12:302	35		Education	1,217	43	36	13	10
Green	Jullovat 1	36		Health care	1,584	124	78	4	2
Green	Akka 8	90		Health care	4,965	207	42	6	1
Green	Västerås 1:25	115		Education	4,988	407	82	24	5
Green	Nyfors 1:24	40		Education	1,375	174	126	2	2
Green	Nässelodlingen 1	100		Education	4,258	324	76	25	6
Green	Dragarbrunn 9:4	95		Nursing home	4,365	325	74	40	9
Green	Krokslätt 147:2	75		Nursing home	3,845	445	116	21	5
Green	Ekeby 2:275	50		Nursing home	3,387	336	99	3	1
Green	Hallen 4	130	BREEAM In-Use Very good	Nursing home	7,705	711	92	9	1
Green	Ängsklockan 1	63		Nursing home	3,590	299	83	15	4
Green	Klockarkärleken 3	45		Nursing home	3,655	265	72	14	4
Green	Skjutfältet 9	127		Nursing home	5,496	391	71	23	4
Green	Birka 1	63		Nursing home	3,423	353	103	16	5
Green	Östra Daggrösen 1	23		Nursing home	3,432	273	79	13	4
Green	Lindholmen 36:1	150	Miljöbyggnad Silver	Health care	5,261	315	60	19	4
Green	Älgörten 1	380	Miljöbyggnad Silver	Education	9,114	666	73	6	1
Green	Borstahusen 1:8	55	Miljöbyggnad Silver	Education	2,400	204	85	9	4
Green	Sicklaön 12:9	130		Nursing home	5,077	197	39	3	1
Green	Höbalen 1	60		Nursing home	2,836	201	71	7	3
Total		8,500							