

# Dooba Finance AB

## Sustainability Linked Bond Annual Progress Report 2024

### Executive Summary

The Bond Framework is aligned with the five key components of the Sustainability-Linked Bond Principles (“SLBP”) as defined by the International Capital Market Association (“ICMA”)

The purpose of this report is to demonstrate the progress the business has made towards its stated sustainability targets in alignment with the agreed bond and highlight any expected issues.

All performance is currently as expected with all annual targets achieved.

WSP has validated the findings of this report, and their opinion is included within the appendices.

### Goal 1

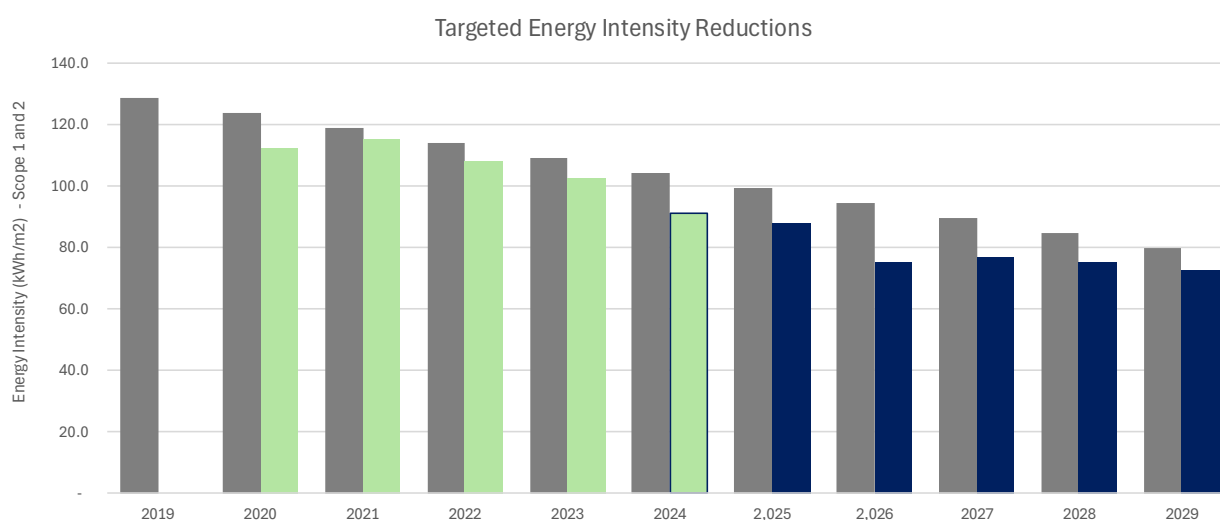
**Key Performance Indicator (KPI):** Landlord-controlled energy intensity reduction

**Sustainability Performance Target (SPT):** Decrease the Landlord managed energy intensity of the financed portfolio by 3.8% p.a.

**Methodology:** Total Landlord-controlled energy proportional to gross internal floor area (GIA) = (kWh / M2) this is apportioned based on ownership of companies.

#### Performance:

Target: 104.33 kWh/M2/ Annum 19% reduction on 2019 baseline  
 Achieved: 91.69 kWh/M2/ Annum 29% reduction on 2019 baseline



**Looking Forward:** No issues expected

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### Goal 2

**Key Performance Indicator (KPI):** Increase Social Value

**Sustainability Performance Target (SPT):** Achieve £1.5 M per annum of Social Value delivered through the managed portfolio or supported enterprises.

**Methodology:** Social value is calculated through Social Value Engine (SVE), this operates by applying proxy values to the social outcomes of projects or services. These proxies are defined by Social Value Engine methodology which is aligned with UK Government guidelines and the Social Value Engine is verified and endorsed by Social Value International.

**Performance:** £ 1,571,466

**Looking Forward:** No issues expected

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### Goal 3

**Key Performance Indicator (KPI):** Sustainable building certification

**Sustainability Performance Target (SPT):** New commercial office and residential developments to achieve green certification, BREEAM with a rating of excellent or outstanding.

**Methodology:** All commercial office and commercial residential developments within the coinvested portfolio are in scope. A development will be considered commenced at the point of submission to planning. Industrial buildings are excluded.

**Performance:**

All commercial office and commercial residential developments have achieved or are designed to achieve BREEAM Excellent or Outstanding

EQ - BREEAM Outstanding (final certificate received)

IQ - BREEAM Outstanding

One Globe Square - BREEAM Outstanding

Exchange Plaza - BREEAM Excellent

**Looking Forward:** EQ will drop out of scope as it is no longer under ownership or management, however other sites will remain.

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### Reporting Summary

	Goal 1	Goal 2	Goal 3
<b>Key Performance Indicator (KPI)</b>	Landlord-controlled energy intensity reduction	Increase Social Value	Sustainable building certification
<b>Sustainability Performance Target (SPT)</b>	Decrease the Landlord managed energy intensity of the financed portfolio by 3.8% p.a.	Achieve £1.5 M per annum of Social Value delivered through the managed portfolio or supported enterprises.	New commercial office and residential developments to achieve green certification
<b>Calculation and exclusions</b>	Landlord-controlled energy intensity kWh/m <sup>2</sup> gross internal floor area (GIA)	Total £ of Social Value delivered as calculated by Social Value Engine	BREEAM Excellent or Outstanding
<b>Annual Target</b>	104.33 kWh/M2/Annum 19% reduction on 2019 baseline	£ 1,500,000	100%
<b>Annual Performance</b>	91.69 kWh/M2/Annum 29% reduction on 2019 baseline	£ 1,571,466	100%
<b>Achieved</b>	Achieved	Achieved	Achieved



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**Validation Opinion**