



# Green Finance Report 2023

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Bane NOR Eiendom AS (“Bane NOR Eiendom”) continues its strategy as the leading transportation hub developer and service provider for the Norwegian railway. Carrying out Bane NOR Eiendom owner Bane NOR SF’s (“Bane NOR”) strategy to reduce environmental footprint by making railway as the preferred mode of transportation for people and goods, Bane NOR Eiendom seeks to develop attractive transportation hubs to facilitate increased use of public transportation. Through clean and safe station areas, often with commercial premises, and commercial and residential properties near train stations, Bane NOR Eiendom aims to reduce CO2-emissions from transportation and increase mobility between public transport solutions.

Bane NOR Eiendom investments can be divided in three categories:

- Stations
- Railway workshops
- Commercial and residential property development

## Green Bond Framework

Bane NOR Eiendom Green Bond Framework was launched in 2021. The framework describes the process for project evaluation, allocation of proceeds and reporting from issued Green Bonds are to be performed.

## CICERO Green Bond Second Opinion

CICERO (Center for International Climate Research) has evaluated Bane NOR Eiendom Green Bond Framework which has been awarded the rating “**CICERO Medium Green**”. Furthermore, CICERO confirm that Bane NOR Eiendom Green Bond Framework is in accordance with The Green Bonds Principles (GBP). Complete version of CICERO second opinion can be found at Bane NOR Eiendom investor relations.

## Bane NOR Eiendom Green Finance Framework

In March 2024 Bane NOR Eiendom updated the existing Green Bond Framework to further build upon our green investments, chart the course on how we can comply with EU Taxonomy standards, as well as include other sources of green financing.

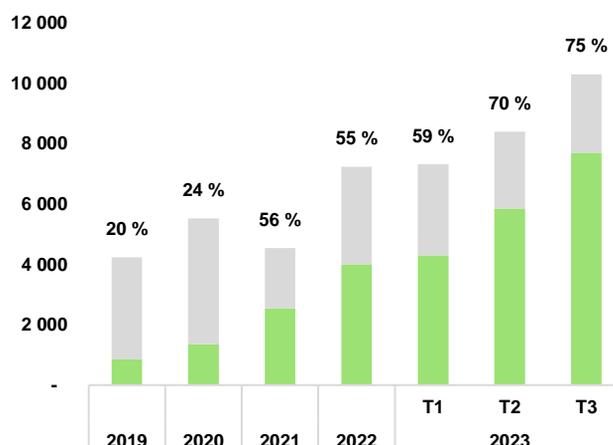


# Green Finance Activities in 2023

This year Bane NOR Eiendom has taken substantial steps to increase the portfolio of green financing. During the year of 2023, we have raised a total of MNOK 3,798 in green financing, which stems from both issued ESG-linked bonds (MNOK 1,900) and green bank loans from KfW IPEX-Bank (MNOK 1,148) and Nordic Investment bank (MNOK 750). The green bank loans are linked to finance projects within clean transport to build, extend and refurbish train workshops.

The funding activity in 2023 raises the share of long-term green debt from 55% in 2022, to 75% in 2023, and represent a notable shift towards green financing in our portfolio.

**Green long-term debt portfolio development**



## Green financing as of 31.12.2023

| Security                     | Volume<br>NOKm | Unallocated<br>NOKm | Issue Date | Maturity Date | Framework |
|------------------------------|----------------|---------------------|------------|---------------|-----------|
| <b>Bonds</b>                 |                |                     |            |               |           |
| BNORE19                      | 600            | -                   | 18.02.2021 | 18.02.2026    | 2020      |
| BNORE20                      | 600            | -                   | 18.02.2021 | 18.02.2028    | 2020      |
| BNORE25                      | 750            | -                   | 16.06.2022 | 16.06.2025    | 2020      |
| BNORE26                      | 750            | -                   | 16.06.2022 | 16.06.2027    | 2020      |
| BNORE27                      | 350            | -                   | 29.03.2023 | 29.09.2028    | 2020      |
| BNORE28                      | 800            | -                   | 05.06.2023 | 05.06.2029    | 2020      |
| BNORE29                      | 450            | -                   | 05.06.2023 | 05.12.2028    | 2020      |
| BNORE30                      | 300            | -                   | 05.06.2023 | 05.06.2026    | 2020      |
| <b>SUM</b>                   | <b>4 600</b>   | <b>-</b>            |            |               |           |
| <b>Green Loans</b>           |                |                     |            |               |           |
| NIB                          | 200            | -                   | 31.10.2018 | 12.10.2025    | N/A       |
| KfW                          | 500            | -                   | 17.06.2019 | 17.06.2029    | N/A       |
| NIB                          | 500            | -                   | 07.04.2020 | 07.04.2030    | N/A       |
| NIB                          | 750            | 750                 | 23.11.2023 | 24.10.2033    | 2020      |
| KfW A                        | 574            | -                   | 19.12.2023 | 24.10.2030    | 2020      |
| KfW B                        | 574            | 90                  | 19.12.2023 | 24.04.2033    | 2020      |
| <b>SUM</b>                   | <b>3 098</b>   | <b>840</b>          |            |               |           |
| <b>Total green financing</b> | <b>7 698</b>   | <b>840</b>          |            |               |           |
| <b>Totalt green Assets</b>   | <b>14 880</b>  |                     |            |               |           |

# Eligible Properties

## Voss Station - Commercial building

Commercial property located in Voss. The property contains an office building built adjacent to Voss train station and bus terminal.

Material and the buildings architecture are selected according to fit local building traditions.

Finalized: 2022

Size: 11 500 sqm

Certification: BREEAM-NOR Excellent



## Kristiansand Station – Quadrum Building E

Office property in central Kristiansand with proximity to public transportation such as train station, bus- and ferry terminal.

Finalized: 2022

Size: 7 000 sqm

Certification: BREEAM-NOR Excellent



# Eligible Projects – real estate under development

Bane NOR Eiendom puts a large emphasis on sustainable real estate development. Most of our building activities are on old railway infrastructure grounds across Norway, often in city centers, at or near existing stations.

These “Transportation hubs” developments have a significant impact in the communities which they

are built and enhances the public transport in the area.

Bane NOR Eiendom aims to certify new buildings over 10,000 square meters by the BREEAM-NOR framework, with the ambition of achieving minimum BREEAM-NOR Excellent classification and Energy Certificate rating (EPC) label A.

## New buildings

### Trondheim Central Station

New train- and bus terminal located in Trondheim. The purpose of the new central station is to strengthen Trondheim as a transportation hub and contribute to a living city center with commercial premises and residential housing located around the station.

Estimated total investment: 2 000 MNOK  
Under development  
Size: 55 000 sqm  
Certification ambition: BREEAM-NOR Excellent



### Kongsvinger

Office property in Kongsvinger, with direct connection to Kongsvinger station and bus terminal. Main tenant for the building is Statistics Norway (SSB).

Estimated investment: 460 MNOK  
Under development  
Size: ca. 11 000 sqm  
Certification ambition: BREEAM-NOR Excellent



## Refurbishment

### Marienborg Trondheim

Refurbishment of Bane NOR regional offices in Trondheim. The project has a strong emphasis on conservation of the old building's history.

Estimated investment: 130 MNOK  
Under development  
Size: 7 300 sqm  
Certification ambition: BREEAM In-Use Excellent



# Formula 1 in transportation hub development - Trondheim Central Station

Trondheim central station is at the heart of why we exist, and a true example of world class “transportation hub” development. The project aims to give Trondheim an attractive transportation hub and strengthen the position of the railway in the greater Trondheim area.

With a new railway and bus terminal, closely connected to the passenger boat terminal, along with attractive residential and commercial premises, we believe that the project will provide a significant boost to the public transportation system in Trondheim.

The project expands over several construction phases, the first being a new underground parking and realignment of the county road, which was finalized in 2022. Second phase is the new railway terminal which is under construction and finalized in 2025, with BREEAM-NOR Excellent certification, the first of its kind in Norway.

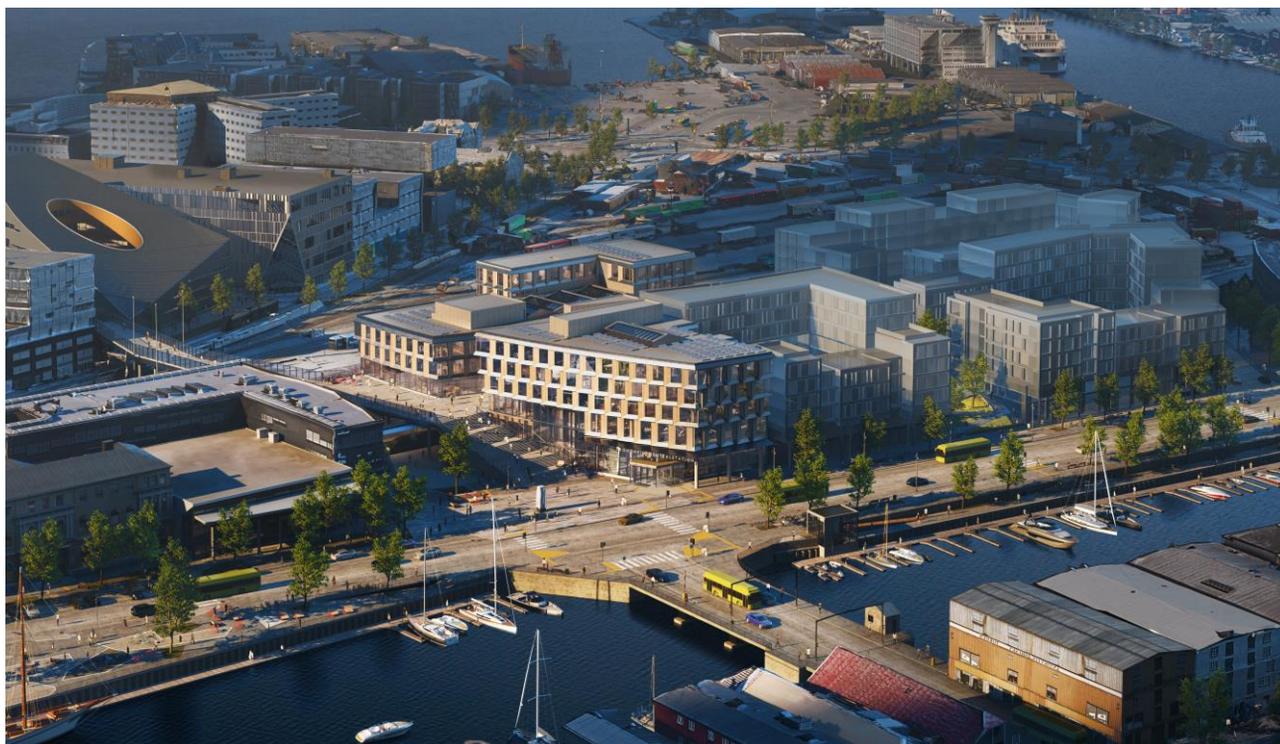
Investment: 2 000 MNOK

Under development

Size: ca. 55 000 sqm

Certification ambition: BREEAM-NOR Excellent

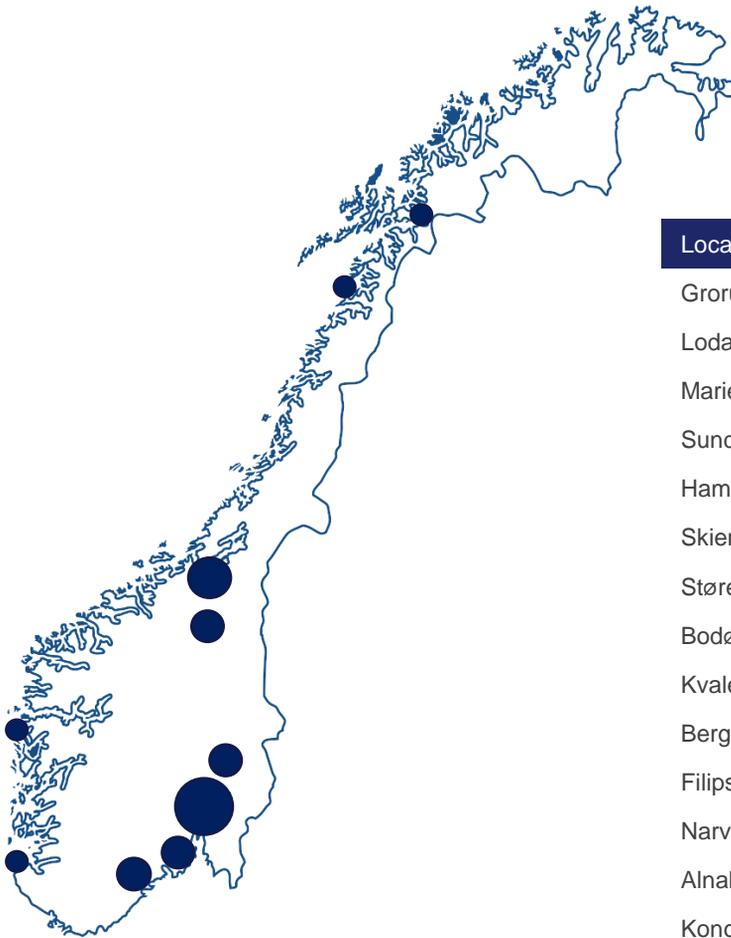
Expected completion: 2031



# Infrastructure for rail transport

Bane NOR Eiendom owns and manage 15 railway workshops, all strategically placed around Norway to support the Norwegian railway. Our goal is that our workshops are shall be comprehensive and adapted for the future of the railway, fostering an innovative environment focused on continuous improvement, health, environment, safety, and quality.

With a portfolio of around 230 000 square meters of old and new workshops, we work continuously to improve upon the services that can be offered at our locations.



| Location              | Size                  |
|-----------------------|-----------------------|
| Grorud, Oslo          | 60 000 m <sup>2</sup> |
| Lodalen, Oslo         | 43 000 m <sup>2</sup> |
| Marienburg, Trondheim | 36 000 m <sup>2</sup> |
| Sundland, Drammen     | 17 600 m <sup>2</sup> |
| Hamar                 | 10 600 m <sup>2</sup> |
| Skien                 | 9 500 m <sup>2</sup>  |
| Støren                | 7 500 m <sup>2</sup>  |
| Bodø                  | 5 000 m <sup>2</sup>  |
| Kvaleberg             | 4 000 m <sup>2</sup>  |
| Bergen                | 4 000 m <sup>2</sup>  |
| Filipstad, Oslo       | 3 000 m <sup>2</sup>  |
| Narvik                | 1 580 m <sup>2</sup>  |
| Alnabru, Oslo         | 1 100 m <sup>2</sup>  |
| Kongsvinger           | 1 100 m <sup>2</sup>  |
| Flåm                  | 300 m <sup>2</sup>    |

# Eligible Assets – Infrastructure for rail transport

The railway plays a crucial role in the green transition. Over the past five years Bane NOR Eiendom has invested over 2 000 MNOK into its workshops. In addition to building four new workshops to meet the train maintenance demand, several large refurbishments has been completed with the goal to bring our older workshops up to the standards of today.

All investments into infrastructure for rail transport are considered investments into green transportation, and therefore eligible for financing under the framework.

## Narvik Workshop

Workshop with two tracks located in Narvik. Built to service the trains operating on the Ofoten Line.

Finalized: 2023  
Size: 1 580 sqm



## Støren Workshop

Workshop located in Støren. The workshop is universally designed to service all existing train types in Norway, but also the new hybrid trains (Flirt Type 76) in the Trøndelag area, which are longer than other existing trains.

Finalized: 2022  
Size: 7 500 sqm



## Bergen Workshop

Workshop with two tracks located in Bergen. Built to service the passenger trains in the Bergen area.

Finalized: 2021  
Size: 4 000 sqm



## Stavanger Workshop (Kvaleberg)

Workshop with two tracks located in Bergen. Built to service the passenger trains in the Bergen area.

Finalized: 2019  
Size: 4 000 sqm



# Eligible projects

Many of our workshops are built for trains for another time. The trains of today are significantly longer with greater capacity, are more technological advanced and has a different maintenance need than before. Consequently, our older workshops needs to be brought up to date to meet the current and future maintenance needs of the Norwegian train fleet.

In addition to building four new workshops over the

last five years, Bane NOR Eiendom has put considerable investments into our workshops over the past years to modernize buildings and equipment, as well as increasing capacity at our existing locations.

For 2023, Bane NOR Eiendom invested a total of 211 MNOK into its workshops.

## Grorud Workshop - Track extension

Extension of the tracks inside the workshop which increased the service capacity with 7 trains. The project has a high focus on reuse of materials, and the rail tracks installed are reclaimed from previous large-scale railway projects.

Investment: 100 MNOK

Location: Grorud, Oslo

Expected completion: Q1 2024



## Wheel lathe machines

From time-to-time train wheels needs to be reprofiled in order to roll smoothly. Such machines are examples of services we offer. Modern equipment is crucial both for increasing efficiency and to ensure preparedness.

Investment: 20 MNOK

Location: Narvik

## Train parking

Train parking capacity for 14 trains which will be used for testing and quality inspections for the new local trains coming in 2025/2026. The project aims to reuse as much materials as possible. In November we received 4 200 meters of used railway tracks, gathered from other railway projects.

Investment: 330 MNOK

Location: Grorud Oslo

Expected completion: Q2 2025



# Energy usage and efficiency measures

Bane NOR Eiendom works continuously to reduce the energy consumption of buildings in the portfolio. Our environmental goals establish a clear strategy, where all new property developments are exposed to high environmental standard. All new buildings over 10,000 square meters shall be BREEAM-NOR classified, with the ambition of achieving minimum BREEAM-NOR Excellent classification and Energy Certificate rating (EPC) label A

For existing buildings in the portfolio, Bane NOR Eiendom invests in small and big energy saving and efficiency projects to reduce energy consumption, with the ambition of achieving EPC

label B for all renovation projects.

Bane NOR Eiendom tracks its energy usage and aims to reduce its energy usage per square meter, adjusted for temperature, by 2 % for the whole portfolio each year.

The portfolio consists of more than 1 500 buildings, ranging from stations, workshops for trains, and commercial properties, the total size of the portfolio measured is 411 000 square meters. Over the period 2018-2023, Bane NOR Eiendom has reduced its energy consumption, adjusted for temperature, with 11,3 % per square meter.

## Degree day adjusted energy consumption

