

Green Financing Framework 2023



Central, flexible and environment friendly office properties



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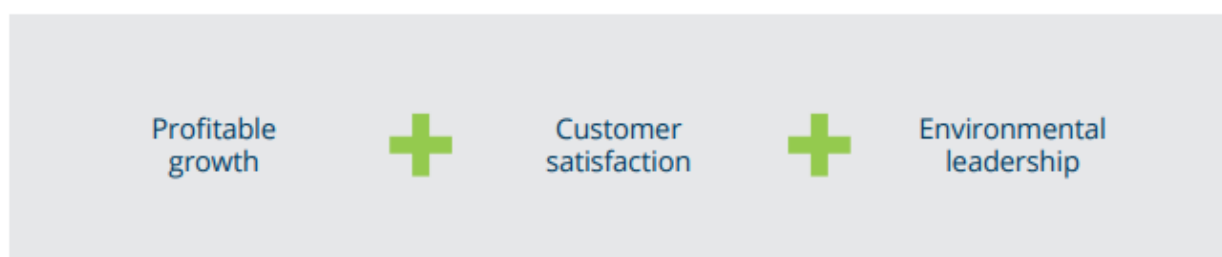
ESG in Entra

ABOUT ENTRA

Entra is a leading owner, manager and developer of office properties in Norway. Entra owns an unparalleled portfolio of modern, flexible and environment friendly office assets located close to public transportation hubs in the four largest cities in Norway. Entra is the largest Norwegian investment alternative offering investors Oslo-focused, high quality office exposure.

Entra offers investors superior cash flow visibility and quality with more than 50 % public sector tenants with AAA credit rating on long term leases.

Entra's strategy is built around the following three focus areas.



The main lever for growth and value development in Entra stems from property and project development, and the company normally has 5-15 per cent of the portfolio in project development. The company has considerable expertise and experience in zoning, planning, building and redevelopment of office properties.

Entra's operational platform and service organisation has placed the company consistently in the top three in the annual public Norwegian Tenant Index ranking of Norwegian landlords. As a result of its qualities and central locations, the management portfolio has consistently maintained and occupancy rate 95-97 %

Environmental leadership has been an integrated part of Entra's business model for almost 15 years. To operate our business in a sustainable manner is of key strategic importance to Entra and is seen as a prerequisite for the company's long-term results and value creation.

ESG IN ENTRA

It is of key strategic importance to Entra to operate our business in a sustainable manner and it is a prerequisite for the company's long-term results and value creation. Entra has a systematic approach towards understanding and managing the company's impact on society, as well as stakeholder requirements and expectations.

The Board of Directors set the ESG strategy and review performance. This includes responding to climate related opportunities such as investment in renewables, improvements in energy efficiency and investment in low-carbon solutions. The Board also review and determine how to respond to different climate-related risks including policy, regulatory and legal risks, as well as the physical risks to Entra's assets. Entra's business units present in-depth business reviews to the Board of Directors at least on an annual basis. These reviews also include ESG targets and KPIs. Targets are aggregated into company KPIs which are followed up on a regular basis.

The CEO is responsible for following up the implementation of the ESG strategy in Entra. Ownership and management of all key risks, including climate related risks, are assigned to members of the corporate management who are responsible for implementing key risk mitigation plans.

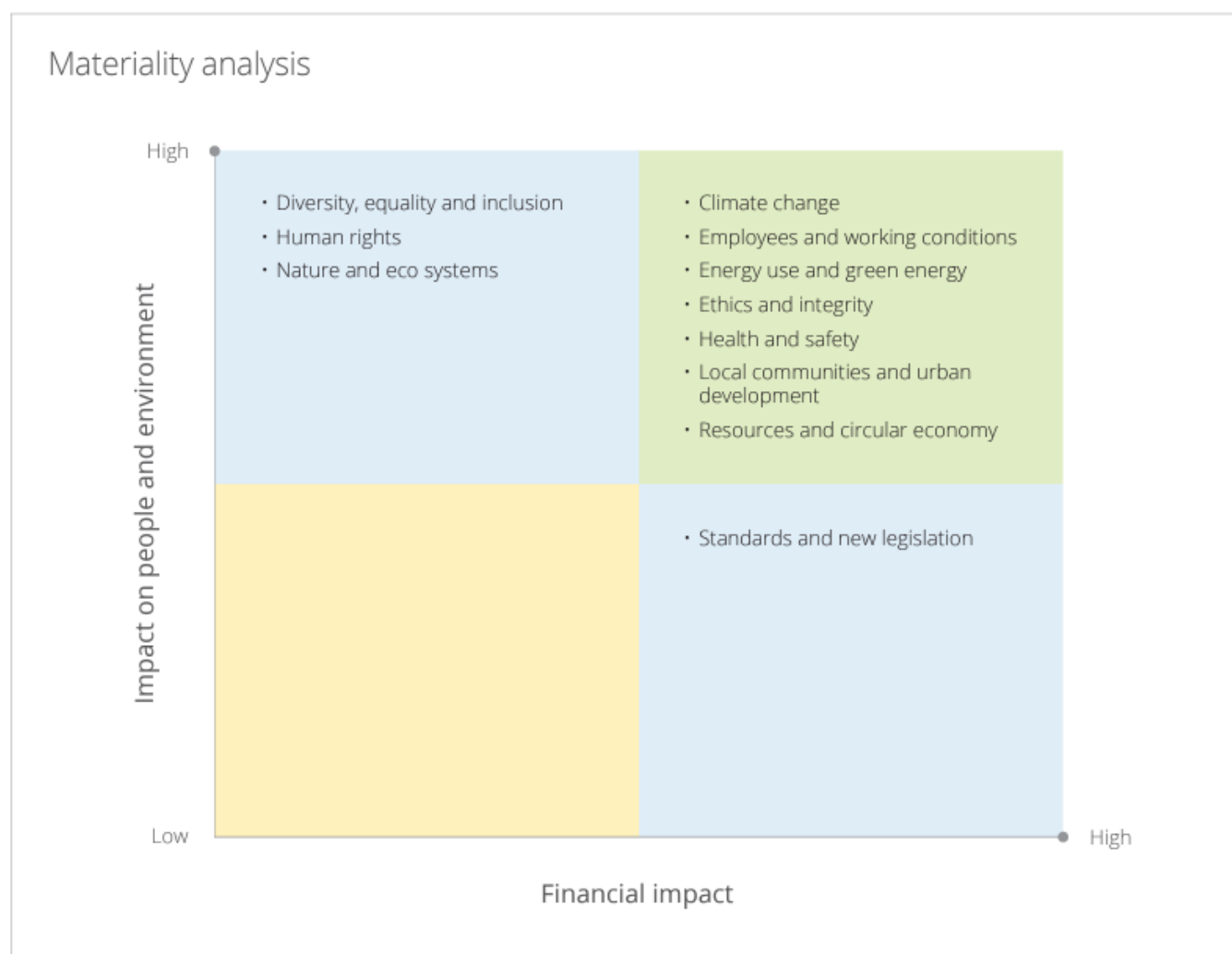
Environmental leadership is one of Entra's three strategic pillars, and Entra has over many years developed a corporate culture with a strong environmental focus throughout the entire company. Entra's work to prevent climate change is built on the precautionary principle. Entra's environmental leadership has become well-known among its stakeholders, and the environmental commitment contributes to its ability to attract the best and most competent resources.

Entra's overarching target is to become a Net Zero Carbon company within 2030, according to the definitions and targets set out by World Green Building Council. Entra's environment strategy has a 360° approach and includes strategies and targets for 1) own organisation, 2) the property portfolio and property management, 3) the development projects, and 4) stakeholders, including suppliers and customers, amongst others.

Entra is a sustainable and socially responsible company and has included several procedures and initiatives in its daily operations. Entra's focus areas within social responsibility involve own employees and working environment, human rights, health and safety, urban development, and community engagement. Entra sets requirements for its own operations as well as for suppliers and partners. When evaluating new initiatives, Entra seeks partners and suppliers with common values and targets.

Entra's Board actively adheres to good corporate governance standards and will ensure that Entra complies with the requirements of section 3-3 b of the Norwegian Accounting Act and the Norwegian Code of Practice for Corporate Governance of October 2021, issued by the Norwegian Corporate Governance Board (NUES). This is done by ensuring that good governance is an integral part of the decision-making process in matters dealt with by the Board. Moreover, Entra's corporate governance standards are subject to at least annual assessment and discussion by the Board.

Entra has a systematic approach towards understanding and managing the company's impact on society, as well as stakeholder requirements and expectations. The focus areas and priorities are based on a broader materiality analysis of areas where Entra and its stakeholders believe the company can make an important and sustainable impact. The topics are seen as important for future progress and long-term value creation.



Entra reports on its work with ESG in connection with its annual report and in a separate ESG report. Entra's ESG reporting is aligned with three reporting frameworks: the European Public Real Estate Association Sustainability Best Practices Recommendations on Sustainability Reporting (EPRA BPR), the Global Reporting Initiative Standards (GRI) and the Task Force on Climate-related Financial Disclosures (TCFD). Deloitte conducts review and provide a limited level of assurance on Entra's ESG reporting in the annual report.

Green Financing Framework

As part of ENTRAs ongoing commitment to sustainability, a Green Bond Framework (the “Framework”) has been further developed

FRAMEWORK STRUCTURE

The framework is structured together with SEB and is to be aligned with the 2021 ICMA Green Bond Principles (GBP) and LMA and APLMA Green Loan Principles (GLP) 2023. As such, the framework consists of the four key pillars and a recommended External Review component:

1. Use of Proceeds
2. Process for Project evaluation and selection
3. Management of proceeds
4. Reporting
5. External Review

In addition to Green Finance Instruments issued by Entra, the company may have Green Loans provided by lending institutions. The same asset criteria for eligible assets specified in the Green Finance Framework may apply for Green Loans. It is the intention of ENTRA to follow the best practices, in relation to Green Bonds as the market standards develop. Therefore, this Framework may be amended and/or updated to reflect these changes in market practice.





1. USE OF PROCEEDS

The proceeds raised based on the Green Financing Framework can be applied towards new Eligible Projects and to refinance existing assets, defined as assets older than 12 months. Due to the long-term nature of ENTRA's assets, refinancing of Eligible Projects under this framework will not be subject to a look-back period.

In this Framework, each Eligible Assets category has been mapped to the SDGs in accordance with the High-Level Mapping to the Sustainable Development Goals published by ICMA.

Exclusions

Green Bond net proceeds will not be allocated to Assets for which the purpose of the Eligible Assets is fossil energy production, nuclear energy generation, weapons and defense, potentially environmentally harmful resource extraction (such as rare-earth elements or fossil fuels), gambling or tobacco. ENTRA's Green Bonds will not finance fossil fuel generation projects

GBP Categories	Eligible Projects	Core UN SDG Targets	Environmental Objective
Green Buildings	<p>NEW BUILDINGS</p> <ul style="list-style-type: none"> ➤ New commercial and residential properties with certification from BREEAM-NOR with minimum certification of “Excellent” <p>AND</p> <ul style="list-style-type: none"> ➤ That have received, or are expected to receive an energy efficiency threshold of EPC = A <p>EXISTING BUILDINGS</p> <ul style="list-style-type: none"> ➤ Refinancing of existing commercial and residential properties with certification from BREEAM-NOR with a minimum certification of “Excellent” ➤ Commercial and residential properties with a minimum BREEAM In-Use certification of “Excellent”, and minimum EPC C <p>REDEVELOPMENT/REFURBISHMENTS</p> <ul style="list-style-type: none"> ➤ Major renovation projects of commercial and residential properties with certification from BREEAM-NOR or BREEAM In-Use with a minimum certification of “Excellent”, and minimum EPC C 	 <p><i>Ensure access to affordable, reliable, sustainable and modern energy for all</i></p>  <p><i>Make cities and human settlements inclusive, safe, resilient and sustainable</i></p>  <p><i>Ensure sustainable consumption and production patterns</i></p>  <p><i>Take urgent action and fight climate change</i></p>	<p>Climate Change Mitigation</p> <p>Climate Change Adaptation</p>

2. PROCESS FOR PROJECT EVALUATION AND SELECTION

Entra has established a Green Bond Committee (GBC) to evaluate and select projects that are in line with the criteria set out in the “Use of Proceeds” section. The committee meets at least on an annual basis or more frequently when needed. The Green Finance Committee is comprised of representatives from treasury and Project development (with sustainable competence), where the group sustainability representative holds the right to veto. In addition to screening

for projects eligible for green financing, the GBC must on an annual basis ensure that the green buildings pool is updated to reflect the actual portfolio.

The Green Bond Committee is responsible for:

- Evaluating the compliance of proposed assets with the eligibility criteria outlined in the Use of Proceeds section above.
- Ensuring that the pool of Eligible Assets is aligned with the categories and criteria as specified in the Use of Proceeds section.
- Replacing assets that no longer meet the eligibility criteria (e.g. following divestment, liquidation, concerns regarding alignment of underlying activity/asset-characteristics with eligibility criteria, regulatory changes or the like)

On a best effort basis, reviewing, modifying, and updating the content of the Green Finance Framework, and managing any future updates of this document to reflect relevant changes in the Company's corporate strategy, technology and market developments and/or regulatory changes.

3. MANAGEMENT OF PROCEEDS

Entra will establish a Green Bond Register for the purpose of monitoring Eligible Assets financed by the Green Bonds issued by Entra, as well as to provide an overview of the allocation of the net proceeds from the Green Bonds issued to the pool of Eligible Assets. The value of the Eligible Assets detailed in the Green Bond Register will at least equal the aggregate net proceeds of all outstanding Entra Green Bonds. There may be periods when the total outstanding net proceeds of Green Bonds exceed the value of the Eligible Assets in the Green Bond Register. Proceeds yet to be allocated to Eligible Assets will be held in accordance with Entra's liquidity management policy and managed as such. For the sake of clarity, no fund will be allocated outside the defined pool of Eligible Assets. The Green Bond Register will form the basis for the impact reporting.

4. REPORTING

To enable investors to follow the development and provide insight to prioritised areas, Entra will provide an annual Green Bond Report. The Report will consist of an allocation report and an impact report:

The Report will include the following information:

- a)** a list of all properties and projects financed and a brief description and expected impact;
- b)** a list of outstanding Green Bonds and their share of the pool of Eligible Assets

The Impact Reporting will include the following information:

The impact reporting aims to disclose the environmental impact of the Eligible Assets financed under this Framework. Entra will strive to report on the environmental impact of Eligible Assets financed by Green Bonds when feasible and subject to data availability. The information may be provided on an aggregated portfolio basis because of confidentiality agreements, competitiveness consideration, or numerous Eligible Assets limiting the amount of detail that can be made available. The impact assessment is provided with the reservation that not all related data can be covered and that calculations therefore will be on a best effort basis, Entra will provide best estimates of future energy performance levels. The impact assessment will, if applicable, be based on the Key Performance Indicators (KPIs) presented in the table below.

GBP Categories	Examples of impact indicators
Green Buildings	<p>BUILDINGS</p> <p>Fraction of each subcategory and the average energy consumption and respective certification level (Including reference to the complete evaluation)</p> <p>RENOVATIONS</p> <p>Annual energy improvement of renovation projects measured in kWh/m² and/or CO₂ equivalent.</p>

Taxonomy Alignment

Entra will strive to finance Taxonomy aligned assets and will follow the development of the Taxonomy going forward. To show Entra's commitment to Taxonomy alignment, Entra will report on the fraction of the Green Financing that is being financed aligned with the "Partial Alignment-approach". This will be displayed on a sub-category basis.

5. EXTERNAL REVIEW

Second party opinion (pre-issuance)

Entra will have its Green Bonds Framework reviewed by Cicero who will issue a Second Opinion. The Second Opinion as well as the Green Bonds Framework will be made publicly available on Entra's web page.

Third-Party Review (post-issuance)

Entra has appointed an external independent auditor to annually assure that the selection process for the financing of Eligible Assets and that the allocation of the net proceeds of the Green Bonds are done in accordance with Entra's Green Finance Framework. The Green Finance Framework, the second party opinion issued by Cicero, and the Green Bond Report will be publicly available on Entra's website.



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