

Vasakronan

Impact Report Green financing 2021



Sweden's leading property company

Vasakronan's assignment is to generate a high, risk-weighted return for our owners the First, Second, Third and Fourth Swedish National Pension Funds. A return that will benefit Sweden's current and future pensioners, though never at the expense of the environment and people.

In addition to our assignment, Vasakronan's ambition is to be Sweden's leading property company.

We will achieve this by:

- Generating a high total yield that should also exceed that of the industry in general
- Being the preferred choice for tenants looking for office or retail premises.
- Being perceived as the most attractive employer in the industry.
- Running our operations sustainably, from economic, environmental and social perspectives.

With a vision of future-proof cities for everyone, where people and companies thrive.

Gothenburg

Malmö

Uppsala
Stockholm

Vasakronan in figures

Property value
SEK billion

182

Green financing
percentage

74

Properties
number

168

Lettable area
sq. m., million

2.3

Environmental certification
of investment portfolio
share of market value, per cent

94

Energy intensity/Primary energy figure
kWh/sq. m.

83/88

Our green history:

- Vasakronan issued the world's first green corporate bond in November 2013, and remains the largest issuer of green corporate bonds in Sweden
- Since 2018, Vasakronan's framework has included all debt instruments, rather than just bonds, where funds raised are earmarked for green investments.
- In 2018, Vasakronan issued the world's first green commercial paper.
- The framework follows the Green Bond Principles and has been evaluated by the Center for International Climate Research (CICERO) with the highest rating, "Dark Green"

Gläntan

Impact Report – Green financing

The following report encompasses the investments made within Vasakronan's Green Finance Framework as well as the volume of liabilities outstanding. It has been reviewed by EY.

According to the National Board of Housing, Building and Planning, the construction and property sector accounts for 20% of all greenhouse gas emissions in Sweden, a substantial proportion of energy consumption, and it also impacts the environment by creating a lot of waste that is not recycled or reused.

Vasakronan has been environmentally certified according to ISO 14001 for over 15 years. A fundamental analysis of our significant environmental aspects has been carried out in relation to these efforts. The analysis is regularly evaluated and consistently establishes that we primarily impact the environment and the climate through our energy consumption, use of materials, the waste that we and our customers create as well as the transportation related to our operations as well as those of our customers and suppliers.

Continuing the work on reducing energy consumption in our properties is therefore self-evident to us. Through invest-

ments in our properties and close collaboration with our tenants, we have managed to reduce energy consumption by 61% since 2009. We also produce renewable energy on site and at the end of the year 77 solar photovoltaic systems and one solar park were in operation.

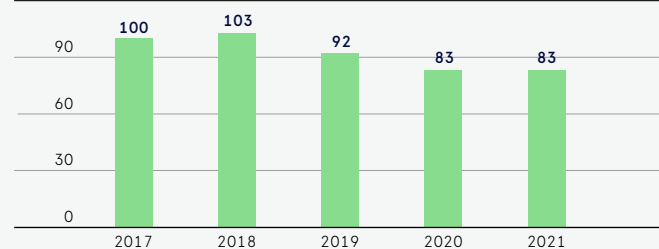
New construction, redevelopment and leasehold improvements of properties require large amounts of construction materials. When these materials are extracted and produced, and when they are transported to our construction sites, they cause environmental and climate impact. Therefore, it is essential to reduce the amount of materials and to opt for reused materials or materials produced from renewable or recycled products to a larger extent. In addition, we need to ensure that the materials used do not contain hazardous substances that are spread into indoor environments or into the environment outside our buildings. That is why all the materials

used in our buildings are always evaluated and documented. The Byggarubedömningen system is used in this work. New construction and redevelopment projects also lead to considerable construction and demolition waste. A great deal of it is not recycled but goes straight to incineration or landfill. As property owners, we also take care of large amounts of waste from our tenants' operations. Even if we have very little influence on the type and amount of waste that arises, we are still the ones who determine how well the waste is sorted since we are responsible for the waste recycling facilities in the buildings. We also have requirements for sorting in our lease agreements. The EU's waste hierarchy guides our work to reduce environmental impact both from construction waste and our tenants' waste. The goal is to minimise the amount of waste sent to landfill and incineration and to increase the proportion that is recycled or reused.

Reducing water consumption is an important issue from a global and a local perspective. Reducing water consumption is an important issue from a global and a local perspective.

Energy intensity

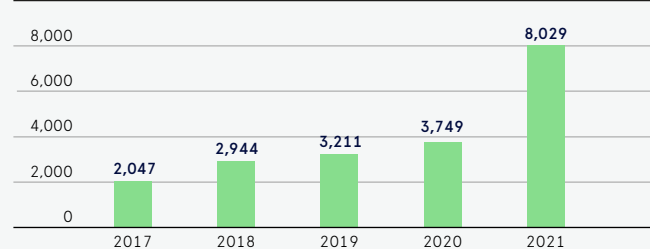
kWh/sq. m., 12 months



In 2021, energy intensity averaged 83 kWh/sq. m.

On-site produced electricity

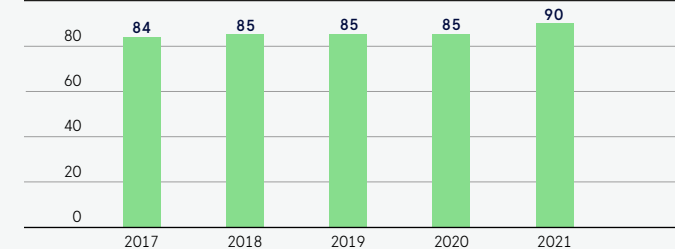
MWh



A total of 8,029 MWh of electricity was produced from solar photovoltaic systems during the year.

Environmental certifications

%



At the end of the year, 90% of the entire property portfolio was environmentally certified.

Vasakronan only uses municipal water. In Uppsala, one of our four operating areas, the municipality has indicated a local water shortage. That is why we are working continuously, in Uppsala and our other areas, with monitoring and implementing cost-effective measures to reduce consumption. Low water consumption is also a prerequisite for environmentally certifying buildings with high ratings.

By reducing our energy consumption and phasing out fossil fuels from our properties and vehicles, we have reduced carbon emissions in scopes 1 and 2 by close to 90% since 2006. For several years there has also been a longterm and systematic effort to reduce scope 3 emissions, primarily from construction activities and our tenants' use of their premises. Since 2017, we have summarised our climate work in an annual TCFD report. The 2021 TCFD report is presented on page 136 of the 2021 Annual Report.

In 2018, Vasakronan had its climate targets evaluated by the Science Based Target initiative, who confirmed that they were far more ambitious than required to be in line with the Paris Agreement. In the end of 2019, the long-term climate target was raised to climate-neutrality across the entire value chain by 2030. Vasakronan has developed a road map which describes ways to reach this target and how any remaining emissions will be compensated to achieve neutrality.

A company-wide business plan is developed every year, with annual financial, environmental and social targets. For more information on our targets and their fulfilment for refer to pages 22–23 in the 2021 Annual Report

In 2021, Vasakronan was ranked the best office/retail company in the Global Real Estate Sustainability Benchmark and as the fourth best company in the Development Benchmark.



“The work environment at our construction sites is one of the top priorities in societal responsibility!”

Anna Denell
Chief Sustainability Officer (CSO)

Vasakronan is leading the way in environmental work. How are you working with others on societal responsibility?

“Our social responsibility is based on the thousands of people that we affect in our operations. This includes everyone who works on our behalf, our own employees and our suppliers' employees. We are only sustainable if we ensure they have safe, sound and healthy work environments with good working conditions where nobody is discriminated against. Our social responsibility also encompasses our buildings and neighbourhoods, which need to be safe and secure and which need to be designed to promote health, well-being and inclusion.”

What are the biggest societal responsibility challenges?

“There is no doubt a risk that people might be exploited in our supplier chain. We procure services in sectors where we know illegal employment and systematic exploitation of undocumented people is a problem. That is why we work systematically in choosing suppliers and make regular checks at our construction sites. But we believe that this work needs to be intensified to close any loopholes and to be incredibly clear about our zero-tolerance stance any sort of impropriety.

“Another area is the risk for serious worksite accidents. Between 1,500 and 2,000 of the approximately 300,000 people who work in the Swedish construction industry are seriously injured each year. This is, naturally, unacceptable. Nothing like this should happen at our workplaces. That's why we work systematically with work environment issues at our construction sites. This is why we have also joined the Håll Nollan initiative, a collaboration across industries with the vision that everyone should come home uninjured after a day at work.”

What are the top priorities for the future?

“In addition to the two areas I already mentioned, safety and security in our neighbourhoods and working to improve inclusion and integration into society. Inclusion and integration are issues we've already been working with internally for several years. Now the ambition is to get more to act by collaborating with our suppliers.

“Safety issues can be everything from small measures, such as better outdoor lighting at a particular property, to preventative measures for entire neighbourhoods. We think that these two issues go together. If Vasakronan can help create more large-scale inclusivity, it can help reduce crime, which in turn has a positive effect on safety and security.”

Anna Denell
Chief Sustainability Officer (CSO)

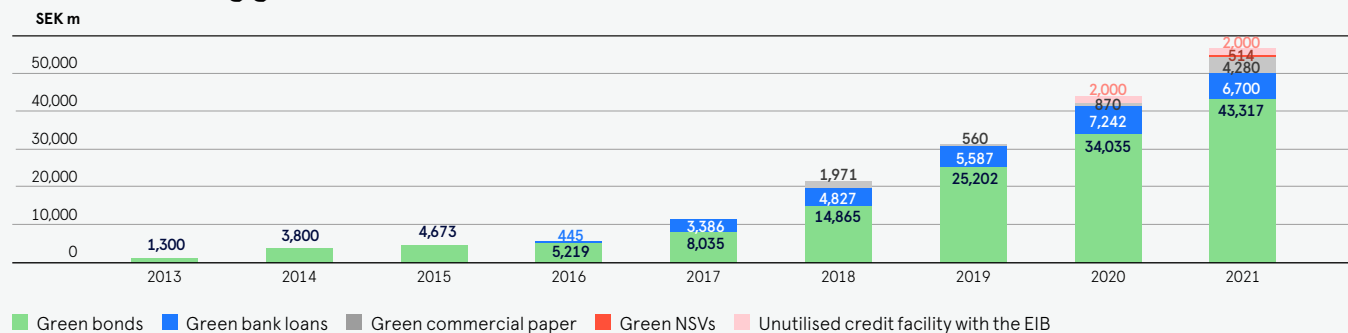
Green financing

In 2021 all new borrowing was green. Green bonds totalling SEK 11.9 billion (11.8) have been issued, making Vasakronan the Nordic region's largest issuer of green corporate bonds. During the year we issued our first bond denominated Hong Kong dollars and green bonds have now been issued in seven different currencies.

Financing was broadened further in the fourth quarter in the form of a green, digital NSV (Namensschuldverschreibung (Eng: registered bond)) of EUR 50 million. The bilateral loan is the first of its kind in Europe, since it has been issued without any intermediaries via the firstwire digital platform at the same time as the principal was earmarked for green assets.

The volume outstanding of green commercial paper increased during the year and amounted to SEK 4.8 billion (0.9). The volume of green financing consisting of green bonds, green commercial paper and green NSVs outstanding amounted to SEK 48.1 billion (34.9). At year end, green assets amounted to SEK 53.4 billion (53.8), providing SEK 5.3 billion (18.9) in remaining green borrowing capacity.

Green financing growth



In addition to financing under the framework, Vasakronan had green unsecured loans outstanding with the Nordic Investment Bank and the European Investment Bank that totalled SEK 4.9 billion (5.5) at the end of the year, plus an unutilised credit facility with the European Investment Bank of SEK 2 billion. At the end of the year, the green secured bank loans outstanding totalled SEK 1.8 billion (1.8).

Green financing, including green bank loans that are financed outside the framework, increased during the year to 74% (61) of Vasakronan's total borrowings.

Criteria under the framework

What can be financed with the proceeds from Green Finance Instruments is described in a framework prepared according to ICMA Green Bond Principles and that has been evaluated by the Center for International Climate Research (CICERO), a Norwegian climate research institute. Since 2017, Vasakronan's framework allows for investments in new construction and redevelopment projects, existing properties and investments in solar energy projects.

The financing of new construction and redevelopment projects requires that they be certified according to LEED for new construction or redevelopment at Platinum level, or BREEAM-SE at Outstanding level, and have an energy intensity 25% below the National Board of Housing, Building and Planning's requirements (BBR requirements).

The criteria to be met for financing an existing property is that the building must be certified according to LEED on a Gold level or higher and have an energy intensity below 100 kWh/sq. m. per year. The framework and CICERO's second opinion can be found at www.vasakronan.se.

Vasakronan has a special account for transactions attributable to the issue of green debt instruments. If the approved investment amount is less than the volume of green debt instruments outstanding, Vasakronan has undertaken to place a corresponding amount in this special account.

Approved investment amount, 31 Dec 2021

	SEK m
Eligible investments in ongoing projects	830 ¹⁾
Existing properties	52,563
– of which previously new construction and redevelopment projects	8,892
Solar parks	28
Total approved investment amount	53,421
Volume outstanding, green bonds	43,317
Volume outstanding, green commercial paper	4,280
Volume outstanding, green NSVs	514
Total volume outstanding	48,111
Remaining approved investment amounts	5,311

1) Following the publication of our year-end report for 2021, it has come to our attention that one project (Hötorgshus 2), which has previously been selected for our green financing, is at risk of not meeting all the requirements of the framework, which is why the project has been removed from the green pool, which thus decreased with SEK 113 million.

Examples of assets in the green pool



EXISTING PROPERTY

Uppfinnaren 2

Uppfinnaren 2 is in Östermalm in Stockholm and includes approximately 17,000 square metres, primarily offices. The property was constructed in 1914 for the Swedish Armed Forces and for many years both the military and naval academies were located there. After a total redevelopment in 2002 and 2003, the property now houses primarily civilian operations. The property is classified as a historic building by the Stockholm City Museum according to their classification of culturally and historically valuable buildings. Several energy efficiency measures were carried out in the last few years, which reduced energy consumption by half. The building now has an energy intensity that can be measured against energy requirements for equivalent new builds.

- Environmental certification LEED, Platinum
- Annual energy intensity 60 kWh/sq. m. (purchased energy)
- Borehole heat exchangers for distributing heating and cooling
- Heat recovery from STOKAB's server farm for the city fibre network
- Electric vehicle charging stations
- Large inner courtyard with landscaping and bicycle parking



NEW CONSTRUCTION PROJECTS

Magasin X

Immediately adjacent to Uppsala Travel Center is Sweden's largest office property in wood. Using wood as a construction material significantly reduces carbon dioxide emissions per produced square metre. In Magasin X this amount is 280 kg CO₂e per square metre (GFA), calculated according to EN 123:456, A1-A5 and all construction material. Trees also capture carbon dioxide through photosynthesis which means that the building, as long as it stands, is a carbon dioxide sink. The property was already fully let two years before it was completed and in autumn 2021 the first tenants moved in. The property is just over 11,000 square metres and also includes a café in the entrance area. Thanks to smart energy solutions, the property has exceptionally low energy

consumption – 66% lower than the requirements for new buildings.

- Environmental certification LEED, target Platinum
- Annual energy intensity 27 kWh/sq. m. (primary energy figure)
- Solar photovoltaics on the roof and integrated into the facade
- Borehole heat exchangers for distributing heating and cooling
- Batteries for long-term storage of solar electricity
- Electric vehicle charging stations and parking and changing rooms for cyclists
- Green roof with insect hotel



The roof terrace on Sergelhusen in Stockholm is well planned and offers ecosystem services as well as comfort.

Our effect on the UN Sustainable Development Goals

In 2015, the UN's member states committed to the 17 SDGs, which are to be achieved by 2030. The business world plays a key role in this and many companies are working to reach the goals, but there is also a risk that companies conduct operations that actively counteract the goals. Vasakronan's operations contribute to several of the Sustainable Development Goals. We also analysed whether there is any risk that our operations would interfere with achieving the goals.

Operations have the largest positive impact on Goal 7 "Affordable and clean energy," Goal 9 "Industry, innovation

and infrastructure," Goal 11 "Sustainable cities and communities" and Goal 12 "Responsible consumption and production." Through our positive impact on these goals, our operations also contribute to Goal 13, "Climate Action."

The challenges in operations connected to the 2030 Agenda goals include Goal 8 "Decent work and economic growth," primarily related to work environment accidents and hazardous working conditions at our construction sites.

For more information about how we work with the Sustainable Development Goals, see pages 146–171 in the 2021 Annual Report.

Other information

The environmental data in this report was produced in accordance with the same principles and methods as the Sustainability Report and is shown on page 133 in the 2021 Annual Report.

Investments in new construction and redevelopment projects corresponded to the amount that as of the balance-sheet date had been invested in the actual property. Existing properties are recognised at market value. The market value is updated mid-year and at the end of the year in connection with external evaluations being performed. Reporting of market value and amounts invested follows the accounting policies indicated on pages 109–110 in the 2021 Annual Report.

The Existing properties category also includes properties that previously underwent new construction or renovation, and were financed over the course of the project in accordance with the criteria for new construction and redevelopment projects. In connection with the completion of new construction or redevelopment, an evaluation was conducted against the criteria set for investments in existing properties. Reclassifying a property from new construction and redevelopment projects to the category for existing properties requires that the new build or redevelopment is reported to the Board of Directors. It also requires the property to have a final certification and a verified energy intensity for at least 12 months.

Calculation approach

Climate impact reduction reported on page 179 for the existing properties pertains to the difference between the annual energy-related emissions that the property would have had without improvement to the energy intensity from 2009 until 2021 and without contracts for renewable energy. Any climate compensation made by energy suppliers has not been included in the calculations. The reduced energy consumption from 2009 to 2021 pertains to actual consumption, unadjusted for a normal year. For properties acquired or built after 31 December 2009, the registered energy consumption at the end of the first year after the property was occupied/put into use was used as a comparison figure.

When calculating the estimated emissions avoided in ongoing new construction and redevelopment projects (see the table on page 178), the forecast primary energy figure is compared with the highest permitted primary energy figure under the BBR requirements. The assessed emissions avoided from new construction and redevelopment projects pertain to the difference between the annual GHG emissions that the property would have had if it had been built in accordance with the BBR requirements and without renewable energy contracts, and emissions from the property's forecast energy intensity and taking into account Vasakronan's energy contracts.

Some of the new construction and redevelopment projects and existing properties that are financed under the framework are also financed with green bank loans. To make sure that the calculated avoided emissions and reduction in climate impact will only have an effect on green financing under Vasakronan's framework, the portion pertaining to green bank loans has been deducted. To determine the size of that portion, the proportion of the green loan in relation to the forecast investment and the property's market value was used.

In cases where the existing property is pledged for loans outside the framework, the proportion of the mortgage deeds in relation to the property's market value is used. For more information about which properties are partially financed through green loans or other loans, see the tables on pages 178 and 179 in the 2021 Annual Report.

Ongoing new construction and redevelopment projects forming basis for investment, with an eligible investment of SEK 830 million

Property	City	LEED Certification	Energy intensity primary energy figure (F), kWh/sq. m.	Energy intensity, primary energy figure BBR ² , kWh/sq. m.	Estimated reduction in energy consumption, %	Estimated emissions avoided (annual), tons	Waste, kg/sq. m.	Materials, kg/sq. m.
Nattugglan 14 ¹	Stockholm	Platinum (F)	45	80	44	116		
Sperlingens Backe 47	Stockholm	Platinum (F)	51	70	27	110	-	-
Kungsängen 14:5 (Magasin X) ¹	Uppsala	Platinum (F)	27	80	66	141	-	-
Kronåsen 1:1 (Celsius) ¹	Uppsala	Platinum	33	96	66	151	26	953
Total			-	-	-	518	-	-

1) The project is financed in part by green bank loans with the EIB.

2) Maximum permitted energy intensity under National Board of Housing, Building and Planning guidelines.

(F) = Forecast

Waste and materials are not reported for the Kungsängen 14:5 (Magasin X), Sperlingens Backe 47 and Nattugglan 14 projects, as these were not completed as of 31 Dec 2021.

Solar park, eligible investment of SEK 28 million

Property	City	Energy produced during the current year, MWh	Estimated emissions avoided, tons
Fyrislund solar park	Uppsala	4,077	1,490
Total		4,077	1,490

Existing properties forming basis for investment, with an approved investment amount of SEK 52,563 million

Property	City	LEED certification	Energy intensity, kWh/sq. m. 31 Dec 2009	Energy intensity, kWh/sq. m. 31 Dec 2021	Reduction in energy consumption 2009–2021, %	Estimated reduction of climate impact (annual), tons	Water intensity, m ³ /sq. m., 31 Dec 2021
Gullbergsvass 1:16	Gothenburg	Platinum	81	47	42	533	0.23
Gullbergsvass 16:1	Gothenburg	Gold	113	77	32	334	0.37
Heden 22:19	Gothenburg	Gold	102	53	48	533	0.21
Inom Vallgraven 11:6	Gothenburg	Gold	114	85	25	334	0.45
Lorensberg 45:16	Gothenburg	Platinum	126	88	30	85	0.19
Nordstaden 10:23 ²	Gothenburg	Gold	174	79	55	437	0.34
Nordstaden 8:27	Gothenburg	Platinum	156	87	44	930	0.56
Abbedissan 2 (previously Priorn 5) ⁴	Malmö	Platinum	25	25	–	146	0.18
Bylgia 1	Malmö	Platinum	125	61	52	229	0.08
Gasklockan 3	Malmö	Gold	98	85	13	587	0.54
Magnus Stenbock 4	Malmö	Platinum	119	69	42	233	0.22
Nereus 1	Malmö	Platinum	124	67	46	248	0.08
Relingen 1	Malmö	Platinum	224	68	70	275	0.13
Sejen 3 ⁴	Malmö	Platinum	83	87	–5	117	0.34
Sirius 1	Malmö	Gold	69	55	21	155	0.34
Albydal 3	Stockholm	Gold	89	77	13	154	0.18
Blåmannen 20 ²	Stockholm	Platinum	286	93	67	2,684	0.40
Getingen 11	Stockholm	Platinum	168	80	52	872	0.25

Property	City	LEED certification	Energy intensity, kWh/sq. m. 31 Dec 2009	Energy intensity, kWh/sq. m. 31 Dec 2021	Reduction in energy consumption 2009–2021, %	Estimated reduction of climate impact (annual), tons	Water intensity, m ³ /sq. m., 31 Dec 2021
Hammarby Gård 12	Stockholm	Platinum	94	60	36	64	0.21
Hilton 7 ^{1,3}	Stockholm	Platinum	60	68	–13	89	0.17
Modemet 1, Bldg. 8 ¹	Stockholm	Platinum	105	27	74	193	0.14
Riga 2	Stockholm	Gold	104	37	64	561	0.19
Rosenborg 1	Stockholm	Platinum	179	94	47	173	0.13
Rosenborg 2	Stockholm	Platinum	136	89	35	124	0.16
Modemet 3, Bldg. 3 ¹	Stockholm	Platinum	105	29	72	185	0.09
Modemet 3, Bldg. 4 ¹	Stockholm	Platinum	105	51	51	59	0.09
Rosteriet 6 & 8	Stockholm	Platinum	224	76	66	1,225	0.14
Spektern 13 ²	Stockholm	Gold	168	78	54	1,058	0.40
Tre Vapen 2 ²	Stockholm	Platinum	115	82	29	320	0.13
Uggleborg 12 ^{1,2}	Stockholm	Platinum	127	59	54	664	0.27
Uppfinnaren 2	Stockholm	Platinum	95	60	37	248	0.25
Dragarbr 24:5	Uppsala	Gold	145	74	49	607	0.51
Dragarbr 28:5	Uppsala	Platinum	80	52	35	478	0.58
Fålhagen 1:39 ⁴	Uppsala	Platinum	61	48	21	133	0.12
Kronåsen 1:1 (Hubben) ^{1,3}	Uppsala	Platinum	57	52	9	207	0.41
Kungsängen 4:4	Uppsala	Platinum	154	79	49	323	0.29
Total			–	–	–	15,598	–

1) Properties that underwent new construction or renovation, and were financed over the course of the project in accordance with the criteria for new construction and redevelopment projects. After the project was completed, the property was reclassified to the existing properties category. As of 31 December 2021, these properties comprised SEK 8.9 billion. For further information, see "Other information" and "Calculation approach."

2) The property is financed in part by a secured green bank loan or other secured bank loans outside the framework. For further information, see "Other information" and "Calculation approach."

3) The property is financed in part by a green bank loan with the NIB. For further information, see "Other information" and "Calculation approach."

4) The property was acquired or built after 31 Dec 2009. In these cases, the registered energy value at the end of the first of December after the property was occupied/put into use was used as a comparison figure.

Auditor's Limited Assurance Report on Vasakronan AB's Impact Report – Green financing

This is the translation of the auditor's report in Swedish. To the Board of Directors of Vasakronan AB, corporate identity number: 556061-4603

Introduction

We have been engaged by the Board of Directors of Vasakronan AB (publ) to undertake a limited assurance engagement of the information in the Company's "Investor Report – Green financing" (the Investor Report), for the year 2021. The Investor Report consists of the pages 173–179 in the Annual Report.

Responsibilities of the Board of Directors and Executive Management

The Board of Directors and Executive Management are responsible for the preparation of the Investor Report in accordance with the applicable criteria, as explained on page 175 of the Annual Report and consists of the parts of Vasakronan AB (publ)'s Green Finance Framework which are applicable for the Investor Report, as well as the accounting and calculation principles that the Company has developed. This responsibility also includes the internal control relevant to the preparation of an Investor Report that is free from material misstatements, whether due to fraud or error.

Responsibilities of the Auditor

Our responsibility is to express a conclusion on the stated reported information in the Board of Directors and Executive Management's Investor Report and the use of the issued amount according to the framework's categories, based on the limited assurance procedures we have performed. Our engagement is limited to the information in this document

and the historical information reported and thus does not include future-oriented information.

We conducted our limited assurance engagement in accordance with ISAE 3000 *Assurance engagements other than audits or reviews of historical financial information*. A limited assurance engagement consists of making inquiries, primarily of persons responsible for the preparation of the Investor Report and applying analytical and other limited assurance procedures. The procedures performed in a limited assurance engagement vary in nature from, and are less in scope than for, a reasonable assurance engagement conducted in accordance with IAASB's Standards on Auditing and other generally accepted auditing standards.

The firm applies ISQC 1 (*International Standard on Quality Control*) and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent of Vasakronan in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. Consequently, the procedures performed do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in a reasonable assurance engagement. Accordingly, we do not express a reasonable assurance conclusion.

Our procedures are based on the criteria defined by the Board of Directors and Executive Management as described above. We consider these criteria suitable for the preparation of the Investor Report. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion below.

Conclusion

Based on the limited assurance procedures we have performed, nothing has come to our attention that causes us to believe that the Impact Report is not prepared, in all material respects, in accordance with the criteria defined by the Board of Directors and the Executive Management.

Stockholm, 23 March 2022

Ernst & Young AB

Katrine Söderberg

Authorised Public Accountant

Marianne Förander

Expert member of FAR

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