

CAPMAN HOTELS II GREEN BOND

# Green Finance Report 2025

CapMan

# Green finance framework

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**CapMan Hotels II Green Finance Framework, established in 2024, received the second highest sustainability quality score “Very Good” by Moody’s. This report is the first Green Finance Report under the CapMan Hotels II Green Finance Framework.**

The framework is designed to channel debt financing into clearly defined green investments across the fund’s Nordic hotel portfolio.

The net proceeds of the Green Bond have been fully allocated to eligible Green Projects within the Green Buildings category, in accordance with the framework. The allocation has been made exclusively to two hotel properties that meet the EU Taxonomy criteria for climate change mitigation, and together fully cover the amount raised under the Green Bond.

While the framework allows for a broader range of eligible green project categories, the allocation of proceeds for this Green Bond has been intentionally focused on EU Taxonomy aligned green buildings, reflecting the fund’s emphasis on high-quality, verifiable sustainable investments.

The evaluation and selection of eligible Green Projects, as well as the allocation of proceeds, are governed by CapMan’s internal sustainability and investment processes. A dedicated Green Register has been established to track the allocation of net proceeds to the eligible Green Projects.



The Green Finance Framework is aligned with the International Capital Market Association’s (ICMA) Green Bond Principles (GBP) 2021 and has received a Second Party Opinion from Moody’s Ratings, which assessed the framework as having a very good sustainability quality (SQS2).

The full Green Finance Framework can be found at [CapMan-Hotels-II-Green-Finance-Framework-Nov-2024.pdf](#).

# Green bond

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EUR 55 million of three-year senior unsecured green notes (ISIN FI4000582721) were issued in January 2025, followed by a EUR 10 million tap in February 2025, bringing the total issuance to EUR 65 million. The issuer is CapMan Hotels II FCP-RAIF. The bond is unrated and unlisted.

100%

Allocation to Green Assets

100%

EU Taxonomy alignment

# Allocation report

## Use of Proceeds and Allocation

The net proceeds of the CapMan Hotels II Green Bond were fully allocated after issuance to finance two Eligible Green Assets within the Green Buildings category, in accordance with the Use of Proceeds section of the Green Bond Framework. No proceeds were used for refinancing purposes, and the allocation therefore represents 100% new financing. As of the reporting date, there were no unallocated proceeds.

The financed assets consist of two existing hotel properties located in Denmark. Both assets qualify as standing assets and fall under the EU Taxonomy economic activity 7.7 – Acquisition and ownership of buildings.

## Description of the Eligible Green Assets

The two hotel properties are existing commercial real estate assets operated as hotels in Denmark. The assets have been assessed against the applicable EU Taxonomy technical screening criteria for activity 7.7 (Acquisition and ownership of buildings) and are estimated to be 100% EU Taxonomy eligible and aligned, including compliance with the relevant energy performance requirements and minimum safeguards.

The financing supported the long-term ownership of energy-efficient hotel assets that contribute to improved environmental performance of the existing building stock. No construction or development activities were financed with the bond proceeds.



Eligible Green Category	Applicable Green Buildings Criteria	Green Asset	Location	Property type	EU Taxonomy eligibility	EU Taxonomy alignment	Allocated amount
Green Buildings	Existing Buildings (built before 31 December 2020): Primary Energy Demand (PED) is within the top 15% of the national or regional building stock	Grand Joanne	Copenhagen, Denmark	Hotel	Yes	Yes – 7.7 Acquisition and ownership of buildings	23 M €
Green Buildings	Existing Buildings (built before 31 December 2020): Primary Energy Demand (PED) is within the top 15% of the national or regional building stock	Marienlyst Strandhotel	Helsingør, Denmark	Hotel	Yes	Yes – 7.7 Acquisition and ownership of buildings	42 M €

## EU Taxonomy Eligibility and Alignment

Based on internal assessment and external assurance, the financed assets are considered eligible for the EU Taxonomy and aligned with the requirements of Article 3 of Regulation (EU) 2020/852 and the applicable technical screening criteria for economic activity 7.7 (Acquisition and ownership of buildings). The buildings were constructed before 31 December 2020 and meet the relevant climate change mitigation criteria as well as the minimum social safeguards.

For the purposes of green bond issuance, the financed hotel assets qualify as Green Buildings under the CapMan Hotels II Green Finance Framework

through compliance with the framework's energy performance criteria for existing buildings, as defined in the Use of Proceeds section. Specifically, the assets achieve either an EPC class A or performance within the top 15% of the national or regional building stock, as demonstrated by operational Primary Energy Demand (PED).

In addition to meeting the Green Finance Framework criteria, the assets have been assessed more broadly and are estimated to be fully EU Taxonomy aligned under activity 7.7. The EU Taxonomy alignment assessment is provided on a best-effort basis for the purposes of green finance reporting.

# Impact report

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The table below summarises the performance of the financed hotel assets against the Green Buildings criteria set out in the Green Finance Framework for 2025.

Green Buildings	EPC	National top 15% Primary Energy Demand	Green Building Certification
Grand Joanne	B	Yes*	BREEAM In-Use Excellent
Marienlyst Strandhotel	B	Yes*	Green Key

\*EPC B is classified to be within the national top 15% in terms of primary energy demand in Denmark.

# Appendix

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External assurance statement by Ernst & Young (EY)