

IMPACT and ALLOCATION REPORT 2025

According to Sveafastigheter's Green Bond Framework 2025

Sveafastigheter AB (publ) manages and develops a range of attractive rental apartments in growth regions across Sweden, focusing on tenants' well-being and the Company's profitability, and with a commitment to the local community and strong sustainability efforts. An extensive project development portfolio enables new construction in locations where the demand for residential properties is high and which, upon completion, creates profitable organic growth of the management portfolio. The company's vision is to be Sweden's leading residential real estate company, meaning (i) Sweden's most satisfied tenants, (ii) the industry's best and most satisfied employees, (iii) Sweden's most sustainable properties, (iv) stakeholder's first choice and (v) the industry's most attractive company to invest in.

As of December 2025, Sveafastigheter's property portfolio and building rights were diversified across four markets with 95 percent of the portfolio's value located in metropolitan regions and university cities. As of the same date, the fair value of the investment properties was SEK 29.0bn. The portfolio consists of properties under management amounting to SEK 25.7bn, properties under ongoing construction amounting to SEK 1.3 bn, and project development and building rights amounting to SEK 2.0 bn.

The Outstanding Volume of Green Bonds

Sveafastigheter established an MTN programme and at the same time, established its Green Finance Framework. At the balance-sheet date FY 2025, SEK 2,500 million in green unsecured bonds were outstanding.

Outstanding bonds (MTN program)			
ISIN	Issued, year	Maturity, year	Nominal amount, SEK
SE0013106754	2025	2030	800,000,000
SE0013106747	2025	2028	900,000,000
SE0013106929	2025	2031	800,000,000
			2,500,000,000

All green financing raised within the context of our own framework is managed at portfolio level. The allocation of the equivalent of the liquidity from outstanding green financing within our own framework is distributed to the green pool of qualified assets and investments.

Share of Allocated proceeds

All of the proceeds from green bonds, SEK 2,500m, are allocated to eligible green buildings listed in paragraph “Properties qualified according to the green bond framework” and hence there are currently no funds deposited in the separate account for the green bonds.

100% of the proceeds were allocated for refinancing purposes under the subcategory of Acquisition and ownership of green assets. The green assets are listed below and are considered as top 15% building stock in the country.

Climate and Energy Impact of Green Financing

Sveafastigheter’s green financing supports its climate transition in line with the SBTi Buildings methodology. This impact report presents energy and climate data for properties financed under Sveafastigheter’s Green Bond Framework, reflecting the company’s commitment to transparent reporting aligned with its sustainability strategy and investor expectations.

Properties qualified according to the green bond framework

Property	Certification	Energy class	Primary energy value	Atemp sqm ¹	Energy use, kWh/year ²	Current regulatory requirement	Improvement related to regulatory requirements, %
Focken 1		C	57	8,222	563,981	75	24%
Neptun 1		A	19	9,089	97,300	75	75%
Trumslagarpojken 2		B	50	5,355	274,513	75	33%
Lavinen 5		B ³	52 ³	12,296	744,549	75	31%
Bägaren 7	Miljöbyggnad Silver	B	51	2,955	231,071	75	32%
Regementet 20		B	46	6,188	165,633	75	39%
Regementet 19		B	43	5,523	136,132	75	43%
Höga 2:154		C ³	60 ³	3,672	250,423	75	2%
Hydran 2		B	57	6,467	425,918	75	24%
Ananasäppet 8		C ³	72 ³	2,031	81,797	75	4%
Regementet 21		B	44	4,175	105,815	75	41%

¹ Atemp is excluding heated garage area

² Normal-year adjusted value (Energy Index) according to energy declaration

³ Average of buildings



Method

The table is based on information from energy declarations and environmental certifications. Energy declarations indicate the energy class and show the property's energy performance as a primary energy value. If the property is comprised of several buildings with different primary energy values an average has been calculated.

The table also presents the property's energy use as reported in the energy declarations for the buildings. Components are detailed below;

- District heating, including domestic hot water
- Electricity, excluding tenants' electricity consumption

A comparison between the property's declared primary energy value and the current regulatory requirements applicable to newly constructed buildings is shown in the table. The current requirements have been used as comparison regardless of the building's construction year.