

Introduction to Annehem Fastigheter – EPRA Sustainability Report

This report presents Annehem Fastigheter's sustainability performance with reference to the EPRA Sustainability Best Practices Recommendations (EPRA sBPR). The data disclosed covers the reporting periods from 1 January to 31 December 2025 and 1 January to 31 December 2024, unless otherwise stated.

Annehem Fastigheter aims to provide a transparent and consistent overview of its environmental, social and governance (ESG) performance. While the Company does not currently fall within the scope of the Corporate Sustainability Reporting Directive (CSRD) based on applicable thresholds, we strive to align our reporting with relevant market standards and disclose available data in a transparent manner.

No third-party assurance has been obtained for the sustainability data presented in this report. However, Annehem Fastigheter continuously works to improve the quality, coverage and reliability of its data collection processes.

A materiality analysis was conducted in 2024 to identify the most significant sustainability topics for the Company and its stakeholders, forming the basis for the scope and prioritisation of disclosures, see Annehem Fastigheter Annual Report 2024 p.41.

Greenhouse gas emissions are calculated in accordance with the Greenhouse Gas Protocol (GHG Protocol), ensuring consistency with internationally recognised methodologies.

Annehem Fastigheter has established a structured policy framework to support responsible business conduct. Key policies are publicly available on the Company's website and include, among others, a Code of Conduct, Supplier Code of Conduct, Sustainability Policy and Anti-Bribery and Corruption Policy. An independent external whistleblowing function is also in place.

Sustainability information is reported annually as part of Annehem Fastigheter's Annual Report. This EPRA report should be read in conjunction with those disclosures, including further details on scope, definitions and assumptions.

Methodology and Scope

The scope of this report is defined in accordance with the EPRA Sustainability Best Practices Recommendations (EPRA sBPR) framework and reflects Annehem Fastigheter's operational control over its property portfolio.

The reported data primarily covers landlord-obtained utilities and emissions related to assets under Annehem Fastigheter's operational management. Tenant-obtained consumption is included where data is available and considered reliable. Performance indicators are reported on both an absolute and like-for-like basis, where applicable, to enable comparability over time.

Assets acquired during the reporting year are generally excluded from like-for-like analysis until they have been operated for a full year, allowing for integration and stabilisation of data collection processes.

Data coverage is continuously improved, and the current reporting reflects a high level of portfolio inclusion. No estimation of landlord-obtained energy or water consumption has been applied unless explicitly stated. Where relevant, assumptions and limitations are disclosed in connection with the respective performance measures.

Impact Area	EPRA Sustainability Performance Measures (Environment)				Total portfolio						
	EPRA Code	Unites of measure	Indicator	Category	Absolute performance (Abs)		Like-for-Like performance (LfL)				
					2024	2025	2024	2025	% change		
Energy	Elec-Abs, Elec-LfL	kWh	Electricity	Total landlord-obtained electricity	2,548,532	2,666,886	2,548,532	2,607,428	2.31%		
				Total tenant-obtained electricity	7,420,894	7,647,033	7,420,894	7,526,316	1.42%		
				Total electricity	9,969,426	10,313,919	9,969,426	10,133,744	1.65%		
				Proportion of landlord obtained electricity from renewable sources	100%	100%					
				Quantity of landlord obtained electricity from renewable sources	2,548,532	2,666,886					
				Hydropower	100%	100%					
				Wind turbine	0%	0%					
				Nuclear	0%	0%					
				Coal	0%	0%					
		Hydropower	2,548,532	2,666,886							
		Wind turbine	0	0							
		Nuclear	0	0							
		Coal	0	0							
		No. applicable properties*1				Energy disclosure coverage		26 of 27	27 of 28		
		m ² of applicable properties						205,658	212,554		
	%				Proportion of electricity estimated		0%	0%			
			kWh	District heating and cooling	Total landlord-obtained district heating and cooling	13,181,047	12,876,107				
					Total heating and cooling	13,181,047	12,876,107				
					Proportion of landlord obtained district heating and cooling from renewable sources	17%	16%				
			%	Proportion of landlord obtained heating and cooling by source	Bioenergy: Biofuel & energy recovery from waste	100.0%	100.0%				
			kWh	Quantity of landlord obtained heating and cooling by source	Bioenergy: Biofuel & energy recovery from waste	13,181,047	12,876,107				
			No. applicable properties*1				Heating and cooling disclosure coverage		26 of 27	27 of 28	
			m ² of applicable properties						205,658	212,554	
	%				Proportion of heating and cooling estimated for landlord shared services (sub)metered exclusively to tenants		0	0			
	Fuels-Abs, Fuels-LfL		kWh	Fuels	Total landlord-obtained fuels	0	0				
					Total tenant-obtained fuels	48,353	42,780				
					Total fuel	48,353	42,780				
Proportion of landlord-obtained fuels from renewable sources					N/A	N/A					
Natural Gas					N/A	N/A					
%			Proportion of landlord obtained fuel by source	Bioenergy: Wood pellets	N/A	N/A					
kWh			Quantities of landlord obtained fuels by source	Bioenergy: Biopropane	N/A	N/A					
				Natural Gas	N/A	N/A					
				Bioenergy: Wood pellets	N/A	N/A					
				Bioenergy: Biopropane	N/A	N/A					
	No. applicable properties*1				Fuel disclosure coverage*2		1 of 27	1 of 28			
m ² of applicable properties						205,658	212,554				
%				Proportion of fuel estimated		0%	0%				
Energy-Int		kWh/ m2/ year	Energy Intensity	Landlord-obtained energy	77.00	73.00					

Greenhouse Gas	GHG-Dir-Abs	tCO ₂ e	Direct	Total Direct Scope 1	34.50	8.80			
	GHG-Indir-Abs		Indirect (Scope 2)	Total Indirect Scope 2 Market based	152.00	189.00			
				Scope 2 Electricity	0.00	0.00			
				Bioenergy: Biogas	0.0000	0.0000			
				Local District Heating	152.00	189.00			
				Total Indirect Scope 2 Location based	729.90	596.00			
				Scope 2 Electricity	236.72	149.90			
	GHG-Indir-Abs		Indirect (Scope 3)	Local District Heating	493.00	446.00			
				Total Scope 3	4444.80	1239.00			
				Electricity sub-metered to occupiers	556.00	451.00			
	Total			Scope 1 + Scope 2 (location based)	764.40	604.90			
				Scope 1 + Scope 2 (market based)	186.30	197.60			
				Scope 1 + Scope 2 (location based) + Scope 3	5209.30	1843.90			
				Scope 1 + Scope 2 (market based) + Scope 3	4631.10	1436.60			
				%	Proportion of Scope 1 + Scope 2 (market based) estimated	4.00%	14.00%		
GHG-Int	kgCO ₂ e/ m ² / year	GHG emission intensity	Scope 1 and 2 emissions (location based)	3.7	2.8				
			Scope 1 and 2 emissions (market based)	0.9	0.9				
No. applicable properties				GHG disclosure coverage	26 of 27	27 of 28	Like-for-Like performance (Lfl)		
m ² of applicable properties					205,658	212,554			
	Water-Abs	m ³ /year	Water	Total water	56293	65576	56293	58035	3.09%
	Water-Lfl			Municipal water supplies or other public or private utilities	56293	65576	56293	58035	3.09%
	Water-Int	m ³ / m ² / year	Water intensity	Landlord obtained water	0.27	0.31			
	No. applicable properties*1				Water disclosure coverage	26 of 27	27 of 28		
m ² of applicable properties				205,658		212,554			
Certifications	Cert-Tot	%	Mandatory (Energy Performance Certificates)	% portfolio certified by value (€)	88%	88%			
				A/B	82%	83%			
				C	2%	2%			
				D	1%	1%			
				E	2%	2%			
				F/G	1%	0%			
			Voluntary (BREEAM, LEED, Miljöbyggnad, Svanen)*3	Percentage of rental income from certified assets	73%	72.70%			

EPRA Sustainability Performance Measures (Social)					Corporate performance						
Impact area	EPRA Code	Units of measure	Indicator	Category	2024		2025				
					Male	Female	Male	Female			
Diversity	Diversity-Emp	%	Gender diversity	Proportion of male and female employees	40%	60%	35%	65%			
			Gender by level	Board	67%	33%	67%	33%			
				Executive	25%	75%	25%	75%			
		Number and %	Number and proportion of governing bodies by age range	Other	42	58	38	62			
				Over 50 years old	4	2	4	2			
	Diversity-Pay	Ratio	Male and female remuneration by level	30 - 50 years old	0	0	0	0			
				Under 30 years old	0	0	0	0			
				Board	1.00		1.00				
				other (inkl. CEO)	0.85		0.85				
				other (exkl. CEO)	0.95		0.96				
Emp-Turnover*4	Emp-Dev	% of employees	Employees receiving performance appraisals	Total	100%		100%				
			Employees receiving performance appraisals by level	Board	100%		100%				
				Executive	100%		100%				
				Other	100%		100%				
	Number of employees	Total	Direct employees	Total number of new hires	16		17				
				Rate of new hires in %	1		2				
				Total turnover (departures)	6.25%		11.76%				
				Total rate of turnover (departures)	1		1				
				Total	6.25%		5.88%				
		Number of employees by level	Board	Total	Total number of new hires	6		6			
					Rate of new hires	0		0			
					Total turnover	0		0			
					Total rate of turnover	0		0			
					Total	0		0			
					Executive	Total	Total number of new hires	4		4	
							Rate of new hires	0		0	
			Total turnover	0				0			
			Other	Total	Total number of new hires	10		12			
					Rate of new hires	1		2			
					Total turnover	10.53		17.39			
					Total rate of turnover	0		0			
					Total	0		0			
			Health & Safety	H&S-Emp	Per 100,000 hours worked	Injury rate	Direct employees	0		0	
	Per 100,000 hours worked	Lost day rate			Direct employees	0		0			
	Days per employee	Absentee rate			Direct employees	0.70%		0.67%			
		Family-related leave*5			Direct employees	N/A		N/A			
	Total number	Fatalities			Direct employees	0		0			
Human rights		Direct employees			0		0				
H&S-Asset	%	% assets		Asset health and safety assessments	N/A		100%				
H&S-Comp	Total number	Number of assets		Number of incidents	0		0				
Community	Comty-Eng	%	% of assets	Community engagement, impact assessments & development programmes*6	N/A		N/A				

Board	Gov-Board	Total number	Board composition	Composition of highest governance body		7		6	
				Executive	0	0	0	0	
				Non-executive (members)	5	2	4	2	
				Average tenure in years	3.4		4.5		
				Total non-executives with environmental and social competencies	N/A		N/A		
	%	Proportion of	Total non-executives with environmental and social competencies	N/A		N/A			
Conflicts of interest	Gov-Board	Narrative	Board selection	Annual Report - Corporate Governance report p.48-54					
	Gov-Selec	Narrative	Conflicts of Interest	Annual Report - Corporate Governance report p.54					

Footnotes:

1. Assets acquired during the reporting period are not disclosed until they have been operated for a full year, allowing time for integration, adjustment, and optimisation.
2. The disclosed figure relates solely to Annehem's only gas-utilising asset. The asset was divested in December 2025.
3. The Company's assets are certified under internationally recognised environmental certification schemes, including BREEAM, Miljöbyggnad, Svanen and LEED. Annual Report 2025, page 21.
4. While Board-related data is included for disclosure purposes in this section, Board members are not considered employees and are consequently excluded from the total employee figure reported
5. Swedish law grants 480 days of paid parental leave per child, shared between parents, with a portion reserved for each parent.
6. Annehem is engaged in the community in several different ways, but this is not available and cannot be reported per asset; it is disclosed only at total-company level. See examples in the Annual Report 2025, page 14.