K–FAST HOLDING AB

Green Financing Report 2025

K-FASTIGHETER

Green Financing Reporting 2025

To enable the monitoring of performance and provide insight into prioritized areas, K-Fastigheter will annually and until maturity of the Green Financing Instruments issued, provide investors with a report that describes the allocation of Green Proceeds and the environmental impact of the Green Assets. This report shall be read together with the Green Financing Framework issued in June 2025 and the Second party Opinion provided by S&P Global Ratings in June 2025.

This report relate to the position at the end of the period ending on 31 December 2025. All amounts are indicated in SEK million.

The reported data includes consolidated completed properties and properties under construction at the end of the period excluding Brinova Fastigheter AB.

The Green Bond issued in July 2025 is primary allocated to financing part of wholly-owned properties under construction.

Allocation Report 31 Dec 2025

Outstanding Green Financing Instruments	
Bonds	500.0
Loans[1]	663.8
Revolving credit facilities (building credits)	200.0
unutilized (net proceeds awaiting allocation)	*103.9*
Total	**1,363.8**

Allocation Green Asset categories	Financing	Book value[2]
Green Buildings	1,363.8	1,784.8
Energy Efficient Buildings	-	-
Renewable Energy	-	-
Total	**1,363.8**	**1,784.8**

Financing and Refinancing	Financing	Book value[1]
Financing	1,103,4	1,366.6
Refinancing	260.4	418.1
Total	**1,363.8**	**1,784.8**

[1]Some of the loan agreements are considered to be classified as green financing instruments as they meet the lender´s requirements for green assets.
[2]Book value for allocated Green Assets adjusted for non-Green Financing.



Strängnäs Storspoven 1 compromising 57 Apartment Block apartments completed in 2024 with an Energy Performance Certificate indicating B.



Gävle Alderholmen 4:34 compromising 96 Lateral Low-rise apartments completed in 2025 with an Energy Performance Certificate indicating B.

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Impact Reporting

The impact reporting aims to disclose the environmental impact of the Green Assets financed under the Framework, based on K-Fastigheter's financing share of each asset.

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, e.g., if a Green Asset is not yet operational but under construction, K-Fastigheter will provide best estimates of future energy performance levels.

The impact report 2025 includes Annual Energy use and Annual GHG emissions avoided.

EU Taxonomy alignment

The Green Assets of the Framework are expected to substantially contribute to EU´s Environmental Objective of Climate Change Mitigation. All financed Green Assets in this report are eligible in the EU Taxonomy (CMM 7.7). The process of aligning the Green Assets with the EU Taxonomy is currently under progress, however all the allocated Green Assets are expected to meet the Do No Significant Harm criteria. For more information see K-Fastigheter´s Sustainability Statement in the Annual Report 2025.

Hässleholm, 1 July 2026

Jacob Karlsson
Chief Executive Officer

Martin Larsson
Chief Financial Officer

K-FASTIGHETER

Green Assets 31 Dec 2025

Completed Properties	Existing/New	EPC	Energy intensity[1]	Annual energy use avoided[1]	Carbon emissions[2]	Carbon emissions avoided[2]
Gävle Alderholmen 4:34	New	B	54.6	20.4	2.6	0.9
Gävle Sätra 108:31	Existing	B	49.0	26.0	2.3	1.2
Strängnäs Spoven 1	New	B	54.0	21.0	2.5	1.0
Strängnäs Storspoven 1	Existing/New	B	53.0	22.0	2.5	1.0
Uppsala Fullerö 21:103	Existing	B	40.0	35.0	1.9	1.6
Västerås Östra Vildrosen 1	New	B	53.6	21.4	2.5	1.0
Total			**304.2**	**145.8**	**14.2**	**6.7**
Properties under construction						
Ale Utby 3:113	New	B	47.4	27.6	2.2	1.3
Göteborg Sävenäs 131:14	New	B	56.2	18.8	2.6	0.9
Göteborg Gårdsten 7:5	New	B	51,2	23.8	2.4	1.1
Lund Sandryggen 4	New	B	52.3	22.7	2.4	1.1
Västerås Sågklingan 14	New	B	54.2	20.8	2.6	0.9
Västerås Vapenrocken 3	New	B	51.4	23.6	2.4	1.1
Total			**312.7**	**137.3**	**14.5**	**6.4**

[1]kwh/sqm Atemp, Annual energy use avoided is the difference between actual or expected energy consumption and the national average energy consumption as defined by the Swedish Energy Agency
[2]kg CO_2/sqm Atemp (Scope 1 & 2), Monitored in accordance with the Greenhouse Gas Protocol. When calculating carbon emission savings, we compare K-Fastigheter´s carbon emissions in CO2e with a reference case. The reference case is calculated through Energy requirements BBR (Atemp) for each asset, multiplied by the average emission factor for district heating (0,0374 kgCO22/kWh), and Nordic electricity mix (90,4g/kWh), for electricity. K-Fastigheter assume that 83 percent of our total energy consumption origins from district heating, and 17 percent from electricity, which is the average distribution among the assets within the green framework.