



ALLOCATION AND IMPACT REPORT, 2025

Regarding Fastpartner's Green Financing Framework April 11, 2024

Fastpartner

Fastpartner has its origins in a company that was formed in 1987. In 1994, the company was listed on the stock exchange and in 2000 the name was changed to the now well-known Fastpartner AB. Today Fastpartner owns, manages, and develops properties in Sweden's largest population centres. In 2025, Fastpartner owned 219 properties, with a carrying amount of SEK 34,143 million and a lettable area amounted to 1,567,619 sq.m. Our properties are home to some of Sweden's leading technology, service and industrial companies, including startups, and various kinds of social services. We work closely with our tenants to develop our properties and contribute to long-term, positive and sustainable development of urban environments. The largest shareholder is the company's CEO Sven-Olof Johansson, who owns 75.7 percent of Class A ordinary shares through Compactor Fastigheter AB and 33.2 percent of Class D shares.

Green Financing

In the beginning of 2024, Fastpartner introduced a green financing framework that enables the issuance of green financing instruments such as green bonds, green commercial paper and green loan. At the end of the year, 251231, green financing amounted to SEK 1,840 million from this green framework. All of this was issued in 2025 and are green bonds. The Green Financing is 100 percent, SEK 1,840 million, refinancing and the buildings are existing buildings. Fastpartner has ambitious sustainability goals. Active sustainability efforts also create the possibility for Fastpartner to introduce green financing. Since 2018, Fastpartner has developed its green financing, which by the end of 2025 will account for 52.3 % of total financing. Fastpartner has also allocated SEK 1,366 million to the "Green Bond Framework, November 2018", regarding the properties Brahelund 2 and Krejaren 2. The total allocations do not exceed the market value of these properties.

The Green Financing Framework

On 11 April 2024 Fastpartner released its Green Financing Framework, which outlines how the net proceeds from green financing instruments will be allocated, describes the processes for project evaluation and selection, explains how the proceeds will be managed, and sets out the company's approach to allocation and impact reporting.

Green Financing Framework Second Opinion

The Green Financing Framework has been evaluated by S&P Global Ratings, which has confirmed that it aligns with the ICMA Green Principles. Both the framework and the second-party opinion are available on Fastpartner's website.

Green Bond issuance, SEK million

ISIN	Volume	Issue date	Tenor	Framework
SE0013885654	1,250	2025-04-03	3 years	2024-04-11
SE0013885878	200	2025-06-23	2 years	2024-04-11
SE0013106945	390	2025-09-12	3 years	2024-04-11

Disclosure of allocation, SEK million

Category and Criteria	Allocated Net Proceeds	Proportion of tot. %
Green Buildings, Existing Buildings	1,840	100
Sum allocated net proceeds	1,840	100
Sum of green bond net proceeds	1,840	100
Green account balance	0	0

Sustainability, Environmental, Social and Governance

In a world that is undergoing rapid change, flexibility and adaptability are highly prized. At Fastpartner it is a top priority to work with sustainability issues and we strive to continuously reduce our climate footprint. To succeed, our interaction with tenants and business partners will become increasingly important, as will keeping pace with accelerating technological developments. As we face the challenges of climate change, global uncertainty, and growing social inequalities all at once, the importance of addressing sustainability issues becomes even more important. Fastpartner is working actively to respond to global developments and future trends.

Our Sustainability Strategy

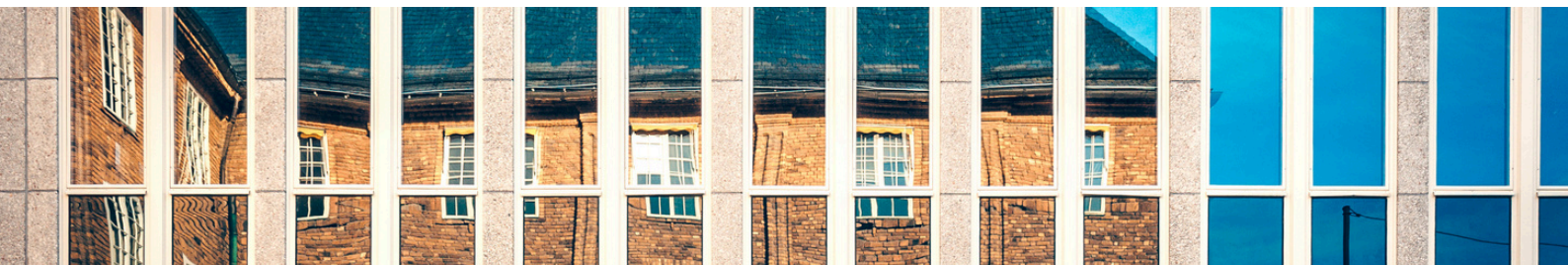
Reduction of greenhouse gas emissions

Fastpartner take responsibility for the long-term economic, environmental and social impact of its everyday business and is constantly working to reduce its environmental footprint. Through our long-term committed sustainability work we have gradually reduced our negative environmental impact. In 2020, the final fossil fuel source was phased out in our properties, which means our heating is now entirely fossil free. We have also succeeded in replacing a large part of the district heating delivered to us with district heating that has significantly lower emission of greenhouse gases. Furthermore, we are also working closely with our suppliers to encourage them to supply even more eco-friendly district heating. Fastpartner purchases electricity generated entirely from hydropower, with very low CO₂e emissions, labelled with Bra Miljöval (Good environmental choice).

Property management and certifications

All properties should be managed and developed with as little resources and environmental impact as possible. Hence, all new-built properties should be certified and built according to Miljöbyggnad Silver, LEED Gold or BREEAM Very Good or higher. Miljöbyggnad iDrift Silver, and BREEAM In-Use Very Good are used in existing stock. One building has the Well Core & Shell Gold certificate. The Well certificate has the main focus of promoting human health and well-being in buildings. The GreenBuilding certification ceased to exist in 2025. Buildings with the certification of GreenBuilding have been replaced with either BREEAM In-Use or Miljöbyggnad iDrift.

At the end of 2025, Fastpartner owned properties valued at SEK 19,813 million that held an environmental certification, representing 58% of the total property value. Fastpartner has 43 properties with certifications, several of which currently have dual certifications. Fastpartner has 17 buildings classified as BREEAM Very Good or Excellent, 29 are classified as Miljöbyggnad Silver, one as Miljöbyggnad Bronze and one is classified as Well Core & Shell Gold. The goal is to increase the volume of environmental properties by > 6 percent per year and comprise > 80 percent of the property value by the end of 2028.



All electricity is purchased from 100% renewable sources. The origin of the electricity is guaranteed to come from a renewable source, hydropower (Bra Miljöval, Naturskyddsföreningen, in Swedish). Fastpartner is purchasing an increasing share of district heating and district cooling from renewable sources. Fastpartner has environmental agreements with the suppliers of district heating and district cooling in most parts of Sweden where Fastpartner operates. Fastpartner has no fossil fuelled heating and cooling systems in the properties.

Tenants, Governance and Social responsibility

Fastpartner supports UN's Global Compact and is a member of the Sweden Green Building Council (SGBC). Fastpartner also comply with SBTi's demands to set science-based goals within sustainability. Fastpartner has since many years decided to go further than complying with legislation and has undertaken to comply with and promote international conventions and standards on protection of human rights, working environment and working methods, environmental consideration and anti-corruption. Fastpartner is a member of BVB, Byggvarubedömningen, (Building Product Assessment) and uses the criteria for all new constructions and major renovations. Major renovations will reduce energy use by at least 30% or make the property reach top 15 % energy performance in Sweden or Energy Performance Certificate A.

Fastpartner offers tenants green lease contracts in order to together with the tenants, reduce energy use of the properties as well as the energy use related to the tenant's operations, reduce resource usage, reduce the climate footprint and as far as possible avoid generation of waste. A green lease contract means that Fastpartner and the tenant together conduct an energy audit of the property and use environmentally friendly materials in connection with construction works.

Fastpartner pursues social engagement by, among other initiatives, supporting Fryshuset's work to prevent children and young adults from becoming involved in criminality and instead helping them find a positive start and social context. Several of Fastpartner's properties are located in suburban areas where socioeconomic conditions may be challenging. The company works actively with tenants, store owners, authorities, and the police to strengthen the local community and prevent corruption and illegal activities.



Sustainability Governance at Fastpartner

The Board establishes overall targets and guidelines for our sustainability work. The management team decides on environmental and energy management systems as well as monitors the sustainability work. Fastpartner's Sustainability, Environment and Energy group has representatives from all units in the organization and develops methods and systems for implementing sustainability measures in our properties. Fastpartner has also appointed a Head of Sustainability, who mainly focuses on these areas.

Regarding stakeholder engagement, Fastpartner has analysed which areas Fastpartner's stakeholders regard as a top priority. The key stakeholder groups for Fastpartner are society, shareholders, employees, customers, finance providers and suppliers. Many of the areas focus on issues concerning the environment and our carbon footprint.

Fastpartner's supply chain

Fastpartner has a code of conduct for suppliers, which is reviewed in connection with contract signing. Compliance with the code is followed up via audits and controls of the suppliers. Suppliers with high-risk jobs are the ones that are subjected to checks or follow-up. We carry out safety inspections, risk assessments and draw up action plans together with our suppliers. Fastpartner also conducts thorough audits at site to ensure compliance with internal and external requirements from all relevant stakeholders. We work alongside our suppliers to ensure laws and regulations are complied with in the optimal way. It's also of utter importance for us to follow-up on environmental regulations and Fastpartner's own goals such as reducing need of resources and generation of waste, quantity of waste, resources prepared for reuse or material recycle, non-hazardous substances or materials installed in our buildings and a healthy environment for all of us in proximity to our construction and maintenance works.

Our work is aligned with the following organizations:



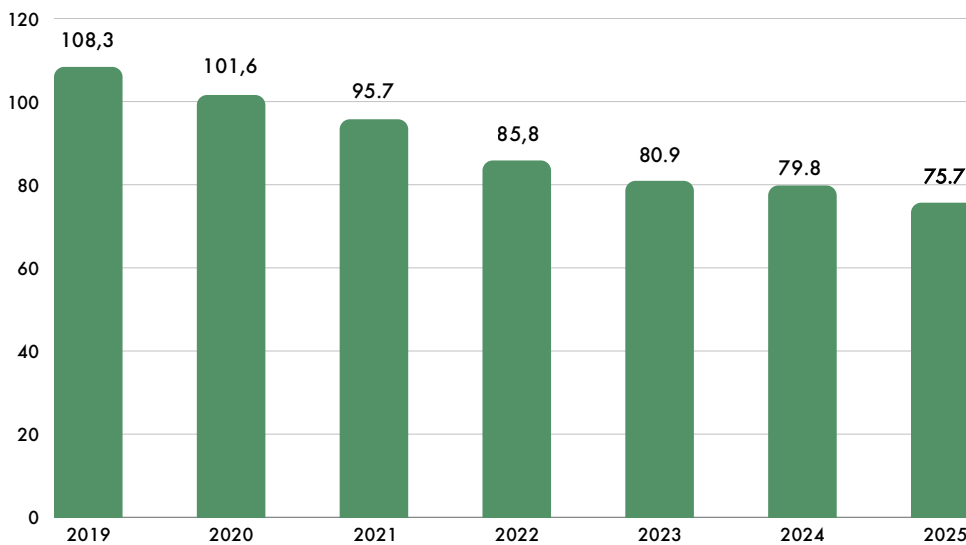
Energy, media and carbon footprint

Fastpartner works long-term to reduce the carbon footprint of our properties. During 2025 the energy performance, according to heating, in the buildings were 98,101 (102,456) MWh or 56.1 (58.4) kWh/sq.m, year. Building electricity had an energy performance of a total of 27,436 (29,437) MWh or 15.7 (16.8) kWh/sq.m, year. Cooling had the energy performance of a total of 6,929 (8,229) MWh or 4.0 (4.7) kWh/sq.m, year. The total energy use was 132,466 (140,123) MWh or 75.7 (79.8) kWh/sq.m, year.

The total energy intensity was reduced with 5.2 % or 4.1 kWh/sq.m, compared to the year 2024. In 2025, we increased the number of solar array installations on roof or facades to 22 (19). Solar-generated electricity accounts for about 6.0 (3.1) percent of our properties electricity. The annual renewable generation was 32,158 MWh 2025 compared to 35,291 MWh 2024. The use of water was 314,477 (351,921) cubic meters or 0.180 (0.200) cubic m/ sq.m, year.

Total Energy use

kWh/sq.m, year



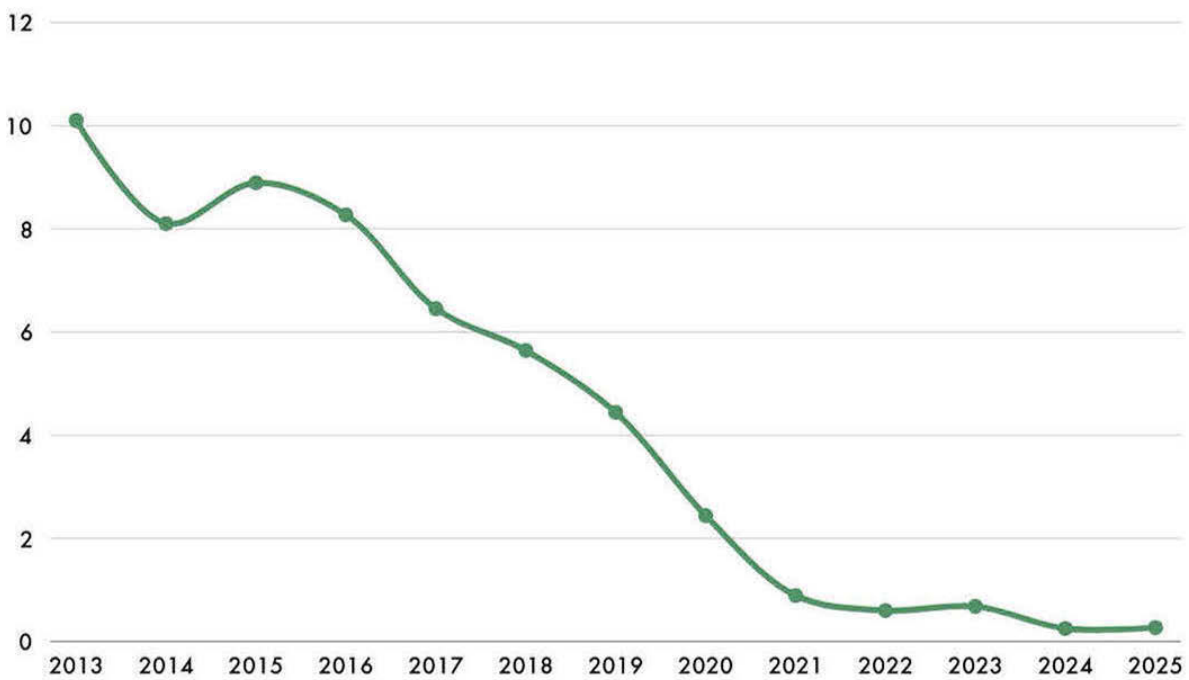
The total amount of greenhouse gas emissions within Scope 1, Scope 2 and Scope 3 increased with 1.7 percent from 10,183 tonnes CO₂e or 5.8 kg/sq.m, to 10,326 tonnes CO₂e or 5.9 kg/sq.m. Greenhouse gas emissions measured in Scope 1 and Scope 2 were higher from 446 tonnes CO₂e or 0.25 kg/sq.m, year during 2024, compared to 469 tonnes CO₂e or 0.27 kg/ sq.m, year during 2025. The emissions of Scope 3 were estimated at 9,857 (9,737) tonnes CO₂e or 5.63 (5.55) kg CO₂e /sq.m, year, during 2025.

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The increase in Scope 1, 2 and 3, during 2025, is a consequence of primarily increased construction and emissions of refrigerants. Since 2019, when Fastpartner set a new greenhouse gas reduction goal, the emissions within Scope 1 and Scope 2 have been reduced with 94.0 %. The reduction is a consequence of the employees intensive work to reduce the carbon footprint. The goal is to reduce the emissions of greenhouse gases (CO₂e) at least with 5%/ sq.m, year, (Scope 1 and Scope 2). The outcome in Scope 1, 2 and 3 is for market based 5.90 kg/sq.m, year compared to 9.52 kg/sq.m, year for location based.

All figures are measured by Atemp of 1,750,238 sq. m, (heated area) adjusting for purchase and sales during 2025. Kg CO₂e/sq.m, year, Atemp regarding Scope 1, Scope 2 & Scope 3. Reported annual increases refer to market based emissions unless otherwise stated.

Table Scope 1 & Scope 2, Market based
Kg CO₂e/sq.m, year, Atemp



Resource optimization, reuse, recycling and biodiversity

Fastpartner works intensively and continuously with resource optimization and biodiversity. We recognize that the most significant positive impact can be achieved in the early stages, such as during the design phase. This is where we can greatly influence the use of resources across the entire life cycle. For example, by designing sites and buildings so that soil and rock masses can be used on site is a good start. We acknowledge the importance of a systematic approach to reducing resource consumption, increasing reuse, increasing recycling, minimizing waste, and implementing improved routines and follow-up systems across our portfolio. These steps are crucial for maintaining and enhancing the sustainability and circularity of our operations. Resource use and waste management are very important and have a great impact on our environment. Fastpartner aims to reduce the amount of waste and also the waste intensity in its properties by at least one percent each year.

Working with biodiversity is another key parameter to help the ecosystem around and within our facilities. We always strive to improve conditions for biodiversity by e.g. mapping the current biodiversity situation, allocating specific budgets for eco-friendly measures, and improving conditions for ecosystem services. Examples of our initiatives are installing bee hotels on rooftops and creating new, beneficial green spaces on roofs and ground level. We work with and follow up on projects using tools like Green Space Index (Grön Yte Index) and Green Space Factor (GSF, Grön Yte Faktor, GYF).

Reused building on the property Gävle Näringen 15:6



Financed investments and projects

Brahelund 2, Herrjärva 3 and Krejaren 2.

The following pages present and summarize the three properties Brahelund 2, Herrjärva 3 and Krejaren 2. The Green Financing is 100 percent refinancing and the buildings are existing buildings. Fastpartner has allocated all the green financing that amounts to SEK 1,840 million as per 31 December 2025 to these properties.

The properties energy use is presented in Specific Energy Use and Atemp (heated area) according to BBR (Swedish buildings regulations). Greenhouse gases emissions measured in kg, CO₂e (Carbon dioxide equivalents, Scope 1 and Scope 2). Emission reports in Scope 2 may vary between years from the district heating and cooling providers, which may create large variations in environmental impact of the properties between individual years.

Property	Location	Type	Existing or New	Level of EPC	Atemp (sq.m.m)	Energy intensity [kWh/sq.m. year]	Primary energy demand [kWh/sq.m. year]	Qualified top 15 %
Herrjärva 3	Solna	Office	Existing	B	24,019	34.2	51	Yes
Krejaren 2	Stockholm City	Office	Existing	C	9,824	90.6	76	Yes
Brahelund 2	Solna	Office	Existing	C	51,082	65.4	78	Yes

Property	Material climate risk screening completed	Certification	Certification Level	Carbon intensity [kg CO ₂ e/sq.m. year]	Avoided emissions [tonnes]	Renewable energy percentage
Herrjärva 3	Yes	BREEAM-SE/Ceequal	Excellent/Very Good	0.03	10.9	99.8 %
Krejaren 2	Yes	BREEAM In-Use	Very Good	0.13	35.3	100 %
Brahelund 2	Yes	BREEAM In-Use	Very Good	0.05	62.0	99.9 %

Brahelund 2

A modern office property with a focus on flexibility and sustainability

Brahelund 2 consists of 41,371 sq.m. leasable area (LOA) or 51,082 sq.m. Atemp. Fastpartner acquired the property in 2019. The property holds the certification BREEAM In-Use, Very Good. Examples of tenants in the building are Oracle, OBOS, Verizon, Kriminalvården and Verisure.

The main part of the property consists of offices and there are also premises such as storage rooms, conference surfaces and a great restaurant of high quality. The newly refurbished and upgraded gym and sports facilities are a very appreciated feature in the property as well. Fastpartner opened its own office on the seventh floor during 2023 where the majority of the company's employees in Greater Stockholm work today. The basement has parking spaces for both cars and bicycles, approximately one hundred car charging points and a repair station for bicycles. It's easy to reach the property by car, public transportation, by bike or on foot. Public transports such as buses, trains, commuter trains and trams are close by. In the future there will be a subway station in the neighbourhood as well. The property also has solar panels installed on the roof and has undergone a screening of material climate risks.

Energy, water use and greenhouse gas emissions

During 2025 the energy performance, according to heating, in the building was 1,533 MWh, or 30.0 kWh/sq.m, year. Building electricity had an energy performance of a total of 1,348 MWh, or 26.4 kWh/sq.m, year. Cooling had an energy performance of a total of 459 MWh or 9.0 kWh/sq.m, year. The total energy performance was 3,340 MWh or 65.4 kWh/sq.m, year. The use of water was 13,075 cubic meters or 0.26 cubic meters/sq.m, year. The total energy savings compared to national average energy usage (according to Fastighetsägarna Sverige) is 49.6 kWh/sq.m, and the property qualifies in the national top 15 % of all office buildings with EPC level C and primary energy demand of 78 kWh/sq.m, year.

Greenhouse gas emissions within Scope 1 and 2 were lower during 2025 with 2,299 kg CO₂e or 0.05 kg CO₂e/sq.m. compared to 2024 with 4,304 kg CO₂e or 0.08 kg CO₂e/sq.m, year. The strong reduction in emissions is a result of lower reported emissions from the district heating compared to last year. The total amount of avoided emissions in CO₂e were 62.0 tonnes in 2025. The share of purchased renewable energy 2025 was 99.9 % out of all energy. The initial goal in energy performance in the property was 110 kWh/sq.m, year. Fastpartner works hard to keep reducing the climate footprint for example with improved control of climate systems, increased efficiency in our climate and ventilation systems and an increased amount of reused materials in our projects.



Krejaren 2

A property in Stockholm City, CBD

Krejaren 2 consists of 8,569 sq.m. leasable area or 9,824 sq.m. Atemp. It's located at Östermalmstorg 1, in the best parts of Stockholm City, CBD. Major tenants in the property are Åhléns, Regus, Handelsbanken and Advisense. It's easy to reach the property by public transport, by bike or on foot. The building contains a metro station entrance and buses are close by. The property has achieved BREEAM In-Use, Very Good and screening of material climate risks has been completed and documented.

Energy, water use and greenhouse gas emissions

During 2025 the energy performance, according to heating, in the building was 423 MWh or 43.1 kWh/sq.m, year. Building electricity had an energy performance of a total of 267 MWh, or 27.2 kWh/sq.m, year. Cooling had an energy performance of a total of 199 MWh or 20.3 kWh/sq.m, year. The total energy performance was 890 MWh or 90.6 kWh/sq.m, year. The use of water was 1,905 cubic meters or 0.19 cubic meters/sq.m, year. The total energy savings compared to national average energy usage was 24.4 kWh/sq.m and the property qualifies in the national top 15 % of all office buildings with a primary energy demand of 76 kWh/sq.m, year and an EPC level C.

Greenhouse gas emissions within Scope 1 and 2 were higher during 2025 with 1,313 kg CO₂e or 0.13 kg CO₂e/sq.m. compared to 2024 with 0 kg CO₂e or 0.0 kg CO₂e/sq.m, year. The higher level of emissions is a result of higher emission values reported from the district heating provider during 2025. The total avoided emissions during 2025 were 35.3 tonnes of CO₂e. The share of purchased renewable energy 2025 was 100 % out of all energy.

The indoor climate control system has been improved during the past years and analysis shows improved energy performance since. The overall low levels of emissions are due to environmentally friendly district heating, district cooling and electricity with almost zero emissions.



Herjärva 3

A newly built office building with advanced control and comfort systems

Herjärva 3 consists of 19,949 sq.m. leasable area or 24,019 sq.m. Atemp. The property holds the certification BREEAM-SE, Excellent and the project team earned the certification Ceequal Very good during the design and production stage. The main part of the property consists of offices and there are also premises such as open spacious entrances, conference surfaces, a gym and a restaurant. Examples of tenants in the building are NCC and 3M.

There is parking for bicycles and cars on the basement floor and 110 car charging points. It's easy to reach the property by car, public transportation, by bike or on foot. Public transportation options close by are buses and the tram. The building has undergone a screening of material climate risks which is summarized in a completed report.

Energy, water use and greenhouse gas emissions

During 2025 energy performance, according to heating, in the building was 583 MWh or 24.3 kWh/sq.m, year. Building electricity had an energy performance of a total of 106 MWh, or 4.4 kWh/sq.m, year. Cooling had an energy performance of a total of 132 MWh or 5.5 kWh/sq.m, year. The total energy performance was 821 MWh or 34.2 kWh/sq.m, year. The use of water was 754 cubic meters or 0.03 cubic meters/sq.m, year. The total energy savings compared to national average energy usage reach 80.8 kWh/sq.m and the property qualifies in the national top 15 % of all office buildings with an EPC level of B and a primary energy demand of 51 kWh/sq.m, year.

Greenhouse gas emissions within Scope 1 and 2 were 679 kg, CO²e or 0.03 kg CO²e/sq.m, during 2025. The total avoided emissions in CO²e were 10.9 tonnes in 2025. The share of purchased renewable energy 2025 was 99.8 % out of all energy.

Fastpartner is looking forward to reducing our environmental impact from property management now and in the future and to reduce all energy and media use in all our properties.

Stockholm June 2026

Christopher Johansson
CEO



Daniel Gerlach
CFO



Svante Hedström
Head of Sustainability and Projects



Auditor's Limited Assurance Report on Fastpartner AB's Allocation and Impact Report 2025

To Fastpartner AB (publ), corporate identity number 556230-7867

Conclusion

We have been engaged by the Board of Directors and Managing Director of Fastpartner AB to conduct a limited assurance engagement of allocation of proceeds in the Allocation and Impact Report, 2025. The reporting criteria against which this information was assessed are relevant parts of the Fastpartner AB Green Financing Framework April 2024, available on the Fastpartners website.

Our assurance does not extend to any other information in the Allocation and Impact Report, 2025. We have not reviewed and do not provide any assurance over any individual project information reported, including estimates of sustainability impacts.

Based on our limited assurance engagement as described in the section Auditor's responsibility, nothing has come to our attention that causes us to believe that the selected information disclosed in the Allocation and Impact Report, 2025 has not been prepared, in all material respects, in accordance with the reporting criteria defined above.

Basis for conclusion

We have conducted the limited assurance engagement in accordance with ISAE 3000 (Revised), *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. Our responsibility under this standard is further described in the section Auditor's responsibility.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the Allocation and Impact Report, 2025 in accordance with the applicable criteria. The applicable criteria consist of the Fastpartner AB Green Financing Framework April 2024, as well as the company's own accounting and calculation principles. The responsibility also includes the internal control relevant to the preparation of a Allocation and Impact Report, 2025 that is free from material misstatements, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the allocation of proceeds in the Allocation and Impact Report 2025 based on our review. The limited assurance engagement has been conducted in accordance with ISAE 3000 (Revised) *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. This standard requires that we plan and perform our procedures to obtain limited assurance that the Allocation and Impact

Report, 2025 is prepared in accordance with the criteria described in the section Responsibilities of the Board of Directors and the Managing Director.

The procedures in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. This means that it is not possible for us to obtain such assurance that we become aware of all significant matters that could have been identified if a reasonable assurance engagement had been performed.

Our firm applies ISQM 1 (International Standard on Quality Management), which requires the firm to design, implement and operate a system of quality management, including policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

We are independent of Fastpartner AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The limited assurance engagement involves performing procedures to obtain evidence to support the Allocation and Impact Report, 2025. The auditor selects the procedures to be performed, including assessing the risks of material misstatements in the Allocation and Impact Report, 2025, whether due to fraud or error. In this risk assessment, the auditor considers the parts of the internal control that are relevant to how the Board of Directors and the Managing Director prepares the Allocation and Impact Report, 2025, in order to design procedures that are appropriate under the circumstances, but not for the purpose of providing a conclusion on the effectiveness of the company's internal control. The review consists of making inquiries, primarily of persons responsible for the preparation of the Allocation and Impact Report, 2025, performing analytical review, and conducting other review procedures.

Stockholm, on the date of our electronic signature
Ernst & Young AB

Fredric Hävrén
Authorized Public Accountant

Marianne Förander
Specialist member in FAR

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Marianne Beatrice Förander (SSN-validerad)

Specialist member in FAR

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Fredric Hävrén (SSN-validerad)

Authorized Public Accountant

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