



INVESTOR REPORT

Green Bonds 2025

Green Bonds

In November 2018, Fastpartner developed a green framework to be able to issue green corporate bonds. A total of SEK 3 366 (5 150) million, in Green Bonds were issued at year-end, 251231. In 2025 (2024), green bonds were issued to a value of SEK 0 (0) million. Fastpartner has ambitious sustainability goals. Active sustainability efforts also create the possibility for Fastpartner to introduce green financing.

The Green Bond Framework

In 2018 Fastpartner introduced a Green Bond Framework. This framework describes how the net proceeds from the green bonds are to be used, and how the evaluation, management of proceeds and reporting are to be carried out.

Green Bond Second Opinion

The Green Bond Framework has been evaluated by the independent research institute S&P Global Rating (former CICERO) to ensure that Fastpartner is suitable as an issuer of green bonds. The framework and the second opinion are available on Fastpartner's website.





Fastpartner's sustainability contribution

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. 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 certification. The Well certification 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 for 19 813 million with an environmental certification. It's 58,0% of the total value for all the properties. Fastpartner has 43 properties with certifications, several of which currently have dual certifications. Fastpartner has 17 buildings classified as BREEAM Very Good and 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 resources. The origin of the electricity is guaranteed to come from a renewable source, waterpower (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 fueled heating and cooling systems in the properties.

Biodiversity is something Fastpartner focuses on, and our goal is always to improve biodiversity where we operate and at least maintain the same level of biodiversity at our sites. 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.

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, Byggarubedömningen, (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 property 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 a social involvement by, among other things, supports Fryshuset's work towards preventing kids and young adults from getting involved in criminality and instead give them a start and social context. Some of Fastpartner's properties are in suburb areas where the socioeconomic status may be low. Fastpartner works actively with tenants, store owners, the authorities and the police to improve the community and prevent corruption and illegal activities.

Energy and water use as well as carbon footprint

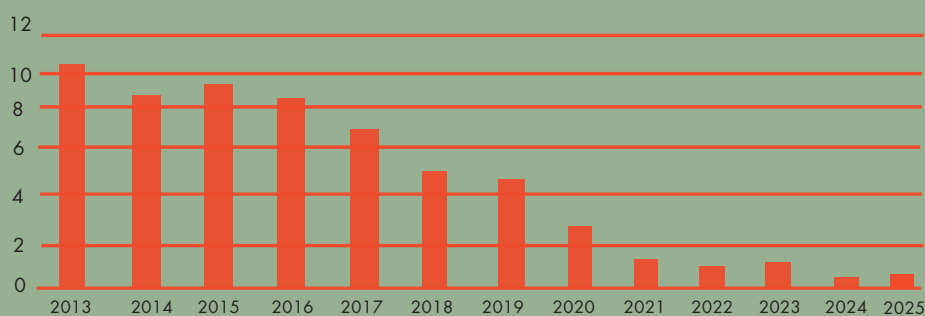
Fastpartner works long-term to reduce the carbon footprint of our properties. During 2025 the energy performance, according to heating, in the buildings were 98 101 (102 456) MWh or 56.1 (58.4) kWh/sq.m, year. Building electricity had an energy performance of a total of 27 436 (29 437) MWh or 15.7 (16.8) 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 intensity was reduced with 5.2 % or 4.1 kWh/sq.m, compared to the year 2024. The annual renewable generation was 32 158 MWh 2026 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.

The total amount of greenhouse gas emissions within Scope 1, Scope 2 and Scope 3 increased with 1,7 percent from 10 183 tons CO₂e or 5.8 kg CO₂e/sq.m, to 10 326 tons CO₂e or 5.9 kg CO₂e /sq.m. Greenhouse gas emissions measured in Scope 1 and Scope 2 were higher from 446 tons CO₂e or 0.25 kg CO₂e /sq.m, year during 2024, compared to 469 tons CO₂e or 0.27 kg CO₂e / sq.m, year during 2025. The emissions of Scope 3 were estimated at 9 857 (9 737) tons CO₂e or 5.63 (5.55) kg CO₂e /sq.m, year, during 2025.

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). 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, A-temp Scope 1, Scope 2 & Scope 3. The total Atemp area decreased by 0.29% during 2025.

Kg CO₂e/sq.m, year, A-temp, Scope 1 & Scope 2





Financed investments and projects

Brahelund 2, Ladugårdsgärdet 1:48 and Krejaren 2

The following pages present and summarize the three properties Brahelund 2, Ladugårdsgärdet 1:48 and Krejaren 2. Fastpartner has allocated all the green bonds that amounts to SEK 3 366 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.)



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. heated area (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 a 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. The road network consists of everything from big national roads to walking and cycle paths. Public communications such as buses, trains, commuter trains and trams are close by. In the future there will be a subway station in the neighborhood as well. The property also has solar panels installed on the roof.

Energy and water use

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 m³/sq.m, year.

Greenhouse gas emissions within Scope 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 emissions compared to the previous year.

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.



Ladugårdsgärdet 1:48

A property with exceptional energy performance and great service alternatives

Ladugårdsgärdet 1:48 consists of 37 403 sq.m. leasable area (LOA) or 40 524 sq.m. heated area (Atemp). The property holds the certification BREEAM In-Use, Very Good. During 2025 Fastpartner initiated new exciting projects with new tenants and business partnerships. The main part of the property consists of offices and there are also premises such as storage rooms, conference surfaces and a restaurant. One example of a tenant in the building is H&M.

Gym and sports facilities are available on the property, including dressing rooms. There is parking for bicycles and cars outdoors and 22 car charging points divided into three different areas close to the building's entrances. It's easy to reach the property by car, by bike or on foot. The road network consists of everything from national roads to walking and cycle paths. Public communications are close by such as buses, the subway and in the future, there will be a tram stop in the neighborhood.

Energy and water use

During 2025 energy performance, according to heating, in the building was 863 MWh or 21.3 kWh/sq.m, year. Building electricity had an energy performance of a total of 826 MWh, or 20.4 kWh/sq.m, year. Cooling had an energy performance of a total of 687 MWh or 16.9 kWh/sq.m, year. The total energy performance was 2 376 MWh or 58.6 kWh/sq.m, year. The use of water was 8 608 cubic meters or 0.21 m³/sq.m, year.

Greenhouse gas emissions within Scope 2 were 2 674 kg, CO₂e or 0.07 kg CO₂e /sq.m, during 2025 compared to during 2024, 0kg CO₂e or 0 kg CO₂e /sq.m, year. The increase in emissions is a result of reported emissions from district heating. Fastpartner works hard to reduce the energy performance for example with a better control of climate systems and continued efficient use of waste heat which can be seen in the good energy performance.

Krejaren 2

A property in Stockholm City, CBD

Krejaren 2 consists of 8 569 sq.m. leasable area (LOA) or 9 824 sq.m. heated area (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.

Energy and water use

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 m³/sq.m, year.

Greenhouse gas emissions within Scope 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 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.

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.

