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Sustainability

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Sustainability report



Green buildings

We work actively on energy efficiency and emission reductions to ensure that our premises and our offering are sustainable in the long term.

- Energy efficiency and fossil-free electricity
- Renewable electricity from solar cells
- Battery storage stabilising the national grid



Social value creation

We promote social sustainability by creating safe, inclusive and pleasant environments for our tenants, employees and local communities.

- Inclusive and responsible employer
- Investments that drive development in communities
- Secure properties and a listening landlord



Responsible ownership

We are a long-term and responsible owner that prioritises business ethics and sustainable values in our operations.

- Sustainable acquisitions
- Sustainable property development
- Sustainable management



Basis for preparation

The merger with KMC Properties has impacted every aspect of our business during the year, not least our sustainability work. During the autumn, we focused closely on coordinating Logistea's and KMC Properties' sustainability strategies and activities. We produced a new double materiality analysis that looks at every aspect of Logistea's operations and every geographical area after the merger with KMC Properties. The new materiality analysis is in line with previously identified material issues but centred on our most important sustainability aspects and areas where we have the greatest opportunity to make an impact. The analysis provides an important framework for future work to further integrate sustainability into the or-

ganisation and create robust sustainability work and reporting. At year-end, new sustainability targets were also formulated that more clearly reflect the Group's material issues and activities. Logistea will start reporting outcomes in terms of the new targets in part in the interim reports and in full in the 2025 annual report. The targets that remain in place since the 2023 update are presented along with outcomes. See page 105 for a presentation of Logistea's targets and outcomes. We are also proud to present our first EPRA sBPR report. See page 111 for our EPRA Sustainability Performance Measures. Logistea will report under ESRS from 2026 and the appropriate preparations are in progress.



We are proud to present our first EPRA sBPR report.

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Sustainability over the year in brief

Many of the year's events revolve around the merger with KMC Properties. In terms of our sustainability work, this has meant focusing closely on establishing a solid foundation on which our new Logistea can build on to drive sustainability development forward.

Updated materiality analysis and sustainability targets

The materiality analysis has been updated and the sustainability targets reworked to create even clearer relevance in line with our material issues and in light of the EU Taxonomy and upcoming sustainability reporting under CSRD.

Continued energy efficiency improvements

We have closely focused on producing energy declarations for the remaining properties during the year and at year-end 2024 have declarations for practically all properties subject to requirements, with just a few still to be completed. We have also launched a number of energy efficiency projects.

New solar panel installations

As part of our continued focus on renewable energy and improving energy ratings, we installed a 0.085 MW solar panel system at Vattnet 1 in Borås, western Sweden. We also started work on two systems totalling 1.1 MW at two properties in Trondheim, Norway, to be completed in 2025.

Commissioning of battery storage

During the year, we installed two large battery systems with a combined estimated capacity of 10 MW. The systems are expected to be commissioned and connected to Svenska kraftnät's frequency trading system in early 2025. A smaller 0.2 MW project at Vattnet 1 was also completed during the year and connected to the frequency trading system.



Battery recycling project

A pilot battery storage project was launched during the year, with a grant from the Swedish Energy Agency. The project recycles old car batteries and installs them at Vindan 1 in Borås for connection to Svenska kraftnät's frequency trading system in 2025.

Measurement and reporting

Initiated measurement of Scopes 1 and 2 CO₂ emissions, including procedures for automated data collection and establishment of baseline years. This work will continue in 2025.

Total installed capacity of solar panels (MWp), end 2024

4.8 MW

Rating A-C energy declaration (percentage of lettable area)

45%

Fossil-free electricity purchased (%)

100%

Climate risk analysis (percentage of lettable area)

51%

Actions on the agenda for 2025

Energy declarations: Finalise energy declarations for all properties where energy declarations are required, with the aim of having the majority completed during the year.

Energy saving measures: Continued work on identifying and initiating projects to achieve our sustainability targets, with a focus on efficient energy savings.

Measurement and reporting: Completing the collection and digitalisation of Scope 1 and Scope 2 measurement data for improved monitoring and reporting. Start work on automation and data gathering in preparation for Scope 3 reporting.

Climate risk analyses: Obtain climate risk analyses for the properties where such analyses do not yet exist.

CO₂ reduction: Initiate and implement an action plan to reduce CO₂ emissions according to our Scope 1 and Scope 2 targets.

Review of policies: Continued review and updating of our policies to take into account the new organisation and the updated materiality analysis. This work started in spring 2024 and will continue in 2025.

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Sustainability framework and governance

The property sector has a key role to play in the transition to a more sustainable and carbon-neutral society. At Logistea, we recognise sustainability as a fundamental requirement for creating long-term value.



Green buildings

Logistea's operations will be conducted in a resource-efficient manner, taking into account both actual and potential environmental impacts in all business decisions. Due diligence is applied in the assessment and management of sustainability-related risks. The risk assessment extends over the short-, medium- and long-term time horizons.

Sustainability management at Logistea

The Board of Directors is ultimately responsible for the Company's sustainability strategy. The Head of Administration oversees the practical activities in sustainability, producing and following up on action plans established. The Company's project managers within the property portfolio are responsible for ensuring that the Company's sustainability targets and commitments are integrated into the routines when constructing, refurbishing or otherwise developing properties.

All employees undergo training in the Company's sustainability strategy. Logistea's Code of Conduct is an important device for highlighting how all employees are expected to act in accordance with the Company's values. Our watchwords – commitment, development and responsibility – help us to realise our vision of being the partner of choice for companies seeking sustainable and modern premises for warehousing, logistics and light industry.



Social value creation

Logistea is playing a part in creating sustainable logistics hubs in attractive locations close to markets and customers. Logistics is playing an important part in attracting businesses to a municipality and contributing to a vibrant business community and job creation. Logistea will also be an inclusive and responsible employer where people thrive and develop.

International standards and frameworks

The external guidelines and initiatives that govern Logistea's sustainability work are listed below:

- UN Sustainable Development Goals
- UN Global Compact's ten principles for human rights, labour law, the environment and anti-corruption
- OECD Guidelines for Multinational Enterprises
- ILO Core Conventions
- UN Guiding Principles on Business and Human Rights
- The Paris Agreement
- Sweden's roadmap for a fossil-free Sweden
- Corporate Sustainability Reporting Directive (CSRD)
- The EU Taxonomy



Responsible ownership

Logistea's operations will be conducted in a responsible manner, based on sound business ethics. Our solutions must be sustainable in the long term, from a social, environmental and economic perspective. This strengthens our competitiveness and branding and contributes to the Company's ability to manage risks and capitalise on opportunities in its business.

Policy documents for sustainability

Policy	Approved by	Contents
Code of Conduct	Board of Directors	<ul style="list-style-type: none"> • Anti-corruption • Human rights • Equality and diversity • Harassment • Environmental responsibility • Engagement in the community
Supplier Code of Conduct	Board of Directors	<ul style="list-style-type: none"> • Discrimination • Freedom of association • Fair pay • Forced labour • Health and safety • Child labour • Environmental concerns • Corruption
Sustainability policy	Board of Directors	<ul style="list-style-type: none"> • Priority sustainability issues • Principles for sustainability and good business ethics
Finance policy	Board of Directors	<ul style="list-style-type: none"> • Financial risks • Investment rules • Financial targets • Responsibilities and powers • Reporting and control procedures
Internal control and financial reporting		<ul style="list-style-type: none"> • Internal control framework

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Materiality analysis and stakeholder dialogue

In 2024, we updated the dual materiality analysis that we previously used to ensure that it reflects the new Logistea, following the merger with KMC Properties.

The double materiality analysis, in line with ESRS requirements, lays the foundation for our future sustainability reporting. But it is, above all, a key tool in our sustainability work. It helps us identify our impacts, both negative and positive, our risks and our opportunities, giving us a sound basis for decision-making and our work going forward. In 2023, Logistea produced its first double materiality analysis in accordance with ESRS. In late 2024 it was updated to ensure the relevance and materiality of the sustainability issues identified following the merger with KMC Properties.

Logistea's key sustainability matters

Logistea's key matters	ESRS standard
E – Green buildings	
Direct emissions from Logistea's operations	E1 – Climate change mitigation
Investments in energy efficiency	E1 – Energy
Property damage caused by extreme weather	E1 – Climate change adaptation
S – Social value creation	
Working conditions and work-life balance	S1 – Working conditions
Tenant satisfaction	Company-specific information
G – Responsible ownership	
Corruption and bribery	G1 – Corruption and bribery

Double materiality analysis process

Merging of aspects previously analysed

- Sustainability aspects identified from both Logistea's and KMC Properties' former materiality analyses have been merged to create a cohesive framework. These aspects have been structured and assessed to ensure that they extend over the whole value chain and all relevant sustainability issues.

Identification of stakeholders and aspects along the value chain

- The work has included a survey of stakeholders along the entire value chain, from upstream (suppliers and materials) to downstream (tenants and end-customers).
- This has been done in line with the definitions of the EU Taxonomy, and specifically with regard to 7.7 (Owning real estate) and 7.1 (Developing real estate).
- Potential sustainability issues have been identified in three areas: upstream, own operations and downstream.

Formulation of analysis questions

- All aspects identified have been defined with specific questions to enable systematic analysis of both their Impact and their Financial Impact.
- The questions are such to ensure that we cover the Company's impacts, risks and opportunities.

Internal assessment of impacts

- Dialogues and meetings have been held with key people at the Company, such as property managers, development supervisors and the management team, to assess and validate impact.
- Through the meetings, prioritisations and areas for action have been formulated based on the Company's collective expertise.

Stakeholder dialogue and integration of feedback

- Stakeholder views have been gathered through meetings, surveys and workshops. These have been integrated into the list of relevant sustainability aspects to reinforce the credibility and breadth of the analysis.
- The dialogue has ensured that both internal and external perspectives are taken into account in the final analysis.
- Results and updates
- The analysis has been updated and resulted in a revised list of priority sustainability aspects, which now reflect insights from both Logistea and KMC Properties, as well as stakeholder perspectives.

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Stakeholder dialogue

Maintaining an ongoing dialogue with our key stakeholders is important if Logistea is to improve the way we work and create long-term value. Our sustainability work is guided by their views and expectations, and their input has been vital to the process of defining our double materiality analysis. Below are some examples of how the dialogue has been conducted and the priority sustainability issues raised by each stakeholder group.



Stakeholders	Examples of dialogue/information sources	Priority issues
Investors/shareholders	Ongoing contact, meetings	<p>Energy efficiency and fossil-free: Investing in energy efficiency and reducing dependence on fossil fuels is considered crucial.</p> <p>Taxonomy alignment: The alignment of the portfolio with the EU Taxonomy is important, although there are no specific categories for logistics properties.</p> <p>Transparency and governance: Demand for clear key performance indicators and improved reporting of ESG data.</p>
Banks/lenders	Ongoing contact, meetings	<p>Management of climate-related risks: Climate-related risks, such as the energy performance of older buildings, are a priority.</p> <p>Opportunities for green financing: The bank sees an opportunity for Logistea to reduce financing costs through green investments and sustainability-linked investments.</p> <p>Anti-corruption and business ethics: The Bank recognises that governance and ethics are key areas for long-term success.</p>
Tenants	Ongoing contact, surveys	<p>Energy efficiency and sustainable buildings: Tenants are demanding better energy efficiency and options for sustainable buildings.</p> <p>Common sustainability targets: Tenants want to work with Logistea to set and achieve common sustainability targets.</p> <p>Biodiversity and ecosystems: The focus on biodiversity and creating green spaces around properties is appreciated.</p>
Employees	Ongoing contact, surveys	<p>Energy efficiency of our buildings: Property owners have a major responsibility in terms of reducing CO₂ emissions.</p> <p>Reporting and regulatory changes: The requirements for reporting and compliance with regulations are increasing and require prioritisation of the issues within the organisation.</p> <p>Satisfied tenants: For sustainable operations to be possible our end customers must be satisfied in the long term and feel safe in our premises and surroundings.</p>



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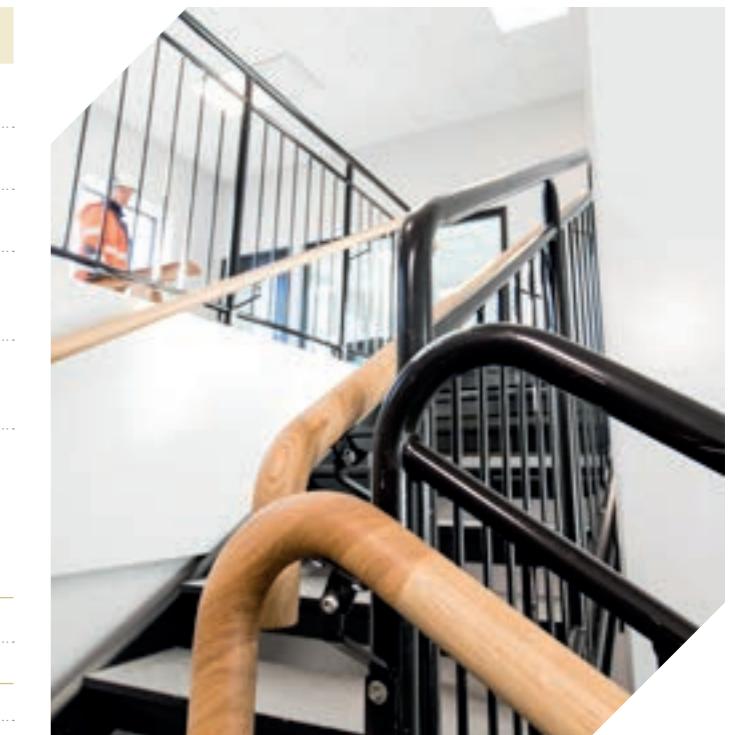
Logistea's sustainability targets

Logistea's sustainability targets have been reworked to more clearly reflect the issues identified in our materiality analysis. The updated targets bring a closer focus to our priority areas, enabling us both to take effective impact initiatives and to drive positive change.

Targets
Fossil-free electricity for accounts within Logistea's control

100% **>50**

Targets
Tenant Net Promoter Score (tNPS)*



Area	Issue	Targets	Baseline year	Target year	Outcome 2024
E – Green buildings	Climate change mitigation	Reduce Scopes 1 and 2 CO ₂ emissions by no less than 50% (KPI CO ₂ g/m ²)	2024	2030	
		Net zero Scopes 1 and 2 greenhouse gas (GHG) emissions*	2024	2050	
		100% fossil-free electricity for the accounts within Logistea's control	Ongoing	100%	
	Energy	Annually improve energy rating with the target of achieving energy class C or higher by 2030 for at least 70% of lettable space**	2030	45%	
		Annually improve energy rating with the target of achieving energy class C or higher by 2050 for 100% of lettable space.**	2050	45%	
	Climate change adaptation	100% of properties, in terms of lettable space, to have undergone a climate risk analysis according to the EU Taxonomy and action plans for identified climate risks to be completed for all properties, where such are required, by the end of 2026.*	2026	51%	
S – Social value creation	Working conditions	>50 in Employee Net Promotor Score (eNPS)		24	
	Tenant satisfaction	>50 in Tenant Net Promoter Score (tNPS)*			
G – Responsible ownership	Corruption and bribery	Zero tolerance of corruption*			

* New target or new formulation of target.

** Excluding properties where there is no requirement for an energy declaration.

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Green buildings

Logistea's customers demand sustainable and modern premises for warehousing, logistics and light industry. Against that background, we are making every effort to ensure that we can offer energy-efficient and environmentally friendly buildings, while at the same time taking responsibility for our impact on the environment. These measures have been integrated into our business processes for acquisition, property development and ongoing management.

Net zero emissions by 2050

When we coordinated our sustainability work in the autumn, we decided to rework our previous climate neutrality target to one of net zero emissions for Scopes 1 and 2 GHG emissions by 2050. By 2030, our target is to halve these emissions from the 2024 level. To that end, we will be continuing to invest in energy efficiency, phase out fossil fuel energy and maintain a 100 per cent fossil-free electricity supply to our properties (where account management is within our control). We are also continuing to work towards being able to report our carbon footprint within Scope 3.

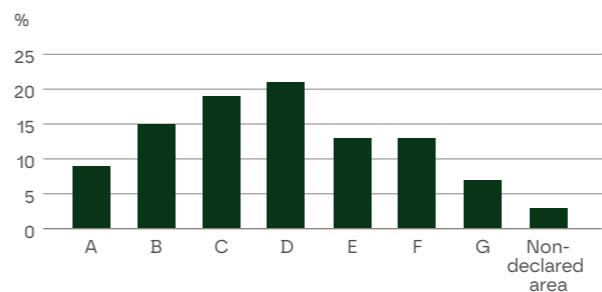
Climate risk analyses and action plans

In 2024, we set targets for climate risk analyses in line with our material aspects. Work has started to ensure that 100 per cent of our properties undergo a climate risk analysis in accordance with the EU Taxonomy by 2026. In our Norwegian portfolio, work is already in progress, and climate risk analyses have been completed for most of the properties concerned. Climate risks identified will be addressed through action plans implemented in all buildings by 2026. This is an important step in consolidating our sustainability strategy and future-proofing our properties.

Investments in energy efficiency

Investing in energy efficiency is a priority for Logistea and we are taking positive action to continuously improve energy ratings in our portfolio. Our aim is to achieve annual improvements in our energy ratings, with the aim of achieving energy class C or higher for 70 per cent of lettable space by 2030. By 2050, our entire portfolio will have made this realignment. Several projects were launched during the year, including Havnegatan 16, just outside Trondheim, Norway, which will undergo a series of efficiency enhancements in 2025 that are estimated to provide annual energy savings of 1,257 MWh, equivalent to 38,985 kgCO₂e.

Energy classifications of our properties



Based on the areas that are locally required to have energy declarations, which at year-end 2024 was 62% of total lettable area.



- Reduce Scopes 1 and 2 CO₂ emissions by no less than 50% by 2030 (baseline year 2024)
- Net zero Scopes 1 and 2 GHG emissions by 2050
- 100% fossil-free electricity for the accounts within Logistea's control
- 70% of lettable space in energy class ≤C by 2030
- 100% of lettable space in energy class ≤C by 2050
- 100% of the property portfolio to have undergone a climate risk analysis by 2026
- Action plans for climate risks identified to have been implemented in all buildings by 2026

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Installing solar panels remains a priority and we have now achieved a total capacity of 4.8 MWp. We have also launched two major battery storage projects in 2024 with a combined capacity of 10 MW.



Renewable electricity from solar panels

Installing solar panels continues to be one of our priorities and is an important part of improving the energy rating of our properties. However, the updated sustainability targets do not include a formal target for installations. In the fourth quarter, solar panels were installed at Vattnet 1 in Borås, which was acquired during the year. We also signed an agreement with BEWI for the installation of solar panel systems on two properties – one at the Havnegatan 16 property – with a total output of approximately 0.7 MWp, is planned to be completed in 2025. The total installed capacity on our properties amounts to 4.8 MWp and in addition we have 1.1 MWp under construction that is expected to be completed in the first half of 2025.

Battery storage stabilising the national grid

We are continuing our work on battery storage with a range of installation partners and now have several sites in operation. The two major battery projects started in 2024 – the 9 MW Vaggeryd facility and the 1 MW facility in Klädesholmen – are expected to be connected to Svenska kraftnät's frequency trading system in early 2025. In addition to these, we also have two smaller facilities in Borås, one with a capacity of 0.2 MW is already connected. The second is a pilot facility for reuse in battery storage, supported by the Swedish Energy Agency. In the project we will interconnect and install old car batteries at the Vindan 1 property and connect to the frequency trading system later in 2025.

Proportion of green financing

24%

Expansion of charging infrastructure

During the past year, we performed several new charging infrastructure installations and had installed 172 charging points by year-end. Following this year's updating of our sustainability targets, charging infrastructure is no longer a formal target. However, developing the charging infrastructure will remain important as our tenants switch to electrified vehicles and as fossil fuels are phased out. Our work going forward will reflect the wishes of our tenants.

Another eco-area completed

In 2023, we launched a pilot eco-area project in partnership with a tenant, TST Sweden AB. At the Viran 8 property in Borås, we converted an existing lawn of about 1,000 square metres into a meadow area with about 140 different plant varieties. The pilot project has been a success, and so during the year we have established another eco-area, this time adjacent to the Bulten 1 property in Alingsås. The area, which measures around 500 square metres, was completed in late 2024. Logistea continues to identify possible investments in eco-areas in partnership with our tenants. For example, a meadow is included in the planning for a future project in partnership with Intersport in Nässjö.

High proportion of green financing

Logistea has achieved a high percentage of green bank financing. In 2024, we also established a new green financing framework in line with the Green Bond Principles and Green Loan Principles audited by ISS ES. The framework enables Logistea to borrow money in the form of green bonds. Read more on page 33.

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Social value creation

Logistea aids in the development of municipalities and enterprise in Sweden through strategic investments in warehousing, logistics and light industry properties in small and medium-sized towns. In this work, our people play a crucial role and we are committed to creating a corporate culture that promotes a good working environment and opportunities for personal and professional development.

Our employees

Logistea's values – commitment, development and responsibility – are at the core of our professional, inclusive and open corporate culture. By supporting the personal and professional development of our employees, we aim to create a work environment where everyone thrives and feels valued.

All people are equal

We start from the principle that all people are equal and are to be respected, addressed and treated fairly. We actively promote diversity and tolerance and we have zero tolerance for any form of discrimination. Our Code of Conduct expresses the principle that we promote equal opportunities for all, irrespective of age, gender, transgender identity or expression, sexual orientation, faith or ethnic background.

We seek to achieve gender balance at all levels of the organisation, with an ambition to achieve 40 per cent representation of the underrepresented gender over time. We apply the principle of equal pay for work of equal value and ensure fair pay conditions throughout the organisation.

Stimulating workplace to promote employee well-being

We aim to create a workplace that offers a safe and stimulating work environment. To promote good health and prevent absenteeism, we encourage physical activity and offer wellness programmes. Annual employee surveys are carried out to evaluate job satisfaction and engagement, as well as Employee Net Promoter Score (eNPS) measurements, which are an important indicator of a positive and attractive workplace. The data for 2024 indicated a result of 24 eNPS, which falls far short of our ambition. On that basis, we have adopted a formal target of achieving 50 eNPS in the long term and intend to actively work on strengthening measures in 2025.

Gender equality	2024		2023		2022	
	Female	Male	Female	Male	Female	Male
Board of Directors	40%	60%	40%	60%	43%	57%
Management	10%	90%	40%	60%	40%	60%
Other employees	64%	36%	89%	11%	73%	27%
Total	42%	58%	67%	33%	59%	41%

Figures refer to the end of the respective year.

Targets
Employee Net Promotor Score (eNPS)

>50

Targets
Tenant Net Promoter Score (tNPS)

>50

Our tenants

Logistea focuses on building long-term, strong relationships with our tenants. By listening to their needs, we can offer quality properties with a healthy and safe environment. We strive to continuously improve our services to create tenant satisfaction and sustainable business relationships.

Satisfied tenants make for long-term partnerships
We seek to act as a present and listening landlord that develops and customises its properties to the needs of tenants. This prepares the ground for Logistea to establish long-term partnerships with its tenants and to grow with them. Our goal is to achieve a Tenant Net Promoter Score (tNPS) above 50, an important metric that helps us quantify and understand our customers' satisfaction and loyalty.

Healthy and safe properties
Logistea's properties must be safe and healthy to spend time in, and prior to acquisition, an inventory is made to identify materials that may be hazardous to the environment and health. Development work to enable more buildings to be connected – to create "smart buildings" – continues, providing health and safety benefits such as increased reliability and an improved indoor environment.

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Responsible ownership

Logistea exercises long-term and responsible ownership, in which sustainability and business ethics permeate through every aspect of our operations. We seek to create value for our tenants, society and the environment through responsible decisions and investments, while maintaining our high standards of integrity and responsibility.

Our Code of Conduct and Supplier Code of Conduct

Logistea operates a Code of Conduct that applies to all Logistea's employees and representatives. Our suppliers are required to comply with the Supplier Code of Conduct, which is in line with the Code of Conduct. The codes are based on the ten principles of the UN Global Compact, the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights. The codes clearly define our commitment to address negative impacts on human rights, to promote equal opportunities for all, irrespective of age, gender, transgender identity or expression, sexual orientation, faith or ethnic background. Discrimination is not tolerated. We reject all forms of forced labour and uphold freedom of expression both within our organisation and among our suppliers. All our employees complete an annual review of the Code of Conduct.

Anti-corruption policy

Our Code of Conduct and Supplier Code of Conduct state clearly that we actively work to combat corruption, and that Logistea has zero tolerance of corruption, abuse of power, extortion and fraud. We comply with all applicable laws and regulations and do not allow anyone in our organisation to offer, request, accept or receive improper benefits. Logistea

endeavours to contribute to a fair market, in which all actors can compete without acting unethically, strengthening trust in us and the industry. All our employees complete an annual anti-corruption training programme.

Responsible supply chain

Logistea's Supplier Code of Conduct sets requirements for how our suppliers are to act. Through the code, suppliers confirm their intention to operate under the same regulatory framework as Logistea and all our suppliers commit to comply with the Code of Conduct.

Whistleblower function

Logistea strives to maintain an open business climate, high business ethics and healthy and satisfied employees. Our employees, customers and suppliers are key sources of insight into any shortcomings. We encourage everyone to report irregularities that conflict with our values or the law, without fear of reprisals. Reports may be made anonymously via our whistleblower service, which is operated by an independent external organisation to ensure objectivity and confidentiality. In 2024, no reports of infringements, including violations of human rights, were received.



Zero tolerance of corruption:

- 100 per cent of employees complete annual training on anti-corruption, business ethics and Code of Conduct
- 100 per cent of key suppliers and key tenants are required to adopt and commit to our Code of Conduct

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Improving the sustainability characteristics of properties is a crucial element of our strategy for value-enhancing investments.

Robust due diligence process for sustainable acquisitions

Sustainability aspects are an integral part of Logistea's process to identify and evaluate potential investments. Our technical and environmental due diligence process includes a comprehensive analysis of factors such as energy consumption, exposure to fossil fuels, presence of toxic building materials and any environmental toxins in the soil. Climate risks also represent a key factor in our due diligence process. If shortcomings in the sustainability characteristics of the property are detected, or if climate risks have been identified, detailed assessments of costs and measures will be made in order to establish an action plan.

Green leases in new and renegotiated contracts

Logistea attaches "green appendices" to the leases it enters into with the Company's major tenants. These appendices clearly define the tenant's sustainability commitments in areas such as energy consumption, use of resources, choice of materials, recovery and waste management. Green appendices form an integral part of all new leases and are also included when existing leases are renegotiated.

MWp of solar panels under construction

1.1 MWp

Sustainable property development strategy

Improving the sustainability characteristics of properties is a crucial element of our strategy for value-enhancing investments. With a clear plan and lofty ambitions, we actively focus on improving the energy performance of our existing property portfolio, construction projects and new developments. By installing solar panels, energy storage solutions and charging infrastructure, we create added value for our tenants, while contributing to a more sustainable environment and community development.

High standard of service at local level

To provide day-to-day operations, we use local subcontractors. This enables us to offer a high standard of service even in minor locations and in small properties. By implementing connected buildings, we streamline the use of resources and create a healthy and sustainable indoor environment at the same time.

Introduction	+
Strategy and business environment	+
Operations	+
Financing	+
Corporate governance	+
Financial information	+
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Responsible ownership	
EPRA sBPR	
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Other	+

EPRA sBPR

EPRA Sustainability Performance Measures

ESG	Area of effect	EPRA code	Units	KPI	Category	Entire property portfolio in 2024
Environment	Energy	Energy int.	kWh/m ² /year	Energy intensity	Property owner-acquired energy	406
	GHG emissions	GHG int.	kgCO ₂ e/m ² /year	GHG emissions intensity	Scopes 1 and 2 emissions (location-based)	10.4
			kgCO ₂ e/m ² /year		Scopes 1 and 2 emissions (market-based)	5.8
	Water	Water int.	m ³ e/m ² /year	Water intensity	Property owner-acquired water	0.2
	Waste	Waste – ABS, Waste – LfL	Tons	Total weight of waste generated – by disposal and by recovery routes	Non-hazardous waste	74.0 100%
				Total weight of waste generated, composition	Recycled	58.3 79%
					Landfill	- 0%
					Compost	15.7 21%
					Paper	13.4 18%
					Metal	0.2 0%
					Glass	3.1 4%
					Mixed municipal waste	41.5 56%
					Food waste	15.7 21%
Other	Certifications	Cert. – Tot.	%	Mandatory certifications (Energy declaration)	% of portfolio certified by value (EUR)	96
					A	0
					B	36
					C	19
					D	27
					E	5
					F	0
					G	3
				Voluntary certifications (e.g. BREEAM)	% of rental income from BREEAM-certified properties	8.6%

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ESG	Area of effect	EPRA code	Units	KPI	Category	Entire property portfolio in 2024
Social	Diversity	Diversity – Empl.	%	Gender breakdown	Proportion of women and men, employees	40/60
				Gender breakdown at different levels of Company	Board of Directors	33/67
					Management team	10/90
					Senior executives	67/33
					Other employees	55/45
	Employees	Empl. training	Number of hours	Average hours of training per employee	All employees	3
				Working days lost	Directly employed persons	0
				Abcent	Directly employed persons	2.8
	Health & safety	H&S – Empl.	% of the property portfolio	% of the property portfolio	Percentage of properties with health and safety assessments	0
Governance	Board of Directors	Gov – Board	Total number	Composition of the Board	Number of members of the highest governance body	6
					Proportion of senior executives	2
					Proportion of non-executive directors	4
					Average length of Board mandate (years)	4.25

Introduction	+
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Auditor's report on the statutory sustainability statement

To the general meeting of the shareholders of Logistea AB, corporate identity number 556627-6241

Engagement and responsibility

The Board of Directors is responsible for the 2024 sustainability report on pages 15, 18–19, 56–60 and 99–112, and for ensuring that it is prepared in accordance with the Swedish Annual Accounts Act, in its former text as applying prior to 1 July 2024.

Approach and scope of the audit

Our examination has been conducted in accordance with FAR's auditing standard RevR 12 *Auditor's opinion regarding the statutory sustainability statement*. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

Opinion

A statutory sustainability statement has been prepared.

Stockholm, on the date indicated by our electronic signature.

Ernst & Young AB

Gabriel Novella
Authorised Public Accountant

About this report

The Annual and Sustainability Report 2024 includes Logistea's Sustainability Report 2024, which is also the Company's statutory Sustainability Report. The starting point for the sustainability report is the dual materiality analysis according to the European Sustainability Reporting Standards that we conducted in 2024 and validated with Logistea's key stakeholders.