



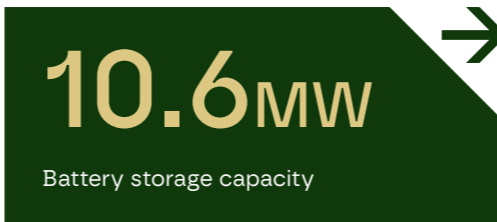
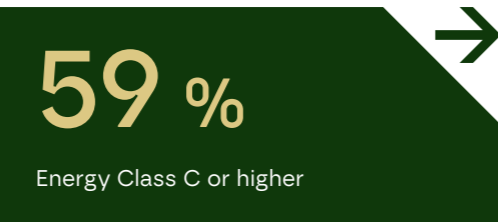
- 2 Logistea's sustainability year
- 3 Sustainability management
- 5 Materiality analysis and stakeholder dialogue
- 6 Sustainability strategy
- 7 Sustainability targets
- 8 Green buildings
- 15 Social value creation
- 17 Responsible ownership
- 18 EPRA sBPR

Sustainability report



Logistea's sustainability year

In 2025, Logistea continued to progress its sustainability work by integrating sustainability issues into day-to-day activities. This includes a more integrated approach, where monitoring of energy performance, climate risks and the climate impact of buildings is integrated more extensively into the work of the management organisation. At the same time, sustainability governance has been strengthened through updated policies, providing a clearer structure for responsibility and monitoring throughout the organisation.



Improved reporting and updated policy documents

Logistea has reinforced its sustainability governance via updated codes of conduct and sustainability policy, as well as a new code of conduct for tenants.

Logistea has also developed its GHG emissions reporting by including Scope 3 emissions for the first time.

Improved energy performance

Logistea has improved the energy performance in its property portfolio. At year-end, 59 per cent of the lettable area was rated at Energy Class C or higher, as against 51 per cent in 2024.

Logistea has continued to invest in renewable energy. During the year, two solar panel systems with a total capacity of 1.1 MWp were installed. The total capacity of Logistea's portfolio is now 7 MWp.

Recycling car batteries

During the year, Logistea conducted a pilot project in partnership with Rebaba for the construction of a battery storage facility using recycled batteries from electric cars at Vindan 1 in Borås, central Sweden. The project, totalling 0.4 MW, was connected to Svenska kraftnät to support grid services in 2025. Logistea now has a total installed capacity of 2.6 MW, with an additional 8 MW pending approval by Svenska kraftnät.

New construction

During the year, Logistea completed a building on behalf of Intersport in Nässjö, southern Sweden, focusing on low energy consumption and a healthy work environment. The building has been awarded BREEAM in-Use Outstanding, the highest rating within the BREEAM framework. The energy performance of the building is rated at approximately 55 per cent of the current requirements for new buildings.

Climate risk analyses

During the year, Logistea produced climate risk analyses for every one of its properties, and has thus achieved the goal of conducting 100 per cent of climate risk analyses by 2025. The analyses serve as a basis for identifying priority properties and assessing the need for further measures and in-depth analysis.

Sustainability management



Sustainability management

Logistea's sustainability management seeks to ensure effective and integrated sustainability work that supports Logistea's long-term strategy and goals. The governance at an overall level is based on the sustainability policy and sustainability strategy. Sustainability work is also based on international principles, including the UN Global Compact, to which Logistea is a signatory and reports annually, as well as relevant legal requirements, reporting frameworks and industry standards. Together, these frameworks form the foundations on which Logistea structures, prioritises and monitors its sustainability work.

Logistea's operations are to be conducted in a long-term sustainable manner, from a social, environmental and economic perspective. Operations are to be conducted in a resource-efficient manner, taking into account, in all business decisions, both actual and potential environmental impacts. Due diligence is applied in the assessment and management of sustainability-related risks. Logistea will also observe good business ethics in the conduct of its operations and will act as an inclusive and responsible employer where people thrive and develop.

Governance structure and allocation of responsibilities

The Board of Directors bears ultimate responsibility for the Group's sustainability work, setting the long-term objectives and approves the Company's sustainability policy and codes of conduct. The Board of Directors and

Executive Management together conduct an annual review of Logistea's sustainability targets and consider the double materiality analysis for approval when updated. Sustainability monitoring is an integral part of Logistea's overall governance and risk management, and the Board of Directors is kept regularly updated as to Logistea's target achievement. On adoption of the annual report, the Board of Directors and the CEO also approve Logistea's sustainability report.

Sustainability work

Executive Management is responsible for implementing the sustainability policy and for ensuring that processes, procedures and reporting are fit-for-purpose and adhered to throughout the organisation. Operational work in sustainability is supervised by the Head of Property Management, working closely with the Property Management team and the Company's Sustainability Specialist. This ensures that sustainability issues are handled on both a strategic and practical level in day-to-day management.

In support of coordination, Logistea has established a Sustainability Committee consisting of representatives from Executive Management and other parts of the organisation. The committee meets monthly and serves as a forum for monitoring and prioritising environmental, climate, social and compliance issues. The results of the committee's work are passed on by the representatives of Executive Management, who raise relevant issues with other members of Executive Management and the Board of Directors as necessary.

Laws, guidelines and initiatives for sustainability work

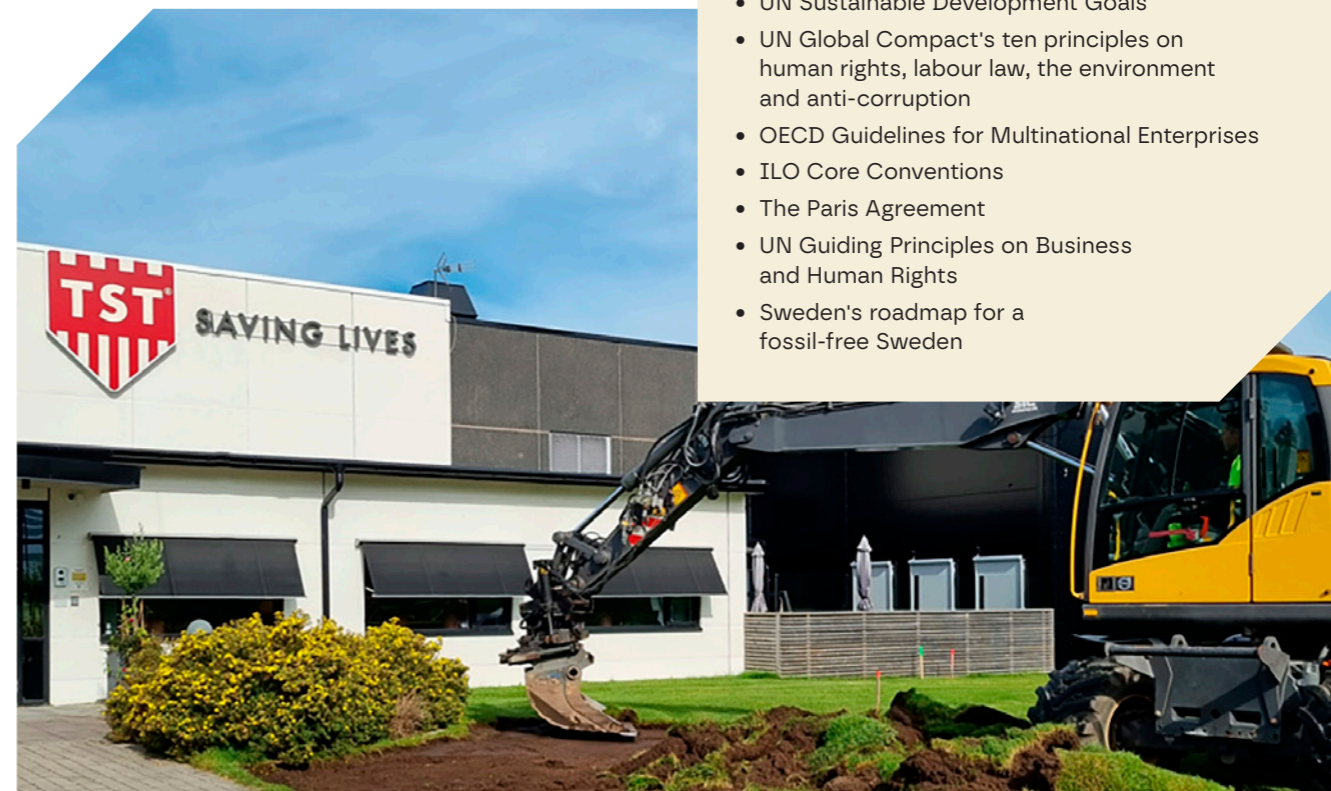
Logistea's sustainability work is based on applicable legislation and relevant sustainability guidelines and initiatives. Logistea complies with applicable legal requirements across all countries of operation, including the following laws and initiatives:

Laws

- National legislations on work environment, discrimination, whistleblowing services and annual accounts
- National environmental legislation
- National building codes

Initiatives

- EPRA sBPR
- UN Sustainable Development Goals
- UN Global Compact's ten principles on human rights, labour law, the environment and anti-corruption
- OECD Guidelines for Multinational Enterprises
- ILO Core Conventions
- The Paris Agreement
- UN Guiding Principles on Business and Human Rights
- Sweden's roadmap for a fossil-free Sweden





Policies and governing documents

In 2025, Logistea carried out a review of the Group's governing sustainability documents. The aim of the review was to ensure a coherent and updated system of governance that reflects the Group's sustainability objectives and expectations for responsibility in the value chain. The revised sustainability policy and the new codes of conduct for employees, suppliers and tenants represent a common governing framework that clearly sets out Logistea's expectations for responsible behaviour in its own operations and in all parts of the value chain. All documents are based on international principles, such as the UN Global Compact, the OECD Guidelines for Multinational Enterprises, the ILO Core Conventions and the UN Guiding Principles on Business and Human Rights.

Policy documents for sustainability

Policy	Approved by	Contents
Code of Conduct	Board of Directors	<ul style="list-style-type: none"> • Competition law • Conflicts of interest and disqualification • Money laundering • Anti-corruption • Information • Diversity and respect for human rights • Expectations in the workplace • Responsibility for the environment
Supplier Code of Conduct	Board of Directors	<ul style="list-style-type: none"> • Human rights • Working conditions • Freedom of association and collective bargaining • Wages and salaries • Health and safety • Environmental responsibility • Business ethics and anti-corruption • Information security and data protection
Code of Conduct for Tenants	Board of Directors	<ul style="list-style-type: none"> • Human rights • Working conditions • Health and safety • Environmental responsibility • Business ethics and anti-corruption
Sustainability policy	Board of Directors	<ul style="list-style-type: none"> • Priority sustainability issues • Principles for sustainability and good business ethics • Human rights, labour conditions, diversity • Anti-corruption
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	Board of Directors	<ul style="list-style-type: none"> • Internal control framework

Sustainability reporting and principles of reporting

The European framework for sustainability reporting is evolving rapidly. Under the original Corporate Sustainability Reporting Directive (CSRD), Logistea would have been subject to the reporting obligation from 2025. During 2025, the Council of the European Union and the European Parliament agreed on amendments to make the mandatory CSRD reporting applicable to companies with 1,000 or more employees. As a result, Logistea will not be subject to the requirement for reporting. Looking ahead, Logistea is investigating the feasibility of applying an appropriate voluntary sustainability reporting framework, adapted for companies falling outside the scope of CSRD. The aim is to ensure a high degree of transparency and quality in sustainability reporting, irrespective of the regulatory framework. Logistea's sustainability report does not currently adhere to any single standardised reporting framework. However, our report is based on the double materiality analysis we conducted in 2024, in accordance with ESRS. GHG emission calculations are performed in accordance with the Greenhouse Gas Protocol and Logistea also reports on its key performance measures in line with the EPRA Sustainability Best Practice Recommendations (sBPR). Together, these frameworks provide a clear and comparable account of Logistea's sustainability work, with the focus on climate impact, energy efficiency and long-term value creation.

Materiality analysis and stakeholder dialogue

The materiality analysis and dialogue with Logistea's stakeholders form the basis of Logistea's sustainability work. This ensures that the focus is on the issues that are most significant in terms of the Company's impact, risks and opportunities.

Materiality analysis

Logistea conducted its first double materiality analysis (DMA) in accordance with ESRS in 2023. In 2024, a comprehensive review of the analysis was conducted in connection with the merger with KMC Properties. The analysis included mapping stakeholders across the entire value chain, and on identifying and assessing the sustainability aspects that were relevant to the business. The assessment was carried out in the form of in-house workshops and dialogues with key stakeholders, as well as through collection of feedback from investors, banks, tenants and employees. From the assessment, a prioritised list of material issues that reflect Logistea's business was drawn up.

In 2025, Logistea conducted a review of the double materiality analysis, which was found to remain relevant. The key focus areas – green buildings, social value creation and responsible ownership – continue to form the basis of Logistea's sustainability work. Logistea plans to update the materiality analysis in 2026, in conjunction with an updated stakeholder dialogue, to ensure that the material analysis continues to reflect the company's impact, risks and opportunities in a changing world.

Logistea's key matters

E – Green buildings	S – Social value creation	G – Responsible ownership
Direct emissions from Logistea's operations	Working conditions and work-life balance	Corruption and bribery
Investments in energy efficiency	Fair labour conditions at suppliers	Whistleblower protection
Property damage caused by extreme weather	Tenant satisfaction	

Stakeholder dialogue

Close dialogue with our stakeholders plays an important part in identifying and prioritising Logistea's material sustainability issues. The materiality analysis identified, specifically, energy efficiency, climate risks, business ethics and transparency in reporting as key issues. In 2025, Logistea continued its regular dialogue with investors, banks, tenants and employees. This dialogue takes place mainly in the form of meetings, customer dialogues and project collaboration. The prioritised sustainability issues are considered as remaining relevant to our stakeholders, and reflect the conditions of our business.

Stakeholders	Examples of dialogue/ sources of information	Priority issues
Investors/ shareholders	Ongoing contact, meetings	<p>Energy efficiency and fossil-free energy: 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 measures 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 areas 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>

Sustainability strategy

At Logistea, we recognise sustainability as a fundamental requirement for long-term value. Our sustainability strategy is based on our double materiality analysis and is structured around three focus areas: green buildings, social value creation and responsible ownership. These focus areas form the core of the Company's sustainability targets.



Green buildings

Logistea focuses actively on energy efficiency and reducing emission to ensure that our premises are sustainable in the long term.

Logistea's operations are conducted in a resource-efficient manner, with consideration of both actual and potential environmental impacts in all business decisions. A precautionary approach is applied in the assessment and management of sustainability-related risks.

Key matters

- Direct emissions from Logistea's operations
- Investments in energy efficiency
- Property damage caused by extreme weather



Social value creation

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

Logistea contributes to societal development through long-term investments in fit-for-purpose properties. Enabling companies to establish and evolve in small and medium-sized urban centres creates conditions for local enterprise, and employment. Logistea will also be an inclusive and responsible employer where people thrive and develop.

Key matters

- Working conditions and work-life balance
- Fair labour conditions at suppliers
- Tenant satisfaction



Responsible ownership

Logistea's operations will be conducted in a responsible manner, based on good business ethics. We are a long-term and responsible owner that prioritises business ethics and sustainable values in our operations. We will work in a sustainable way in every part of our business, from acquisition to property development and management.

Key matters

- Corruption and bribery
- Whistleblower protection

“The sustainability strategy is translated into concrete sustainability targets that structure the work and enable systematic monitoring over time.”

Sustainability targets

The sustainability strategy is translated into concrete objectives that structure the work and enable systematic monitoring over time. The targets apply to the environmental, social and governance aspects of the business. In 2025, work was focussed on implementing and following up on established sustainability targets. In parallel, work procedures, data collection and monitoring processes were further developed to create a more structured and reliable basis for governance and reporting. The following sections describe each target and the year's activities, along with outcomes in relation to the short- and long-term ambitions set.

Logistea's sustainability targets

Area	Issue	Targets	2024	2025	Change	Baseline year	Target year
Green buildings	Climate change mitigation	Reduce Scope 1 and 2 CO ₂ emissions by at least 50% (KPI CO ₂ kg/m ²)	3.17	2.29	-28	2024	2030
		Net zero Scopes 1 and 2 GHG emissions (tonnes CO ₂ e)	147	164	+17	2024	2050
		100% fossil-free electricity for electricity procured under Logistea's control	100%	100%	-		Ongoing
	Energy	Annually improve energy rating with the target of achieving Energy Class C or higher for 70% of lettable area by 2030 and 100% by 2050.*	51%	59%	+8		2030/ 2050
Climate change adaptation	100% of properties, in terms of lettable area, to have undergone a climate risk analysis according to the EU Taxonomy.	51%	100%	+49		2025	
	Action plans for identified climate risks shall be developed for all relevant properties.	-	-	-		2027	
Social value creation	Working conditions	>50 Employee Net Promoter Score (eNPS)	24	35	+11		
	Tenant satisfaction	>50 Tenant Net Promoter Score (tNPS)	-	22	-		
Responsible ownership	Zero tolerance of corruption	Number of employees that have received anti-corruption training	100%	100%	-		
		Number of key suppliers that have adopted our Code of Conduct	-	53%	-		
	Whistleblower service	Number of unresolved incidents	0	0	-		

*Excludes properties that are not required to have an energy declaration or where no energy declaration has been produced.





Green buildings

Logistea's customers demand sustainable and modern premises for warehousing, logistics and light industry. We are continuing to develop a property portfolio that meets growing customer demands for energy efficiency and climate adaptation.

During the year, the organisation worked systematically to identify and assess its climate impacts and risks. The process consisted of expanding our emissions reporting to include Scope 3 and analysing climate risk for all properties in Logistea's portfolio. In addition, Logistea worked intensively during the year on implementing energy efficiency measures aimed at improving both energy class and energy performance.

Renewable electricity from solar panels

Installation of solar panels remains a priority and an important aspect of improving the energy ratings for our properties. During 2025, two photovoltaic installations were installed on properties in Norway. With a combined capacity of 1.1 MWp, this brings the total output in Logistea's portfolio to 7 MWp.

Battery storage stabilising the national grid

In 2025, Logistea carried out a pilot project at the Vindan 1 property in Borås in partnership with Rebaba, where second-life batteries from electric vehicle were integrated as part of the energy storage solution for the property. Rebaba delivered an over 400 kWh energy storage system that

is estimated to save more than 40 tonnes of CO₂e annually. The aim is to optimise energy flows and reduce the load on the national grid. In addition to the pilot plant, Logistea commissioned 2 MWh of batterie storage in Vaggeryd Logistics Park, and in the first half of 2026 the remaining 7 MWh will be commissioned.

New building of the year – Intersport

During the year, Logistea completed a resource -efficient building for Intersport in Nässjö, with a on low energy consumption and a healthy work environment. It is estimated that the building uses around 55 per cent of the energy allowed under current new-build requirements for this type of property, and solar panels have been installed on the roof to provide renewable electricity.

The work environment is designed to provide good indoor daylight conditions, energy-efficient lighting and demand-controlled ventilation. To promote sustainable transport, the building is equipped with bicycle parking and changing facilities. The outdoor environment is designed to include features contributing to ecological diversity, including meadow plantings, shrubs, trees and birdhouses.

7 MWp

Installed capacity of solar panels
(MWp), end of 2025



“Sustainability aspects are an integral part of Logistea's process to identify and evaluate potential investments.”

Green leases in new and renegotiated contracts

In 2025, Logistea worked on developing its own green annex for leases. The aim is to integrate sustainability aspects more clearly into the dialogue with tenants and to establish joint commitments in areas such as energy, waste, materials and climate adaptation.

The new annex will be introduced gradually in connection with new and renegotiated leases and will serve as a tool for monitoring and strengthening joint sustainability work between Logistea and our tenants.

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 an analysis of factors such as energy consumption, exposure to fossil fuels, presence of toxic building materials and any pollutants in the building under consideration. If a property does not meet Logistea's requirements, the Company implements an action plan and cost analysis, which are taken into account in the decision to acquire the property in question.



Actions on the agenda for 2026

Energy saving measures

Logistea continues to map and initiate energy efficiency measures in dialogue with tenants. The measures are designed to reduce energy use and emissions and play an important part in meeting stricter energy performance requirements in the property portfolio.

Smart buildings

Efforts to develop more properties into “smart buildings” through digital systems are ongoing, resulting in benefits in terms of health and safety, including increased operational reliability and an improved indoor environment.

Solar panels

New investments in solar panel installations in selected properties are planned for 2026. The aim is to increase the installed capacity and the share of self-generated renewable electricity. The initiative will help to reduce climate impact while boosting the building's energy self-sufficiency.

In-depth climate risk analyses

In 2025, Logistea carried out a comprehensive screening of all properties and assessed their vulnerabilities based on the methodology of the EU Taxonomy. The process included an initial assessment of the physical climate risks and an initial review of the measures that may be relevant in the buildings where risk levels are highest.

Logistea intends to further develop this work in 2026 via more detailed analyses of the risks involved, and the establishment of concrete action plans at property level where necessary. The focus will be on the sites where the risks identified are regarded as the most material.

Data quality and sustainability management

To ensure information is reliable and comparable, Logistea is continuing to develop procedures and systems for data collection, monitoring and reporting. The aim is to establish a harmonised structure that covers every aspect of the Group and every focus area. A better integrated monitoring system allows for efficient and transparent measurement and monitoring, and represents an important basis for future targets and decisions.



Climate change mitigation

The construction and property sector accounts for a major share of Europe's total emissions. As a result, reducing the climate impact of Logistea's operations is a central aspect of the Company's sustainability strategy. Logistea's property holdings and project portfolio give rise to greenhouse gas emissions. The largest sources of emissions are energy consumption by tenants, and the use of materials and resources in new builds, extensions, conversions and tenant modifications. Efforts to reduce emissions are made across the entire value chain, from planning and investment to property management and operation. To reduce our emissions, we are focusing on energy efficiency in our buildings, phasing out fossil fuels and using 100 per cent fossil-free electricity in the buildings where the accounts are within our control. We are also working long term on improving the quality of our emissions data, which will provide a more robust basis for prioritisation and strategic work on sustainability.

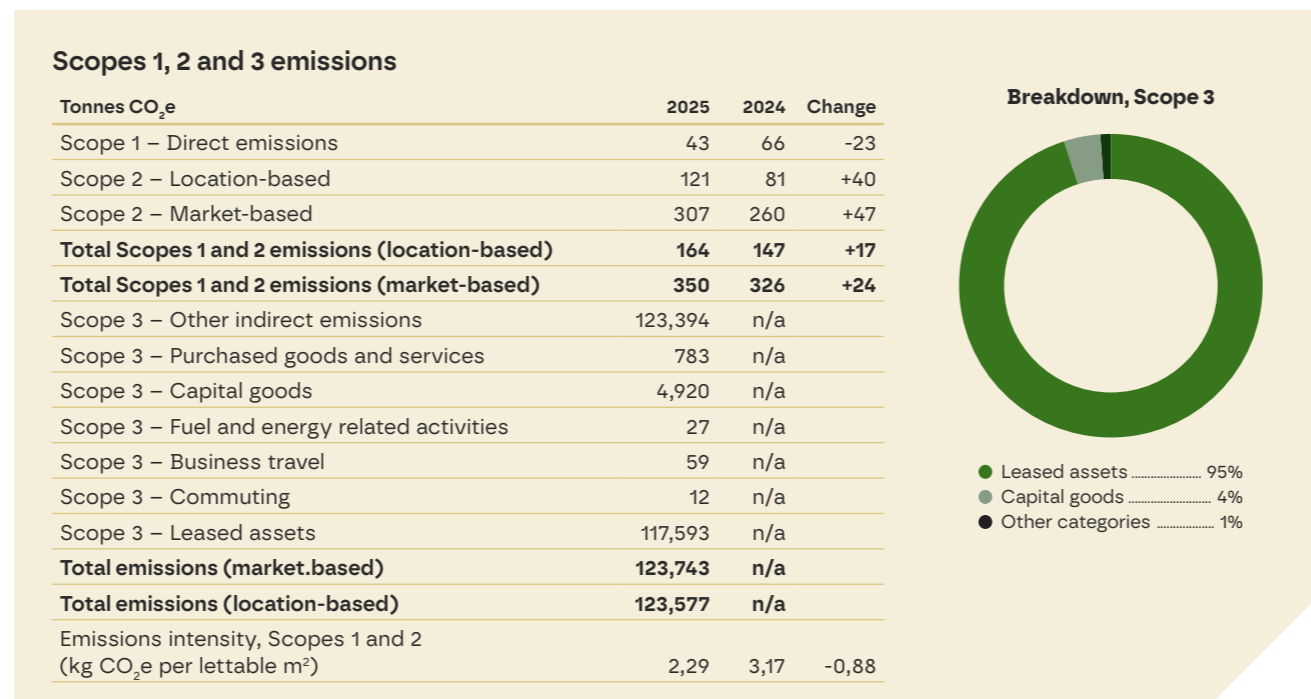
Climate calculation

At Logistea, climate reporting is conducted in accordance with the Greenhouse Gas Protocol and the principle of operational control in classifying emissions is applied. In 2025, calculation of greenhouse gas emissions (GHG) was extended to include Scopes 1 and 2, as well as all significant categories in Scope 3. Emissions are reported in tonnes of carbon dioxide equivalents (tonnes CO₂e).

During the year, Logistea's GHG emissions totalled 43 tonnes of CO₂e in Scope 1 (66) and 121 tonnes of CO₂e in Scope 2 (81). The reduction in Scope 1 resulted from replacing gas combustion in two buildings with biogas, which reduced direct emissions. The increase in Scope 2 was in the main due to a higher share of vacant area during the year, with associated heat consumption.

Scopes 1 and 2 emissions represent 2.29 kg CO₂e/m² in the location-based calculation (3.17).

Scope 3 accounts for 99.9 per cent of total emissions for the Group. The dominant Scope 3 emission category is energy consumption by tenants, accounting for around 95 per cent of emissions in this category. The largest contributions come from customers in the industrial sector with



a high reliance on fossil fuels in their production, as well as from large industrial properties outside the Nordics, located in countries with a less renewable energy mix.

The emissions measured from our leased assets underline our ambition to focus on energy efficiency and good renewable energy choices – both directly in our properties and in consultation with our tenants.

Emissions from capital goods represent about 4 per cent of Scope 3 emissions. Logistea's newly built property for Intersport in Nässjö, accounts for the major share. The project consists of a warehouse and office building of approximately 31,200 m² Atemp, and emissions from the construction phase (A1-A5) are included. The building's embodied climate impact is 147 kg CO₂e/m² Atemp, with total GHG emissions of 4,576 tonnes CO₂e. The calculation

is largely based on primary data, as Environmental Product Declarations (EPDs) are available for a major proportion of the materials used.

Other categories are purchased goods and services, fuel and energy related activities, business travel and commuting. Of these, purchased goods and services account for the largest share of emissions. In this category, emissions mainly arise in connection with the purchase of auditing and advisory services, property repairs and management services, which represent the most significant cost and purchase items in current operations.

Scopes 1 and 2

Net zero

By 2050

Scopes 1 and 2

50% Reduction

Kg CO₂e/m²
By 2030

Fossil-free electricity purchased

100 %

Logistea's key climate emissions



Scope 1

Scope 1 refers to Logistea's direct emissions from combustion in its own operations. Emissions in this category are very low as the Logistea's own energy use is limited and the Company is not engaged in any production activities.

Emissions from heating the properties in the portfolio that were vacant during the year were Logistea's only Scope 1 emissions.

Scope 1 emissions

Category	Emission type	Factor
Vacant space	Biogas	DEFRA
	Natural gas	DEFRA
	Refrigerant	DEFRA



Scope 2

Scope 2 refers to Logistea's indirect emissions from purchased energy, mainly electricity and district heating. This category includes only the parts of the business where Logistea has operational responsibility for energy use.

Emissions include energy consumption in premises not let during the year and energy consumption in our office premises.

Scope 2 emissions

Category	Emission type	Factor
Properties under Logistea's management and vacant space	EL	IVL, NVE, AIB
	District heating	Energiföretagen, Norsk Fjernvarme (Norwegian District Heating trade association)
Logistea's let office properties	EL	IVL, NVE, AIB
	District heating	Energiföretagen, Norsk Fjernvarme
	District cooling	Norsk Fjernvarme



Scope 3

Purchased goods and services

Purchased goods and services for Logistea are limited in scope, as the Company is not engaged in production on its own behalf.

Emissions are based on a climate calculation module linked to the financial management system. The calculation is based on spend-based data, a recognised method when actual activity data are not available.

Capital goods

This category includes emissions from Logistea's construction projects and major renovations. Emissions are recognised in the year of completion and not on an ongoing basis during the project when projects extend over several years. In accordance with the relevance principle of the GHG Protocol and the recommendations of the Swedish Property Federation, emissions from newly acquired properties are not included in this category.

Emissions from new construction projects are calculated either by collecting and collating emissions data from suppliers, or by a standardised calculation per square metre. Other emissions, stemming from renovation projects and major installations, are calculated using the spend-based method.

Fuel- and energy-related activities

This category includes emissions during the production and transport of the energy used by Logistea in Scopes 1 and 2. The calculation is based on the energy volumes reported within these scopes, supplemented by emission factors that reflect the impact of energy production and distribution use.

Business travel

Logistea's business travel consists mainly of air and car travel, which are an important part of the business, as employees regularly need to visit customers and inspect properties.

Emissions are calculated in part directly by the travel agency we use and in part via estimates based on travel costs when actual emissions data is not available.

Commuting

Emissions from employee commuting are calculated by means of a questionnaire that collects data on transport mode and length of journeys. Initially, the category is assessed as "not material", but is included in the first year to evaluate its relevance in terms of further reporting.

Logistea's let properties

At Logistea, this category represents the most material Scope 3 emissions factor. Calculations cover tenants' Scopes 1 and 2 emissions, i.e. emissions from their energy use in the premises where the tenant has operational responsibility. Emissions from tenants' waste are not included, since reporting of this data is voluntary and not regarded as available in sufficient volume.

Data is collected in three ways: directly from the properties where Logistea is the energy account holder, via automatic metering data via the Metry system, or via annual reporting from tenants. Where primary data is not obtainable, emissions are estimated on basis of the tenant's type of activity and the area leased.

Scope 3 emissions

Category	Emission drivers	Calculation method	Factor
3.1 Purchased goods and services	SEK/NOK	Cost-based in Xledger	Factor list from Asplan Viak
3.2 Capital goods	New construction Major renovations	Construction phase A1-A5 Cost-based	EPD (Environmental Product Declarations), Boverket (Swedish National Board of Housing, Building and Planning). Asplan Viak
3.3 Fuel- and energy-related activities	Fuel and energy use	Based on Scopes 1 and 2 emissions	DEFRA, IVL (Swedish Environmental Research Institute), Energiföretagen (Swedenergy)
3.6 Business travel	Distance and transport mode	Estimated average consumption by employees based on employee travel behaviour questionnaire	Trafikverket, Naturvårdsverket
3.7 Commuting	Distance and transport mode, SEK	Direct reported kg CO ₂ travel agency, estimated on basis of travel cost reports	Trafikverket, Naturvårdsverket
3.13 Logistea's let properties	Tenant's energy use	Energy use multiplied by relevant factor, may be estimated per square metre	IVL, NVE (Norwegian Water Resources and Energy Directorate), Energistyrelsen (Danish Energy Agency), Statistics Finland, DEFRA



Methodology description

Recalculation of baseline year

In 2025, Logistea partly adjusted the method of calculation for GHG emissions. At the start of Scope 3 reporting, an internal workshop was organised involving members of staff concerned and members of the management team to ensure correct application of the principles of the GHG Protocol. As a result, a number of methodological adjustments were made, along with clarification of what should be included in Scopes 1, 2 and 3.

Since Logistea's reports are based on the principle of operational control, the majority of our properties that are managed under double-net and triple-net leases – where the tenant has operational responsibility for operating and maintenance – report emissions in our value chain and thus in Scope 3. Only the areas that were vacant during the year and thus under our direct control are included in Scopes 1 and 2.

In the 2024 climate calculation, all properties where Logistea was the named electricity account holder were included in Scopes 1 and 2. As a result of the methodological adjustment made in 2025, this classification has been reviewed and adjusted to better reflect actual control and responsibility. Due to this change, the baseline year 2024 has been recalculated to provide a fair comparison over time.

Tonnes CO₂e

Emission source	2024		Change
	2024	restated	
Scope 1	161	66	In 2024, emissions were calculated for all properties where Logistea was named as electricity contract holder. After this year's methodological adjustment, emissions from vacant areas and consumption in own office premises are included in the calculations.
Scope 2 Location-based	2313	81	
Scope 2 Market-based	775	260	

Methodological approach

Logistea follows the GHG Protocol's overarching principles for reporting GHG emissions. The intention is to ensure appropriate, comprehensive and methodologically robust reporting that provides both internal and external stakeholders with an accurate picture of our climate footprint.

Relevance

In order to map Scope 3 emissions, all fifteen categories have been analysed to determine which are material to Logistea's operations. Categories with low or non-existent emissions have been excluded, such as leased assets (8), downstream transport and distribution (9), further processing of goods sold (10), use of goods sold (11), franchises (14) and investments (15).

Transport of goods and services (4) and waste (5) are considered immaterial to Logistea's day-to-day operations and are therefore only reported in the context of new construction, in category 3.2.

Completeness

We measure the emissions produced in our own operations and in the value chain, in the categories that have been found to be material after a relevance test. As far as possible, climate reporting is based on primary data, and estimates are used only where comprehensive data are not available. All activities within the Group are included in the reporting.

Continuity

Logistea's climate calculations are evolving step by step. In 2024, we reported on our emissions for the first time. This year's calculations are based on a more compre-

hensive and quality-assured methodological basis. In 2025, several methodologies, emission factors and assumptions were updated to better reflect the activities and increase the accuracy of the climate calculations.

At the same time, we are endeavouring to establish a more comprehensive and long-term approach to ensure continuity over time, as processes, data sources and systems improve. To assure comparability between reporting years, the outcome for 2024 has been recalculated on the basis of the methodology applied for 2025.

Transparency

All methodological choices, data sources and assumptions are presented in a clear and traceable way. This includes emission factors, calculation methods and the assumptions used in estimates. Logistea also states which aspects of the reporting are based on actual data and which are estimated. The ambition is to ensure clear, understandable reporting.

Accuracy

Logistea seeks to ensure that emissions data reflects reality as closely as possible. To minimise uncertainty, priority is given wherever possible to actual consumption. Assumptions are based on conservative assumptions and validated via internal comparisons.

Like many property companies, Logistea faces constraints in data availability in the value chain, especially regarding consumption on the part of tenants. In 2025, Logistea provided emissions data from energy consumption in the value chain from 122 of our properties, 84 per cent of the portfolio. Emissions from the remaining 16 per cent was estimated based on the tenant's

type of business and leased area. Estimates were based on comparable tenants in the portfolio, ensuring reasonableness and methodological consistency.

No mapping or systematic collection of data on tenants' refrigerants was carried out in 2025. As a result, emissions reporting is based only on the refrigerant data provided by the tenants to Logistea. There is therefore reason to assume that refrigerant emissions are underestimated in this year's report.

It is a challenge for Logistea to separate the property's own energy use from that arising from the tenant's operations and production. As a result, all energy consumption in leased properties is attributed to our tenants, and consequently calculated within Scope 3.

Energy performance

Energy performance is one of Logistea's key sustainability areas and a crucial factor in mitigating the climate impact of our property portfolio. The major share of our emissions is produced from energy use in our buildings. This means that improving energy efficiency is an area where Logistea can make a big difference.

In 2025, Logistea further developed monitoring and processing of energy-related information via a more structured and systematic approach. A better coordinated body of data and clearer procedures for recording, updating and annual follow-up have improved quality, traceability and internal control.

Improvements in the portfolio

During the year, Logistea continued its work on improving energy performance in its portfolio. The proportion of lettable area rated at Energy Class C or higher increased from 51 per cent at year-end 2024 to 59 per cent in 2025, indicating a clear improvement.

The improvement is attributable both to targeted energy efficiency measures and the acquisition of buildings with good energy performance. For example, at the Grundstenen 7 property in Trollhättan, western Sweden, an energy project was implemented with the result that

approximately 17,000 square metres were upgraded from Energy Class F to Energy Class B.

To achieve the target of no less than 70 per cent of lettable area being rated at Energy Class C or higher by 2030, Logistea will focus on both sustainable acquisitions and targeted upgrades of existing properties. Upgrades are performed in consultation with tenants, with the focus on raising the energy performance of the parts of the portfolio that are currently rated in lower energy classes, mostly F and G. Suitable measures include the installation of solar panel systems and technical upgrades, such as improving efficiency in heating systems and optimising ventilation and control systems.

Adjusted data

As part of Logistea's continued efforts to improve the quality of sustainability reporting, an in-depth review of energy declarations has been carried out. In the 2024 Sustainability Report, the proportion of the property portfolio rated at Energy Class C or higher was stated at 45 per cent. Following quality assurance and adjustment of the underlying data, the actual proportion for 2024 was 51 per cent.



Target 2030

70 %

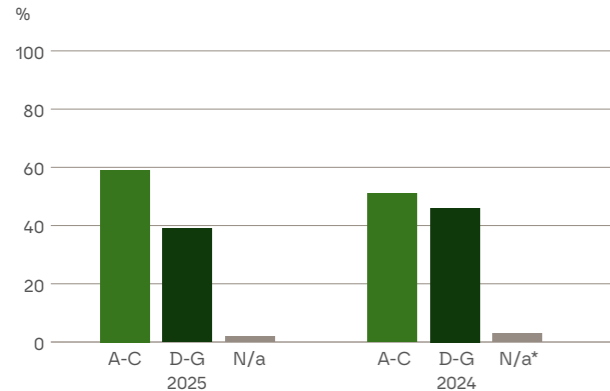
Area rated at Energy Class C or higher

Outcome

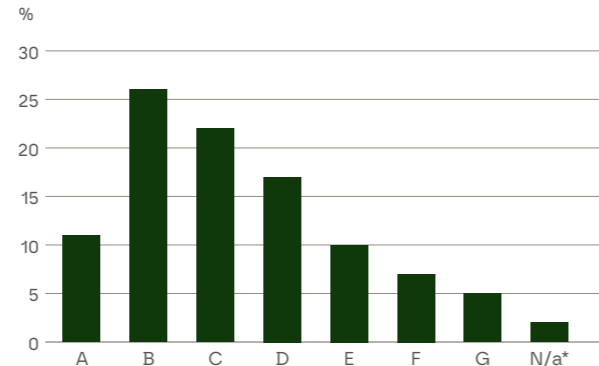
59 %

Area rated at Energy Class C or higher

Change from 2024



Relative shares of energy classes



* Areas without an energy declaration.

Climate risks

Climate risks are the risks that arise when a changing climate affects a company's operations. Such risks are usually divided into physical risks and transition risks, which arise when companies need to adapt to new technological, regulatory and market requirements.

In Logistea's case, climate-related risks are particularly relevant as the Company's assets consist of long-term property investments that are directly affected by both climate change and new regulatory requirements. Physical climate risks, such as heavy rainfall, floods and storms, can affect the functioning, operation and value of property.

At the same time, as a result of the transition towards a more energy-efficient and climate-friendly building stock, Logistea must respond to changing regulations, technological developments and increased expectations from tenants, investors and other stakeholders. This may lead to needs for investment in properties, higher prices for

building materials and increased financing costs for properties that do not meet current requirements.

Physical climate risks in Logistea's property portfolio

Work on climate risk analyses began in 2024 and was completed in 2025. All properties in Logistea's portfolio were analysed on the basis of the methodology established by the EU Taxonomy. The analyses were conducted on the basis of a scenario involving the factor of a sharp increase of 8.5 degrees in global temperatures, which was chosen to highlight the most unfavourable climate-related conditions.

Using a climate screening tool, every property was assessed for climate-related risks based on map data and established climate research. The results were combined with managers' local knowledge of the conditions for each

property, including its vulnerability to different types of risk and the consequences these may have in terms of life and health, financial values and the the building's useful life.

The process also included a comprehensive assessment of adaptation measures capable of mitigating the physical climate risks identified. Many of Logistea's properties are considered resilient, and this year's risk analysis did not identify any climate-related risks requiring action in the short term. Logistea will continue the process in 2026. The focus will be on in-depth analyses in the areas where the greatest risk exposure is identified, and on developing concrete action plans to manage risks identified that need to be addressed in the short term.

Target 2025

100 %

Climate risks analysed

Target 2027

100 %

Action plans produced for material risks



Risks in Logistea's portfolio

For the purposes of reporting, physical climate risks are grouped into four risk categories: water, wind, ground stability and temperature. The graph illustrates the number of properties per risk category where exposure had been judged as medium to very high.

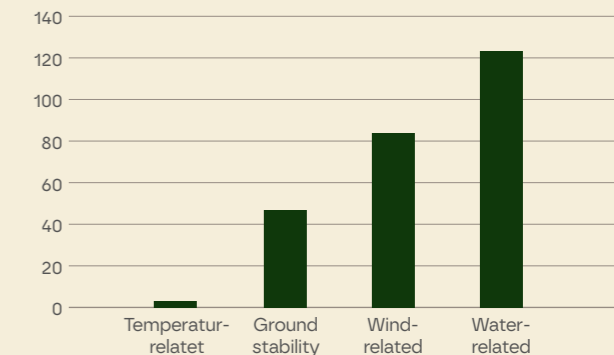
- **Water:** The category with the most widespread effect on Logistea's portfolio, the main risks being flash floods, floods from lakes and rivers and rising sea levels. These risks may affect technical services in buildings, soil conditions and long-term operating conditions.
- **Wind:** Storms and strong wind events, for example, also affect a significant proportion of properties and may pose a risk of damage to building shells and installations.
- **Ground stability:** Includes subsidence, erosion, landslides and quick clay slides, which in some geographical areas pose a structural risk to buildings and infrastructure.

- **Temperature:** Heat waves and forest fires, for example, are more limited in scope but may affect indoor climate, energy requirements and operations.

The risk exposure varies from one country to another. In Sweden, torrential rain is the foremost risk, followed by storms and ground instability. In Norway, flooding as a result of torrential rain and quick clay slides dominates, combined with a relatively high exposure to storms. In the Netherlands, risks are clearly associated with water, while our properties in Denmark are more prone to land subsidence and wind events. In Finland, Belgium, Poland and Germany, exposure is more concentrated on individual categories of risk.

Overall, the analysis indicates that water-related risks are the most prevalent in the portfolio, while certain geographical areas are particularly exposed to ground- and wind-related risks. The geographical classification represents a key factor in decision-making with regard to prioritising climate adaptation measures at building level.

Risk exposure, number of properties





Social value creation

Logistea contributes to the development of municipalities and local enterprise through investments in warehousing, logistics and light industry properties in small and medium-sized urban centres. Access to functional, well adapted business premises is an important factor enabling companies to establish and develop their business. This, in turn, contributes to employment and local growth. To succeed in creating value, both in-house and in our local communities, our employees play a crucial role, and we are committed to creating a corporate culture that promotes a good work environment and opportunities for personal and professional development.

Our employees

Logistea strives to create a safe, healthy and stimulating work environment where employees thrive and develop. Logistea encourages physical activity and offers wellness allowances and flexible working arrangements that support a work-life balance. We monitor employee satisfaction and engagement through annual employee surveys. In 2025, Logistea's eNPS was 35 (24), indicating an improvement from the previous year. We will continue to work on measures to promote culture, co-operation and job satisfaction.

All people are equal

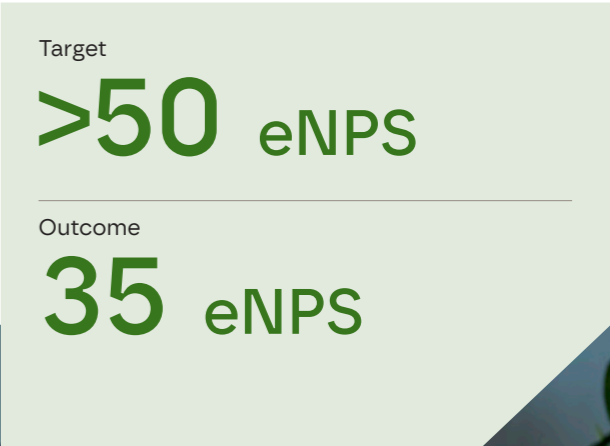
We are guided by the principle that all people are equal and should be treated with respect and fairness. We ac-

tively promote diversity and gender equality and maintain zero tolerance for any form of discrimination. Our Code of Conduct states the principle that we promote equal opportunities for all, irrespective of age, gender, transgender identity or expression, sexual orientation, faith or ethnic background.

We aim to achieve gender balance at all levels of the organisation, with a long-term ambition of at least 40 per cent representation of the underrepresented gender. We apply the principle of equal pay for work of equal value and ensure fair pay conditions throughout the organisation.

Gender equality	2025		2024		2023	
	Female	Male	Female	Male	Female	Male
Board of Directors	40%	60%	33%	67%	40%	60%
Management	14%	86%	10%	90%	40%	60%
Other employees	53%	47%	64%	36%	89%	11%
Total	42%	58%	42%	58%	67%	33%

Figures refer to the end of the respective year.



“Regular dialogue and close cooperation with our tenants ensure that our properties meet high standards of functionality, safety and comfort.”

Our tenants

Logistea focuses on building long-term, trusting relationships with our tenants. Regular dialogue and close cooperation with our tenants ensure that our properties meet high standards of functionality, safety and comfort. For day-to-day operations, we engage local subcontractors. This enables us to offer high standards of service, even in minor locations and in small properties. Our ambition is to continuously improve our offering and create properties that support our tenants' business and their sustainability goals.

Satisfied tenants make for long-term partnerships

In 2025, Logistea conducted a Tenant Net Promoter Score (tNPS) survey for the first time to gain a better understanding of the experience and satisfaction of our tenants. The result was a score of 22, which provides an important starting point for further work on customer satisfaction and service quality. The aim is over time to achieve a tNPS above 50 and in that way to strengthen relationships with our tenants through responsiveness, joint development and long-term co-operation.

What is a Net Promoter Score (NPS)?

At Logistea, we use NPS to measure employee and tenant satisfaction. NPS is a measure of loyalty and satisfaction that indicates how likely a customer or employee is to recommend a company to friends or colleagues. The score is calculated by asking the question about the likelihood, on a scale from 0 to 10, of a recommendation. The result may vary from -100 to +100. A score above 0 indicates that more customers or employees are satisfied than dissatisfied.

How do we calculate our NPS?

We use the NPS principle, but have expanded the number of questions to three, in order to get a more nuanced picture. To obtain our final NPS, we then calculate the average of the weighting for the three questions.

Within the organisation, our selection consists of all employees. To calculate a score for our tenants, we have chosen a methodical process consisting partly of our largest tenants and partly of a random selection from the rest of the portfolio. The number of tenants selected in 2025 was 20, and we achieved a response rate of 45 per cent among selected tenants.

Actions on the agenda for 2026

Working with tenants

Dialogue with tenants remains a key element of sustainability work. During the year, Logistea intends to continue developing and deepening the ongoing dialogue with tenants as an integral part of sustainability work. The work will build on more systematic mapping of sustainability-related conditions in the property portfolio and a better understanding of tenants' activities and energy use. On this basis, Logistea plans to conduct a more structured and mindful dialogue, with on-site meetings being used to identify suitable and feasible energy and climate solutions in each property.

Target

>50 tNPS

Outcome

22 tNPS



Responsible ownership

Logistea is a long-term and responsible owner. 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.

Codes of Conduct

In 2025, Logistea revised its codes of conduct to better align with the Group’s values and key sustainability priorities. Logistea has a Code of Conduct for employees, a Supplier Code of Conduct and a Code of Conduct for Tenants. The codes clearly set out expectations for responsible behaviour in all parts of the value chain and serve as a common framework for ethical and sustainable business.

Responsible supply chain

Through our Supplier Code of Conduct, Logistea requires suppliers to act in accordance with our principles on human rights, labour, environment and business ethics. Suppliers confirm their commitment to the Code and are expected to apply the same requirements in their own supply chain.

In 2025, work progressed further on establishing more systematic monitoring of suppliers. Logistea aims for 100 per cent adoption the Company’s Code of Conduct by our key suppliers. Suppliers from whom Logistea has made purchases above a set amount, as well as suppliers operating in industries with an increased risk of human rights violations, are required to adopt the Code of Conduct. Monitoring of this process began in 2025, and by year-end, 53 per cent of the suppliers concerned had adopted the Code. We clearly communicate, to all major suppliers, an expectation that they comply with our Code of Conduct, which is publicly available on our website.

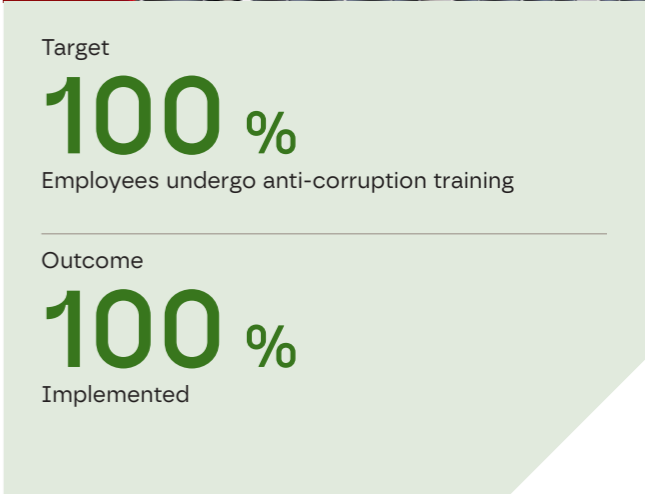


Anti-corruption

We have zero tolerance of corruption, abuse of power, extortion and fraud. We comply with all applicable laws and regulations and do not accept that anyone in the organisation offering, requesting, receiving or giving improper benefits. The aim is to maintain a fair and transparent market with competition on equal terms. All employees undergo annual anti-corruption training and are acquainted with the applicable 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 insights into any shortcomings. We encourage everyone to report irregularities that conflict with our values or the law. Reports may be submitted anonymously via our whistleblower service without retaliation. Reports received are dealt with by an independent external organisation to ensure objectivity and confidentiality. In 2025, no reports of infringements, including violations of human rights, were received.





EPRA sBPR

EPRA Sustainability Performance Measures

ESG	Area of effect	EPRA code	Units	KPI	Category	Absolute performance (Abs)		Like-for-Like (LfL)	Like-for-Like (LfL)	Change %			
						2025	2024	2025	2024				
Environment	Energy	Energy int.	kWh/m ² /year	Energy intensity	Property owner-acquired energy	152	414						
	GHG emissions	GHG int.	kgCO ₂ e/m ² /year	GHG emissions intensity	Scopes 1 and 2 emissions (location-based)	5.8	10.4						
					Scopes 1 and 2 emissions (market-based)	3.2	6.5						
	Water	Water int.	m ³ /m ² /yr	Water intensity	Property owner-acquired water	0.22	0.21	0.24	0.23	6%			
	Waste	Waste – ABS, Waste – LfL	Tons	Total weight of waste generated	Non-hazardous waste	49.6	100%	73.9	100%	33.7	41.8	-19%	
					Recycled	32.1	65%	58.2	79%	27.3	39.5	-31%	
					Landfill	-	0%	-	0%	-	-	0%	
					Compost	17.4	35%	15.7	21%	6.3	2.3	177%	
					Total weight of waste generated, composition	Paper	3.5	7%	13.4	18%	3.5	6.0	-41%
						Metal	-	0%	-	0%	-	-	0%
						Glass	3.0	6%	3.1	4%	3.0	3.1	-2%
						Mixed municipal waste	25.5	52%	41.6	56%	20.7	30.4	-32%
	Food waste	17.4	35%	15.7	21%	6.3	2.3	177%					
	Certifications	Cert. – Tot.	%	Mandatory certifications (energy declaration)	% of portfolio certified by value (EUR)	96		97					
					A	10		9					
B					27		18						
C					20		15						
D					16		20						
E					12		18						
F					6		10						
G					4		7						
Voluntary certifications (e.g. BREEAM)					% of rental income from BREEAM-certified properties (or equivalent)	9.3		10.6					



EPRA Sustainability Performance Measures

ESG	Area of effect	EPRA code	Units	KPI	Category	Absolute performance (Abs) 2025	Absolute performance (Abs) 2024	Change*
Social	Diversity	Diversity – Empl.	male/female, female share, pp	Gender breakdown	Proportion of men and women, employees	58/42	60/40	2
				Gender breakdown at different levels of Company	Board of Directors	60/40	67/33	7
					Management team	86/14	90/10	4
					Senior executives	25/75	67/33	50
				Other employees	53/47	45/55	-8	
	Employees	Empl. training	Number of hours	Average hours of training per employee	All employees	15.5	3	417%
	Health & safety	H&S – Empl.	Per 100,000 hours worked	Working days lost	Direct employees	1.4	0	-
Direct employees					1.2	2.8	-57%	
Governance	Board of Directors	Gov – Board	Total number	Composition of the Board	Number of members of the highest governance body	5	6	-17%
					Proportion of senior executives	1	2	50%
					Proportion of non-executive directors	4	4	0%
					Average length of Board mandate (years)	6.25	4.25	47%

*Change is presented as either a percentage (%) or percentage points, depending on the indicator.