May 2026

Green Debt Framework Investor Report 2025

platzer

Green Debt Framework Investor Report

Platzer Fastigheter Holding AB (publ) launched this Green Debt Framework in August 2021 which received a Medium Green Shading by the second party opinion provider CICERO Shades of Green. During 2025, SEK 600 million in bonds matured. In total two bonds totaling SEK 900 million is the current outstanding volume. In July 2024 this Green Debt Framework was replaced by the Green Finance Framework, hence there will be no more bonds issued under this framework.

Our Sustainability efforts

Development of sustainable areas with the smallest possible carbon footprint is how we tend to summarise our view on sustainability. Our Green Debt Framework is a natural part of our continued sustainability effort and green debt is viewed as a more sustainable source of financing. We believe it attracts a wider set of investors, improve already existing green collaboration with investors and provide for proud and committed employees. We aim for all our financing to be green in the long term. At the end of 2025, 73% of our financing was green.

Local use of resources has a global impact on the climate and the environment. The property sector in general faces challenges during a building's lifecycle from construction through management to final deconstruction. Therefore, it is important with a holistic view of environmental issues and renovation of an existing building may be a better alternative for the environment than demolition and new construction. Our properties too have an adverse impact on the environment throughout their entire life cycle and efforts to reduce our impact on the environment is a natural part of our operations. We focus on the areas where property management has the largest impact, such as energy consumption, waste management and sustainable materials choices in connection with refurbishment and new construction.

The Green Debt Framework includes six categories of eligible investments (Green Buildings, Clean transportation, Energy efficiency, Renewable energy, Climate change adaptation, and Pollution prevention and control). The green proceeds have been allocated to the category Green Buildings. The proceeds have been allocated to existing properties, i.e. financed more than one year after completion.

The current pool of green assets represent only a selection of eligible properties where an actual decision to be included has been made. There are additional projects or specific buildings ready for prompt decision if needed but the current pool is expected to be sufficient for the outstanding bonds until they mature in 2026 and 2027.

Table 1: Green Bond issuance

ISIN	Amount, SEK m	Tenor	Date of issue
SE0013360468	550	5 years	2021-09-21
SE0013361359	350	2 years	2024-02-05

Table 2: Disclosure of allocation

Category	Allocations, SEK m	Proportion of allocations, %
Green Buildings	900	100
Clean transportation	-	-
Energy efficiency	-	-
Renewable energy	-	-
Climate change adaptation	-	-
Pollution prevention and control	-	-
Sum of allocated Green Bond proceeds	**900**	**100**

A selection of our sustainability targets

- Environmental certified properties: 100%
- Green leases: 100% of leased area
- Energy performance in our investment properties in 2030 to be lower than 62 kWh/sq.m of area (heated to a minimum of 10 °C)
- Net zero greenhouse gas emissions by 2040. [1]

Table 3: Pool of Green Assets

Category	Amount, SEK m
Market value of green pool	5,293
Existing debt in pool prior to allocation	-3,790
Green account balance	0
Available for green allocation	**1,503**
Allocated Green Bonds	900
Green pool balance	**603**

[1] Platzer is taking active measures to eliminate property management emissions we have control over. For emissions outside our control, e.g. from purchased energy, we may need to use carbon removal credits or carbon offsetting.

GREEN BUILDINGS

Our category green buildings are assumed to cover the green bond principles main environmental objectives; climate change mitigation and climate change adaptation.

Our buildings are connected to the district heating network, which to a large extent is based on recovered heat and bio-energy sources making the district heating sources basically fossil free. Where possible we also connect to district cooling networks. We contribute to expansion of renewable electricity production through installation of solar panels and purchase of only wind energy. In 2025, 100% of all purchased energy came from renewable sources or was recovered energy.

To qualify as a Green Building in our framework new properties must have, or will, receive an environmental certification of at least Miljöbyggnad “Silver”, BREEAM-SE “Excellent”, BREEAM “Excellent” or LEED “Gold”. The properties should also achieve at least 20% lower energy use than required by the applicable national building code (BBR).

Existing properties must have or will receive a certification of at least Miljöbyggnad “Silver”, Miljöbyggnad i drift “Silver”, BREEAM “Very Good”, BREEAM In-Use “Very Good”, LEED “Gold” or LEED EBOM “Gold”. Existing buildings must also achieve an energy use per square meter not exceeding the targets set out below and for own development at least 15% lower than the national building code (BBR) applicable for the specific building.

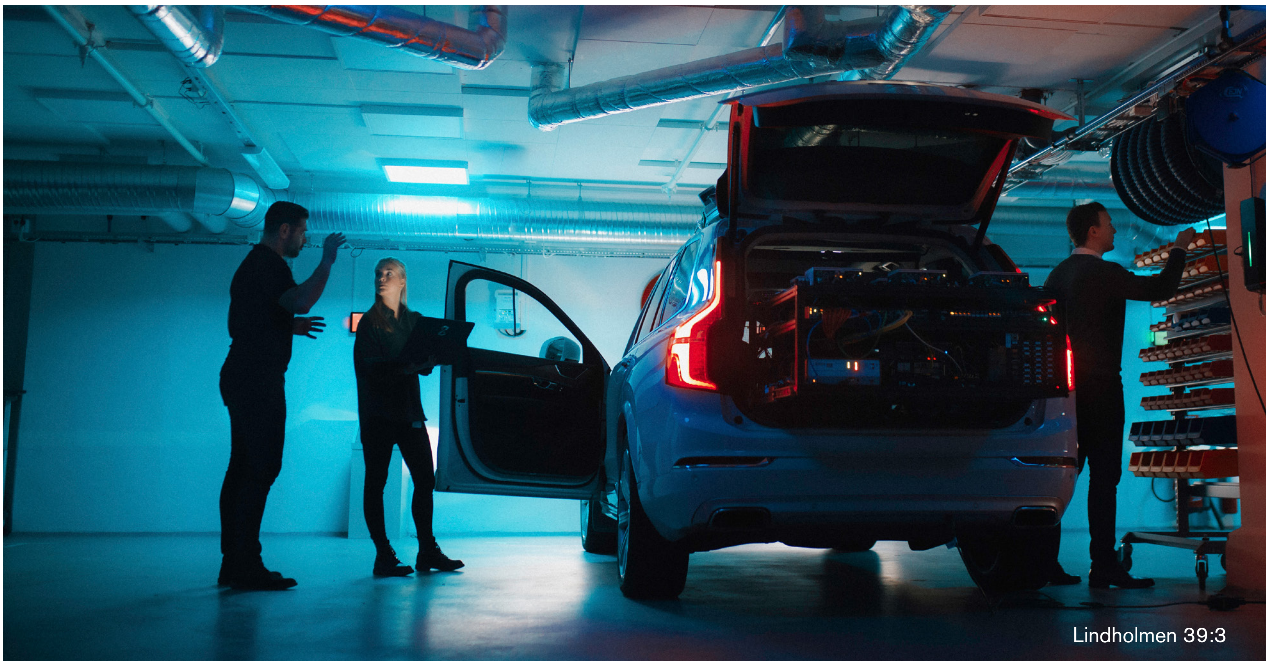
Major renovation category may be used for properties that have undergone renovation and for which the energy performance have been improved by at least 30% during a time period not exceeding three years.

During the year our properties to which green bonds have been allocated show great savings in energy and carbon emissions compared to the applicable BBR. The savings figure only reflect the impact of the properties total savings that represent the share of allocated green financing compared to the properties market value. For details and assumptions in calculations see appendix.

Construction year	Energy use per square meter, Atemp
Before 2006	100 kWh/sq. m.
Between 2006-2010	90 kWh/sq. m.
After 2010	80 kWh/sq. m.

Green debt's share of annual savings

Annual energy savings	301 MWh
Annual carbon emission savings	13 tons



Property	Category within Green Building	Requirement, kWh/sq.m. Atemp	I. Energy performance: Annual energy use, kWh/sq.m. Atemp	Annual energy savings, MWh	Annual energy savings, allocated to green debt, MWh	Renewable energy, %	II. Building certification: Type of certification	Achieved level	III. Carbon Emission savings: Carbon intensity, g/sq.m. Atemp	Annual carbon Emission savings, tons	Annual carbon Emission savings, allocated to green debt, tons
Gårda 18:24	Existing	100*	97	33	16	100	BREEAM	Very Good	146	2	1
Gårda 1:15	Existing	100*	81	228	97	100	Miljöbyggnad	Silver	157	11	1
Nordstaden 14:1	Existing	100*	74	269	123	100	BREEAM	Very Good	145	11	5
Lindholmen 39:3	Existing	80	61	171	65	100	LEED	Gold	90	6	2

* For properties built before 2006 with actual higher energy requirements BBR 12 will be used as reference in savings calculations.

Revisorns rapport över översiktlig granskning av investerarbrevet (Green Bond)

Till Platzer Fastigheter Holding AB (publ), organisationsnummer 556746-6437

Inledning

Vi har fått i uppdrag av styrelsen i Platzer Fastigheter Holding AB (publ) ("Platzer") att översiktligt granska företagets investerarbrev för Green Debt Framework Investor Report ("rapporten") för år 2025.

Styrelsens ansvar

Det är styrelsen som har ansvaret för att upprätta rapporten i enlighet med tillämpliga kriterier. Kriterierna framgår i dokumentet *Green Debt Framework* ("ramverket") daterad augusti 2021 (sida 15) som finns tillgänglig på Platzers hemsida, som är tillämpliga för rapporten, samt av företagets egna framtagna redovisnings- och beräkningsprinciper. Detta ansvar innefattar även den interna kontroll som bedöms nödvändig för att upprätta ett investerarbrev som inte innehåller väsentliga fel, vare sig dessa beror på oegentligheter eller på fel.

Revisorns ansvar

Vårt ansvar är att uttala en slutsats om rapporten grundad på vår översiktliga granskning. Vårt uppdrag är begränsat till den historiska information som redovisas och omfattar således inte framtidsorienterade uppgifter.

Vi har utfört vår översiktliga granskning i enlighet med ISAE 3000 *Andra bestyrkandeuppdrag än revisioner och översiktliga granskningar av historisk finansiell information*. En översiktlig granskning består av att göra förfrågningar, i första hand till personer som är ansvariga för upprättandet av rapporten, att utföra analytisk granskning och att vidta andra översiktliga granskningsåtgärder. En översiktlig granskning har en annan inriktning och en betydligt mindre omfattning jämfört med den inriktning och omfattning som en revision enligt International Standards on Auditing och god revisionssed i övrigt har.

Revisionsföretaget tillämpar ISQC 1 (International Standard on Quality Control) och har därmed ett allsidigt system för kvalitetskontroll vilket innefattar dokumenterade riktlinjer och rutiner avseende efterlevnad av yrkesetiska krav, standarder för yrkesutövningen och tillämpliga krav i lagar och andra författningar. Vi är oberoende i förhållande till Platzer enligt god revisorssed i Sverige och har i övrigt fullgjort vårt yrkesetiska ansvar enligt dessa krav.

De granskningsåtgärder som vidtas vid en översiktlig granskning gör det inte möjligt för oss att skaffa oss en sådan säkerhet att vi blir medvetna om alla viktiga omständigheter som skulle kunna ha blivit identifierade om en revision utförts. Den uttalade slutsatsen grundad på en översiktlig granskning har därför inte den säkerhet som en uttalad slutsats grundad på en revision har.

Vår granskning utgår från de av styrelsen valda kriterier, som definieras ovan. Vi anser att dessa kriterier är lämpliga för upprättande av rapporten.

Vi anser att de bevis som vi skaffat under vår granskning är tillräckliga och ändamålsenliga i syfte att ge oss grund för vårt uttalande nedan.

Uttalande

Grundat på vår översiktliga granskning har det inte kommit fram några omständigheter som ger oss anledning att anse att rapporten inte, i allt väsentligt, är upprättad i enlighet med de ovan av styrelsen angivna kriterierna.

Göteborg, den dag som framgår av vår elektroniska underskrift.

Öhrlings PricewaterhouseCoopers AB

Johan Brobäck
Auktoriserad revisor

Appendix

ENERGY

Calculations on energy use are based on actual amounts of energy used for heating and cooling as well as electricity. These amounts are recalculated to normal consumption using degree-day-statistics. Atemp is used as the basis for sq.m. calculations as it refers to the total heated area in the building.

Energy savings refer to the actual amount of energy used compared with the applicable requirement in the national building code (BBR). For simplicity reasons the requirement in BBR 12 is used for properties built for before 2006 even though the actual requirements at the time were higher since it was the first BBR with a specific level. The savings figure only reflect the impact of the properties total savings that represent the share of allocated green financing compared to the properties market value.

GREENHOUSE GAS EMISSIONS

Emissions consist of carbondioxide equivalentes (CO2-e) from purchased heating, cooling and electricity as well as possible leakage from cooling fluids. CO2-e calculations are primarily based on input data reported from suppliers of district heating and cooling for 2025. Where possible purchased district heating is made from renewable sources with low CO2-e emissions. All electricity is wind power and calculated as 0 g CO2-e /kWh.

Greenhouse gas savings is calculated based on the reported energy savings using location based emission figures and Platzer's consumption pattern. Input data reported from suppliers of district heating and cooling for 2025 is weighed to 35,7 g CO2-e/kWh for heating and 0 g CO2-e/kWh for cooling[1]. For electricity 46 g CO2-e/kWh is used[2]. The savings figure only reflect the impact of the properties total savings that represent the share of allocated green financing compared to the properties market value.

1) *Source: Weighted Calculation based on Emission Reports from Göteborg Energi, Mölndal Energi and Solör Bioenergi.*

2) *Source: IVL Svenska Miljöinstitutet Rapportnr. B11147 - Emissionsfaktor för nordisk elmix år 2021-2023. Publisher: IVL Svenska Miljö*

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