

# Green Financing Impact Report 2024



# Allocation Reporting

As at year-end 2024, Europi had a portfolio of five eligible green assets, all of which were within the Green building eligible asset category. The assets are illustrated in the table below, which also includes the Adarse warehouse that was certified in the beginning of 2025.

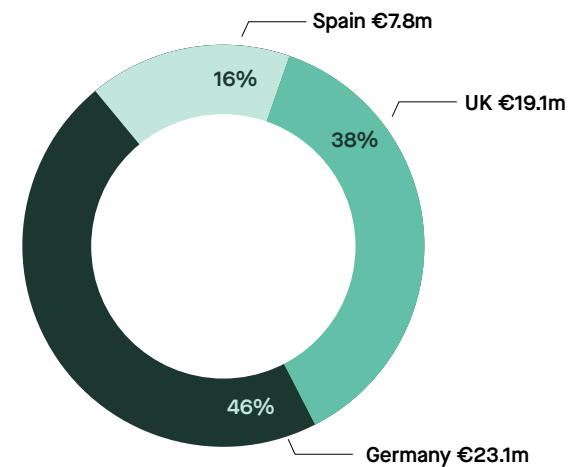
Europi has allocated 100% of the green bond proceeds of EUR 50m to refinance a selection of these green buildings: Windmill Green in Manchester, Silizium in Dusseldorf and Circuit in Barcelona.

## Eligible Green Assets

STRATEGY / ASSET	GEOGRAPHY	CITY	CATEGORY	ASSET CERTIFICATION LEVEL
<b>CityBee</b>				
Windmill Green	UK	Manchester	Green Buildings	BREEAM Outstanding
Minerva	UK	Leeds	Green Buildings	BREEAM Excellent
Silizium	Germany	Dusseldorf	Green Buildings	DGNB Platinum
Esplugues 225	Spain	Barcelona	Green Buildings	BREEAM Excellent
Cicuit	Spain	Barcelona	Green Buildings	LEED Gold
<b>Ecologis</b>				
Adarse	Portugal	Lisbon	Green Buildings	BREEAM Excellent

Note: Adarse was certified in beginning of 2025.

## Geographical Distribution of Refinancing





# Windmill Green, Manchester

Windmill Green is a striking modern office building located in the heart of Manchester, with easy access for commuters. The building was comprehensively refurbished in 2019 and it has been certified to “BREEAM Outstanding”, the highest level within the BREEAM certification scheme.

Windmill Green has a diversified mix of tenants from several sectors including technology, legal, real estate, engineering, recruitment and media. There’s serviced office space available on the lower floors, suitable for smaller businesses, start-ups and more flexible requirements. The building also offers a shared roof terrace with views on the Manchester skyline. A rooftop colony of bees make Windmill Green honey, which is donated to charity.

## Key Statistics

SEGMENT                      SIZE                      SQ M                      ENERGY PERFORMANCE CERTIFICATE

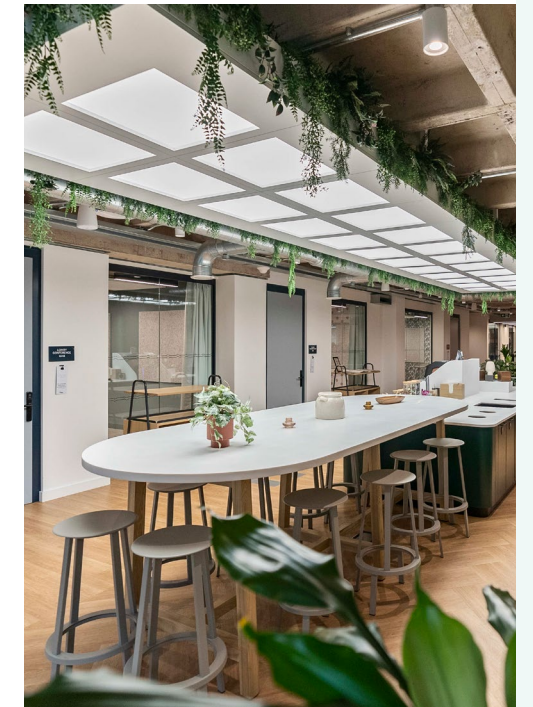
**Office                      7,444                      B-38**

SUSTAINABILITY CERTIFICATION

**BREEAM Outstanding**

OTHER CREDENTIALS

**Activerscore - Platinum**





# Silizium, Dusseldorf

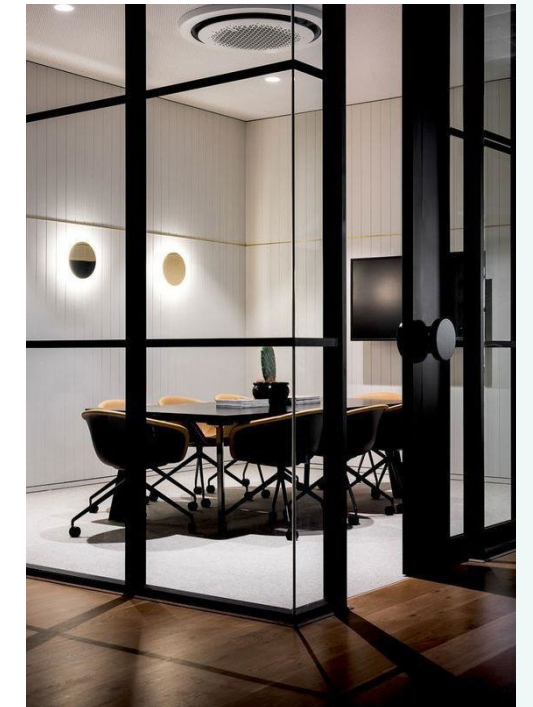
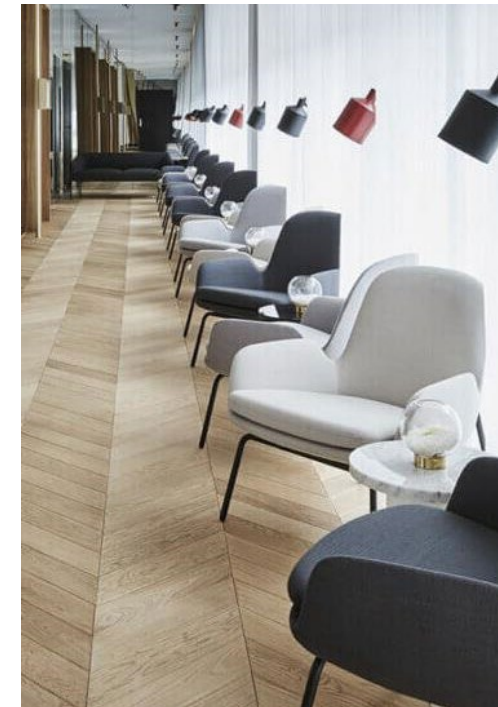
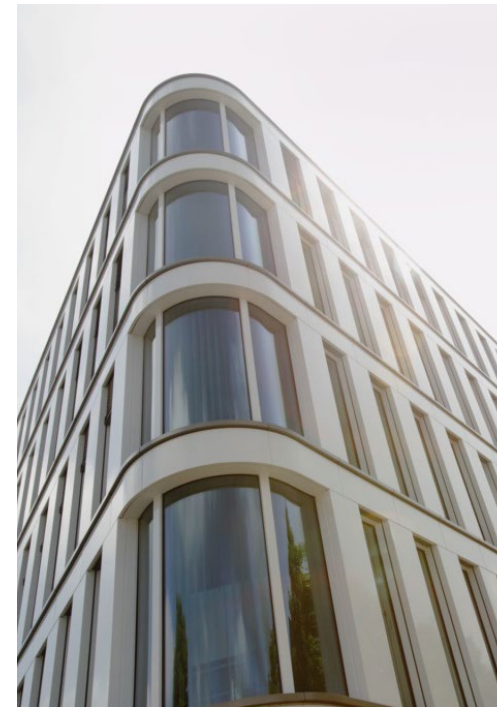
Silizium is a modern HQ-office building in western Dusseldorf. The building is currently 100% let to a global technology company, and is well located in a commercial suburb of Dusseldorf offering easy access to both the city centre and the airport.

Since it was acquired in 2022, Europi has undertaken further investment into the building, in particular into a significant upgrade of the Building Management System (BMS) and smart metering. Following these investments, the certification was upgraded to “DGNB Platinum”, the highest certification level possible within the DGNB framework.

## Key Statistics

SEGMENT	SIZE	SQ M
<b>Office</b>	<b>15,395</b>	

SUSTAINABILITY CERTIFICATION
<b>DGNB Platinum</b>





# Circuit, Barcelona

Circuit is a high-quality office building located in the Cornellà de Llobregat area of Barcelona, an area which is experiencing strong demand from occupiers across many sectors including technology, engineering, pharmaceuticals and life sciences.

Europi acquired Circuit together with local partner Kefren Capital in May 2023 and has invested in several sustainability initiatives since. Focus has been on reducing energy and resource consumption and the building was certified “LEED Gold” in 2024.

## Key Statistics

SEGMENT

Office

SIZE

13,082

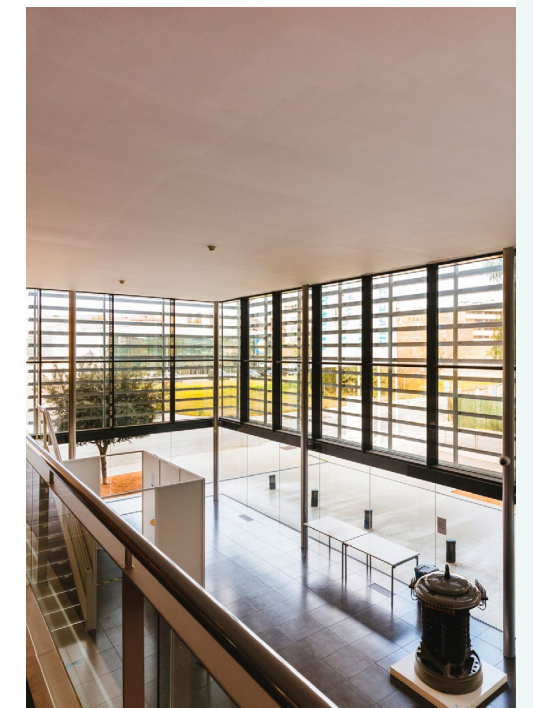
SQ M

SUSTAINABILITY CERTIFICATION

LEED Gold

OTHER CREDENTIALS

PV Panels





# Appendix - Europi Eligible Asset Categories

## Eligible Asset Category: Green building

Financing of acquisition, development and renovation of new and existing environmentally friendly buildings.

**Substantial contribution to the EU Environmental Objectives:** Climate Change Mitigation  
**United Nation Sustainable Development Goal:** 7.2, 9.4



## New Buildings

Development projects and newly constructed buildings where the buildings have, or will receive, a design stage certification or a post-construction certification or an in-use certification of:

- BREEAM Excellent (or higher);
- BREEAM Very Good with excellent or higher on energy category score;
- LEED Gold (or higher);
- DGNB Gold (or higher);
- Miljöbyggnad Silver (or higher);
- EDGE Certified, EDGE Advanced, EDGE Zero Carbon;
- HQE Excellent (or higher);
- RTS 3 stars (or higher).

## Existing Buildings

Existing buildings where the buildings have, or will receive, a post construction certification or an in-use certification:

- BREEAM Excellent (or higher);
- BREEAM Very Good with excellent or higher on energy category score;
- LEED Gold (or higher);
- DGNB Gold (or higher);
- Miljöbyggnad Silver (or higher);
- EDGE Certified, EDGE Advanced, EDGE Zero Carbon;
- HQE Excellent (or higher);
- RTS 3 stars (or higher).

or;

Existing buildings where the building has at least an Energy Performance Certificate (EPC) class A or, as an alternative, the building has a Primary Energy Demand (PED) which is within the top 15% of the national or regional building stock,

or;

Financing of renovation projects where the renovation leads to a reduction in the Primary Energy Demand (PED) of at least 30%.

## Eligible Asset Category: Renewable Energy

Financing of renewable energy technologies and related infrastructure.

**Substantial contribution to the EU Environmental Objectives:** Climate Change Mitigation  
**United Nation Sustainable Development Goal:** 7.2



### Solar Power

Electricity generation and related infrastructure using solar power technology with fossil fuel back-up below 15%.

### Wind Power

Electricity generation and related infrastructure from wind power.

### Geothermal Power

Electricity and heat generation where life-cycle GHG emissions is 100gCO2e/kWh or lower as well as related infrastructure using geothermal energy.

## Eligible Asset Category: Clean Transportation

Financing of infrastructure and solutions for clean transportation

**Substantial contribution to the EU Environmental Objectives:** Climate Change Mitigation  
**United Nation Sustainable Development Goal:** 11.2



### Clean transportation

EV charging points and related infrastructure, bicycle garages, pedestrian walkways, bicycle lanes and that support and emphasize the use of clean transportation solutions.



## Auditor's Limited Assurance Report for selected parts of Europi Property Group AB (publ)'s Green Financing Impact Report 2024

To Europi Property Group AB (publ), Corp. id. 559207-9692

### Introduction

We have been engaged by management of Europi Property Group AB (publ) ("Europi") to review selected parts of Europi's Green Financing Impact Report for the year of 2024 ("the Report"). The scope of our assurance is limited to information regarding the total amount of green bonds issued by Europi during 2024 and that the eligible green assets and the distribution of the refinancing by Europi Property Group AB (publ) for the reporting period January 2024 to December 2024 reported in Europi's Green Financing Impact Report for the year of 2024 are aligned with Europi Property Group's Green Finance Framework, page 1 of the Report.

### Responsibilities of Europi's Green Finance Committee for the Green Financing Impact Report 2024

Europi's Green Finance Committee is responsible for the preparation of the Report in accordance with applicable criteria, which are stated in Europi's Green Finance Framework. This responsibility also includes the internal control relevant to the preparation of a Green Financing Impact Report that is free from material misstatements, whether due to fraud or mistakes.

### Auditor's responsibility

Our responsibility is to express a conclusion on the Report based on the limited assurance procedures we have performed. Our responsibility is limited to the historical information reported and thus does not include future-oriented information.

We conducted our limited assurance engagement in accordance with ISAE 3000 (Revised) *Assurance engagements other than audits or reviews of historical financial information*. A limited assurance engagement consists of making inquiries, primarily of persons responsible for the preparation of the Report and applying analytical and other limited assurance procedures. A limited assurance engagement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards. The firm applies ISQM 1 (International Standard on Quality Management 1), which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements. We are independent of Europi in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The limited assurance procedures performed do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. The conclusion based on a limited assurance engagement does not provide the same level of assurance as a conclusion based on an audit.

Our procedures are based on the criteria defined by Europi's Green Finance Committee as described above. We consider these criteria suitable for the preparation of the report.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our conclusions below.

### Conclusions

Based on the limited assurance procedures performed, nothing has come to our attention that causes us to believe that the selected parts of the Green Financing Impact report are not, in all material respects, aligned with Europi's Green Finance Framework.

Stockholm, April 11th 2025  
KPMG AB

Håkan Olsson Reising  
Authorized Public Accountant

Lia Zetterlund Arsenius  
Expert member of FAR



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