



Green Financing
Impact Report 2025



Allocation Reporting

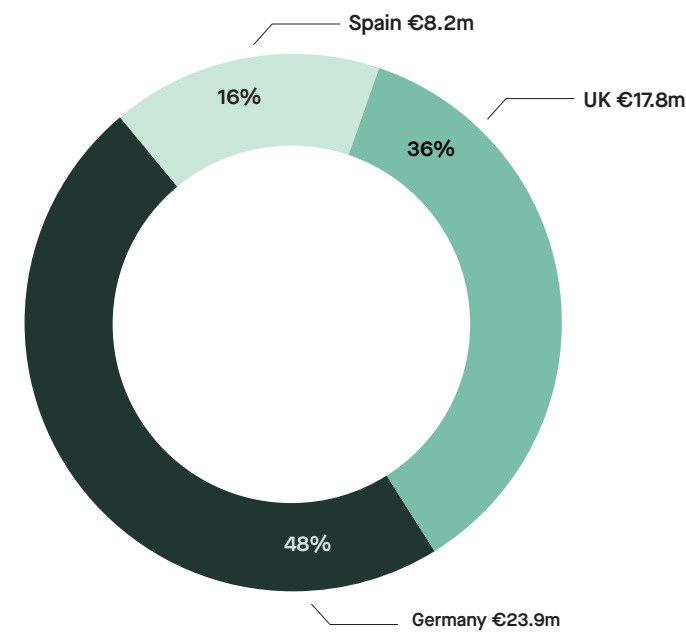
As at year-end 2025, Europi had a portfolio of six eligible green assets, all of which were within the Green building eligible asset category. The assets are illustrated in the table below.

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 |
|------------------|-----------|------------|-----------------|---------------------------|
| Citybee | | | | |
| 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 |
| Circuit | Spain | Barcelona | Green Buildings | LEED Gold |
| Ecologis | | | | |
| Adarse | Portugal | Lisbon | Green Buildings | BREEAM Excellent |

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 makes Windmill Green honey, which is donated to charity.

Key Statistics

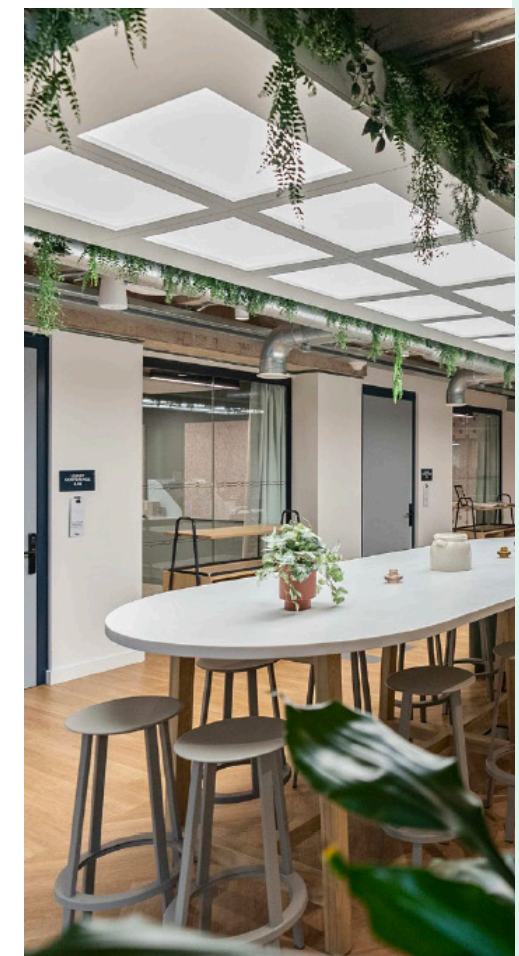
| SEGMENT | SIZE | SQ M | ENERGY PERFORMANCE CERTIFICATE |
|---------|-------|------|--------------------------------|
| Office | 7,444 | | B-38 |

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.

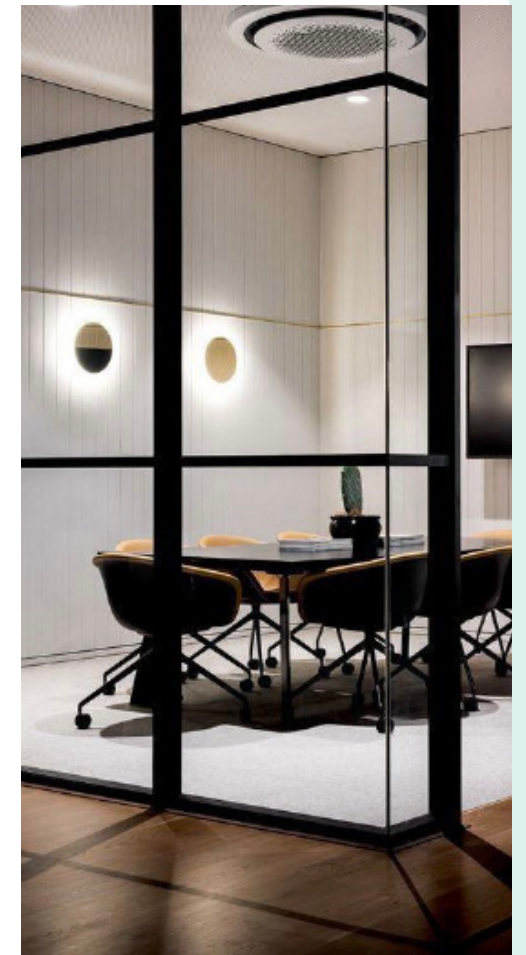
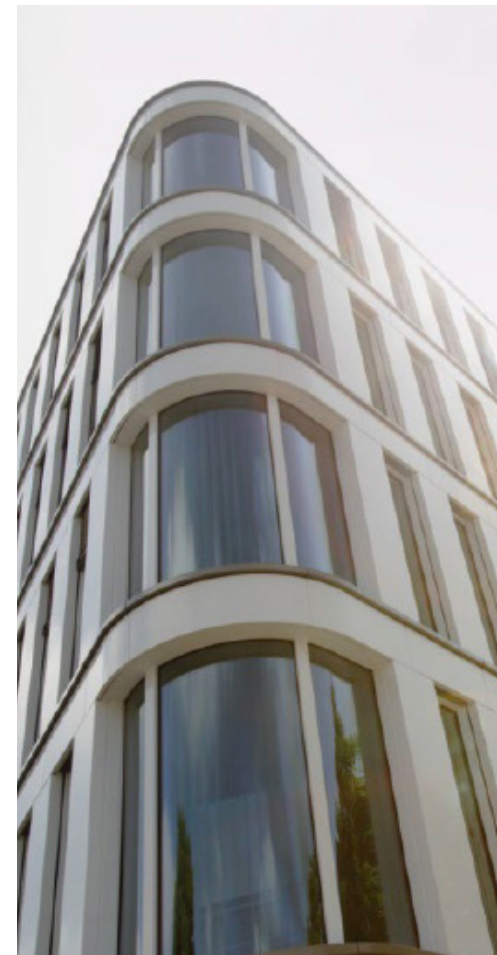
Since it was acquired in 2022, Europi has undertaken further investment into the building, in particular into a significant upgrade of the Building Management System (BMS) and smart metering. Following these investments, the certification was upgraded to "DGNB Platinum", the highest certification level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

Key Statistics

| SEGMENT | SIZE | SQ M |
|---------------|---------------|------|
| Office | 15,395 | |

SUSTAINABILITY CERTIFICATION

DGNB Platinum





Circuit, Barcelona

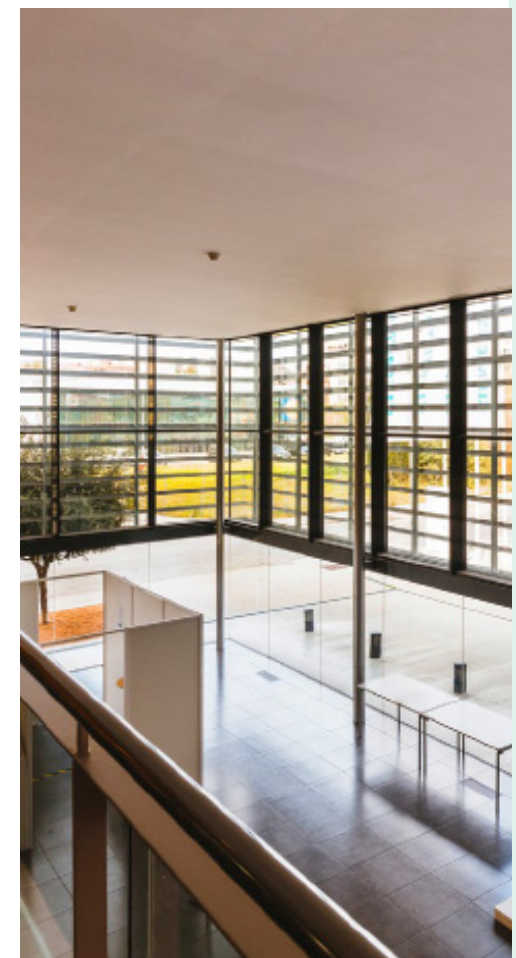
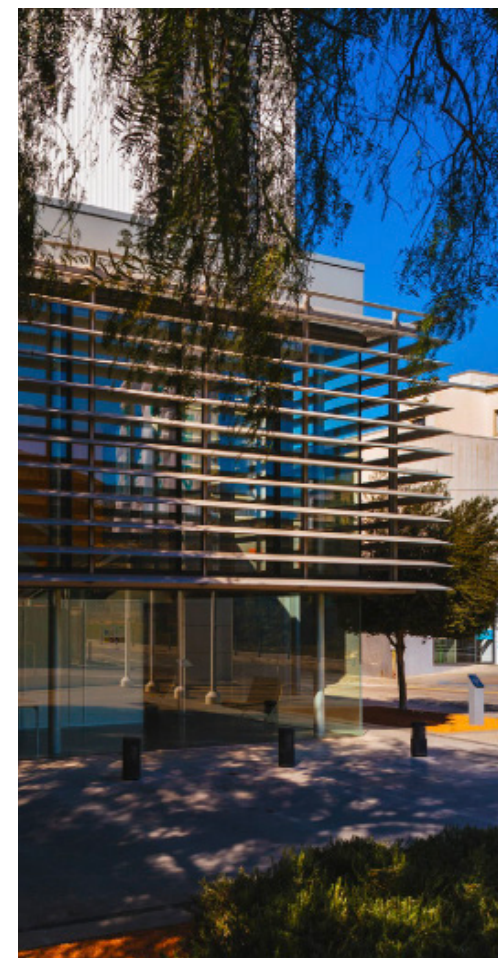
Circuit is a high-quality office building located in the Cornellà de Llobregat area of Barcelona, an area which is experiencing strong demand from occupiers across many sectors including technology, engineering, pharmaceuticals and life sciences.

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 | SIZE | SQ M |
| Office | 13,082 | |

| | |
|------------------------------|-------------------|
| SUSTAINABILITY CERTIFICATION | OTHER CREDENTIALS |
| LEED Gold | 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 statement on selected parts of Europi Property Group AB (publ)'s Green Financing Impact Report 2025

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

Conclusion

We have been appointed by the management of Europi Property Group AB (publ) ("Europi") to review selected parts of Europi's Green Financing Impact Report for the year of 2025 ("the Report").

Based on our limited assurance engagement as described in the section Auditor's responsibility, nothing has come to our attention that causes us to believe that the Europi's Green Financing Impact Report is not, in all material respects, prepared in accordance with the applicable criteria and company's own accounting and calculation principles.

Basis for conclusion

We have conducted the limited assurance engagement in accordance with ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information. Our responsibility under this standard is further described in the section Auditor's responsibility.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

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

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 error.

Auditor's responsibility

Our responsibility is to express a conclusion on the Green Financing Impact Report based on our review. The limited assurance engagement has been conducted in accordance with ISAE 3000 (Revised) Assurance Engagements Other than Audits or Reviews of Historical Financial Information. This standard requires that we plan and perform our procedures to obtain limited assurance that the Green Financing Impact Report is prepared in accordance with the criteria described in the section Responsibilities of Europi's Green Finance Committee for the Green Financing Impact Report. The scope of our assurance is limited to information regarding the total amount of green bonds issued by Europi during 2025 and that the eligible green assets and the distribution of the refinancing by Europi Property Group AB for the reporting period January 2025 to December 2025 reported in Europi's Green Financing Impact Report 2025 are aligned with Europi Property Group's Green Finance Framework.

The procedures in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. This means that it is not possible for us to obtain such assurance that we become aware of all significant matters that could have been identified if a reasonable assurance engagement had been performed.

Our firm applies ISQM 1 (International Standard on Quality Management), which requires the firm to design, implement and operate a system of quality management, including policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

We are independent of Europi Property Group AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The limited assurance engagement involves performing procedures to obtain evidence to support the Green Financing Impact Report. The auditor selects the procedures to be performed, including assessing the risks of material misstatements in the report, whether due to fraud or error. In this risk assessment, the auditor considers the parts of the internal control that are relevant to how the Board of Directors and the Chief Executive Officer prepares the Green Financing Impact Report, in order to design procedures that are appropriate under the circumstances, but not for the purpose of providing a conclusion on the effectiveness of the company's internal control. The review consists of making inquiries, primarily of persons responsible for the preparation of the Green Financing Impact Report, performing analytical review, and conducting other review procedures.

The review procedures primarily include:

- Obtain an understanding of the reporting processes and internal control environment relevant to the preparation of the information in the Green Financing Impact Report.
- Evaluate that the structure and information included in the Green Financing Impact Report is presented in a clear and transparent manner.
- Perform analytical procedures on selected disclosures in the Green Financing Impact Report.

Stockholm, date according to digital signatures

KPMG AB

Håkan Reising
Authorized Public Accountant

Karin Sivertsson
Special member of FAR



Europi Property Group AB (publ)

Västra Trädgårdsgatan 15
111 53 Stockholm
Sweden
+46 (0) 8 411 55 77

London Office

6 Albemarle Street
London W1S 4BY
United Kingdom

<https://europi.se>
info@europi.se