

Sustainability



Sustainability governance

Our sustainability work is governed by our sustainability framework – Our Responsibility – the Codes of Conduct, sustainability policy and other governing documents. SLP has joined several initiatives in order to take a clear stance on important issues and to increase transparency in sustainability areas.



SLP'S SUSTAINABILITY WORK

SLP strives to ensure sustainable working methods and to contribute to improving the environment and society, today and in the future. We view sustainability as an integral part of our business model and daily work. SLP's sustainability work is based on the Group's business concept, Codes of Conduct and other governing documents, as well as our sustainability policy and sustainability framework with related goals. By integrating sustainability, we create value for our stakeholders in both the short and long term. SLP acquires, develops and manages logistics properties. Since the company was founded in 2018, its entire business concept has

been based on a long-term perspective. By acquiring properties with development potential, we enhance resource efficiency and promote a circular economy while building a high-quality portfolio that offers optimal environments for our tenants. SLP is a young, dynamic, and forward-thinking company. Our culture is characterized by a fast-paced environment and short decision paths.

SUSTAINABILITY REPORTING

SLP's sustainability report for the 2024 financial year has been prepared in accordance with the Annual Accounts Act and marks the company's first statutory sustainability report. Sustainability reports

were also published for 2022 and 2023 to ensure transparency. SLP is not subject to the EU Taxonomy Regulation but has chosen to incorporate certain reporting requirements as part of its Annual and Sustainability Report. The report is based on SLP's sustainability framework, which in turn is founded on the sustainability areas most relevant to the company's business model, value chain, and stakeholders. The Sustainability Report can be found on pages 38–61 and 120–123. The table on the next page provides a detailed overview of where specific sections of the 2024 statutory Sustainability Report are located. The Sustainability Report includes information from all of SLP's subsidiaries.

DISCLOSURES IN ACCORDANCE WITH THE ANNUAL ACCOUNTS ACT

Area	Comment	Page reference
Material topics	In 2024, SLP conducted a double materiality assessment in accordance with ERS 1 to identify key sustainability issues.	See the Double Materiality Assessment section on page 44.
Environment and climate	Efficient, well-thought-out property management shall ensure that our property holdings develop in an environmentally sustainable way. We strive to reduce energy consumption, increase the share of renewable energy, optimize resource use, and achieve a portfolio of environmentally certified properties.	See the Planet section on page 47.
Social relationships	SLP aims to manage properties where our tenants feel comfortable and thrive.	See the People section on page 58.
Employees	At SLP, employees are a priority, and the company strives to create conditions for being an attractive and safe employer where everyone can excel, thrive, and grow.	See the People section on page 55.
Human rights	SLP is committed to adhering to the ten guiding principles of the UN Global Compact on human rights, labour rights, the environment, and anti-corruption.	See the Human Rights section on page 60.
Anti-corruption	SLP is committed to adhering to the ten guiding principles of the UN Global Compact on human rights, labour rights, the environment, and anti-corruption. SLP's work shall be characterized by good business practice and fight all forms of corruption.	See the Zero tolerance for corruption section on page 60.
Business model	SLP's business model is founded on five strategic areas: acquisitions, property development, property management, financing and sustainability.	See A sustainable business model on page 41.
Policies	To ensure that operations are conducted in line with good business practices and established procedures, the company has adopted a series of policies and guidelines.	See Policies and guidelines on page 40.
Risks	SLP actively implements a systematic and proactive approach to risk management and internal control, including sustainability risks.	See Risks and risk management on page 120.



The property Stillman 47 in Malmö.

POLICIES AND GUIDELINES

To ensure that the operations are run in accordance with good business practice and set procedures, the company has adopted a series of policies and guidelines. All of the governing documents are reviewed annually or more frequently when required. Our sustainability work is primarily guided by SLP's Codes of Conduct, sustainability policy, whistleblower policy and employee manual.

Code of Conduct

SLP's Code of Conduct, adopted by the Board of Directors, plays a key role in guiding how we, as a company and as employees, are expected to act. It aims to create transparency and provide guidance in all of our decisions. All of our employees have signed the Code of Conduct. The Code of Conduct is based on the UN Global Compact's Ten Principles. The CEO of the company is responsible for compliance with the Code of Conduct. The code is reviewed annually or as required and is available on our website.

Code of Conduct for suppliers

Our aim is to always create long-term business relationships and partnerships, both with customers and suppliers. The company's business partners play a crucial role in our operations, and at SLP, we expect them to share our values. This means that all of our key suppliers must comply with our Code of Conduct. The code is a tool for ensuring that our busi-

ness is conducted on sustainable and responsible terms. It is based on the UN Global Compact's Ten Principles regarding human rights, working conditions, the environment and anti-corruption. The code is available on our website.

Sustainability policy

Since the beginning of the 2023 financial year, SLP has been working in accordance with a sustainability policy adopted by the Board. The policy replaced previous guidelines for sustainability efforts. The sustainability policy defines the foundation of the company's sustainability efforts and outlines how they should be implemented. The policy clarifies that the sustainability framework is based on stakeholder dialogues and a materiality analysis. It also outlines how goals are set and how progress is monitored. As of 2025, a new sustainability policy has been adopted, incorporating updated goals. Read more in the section 'New Sustainability Goals Adopted from 2025'.

Whistleblower policy

SLP is highly committed to openness, honesty, and accountability. SLP expects its employees, business partners, customers, and other stakeholders to report any suspected legal violations. Likewise, suspicions of other serious misconduct within the business should be reported through the company's anonymous whistleblower service. No reports were submitted during the financial year.

Employee manual

The employee manual outlines the rights and responsibilities of both the company and its employees. The company's management has adopted the employee manual.

RISK MANAGEMENT

Sustainability risks are part of the company's regular risk management process. Risk management aims to identify, evaluate, manage and report risks, evaluate the effect of existing controls and develop strengthening measures to prevent the risks occurring. The company's risks are reviewed annually. Read more about the company's risks in the "Risks and risk management" section.

SUSTAINABILITY ORGANIZATION

SLP's CEO and Board of Directors are ultimately responsible for the company's sustainability work and its results. The entire organization has been deeply committed to developing our sustainability framework to ensure that all aspects of the business are taken into account. At SLP, the day-to-day sustainability work is led by the company's Head of Sustainability.

EU TAXONOMY

SLP is not covered by the EU taxonomy regulation for the financial year 2024, nevertheless, SLP has chosen to report some of the requirements at Group level. Read more in the "EU taxonomy" section.



The property Grimskaftet 1 in Malmö.

A sustainable business model

Our business concept is to acquire, develop and manage logistics properties with a focus on sustainability. By embedding sustainability throughout the business, we create value for both our stakeholders and the environment.



Acquisitions

We are expanding our property portfolio through the acquisition of logistics properties. The focus is on acquiring properties with strong development potential. By incorporating sustainability criteria into the due diligence process, we can proactively develop a plan for implementing sustainability measures in properties through both development and management.



Property development

Projects aimed at adapting properties for tenants and optimizing energy usage are typical development initiatives. We place great importance on understanding our properties to develop solutions that benefit the customer, SLP, and the environment. All new construction projects are environmentally certified, and we are actively working to certify our existing properties.



Property management

Property management is defined by a long-term approach to both the property and the tenant. We place a strong emphasis on dialogue with our tenants to foster a greater understanding of what we can achieve together. Managing energy-efficient properties creates value for all stakeholders and has a positive impact on both nature and the climate.



Financing

By integrating sustainability into our business model, we are able to secure sustainable financing. We are closely monitoring market developments. For more information on sustainable financing, please refer to the 'Financing' section.

“In 2024, we made notable progress in our sustainability initiatives. Notably, we reached several of our 2025 sustainability targets ahead of schedule, including those related to the proportion of environmentally certified space, sustainable financing, and installed solar capacity. We are consistently reducing energy consumption across our property portfolio at a rate surpassing our ambitious target.”



Viktoria Wöhl, Head of Sustainability SLP.

Memberships, initiatives and networks

Through industry collaborations, initiatives, and memberships, SLP aims to advance its sustainable development efforts. We are confident that collaborating with other operators in the transition to climate neutrality will accelerate our progress and contribute to the more sustainable development of society. Below is a selection of the commitments SLP has made and the organizations it participates in.

FN GLOBAL COMPACT



SLP signed the UN Global Compact in 2022. The Ten Principles regarding human rights, working conditions, the environment and anti-corruption are a key component of our sustainability work. The company's Code of Conduct is based on the UN Global Compact's Ten Principles. The global goals are linked to SLP's sustainability framework – Our Responsibility. During the year we conducted our first *Communication on Progress*.

UN SUSTAINABLE



DEVELOPMENT GOALS
The UN's 17 Sustainable Development Goals are part of Agenda 2030. SLP has linked prioritized goals for sustainable development to the company's key sustainability areas.

LOCAL ROADMAP FOR MALMÖ 2030 (LFM30)



SLP has joined the member-driven industry initiative LFM30. LFM30 is a local roadmap for a climate-neutral construction sector in Malmö by 2030.

THE HELSINGBORG DECLARATION



Together with organizations from the entire logistics chain and the City of Helsingborg, SLP has signed the Helsingborg Declaration. The purpose of the initiative is to accelerate work on climate change adaptation through concrete collaborative projects. The shared goal is net zero emissions of greenhouse gases by 2030.

SWEDEN GREEN BUILDING COUNCIL



SLP is a member of Sweden Green Building Council (SGBC), a membership organization for

sustainable urban planning. Buildings obtain environmental certification through SGBC.

#HUSFÖRHUS – ENERGY-SAVING CAMPAIGN



Alongside industry colleagues, SLP operates the #HusFörHus initiative and energy-saving campaign for a third consecutive year. Knowledge and initiatives to inspire as many people as possible to do what they can to save energy are being shared under the hashtag #HusFörHus.

SCIENCE BASED TARGET INITIATIVE (SBTi)



At the end of 2024, SLP took its first step toward having its climate targets validated by the Science Based Targets initiative (SBTi) by committing to set science-based climate targets in accordance with the initiative's standards.

OUR RESPONSIBILITY



Stakeholder dialogue and materiality analysis

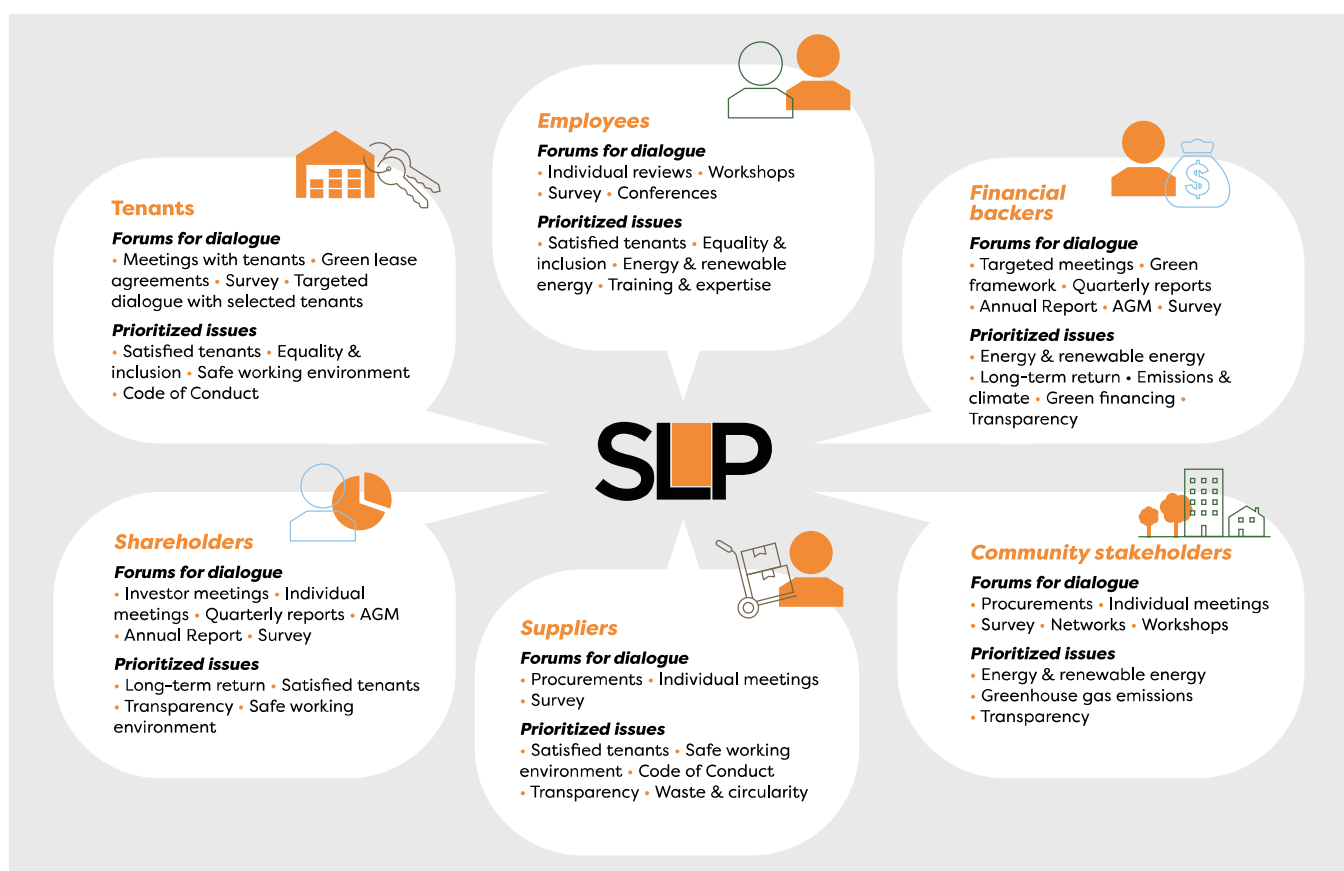
During 2022, SLP conducted a comprehensive stakeholder dialogue and materiality analysis as a basis for its sustainability framework. The sustainability framework builds on our key sustainability areas, which have been divided into three focus areas, and forms the basis of our entire sustainability work. SLP's 2024 Sustainability Report is based on this framework. From 2025 onwards, sustainability efforts and reporting will be based on the double materiality assessment adopted in December 2024.

DIALOGUE WITH STAKEHOLDERS

Engaging in ongoing dialogue with our stakeholders gives us an opportunity to learn more about and better understand their needs and expectations of us as a property owner and business partner. For

this reason, it is of the utmost importance to us at SLP that we are always receptive and interested in how we are perceived and how we can improve. Our most important stakeholder groups are tenants, employees, financial backers,

shareholders, suppliers and community stakeholders. Dialogue takes different forms, from day-to-day contact with our tenants to corporate presentations. The stakeholder dialogue, conducted to better understand how the company's



stakeholders prioritize various sustainability issues, forms the foundation of SLP's materiality analysis and sustainability framework, which we call Our Responsibility.

DOUBLE MATERIALITY ASSESSMENT

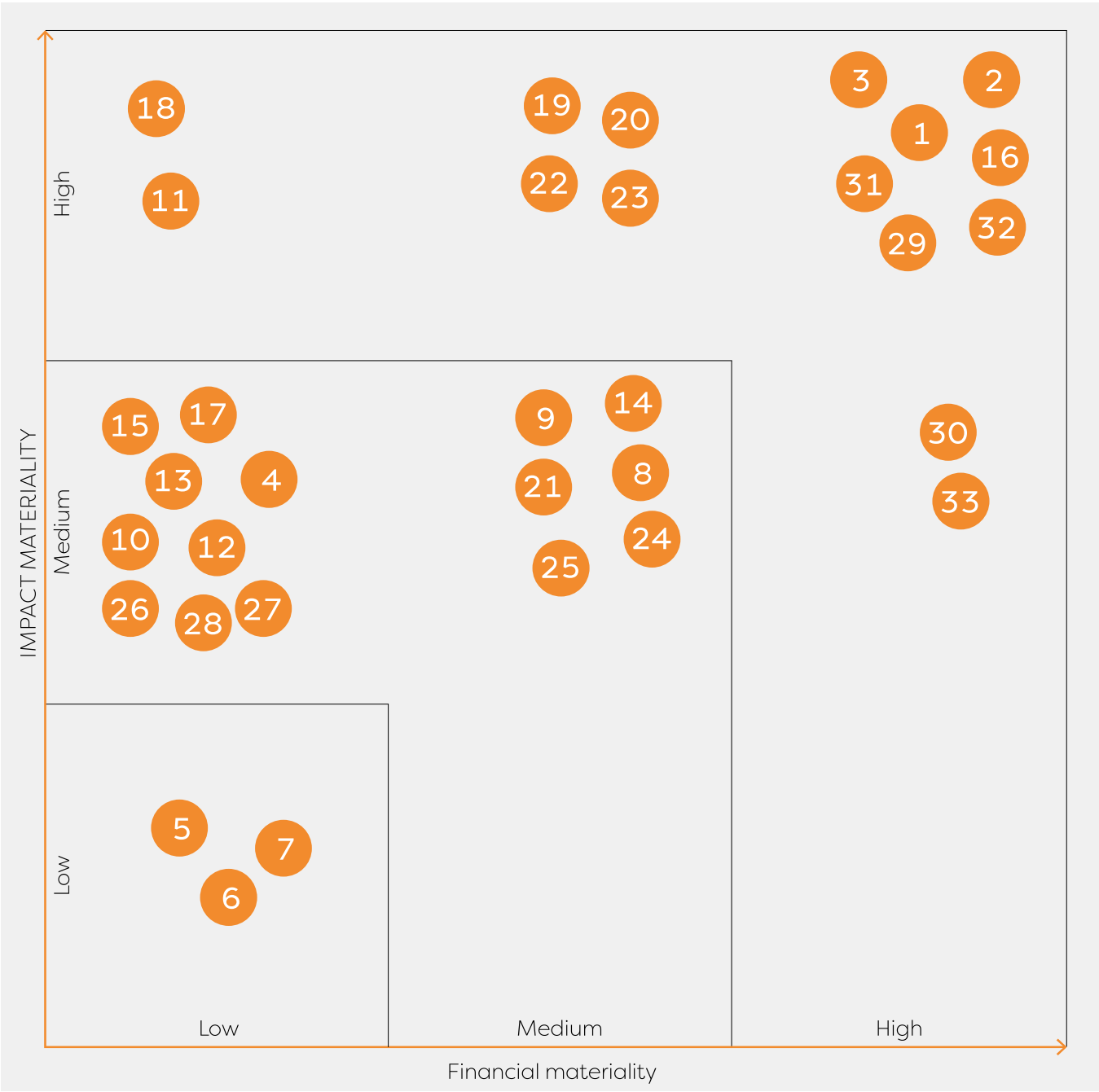
In 2024, SLP conducted a double materiality assessment based on the requirements outlined in the EU Sustainability Reporting Standards (ESRS). The double

materiality assessment aims to identify sustainability issues with significant, actual or potential, positive or negative impacts on people or the environment in the short, medium, and long term. These impacts can be linked to both the company's own operations and activities within the value chain. The double materiality assessment also aims to identify sustainability issues that have, or can reasonably be expected to have, a sig-

nificant financial impact on the company, thereby creating risks or opportunities in the short, medium, and long term. The results of the double materiality assessment are visualized in the following matrix and table. The outcome of the double materiality assessment was approved by SLP's Board of Directors in December 2024 and serves as the foundation for our 2025 sustainability efforts.

DOUBLE MATERIALITY ASSESSMENT

No.	ESRS standard	Sustainability issue	Materiality
1	ESRS E1	Climate change adaptation	High
2	ESRS E1	Climate change mitigation	High
3	ESRS E2	Energy	High
4	ESRS E2	Microplastics	Medium
5	ESRS E2	Pollution of air	Low
6	ESRS E2	Pollution of water	Low
7	ESRS E2	Pollution of soil	Low
8	ESRS E2	Substances of concern	Medium
9	ESRS E2	Substances of very high concern	Medium
10	ESRS E3	Water consumption	Medium
11	ESRS E3	Water withdrawals	High
12	ESRS E3	Water discharge	Medium
13	ESRS E4	Direct impact drivers of biodiversity loss	Medium
14	ESRS E4	Impacts on the extent and condition of ecosystems	Medium
15	ESRS E4	Impacts and dependencies on eco system services	Medium
16	ESRS E5	Resources inflows	High
17	ESRS E5	Resources outflows	Medium
18	ESRS E5	Waste	High
19	ESRS S1	Own workforce - working conditions	High
20	ESRS S1	Own workforce - Equal treatment	High
21	ESRS S1	Own workforce - Other work-related rights	Medium
22	ESRS S2	Workers in the value chain - Working conditions	High
23	ESRS S2	Workers in the value chain - Equal treatment	High
24	ESRS S2	Workers in the value chain - Other work-related rights	Medium
25	ESRS S3	Communities' economic, social and cultural rights	Medium
26	ESRS S3	Rights of indigenous peoples	Medium
27	ESRS S4	Information-related impacts for consumers and/or end-users	Medium
28	ESRS S4	Personal safety of consumers and/or end-users	Medium
29	ESRS S4	Social inclusion of consumers and/or end-users	High
30	ESRS G1	Corporate culture	High
31	ESRS G1	Protection of whistle-blowers	High
32	ESRS G1	Management of relationships with suppliers	High
33	ESRS G1	Corruption and bribery	High



Our Responsibility – sustainability framework

We have chosen to call our sustainability framework Our Responsibility. It spans three focus areas – Planet, People and Business – and includes the company’s key sustainability areas. Our Responsibility contains concrete goals, KPIs and activities in each focus area. It helps us to clarify and continuously develop our sustainability work. The framework is reviewed biannually to ensure that appropriate focus and priorities are maintained.





Efficient and strategic property management ensures the environmentally sustainable development of our property holdings. We aim to reduce energy consumption, increase the proportion of renewable energy, optimize resources and strive to obtain environmental certification for our property holdings which creates value both for the planet and for SLP as a company.



The property Grusbädden 1 in Helsingborg.

GOALS – CLIMATE & EMISSIONS

GOAL 2025

Climate-neutral projects

Started at least three climate-neutral projects

Charging infrastructure for 50 percent of the lettable area

At least half of the area shall be equipped with charging infrastructure for cars

Charging infrastructure for heavy vehicles

Started at least one charging infrastructure project for heavy vehicles

GOAL 2030

Climate-neutral property management

Net zero emissions of greenhouse gases within Scope 1 and 2

nificant share of the country's energy consumption. We must actively focus on adapting existing properties while managing our resources in the most effective way possible.

Achieving climate neutrality in our business operations is a significant challenge. To succeed, we need to use and modernize existing buildings efficiently. SLP charts a high proportion of the company's greenhouse gas emissions in accordance with the Greenhouse Gas Protocol (GHG Protocol). The work to reduce emissions requires gradual improvements. The first step in our efforts, the mapping of greenhouse gas emissions, enables our continued work towards achieving set goals.

Climate risk analysis

As part of the environmental certification process for an existing property, a climate risk analysis is conducted for the building. The climate risk analysis provides us with an understanding of the impact on our operations and offers the opportunity to adapt properties that are at high risk of being affected by climate change. The analysis has been conducted in accordance with the criteria outlined in Appen-

LFM30

SLP has joined Malmö's local roadmap for a climate-neutral construction industry. As a member, SLP is committed to reducing its climate impact, partly by starting construction of a climate-neutral project by 2025.

Second ZEROCO2

project of three started.

Goal monitoring

72%

of the lettable space is equipped with charging infrastructure.

Goal monitoring

CLIMATE & EMISSIONS

The property sector accounts for a significant share of total greenhouse gas emissions. The industry also accounts for a sig-

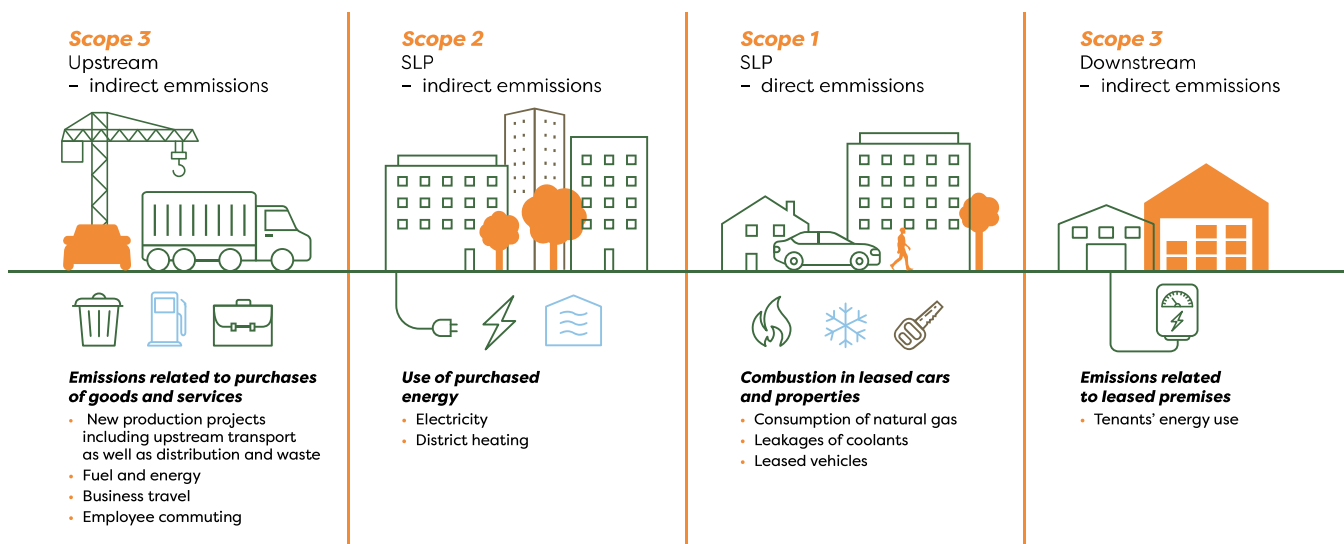
dix A ("Do No Significant Harm" for Environmental Objective 2: Climate Change Adaptation) of the EU Taxonomy.

The risk assessment addresses relevant risks arising from climate change. For example, flooding risks, geological risks such as the risk of rock fall, landslide and erosion, temperature variations, avalanches, risks linked to precipitation, wind and

EMISSIONS						
Emissions	Source of emissions	Tonnes of CO2e, 2024	Tonnes of CO2e, 2023	Activity	Emission factor	Calculation method
Scope 1	Journeys by company car	4	3	Business travel by company car. Emissions based on mileage and average fuel consumption for mixed driving for each car model.	The car manufacturer's data on emissions. Electric vehicles are estimated to have zero impact in Scope 1.	Distance-based
	Coolants	76	-	Emissions from coolants are obtained from each property's obligatory coolant reports. One-year lag.	Emission factor for each coolant in accordance with the coolant report.	Fuel-based
	Natural gas	77	129	Emissions from consumption of natural gas in the properties where the tenant does not have a separate meter or where actual consumption is invoiced separately to the tenant.	Biogas is estimated to have zero impact in Scope 1. The emission factor for natural gas is provided by the supplier. 0.205 kg/kWh.	Fuel-based
	TOTAL SCOPE 1	157	132			
Scope 2	Purchased electricity (market-based)	-	-	Emissions from consumption of electricity in the properties where the tenant does not have a separate meter or where actual consumption is invoiced.	Origin-marked renewable electricity 0 g CO2e/kWh	Fuel-based
	Purchased electricity (location-based)	473	535*	Emissions from consumption of electricity in the properties where the tenant does not have a separate meter or where actual consumption is invoiced.	Nordic electricity mix - 90 g CO2e/kWh, according to SMED Report No. 4, 2021.	Fuel-based
	Purchased heating	455	388	Emissions from consumption of purchased district heating in the properties where the tenant does not have a separate meter or where actual consumption is invoiced. Consumption is corrected for a standard year.	The emission factor for district heating has been provided by each supplier.	Fuel-based
	TOTAL SCOPE 2 (market based)	455	388			
	TOTAL SCOPE 2 (market based)	928	923			
Scope 3	1. Purchased goods and services	n/a	n/a	Property-related emissions for property care and maintenance, repairs and minor replacements, minor renovations, contractors and technical consultants, etc.	Data missing	
	2. Capital goods	34,415	6,417	Refers to new production projects completed during the year.	An estimate of 414 kg CO2e per square meter is used for projects that do not have a complete climate calculation.	Average-based
	3. Fuel and energy-related activities	45	71	Refers to production and distribution from purchased fuels and energy not included in Scope 1 and Scope 2.	Emission factor from energy supplier.	Fuel-based
	4. Upstream transport and distribution	Included in 2. Capital goods	Included in 2. Capital goods	Included in 2. Capital goods	Included in formula for capital goods.	-
	5. Waste generated from operations	Included in 2. Capital goods	Included in 2. Capital goods	Included in 2. Capital goods	Included in formula for capital goods.	-
	6. Business travel	2	3	Emissions from business travel by air.	Emission factor from supplier.	Distance-based
	7. Employee commuting	8	8	Emissions from employees commuting to and from the workplace.		Distance-based
	13. Leased assets	4,620	4,233*	Refers to tenants' energy use. Where it has been possible to determine tenants' actual consumption, this figure has been used. For properties without this data, a formula is used for consumption.	The formulas have been produced based on average consumption of electricity, district heating and gas in our properties.	Average-based
	TOTAL SCOPE 3	39,090	10,732			
TOTAL SCOPE 1, 2 AND 3 (MARKET BASED)		39,702	11,252			
TOTAL SCOPE 1, 2 AND 3 (MARKET BASED)		40,175	11,787	Goal monitoring		

Goal monitoring

*Recalculation of the previous year's emissions has been conducted based on new emission factors to ensure comparability between years.



CHARGING INFRASTRUCTURE FOR HEAVY-DUTY VEHICLES

In connection with the new construction project in Hallsberg, 4 charging stations for heavy-duty vehicles have been installed in the property's loading area, with the capacity to charge 400 kW per unit. Additionally, the property's electrical system is designed to accommodate the future expansion of more charging points for heavy-duty vehicles.

Goal monitoring

storms, as well as fire risk in the form of forest and vegetation fire risk. The analysis first identifies the risks by collecting and examining data and information. Risks relevant to the building are established, followed by a risk assessment based on the potential impact. The final stage is risk management where the identified risks are managed in the form of proposed measures and adaptations to mitigate the risks. By the end of the year, 46 percent of the total lettable area had undergone a climate risk analysis and a further 10 percent is being analysed.

Emissions table

SLP took ownership of 12 new properties during the year. When the size of the prop-

erty holding increases, emissions increase in absolute numbers. The amount of purchased energy has increased marginally in line with growth in the property holding, and Scope 2 emissions therefore increased. Scope 3 emissions increased because the area of completed new production was larger than in the previous year.

Boundaries

Scope 1 emissions relate to consumption of natural gas in properties where SLP is responsible for the consumption and actual consumption is not invoiced separately to the tenant, coolant leakages and emissions from business travel by company car.

Scope 2 emissions relate to purchased energy – electricity and district heating – used in our properties and where SLP is responsible for energy consumption and actual consumption is not invoiced separately to the tenant.

Scope 3 emissions relate to emissions outside of our direct operations and are divided into upstream and downstream emissions. For SLP, upstream emissions mainly relate to purchased goods and services, capital goods, transport attributable to new production projects, and waste. Downstream emissions mainly relate to tenants' energy consumption. In addition, SLP has chosen to report emissions for business travel by air and employee commuting to and from the workplace.

Reporting principles

Scope 1: Business travel by company car is calculated based on mileage and aver-

age fuel consumption for mixed driving for each car model. Emissions from coolants are obtained from the previous year's obligatory coolant reports. Emissions from consumption of natural gas apply to the properties where SLP is named on the energy contract and the tenant does not have a separate meter or where actual consumption is invoiced separately to the tenant.

Scope 2: Emissions from purchased electricity and heating apply to the properties where SLP is named on the energy contract and the tenant does not have a separate meter, or where actual consumption is invoiced separately to the tenant. Emissions relating to energy consumption in accordance with the market-based method refer to origin-marked renewable electricity and have an emission factor of 0 kg CO₂e/kWh. When reporting using the location-based method, the emission factor is assumed to be 90 g CO₂e/kWh. The emission factor for district heating has been obtained from the supplier.

Scope 3: For 1. Purchased goods and services, which refers to property-related emissions such as property care and maintenance, repairs, minor renovations, contractors and technical consultants, no data is available. 2. Capital goods refer to emissions attributable to new production projects and relate to new production projects developed by SLP that have been reported using a formula of 414 kg CO₂e/m²,² in cases where the projects do not have a complete climate calculation, and include 4. Upstream transport and distribution and

5. Waste generated from operations. Emissions from 3. Fuel and energy-related activities refer to energy and fuel-related emissions not covered by Scope 1 and 2. Emissions from 6. Business travel refer to business trips by air, and data has been obtained from airlines. Emissions from 7. Employee commuting refer to employees' commute to and from the workplace and have been calculated based on distance and a formula for each mode of transport. Emissions from 13. Leased assets refer to tenants' energy consumption and where it has not been possible to obtain consumption data, emissions have been calculated based on formulas for electricity and heating.

Charging infrastructure

We have taken proactive steps to install charging stations in our properties for the benefit of our tenants. Over the past few years, demand has grown, and this year alone, we installed charging infrastructure in approximately 20 properties. The goal of having 50 percent of the lettable space equipped with electric vehicle charging infrastructure was achieved in 2023. This has been maintained and expanded, despite the increase in lettable space.

Company cars

The company has decided to exclusively use company cars that run entirely or partially on electricity or other non-fossil fuels. Company cars must comply with the government's environmental vehicle standards. Since the beginning of 2023, vehicle emissions must not exceed 30 grams of CO₂e per kilometre. Previously, the limit was 50 grams of CO₂e per kilometre. Aside from company cars, SLP does not lease or own any other vehicles. Under the new definitions, 73 percent of SLP's company cars meet the definition of a clean car and 63 percent of the company cars are clean electric cars.

ENERGY & RENEWABLE ENERGY

The construction and property sector accounts for a high proportion of total energy use in Sweden. Optimizing existing properties and building new energy-efficient solutions has a positive impact on the climate and society in general.

Energy efficiency and optimization

Our property holdings comprise properties acquired with good development potential. We are actively working to opti-

GOALS – ENERGY & RENEWABLE ENERGY

ONGOING GOALS

100% renewable electricity

In all properties where SLP has control over the electricity contracts.

15 percent lower energy use within five years

Comparable holdings

GOAL 2025

15 MWp output from installed systems

The output from solar cell systems installed on properties shall be at least 15 MWp.

GOAL 2030

100 percent fossil-free energy

In all properties where SLP has control over the electricity contracts.

mize the properties and have successfully reduced energy use.

This is often a process that has to be carried out in partnership with our tenants to achieve the maximum effect.

Boktryckaren 4, Nässjö

Since its foundation, SLP has focused closely on optimizing and rationalizing the existing property holding. One example is the property Boktryckaren 4 in Nässjö, covering 15,000 square meters, which was acquired in 2020. Since then, a series of measures have been implemented to reduce energy consumption and increase net operating income, including the replacement of the district heating central unit and ventilation units, insulation of the façade, window replacement, and roof renovation. Additionally, charging stations are being installed at the property. The measures have contributed to a 13 percent reduction in electricity consumption and a 19 percent reduction in normal year adjusted heating consumption over the past year.

-13%
electricity use

-19%
heating consumption



With new builds, properties with low energy consumption are planned and built, however we can achieve the biggest benefit by looking after and making existing properties more efficient.

Boundaries

Energy use is reported for the properties where SLP has been able to obtain complete energy data, either because the company is named on all of the energy contracts or where the tenants have provided access to their energy data.

Energy performance certificate

An energy performance certificate (EPC) provides information about a building's energy use. The certificate can help us as a property owner to work on improvement measures in the property to reduce the building's energy use. An EPC is an official requirement. Some buildings are exempt from the EPC but SLP intends to obtain certificates for all of its properties. There are seven energy ratings, from A to G, and they are based on the energy use requirements set for buildings built today. An energy rating of A is for buildings with very low energy consumption and rating G is for buildings with high energy consumption. The energy classification is essential for assessing how the company's economic activities align with the taxonomy's threshold values and forms the basis for determining the proportion of SLP's loans that are considered sustainable. As we acquire new properties, we hope to show an improvement in energy ratings over time. Starting in 2024, the energy classification for new construction will be based on the energy balance calculation for each individual project.

Reporting principle

Actual energy consumption refers to the energy purchased by SLP, including tenant energy usage in cases where actual consumption is not recharged, as well as electricity produced by the property's solar installations and used within the property. The energy intensity metric reported in kWh/m² refers to properties where SLP has access to the complete usage data – including electricity used to run the property, heating and electricity for operations – divided by the lettable area for the properties in question. Fuel use refers to natural gas and biogas used for heating. Heat use refers to energy use corrected for a standard year.

ENERGY PERFORMANCE CERTIFICATE

	A	B	C	D	E	F	G	New production	excluded	Total
m ² (000)	234	323	268	110	77	53	21		64	1,149
% m ²	20	28	23	10	7	5	2		6	100
2023 % m ²	12	23	17	9	15	6	6	10	4	100

Shift in energy classes

A comprehensive effort has been made to improve energy classes across the portfolio. In 2024, for example, the properties Aggregatet 2 and Boktryckaren 3 improved their energy class from G at the start of the year to B by the end of the year. This is the result of a series of measures implemented at the properties. In Boktryckaren 3, for example, a large-scale energy project was completed, which included the installation of a new district heating central unit, the integration of ventilation and district heating systems, window replacements, and the installation of new aérothermal units.

100%
Renewable electricity
Goal monitoring

96%
fossil-free energy
Goal monitoring

ENERGY USE

	Actual consumption, MWh	Renewable energy, %	Fossil-free energy, %	Actual consumption, MWh	Renewable energy, %	Fossil-free energy, %
	2024	2024	2024	2023	2023	2023
Total electricity use	5,259	100%	100%	5,940	100%	100%
Total district heating use	6,094	45%	97%	6,378	51%	98%
Total fuel use	734	49%	49%	755	17%	16%
Total energy use	12,087	69%	96%	13,073	71%	94%

ENERGY USE, COMPARABLE HOLDINGS

Electricity use				Heating use			Change in total energy use
		Electricity MWh	Electricity, kWh/m ²	Change, %	Heating, MWh	Heating, kWh/m ²	
Base year, 2021*	2021	8,871	41.8		10,694	50.3	
	2022	8,540	40.2	-4%	9,581	45.1	-7%
	2023	7,059	33.2	-20%	8,856	41.7	-19%
	2024	6,186	29.1	-30%	8,982	42.3	-22%
Base year, 2022	2022	3,111	42.8		4,435	61.0	
	2023	2,641	36.3	-15%	3,893	53.5	-13%
	2024	2,539	34.9	-18%	3,437	47.3	-23%
Base year, 2023	2023	2,019	107.8		529	28.2	
	2024	2,060	110.0	2%	495	26.4	-6%

* A further two properties have been included in the 2021 base year as energy data has been established for properties already owned by SLP.

Renewable energy and fossil-free energy sources

SLP must focus on sustainable energy solutions and eliminate our dependence on fossil fuels to successfully transition to a climate-neutral operation. We need to increase the percentage of renewable energy sources, such as solar, wind and hydropower. As the name suggests, renewable energy never runs out. Neither does it contribute to global warming. SLP aims to achieve climate-neutral property management by 2030. To achieve our goal, we will need to work actively with energy efficiency measures while increasing the proportion of renewable energy.

The primary sources of heating in our properties are district heating and heat pumps, while individual properties have gas heating. None of SLP's properties are fitted with or heated by oil-fired boilers.

In the properties where SLP is party to the electricity contracts, origin-marked renewable electricity is used.

Solar cells

A prime example of how we can integrate energy efficiency with renewable energy is the installation of solar power systems across our properties. The investments not only improve net operating income, they also reduce the risk of price volatility and capacity

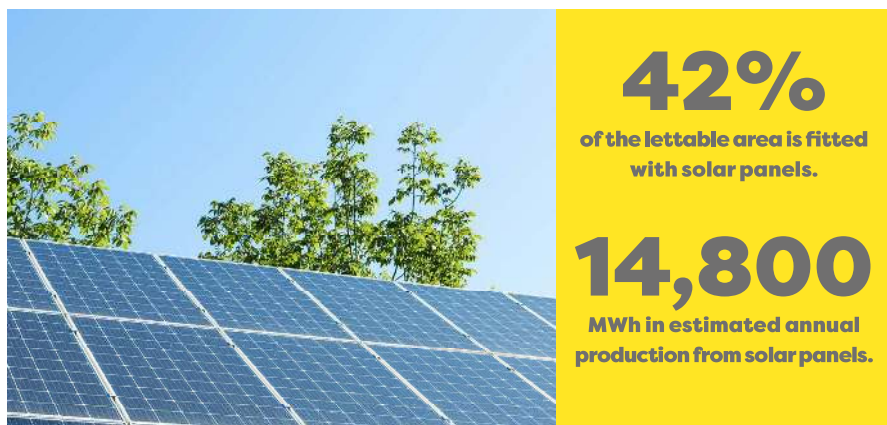
risk. We manage properties with large, flat roofs which provide excellent conditions for installing large solar cell systems.

During the year, 11 solar installations were ordered, and the total installed capacity in solar installations amounts to 17.9 MWp.

17.9 MWp

Output from installed solar cell systems

Goal monitoring



Green lease agreements

In most of our properties, the tenants are responsible for the energy contracts. This means it is especially important that we maintain a dialogue with and work with our tenants on energy issues. A green lease agreement lays the foundation, for example, for exchanging energy data, which can improve SLP's reporting and, above all, enable a dialogue about how we can reduce energy use in the properties together.



The property Pedalen 21 in Landskrona.

Flygstationen 1, Malmö

Since the acquisition of the Flygstationen 1 property in Malmö in 2021, the efforts to drive a sustainable transition of existing buildings have been clearly demonstrated. Through active efforts to optimize operations, a series of measures have been implemented to reduce the carbon footprint. Investments have been made in the form of roof renovations, lighting replacements, charging stations, energy monitoring systems, and window replacements. This has enabled the property to be environmentally certified under BREEAM In-Use Very Good and transition to sustainable financing in 2024.

BREEAM®
In Use



The property Stenåldern 6 in Malmö.

ENVIRONMENTAL CERTIFICATION

Environmental certification is proof that buildings have low energy use and a low climate impact, which adds positive value for the tenants as well as for the company. SLP is working on certification both for new production and for existing properties.

GOALS – ENVIRONMENTAL CERTIFICATION

ONGOING GOALS

100 percent environmentally certified new production

In accordance with the Sweden Green Building Council Silver level or equivalent

GOAL 2025

50 percent environmentally certified lettable area

In accordance with the Sweden Green Building Council iDrift Silver level or equivalent

The process of working with environmental certification means that buildings are quality assured by third parties and those with a low environmental and climate impact are certified. Managing environmentally certified property holdings not only reduces risks, it also increases the value and contributes to more favourable financing. It also facilitates good control and monitoring, which is required for sustainable property management in the long term, and therefore meets our stakeholders' expectations and requirements.

All new production is certified according to the Sweden Green Building Council Silver level or an equivalent certification model and level.

During 2023, the first buildings were certified in accordance with BREEAM In-Use Very Good. BREEAM In-Use is an international certification tool for existing buildings.

By the end of 2024, 62 percent of the total lettable area had environmental certification. SLP has launched environmental certification for an additional 133,000 square meters of lettable space, accounting for 12 percent of the total area.

Reporting principle

All new construction is either already environmentally certified or set to be certified. The total certified area includes new construction projects that are part of the lettable floor space.

SLP and bemt AB, in collaboration, with a focus on sustainable cooling

SLP and the technology company bemt AB have signed a new service agreement regarding cooling, refrigeration, and comfort cooling at one of SLP's logistics properties in Helsingborg. The property is used by companies in the fresh goods handling and packaging industries, which require an uninterrupted and stable cold chain that consistently maintains the correct temperature. Sustainability is a key priority for all parties involved in the process.

For SLP, the cooling partnership with bemt is part of the company's goal to have an environmentally and socially sustainable business model for property development.

"We have environmentally conscious tenants who demand modern solutions that are both energy-efficient and operationally dependable. The collaboration with bemt enables us to offer a long-term cooling solution tailored to our tenants' operations while also aligning with our own sustainability ambitions," commented Jakob Berglund, Technical Manager at SLP.

"For us at bemt, operational reliability and sustainability always go hand in hand." This cooling system is designed to keep fresh goods preserved throughout the entire chain while also meeting the high environmental standards of SLP and its tenants. Delivering a service solution that reflects our shared values of sustainability makes the collaboration especially meaningful," commented Jörgen Dahlström, Sales Representative at bemt AB.



Jörgen Dahlström, Sales Representative at bemt AB, and Jakob Berglund, Technical Manager at SLP.

ENVIRONMENTALLY CERTIFIED AREA

	Lettable area, m ² (000)		Lettable area, %	
	2024	2023	2024	2023
Environmentally certified area	714	244	62	25
Ongoing certification process	133	427	12	44

Goal monitoring

100%

**New production
environmentally certified**

Goal monitoring

62%

**Environmentally
certified lettable area**

Goal monitoring



We look after people. Our employees and tenants are critical to SLP's success. SLP actively strives to retain and attract skilled employees and we do our utmost to create long-term relationships and environments where our tenants thrive and enjoy working.

ATTRACTIVE EMPLOYER

At SLP, employees are at the heart of the company. It is crucial to create the conditions for being an attractive and secure employer, where everyone can excel, thrive, and grow."

SLP is a secure employer with good working conditions. At our company, the work environment should be characterized not only by job satisfaction, well-being, and a sense of community, but also by a humanistic approach to people and mutual respect. The company strives for a flat organizational structure where employees can grow and broaden their skills, contributing to both their personal development and the company's progress. SLP's contracts of employment meet or exceed other collective agreements in force. All employees are covered by medical expenses insurance, health insurance and health checks. Wellness benefits are

offered to all employees and they are encouraged to use them.

Individual performance and goal reviews

In order to retain our skilled employees, annual performance reviews are conducted between the employee and their manager. The reviews provide an opportunity to address issues and questions regarding the work situation, work feedback, personal competence development and development activities. Furthermore, goals for the upcoming period and a training plan are prepared.

The aim of the review is to discuss various work-related issues and give all employees an opportunity to discuss and influence their own work situation and development. They are also an opportunity for managers and employees to receive feedback on their leadership and work performance respectively.

eNPS

SLP conducted an eNPS survey for a third consecutive year. The survey was completed quarterly with an average score of 98. The aim of the survey is to ensure that the workplace reflects the company's ambitions and that indicators of potential for improvement are identified at an early stage. eNPS, or employee Net Promoter Score, is the tool used in the surveys. It is a standardized tool for measuring how likely employees are to recommend the company as an employer. SLP's eNPS for the 2024 financial year is 98, on a scale of -100 to +100. We are proud of the willingness of our employees to recommend us and we are actively striving to uphold the good working environment. SLP is a close-knit organization with 15 employees and we are aware that the likelihood of employees recommending us as an employer may change as we grow, although we shall strive to maintain our good score.

GOALS – ATTRACTIVE EMPLOYER

ONGOING GOALS

>45 eNPS

<2 percent short-term sick leave

<3 percent long-term sick leave

eNPS 98

annual average

Goal monitoring



Henrik Rönndahl, Technical Manager.



Image from SLP's annual golf tournament.

Factors that contribute to the strong willingness to recommend us are opportunities to develop, leadership, teamwork and the fact that everyone has an opportunity to contribute to the bigger picture in the company and the results we are working towards together.

We are shareholders as well as employees of SLP

All of SLP's employees are also shareholders in the company. We are convinced that this creates loyalty, contributes to even higher levels of dedication and provides an incentive to run the business with a focus on long-term profitability. It is also a way for the company to retain its skilled personnel. As shareholders, it is even more important to work towards the company's shared goals as positive results benefit the employees.

SLP has one warrant programme for employees. In total, employees hold warrants with subscription rights corresponding to 1,912,349 Class B shares. The programme expires in Q2 2026 and has a

strike price of SEK 35.2 per share. The company's Board considers a share-based incentive programme to be an important part of a competitive remuneration package to attract and motivate the company's employees, and to maximize value creation for all shareholders.

Healthy, happy employees

We will take a proactive approach with health-promoting activities to maintain the low levels of absenteeism we currently have. We do this by offering occupational health care, wellness benefits and health checks, for example. The workplace is committed to being safe, both physically and mentally. We organize various activities and competitions for all employees several times a year. SLP's annual golf tournament is very popular.

35 under 35

For the fifth consecutive year, industry journal Fastighetsnytt has named 35 people aged under 35 who could be the leaders of tomorrow in the property sector. This year's list features SLP employee Emelie Sonesson, making it the fourth time one of SLP's team members has been included. Emelie, a Commercial Manager, has shown exceptional dedication to leasing and tenant satisfaction, contributing significantly to SLP's success and making her well-deserving of this prestigious recognition.



Emelie Sonesson, Commercial Manager.

SICK LEAVE

	2024	2023
Total sick leave, %	1.0	2.6
Women, %	2.8	8.0
Men, %	0.1	0.1
Short-term sick leave, %	0.1	0.1
Women, %	0.0	0.1
Men, %	0.1	0.1
Long-term sick leave, %	0.9	2.6
Women, %	2.7	8.0
Men, %	0.0	0.0

Goal monitoring

EQUALITY & INCLUSION

For us, it is fundamental to have an inclusive workplace where gender equality is consistently pursued. We will all be assessed based on performance, and any form of discrimination, bullying, or harassment will not be tolerated.

GOALS – EQUALITY AND INCLUSION

ONGOING GOALS

Local summer workers

In all areas where SLP manages properties

GOAL 2025

Gender equality in professional categories

A 40–60 gender distribution

Equality and equal opportunities

Everyone at SLP will have the same opportunities, rights, and responsibilities. We have zero tolerance for any form of discrimination, bullying or harassment. No cases of suspected discrimination, bullying or harassment were reported during the year. Everyone at SLP will have equal opportunities to perform their work, re-

gardless of sex, gender identity or expression, age, sexual orientation, disabilities, religion or belief, or ethnic background. We also believe that an even gender distribution contributes to a successful, healthy organization. At SLP we strive for a 40–60 gender distribution in all professional categories. All new employees are recruited based on their expertise.

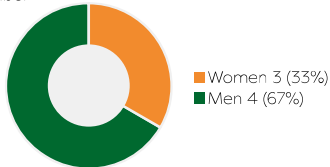
LOCAL ENGAGEMENT

We consider it important to hire local summer workers in our properties. We want to help contribute to their working life experience and industry knowledge. Through our local property maintenance workers, local summer workers are employed at most of the locations where we operate. The locations where we did not have any local engagement during the year were properties in Mälardalen.

Goal monitoring

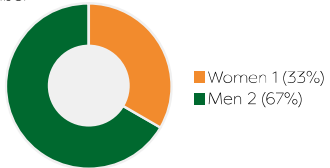
BOARD OF DIRECTORS

Number



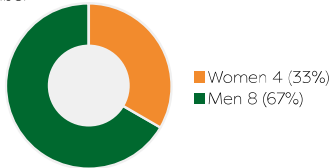
GROUP MANAGEMENT

Number



Other employees

Number



Goal monitoring

Mentoring

For the third year running, SLP supports the mentor programme for year-three students studying Property Management at Malmö University. Pernilla Årzén, Financial Manager at SLP, is a mentor, and the purpose of the mentorship is to support the student's professional development, foster valuable connections between the student and the real estate industry, and ease the transition from studies to the workforce.

"Being a mentor is a fantastic opportunity. It's a chance to share knowledge, experiences, and perspectives to help someone else grow and develop. As a mentor, you not only provide support and inspiration, but also learn and grow through the dialogue and interaction with the mentee," commented Pernilla Årzén.

Bossa – A new women's logistics network

Since 2024, SLP has been proud to sponsor Bossa, a national competence and career network for women in the logistics industry. Bossa was initiated in 2023 by the editors of Dagens Logistik magazine in response to requests from several women in the industry.

The events typically feature a mix of site visits to dynamic logistics operations, as well as engaging lectures and speakers. The events are held in various locations across the country.

By 2024, the network has expanded to approximately 350 members, with a total of four Bossa events held so far, each attracting 50–130 participants.

Pernilla Årzén, Financial Manager, and Emelie Sonesson, Commercial Manager, represent SLP in the network. One of the events in 2025 is planned to include a site visit to one of SLP's properties, something we are both excited and proud to host.



SATISFIED TENANTS

At SLP we shall manage properties that our tenants enjoy being in. Through good contact with the tenants, we shall be a receptive partner that goes the extra mile.

GOALS – SATISFIED TENANTS

GOAL 2025

>80 percent satisfied tenants

Good relationships

Our tenants shall always be at the centre of everything we do. We come into contact with our tenants in our day-to-day work where we focus on responding quickly to tenants' needs and being alert to their wishes. At SLP, our Commercial Property Managers engage with tenants on a daily basis to strengthen collaborations and partnerships.

We conducted the first CSI (Customer Satisfaction Index) survey during the year. The purpose of the survey was to find out at an early stage what our tenants think about our properties, service and SLP as

a landlord. Our goal is for at least 80 percent of our tenants to be satisfied with us as a landlord by 2025.

The survey in the 2024 financial year shows that 78 (74) percent of SLP's tenants are satisfied with us as a landlord. The survey forms the basis for tangible action plans and we hope that over time it will show what could be improved and what is working well and should be continued. Based on these results, it's clear that the personalized approach taken by SLP and the service staff in our properties is crucial. Our tenants need to feel heard and valued. We build trust by promptly addressing everyday issues, such as maintenance requests, and by being accessible and acting professionally. Many of our tenants also highlight the importance of having a landlord who is responsive to their needs and works to adapt premises based on their wishes. This is how we can lay the foundation for a long-term relationship.

Stronger collaborations

We work with long-term lease contracts and, as a result, we have long-term relationships with our tenants. At the end of

the year, the remaining lease period was 6.4 years. By being responsive to our tenants, we create valuable opportunities for long-term relationships and lease agreements, which, in turn, enhance both the company's sustainability efforts and profitability.

The collaboration with tenants to invest in solar power systems has continued throughout the year. The solar power systems allow our tenants to primarily use renewable energy generated on-site, where they conduct their operations.

78%

Satisfied tenants

Goal monitoring

Important collaboration with Axcell Fastighetspartner

In addition to key collaborations with tenants, SLP also maintains strategically important partnerships with the service providers responsible for property maintenance across SLP's portfolio. In most locations where SLP owns properties, Axcell Fastighetspartner has been contracted to manage the day-to-day operations. Since Axcell's staff handles the daily service for our tenants and interacts with them regularly, they play a crucial role in shaping the perception of SLP and tenant satisfaction. This, in turn, contributes to our goal of achieving at least 80 percent tenant satisfaction.

Nässjö is a location where the collaboration with Axcell has yielded excellent results, with customer satisfaction growing each year. The latest customer satisfaction index (CSI) survey shows that over 90 percent of tenants in Nässjö are satisfied with SLP as their landlord, and we strongly believe that Axcell contributes to this.

"I am pleased to see such strong results from my work in Nässjö and grateful for the excellent collaboration with SLP's property manager. We work very closely together, and SLP is always available when needed," commented Jimmie Runbom, Axcell Fastighetspartner.



Jimmie Runbom, Supervisor at Axcell Fastighetspartner.



We are committed to operating the business sustainably, with long-term profitability that stands the test of time. Everything we do will be characterized by sound business ethics. We will focus on long-term business relationships and partnerships with both tenants and suppliers.

LONG-TERM RETURN

Everything we do will be guided by long-term commitment and responsibility. We will sustainably manage the properties we acquire and develop for the long term. Existing properties are developed to generate long-term value for both tenants and the company while enhancing sustainability performance.

GOALS – LONG-TERM RETURN

GOAL 2025

70 percent sustainable loans

tional financing to sustainable loans. This work began in 2022, and in 2024, the target of 70 percent sustainable loans was achieved ahead of schedule, despite an increase in the company's borrowing.

Sustainable financing through sustainable loans is enabled by properties with high energy efficiency, environmental certification, or a combination of both. All debt financing currently comprises secured bank financing. Sustainable properties not only offer better terms but will also open up additional financing opportunities going forward.

TRANSPARENCY

This Annual Report for the financial year is the third to be submitted since SLP was listed on Nasdaq Stockholm. It is also the third Annual Report to include sustainability-related information and sustainability data. We believe in communicating our sustainability work transparently, including the related challenges and opportunities and the outcome of our work. This helps us build stakeholder confidence.

Sustainable financing

By integrating sustainability into our business model and actively working to improve the sustainability performance of our property portfolio, SLP has successfully renegotiated bank loans from tradi-

78%

Sustainable loans

Goal monitoring

GOALS – TRANSPARENCY

ONGOING GOALS

Zero tolerance of corruption

Sustainability-Linked Loans

During the year, SLP signed its first sustainability-linked loans with Nordea and Swedbank respectively. The total amount of sustainability-linked loans amounts to SEK 2.9 bn, of which approximately SEK 900 m was not previously classified as sustainable financing. The loans mean that the margin is dependent on the achievement of sustainability-related targets. Unlike sustainable loans, which are tied to a specific property, these loan agreements are linked to SLP's overall sustainability performance. The agreed KPIs are tied to SLP's efforts to obtain

environmental certification for its properties, improve their energy efficiency ratings, and reduce the properties' climate impact. SLP's total sustainable financing thus amounts to 92 percent.

"We are pleased to have entered into sustainability-linked loan agreements with both Nordea and Swedbank, aligning our financing with our operational sustainability targets. Our ambition is to continuously expand our sustainability-linked financing over time. The agreements are an important first step in this effort, and we are pleased to have successfully established them," commented Matilda Olsson, CFO of SLP.

"We at Nordea are proud to be a financial partner to SLP, supporting their commitment to sustainability, which has been seamlessly integrated into their financing strategy. This not only creates a more sustainable business for SLP and their tenants but also represents concrete progress toward a more sustainable society," commented Johan Nydahl, Senior Relationship Manager at Nordea.



Zero tolerance of corruption

For us, it goes without saying that our work shall be characterized by good business practice and shall fight all forms of corruption. This is not only essential for the company's long-term profitability, it also contributes to sustainable development in society. As part of our work to fight corruption, we have a Code of Conduct for suppliers, read more about this work in the next section. All of the company's employees have signed our Code of Conduct.

Human rights

SLP is committed to adhering to the ten guiding principles of the UN Global Compact on human rights, labor rights, the environment, and anti-corruption. The ten principles serve as the foundation of our Code of Conduct, which we require our suppliers to adhere to. Throughout the year, no remarks, complaints, or legal violations related to the company's human rights commitments have been reported.

Whistleblower function

To ensure that we comply with laws, directives and other regulations, and with the company's values, a whistleblower policy and function have been set up. Whistleblowing is an alternative, anonymous way to report suspected irregularities and misconduct in SLP's operations. SLP is very ambitious with regard to openness, honesty and taking responsibility. SLP expects its employees, business partners, customers and other people who work with SLP to report suspected breaches of law and other serious irregularities in the operation.

In the year, no reports of serious misconduct were filed through the company's external whistleblower function (2023: 0 cases).



Tax

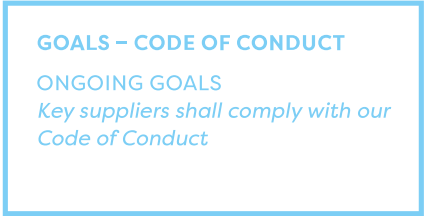
SLP's business shall be characterized by good business practice, comply with laws and regulations and the company shall always act ethically and lawfully in its tax management. SLP's business resulted in a number of different areas being taxed, as reported in the table below.

TAX	
SEK m	2024
Income tax	10
Property tax	2
Value added tax	23
Stamp duty	18
Energy tax	2
Social security contributions and payroll tax	5
Total tax	60

CODES OF CONDUCT

Code of Conduct

SLP's Code of Conduct is based on the UN Global Compact's Ten Principles. The Code clarifies the requirements on how the operation shall be run by taking responsibility for people, the environment and society.



services delivered shall comply with the UN Global Compact's Ten Principles. Our goal is that all of our key suppliers shall comply with the Code of Conduct. A structured collection of accepted Codes of Conduct from our key suppliers is under way. The Code of Conduct is part of our efforts to fight corruption and ensure that the operation is run in accordance with good business practice. Breaches of the Code of Conduct can be reported anonymously via our whistleblower function.

Reporting principle

A key supplier is defined as a supplier whose sales exceeded SEK 0.250 m over the past 12 months.



Sustainability training

We provide sustainability training for all employees annually. During the training, we review Our Agenda, discuss anti-corruption and how we can contribute to SLP's sustainable development.

100% of our employees have completed the training.

Code of Conduct for suppliers

The aim of the Code of Conduct for suppliers is to ensure that all goods and services procured and delivered are sustainably and responsibly sourced. Goods and

New sustainability goals adopted from 2025 onwards

From 2025 onwards, SLP's Board has adopted a new sustainability policy along with updated sustainability goals. The new sustainability policy and goals are grounded in the findings of the double materiality assessment conducted in 2024.

 PLANET Material topics • Climate change mitigation • Climate change adaptation • Energy • Resource inflows, incl. resource consumption • Waste • Water withdrawals Goals Ongoing • 100% renewable electricity • 100% Environmentally certified new production in accordance with the Sweden Green Building Council Silver level or equivalent • Reduce energy consumption by 15% over five years – comparable portfolio. By 2025 • Started at least three climate-neutral projects • Started at least one charging infrastructure project for heavy vehicles By 2027 • 70% of the leasable area should be environmentally certified according to BREEAM In-Use Very Good or an equivalent standard. • The installed capacity of solar power systems should reach 25 MWp. • Reduce the lettable area from properties with energy class F and G through relocation – maximum 5% by year-end. By 2030 • 100% fossil-free energy • Net-zero CO2 emissions in property management (Scope 1 & 2). By 2040 • Net zero CO2 emissions scope 3	 PEOPLE Material topics • Working conditions (own workforce & workers in the value chain): • Working hours • Fair wages • Secure employment • Health and safety • Equal treatment (own workforce & workers in the value chain) • Equality • Harassment • Access to goods and services Goals Ongoing • eNPS >45 • <2% short-term sick leave for our employees • <3% short-term sick leave for our employees • Local summer workers in all areas where SLP manages properties By 2025 • 40–60% gender balance across occupational categories within our own operations • >80% satisfied tenants	 BUSINESS Material topics • Responsible business practices: • Corruption and bribery • Management of relationships with suppliers • Corporate culture • Protection of whistle-blowers • Long-term return Goals Ongoing • Zero tolerance of corruption • All key suppliers shall sign our Code of Conduct • All key contracting suppliers must conduct self-assessments based on the Code of Conduct. By 2027 • 85% sustainable financing (excluding sustainability-linked financing)
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EU taxonomy

The taxonomy regulation is part of the EU action plan for financing sustainable growth. The regulation aims to identify environmentally sustainable investments and thereby guide investors and capital towards the EU goals on climate neutrality by the year 2050. The taxonomy is based on six environmental areas and an economic activity must make a positive contribution to at least one of the environmental objectives and not do any significant harm to the others to be classed as environmentally sustainable. In addition, there are requirements on social aspects such as human rights and working environment.

For a building to be classed as environmentally sustainable in accordance with economic activity 7.7 – Acquisition and ownership of buildings – the building must have

an energy rating of class A or be in the top 15 percent for energy performance for comparable holdings. Industry organization Fastighetsägarna has adopted industry-wide threshold values for what is considered to be the top 15 percent of energy-efficient buildings within the framework of the taxonomy's first environmental objective.

For office and administrative buildings, the joint primary energy figure that meets the threshold value is $80 \text{ kWh/m}^2 A_{\text{temp}}$ and year, where A_{temp} is a measure of the area to be heated. For retail and storage premises for other commerce, the joint primary energy figure that meets the threshold value is $67 \text{ kWh/m}^2 A_{\text{temp}}$ and year.

SLP is not covered by the taxonomy's reporting requirements, but it always strives to be transparent in its approach to material topics for the business and the company's stakeholders. Reporting for the 2024 financial year includes a preliminary assessment of the proportion of the company's operations covered by the EU Taxonomy (eligible) and indicative information on the share of operations aligned with the taxonomy based on primary energy performance.

INDUSTRY-WIDE THRESHOLD VALUES FOR THE TOP 15 PERCENT¹

Category of premises	$\text{kWh/m}^2 A_{\text{temp}}$ in accordance with BBR 29, primary energy figure
Office and administration	80
Retail and storage premises for other commerce	67
Other premises	77

1. Refers to buildings built before 31 December 2020.

ASSESSMENT OF ELIGIBILITY IN ACCORDANCE WITH THE EU TAXONOMY REGULATION

KPI	Total, SEK m	Percentage of economic activities eligible under the taxonomy, %	Percentage of economic activities not eligible under the taxonomy, %
Sales	710	100	0
Operating expenditure	26	100	0
Capital expenditure	3,013	100	0



The Fyllinge 20:434 property in Halmstad.

Minimum safeguards

We deem that SLP meets the taxonomy's requirements regarding minimum safeguards linked to human rights, anti-corruption, transparency regarding tax management and open competition.

Reporting principle – sales

"Sales" refers to rental income recognized in the Income Statement.

Reporting principle – operating expenditure

"Operating expenditure" relates to premises management, technical inspections, repairs and planned maintenance which are included in the item "Property costs" in the balance sheet.

Reporting principle – capital expenditure

"Capital expenditure" refers to expenses set up as an asset that relate to investments in existing property holdings as well as acquisitions included in the item "Investment properties" in the balance sheet.

Reporting principle – alignment with the taxonomy

SLP makes a substantial contribution to environmental objective 1 – *Climate change mitigation* – and does no significant harm, DSNH, to the other objectives. Turnover, operating expenditure and capital expenditure are judged to be aligned with the taxonomy regarding properties with an energy rating of A or in the top 15 percent of primary energy figures based on industry organization Fastighetsägarna's threshold values, see table with threshold values on the previous page.

As regards capital expenditure for investments in current property holdings, the starting point is the taxonomy's economic activities for energy-efficient equipment, charging infrastructure, measurement and control of energy, and technology for renewable energy.

Auditor's report on the statutory sustainability report

To the general meeting of the shareholders in Swedish Logistic Property AB (publ), corporate identity number 559179-2873

Engagement and responsibility

It is the board of directors who is responsible for the statutory sustainability report for the year 2024 on pages 37-63 and that it has been prepared in accordance with the Annual Accounts Act according to the prior wording that was in effect before 1 July 2024.

The scope of the audit

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

Opinion

A statutory sustainability report has been prepared.

Malmö, 2 April 2025
Öhrlings PricewaterhouseCoopers AB

Carl Fogelberg
Authorized Public Accountant

GUIDANCE REGARDING ALIGNMENT WITH THE TAXONOMY

KPI	EPC, energy class A, SEK m	Within the top 15%, SEK m	Aligned with the taxonomy's economic activities 7.1, 7.3-7.7, SEK m	Percentage aligned with the taxonomy, %
Sales	115	339	–	64%
Operating expenditure	2	11	–	51%
Capital expenditure	586	263	83	31%
<i>Of which investments in current holdings</i>	–	–	83	6%
<i>Of which acquisitions</i>	586	263	–	50%



The property Segesholm 10 in Malmö.