

Eligible green buildings according to the Green Finance Framework. The Green Finance Report covers the period from 2025-01-01 – 2025-12-31.

Properties qualified according the Green bond framework									
Property	Property type	Location	Completed	Area, sqm	Environmental certification	Energy performance (EPC)	Energy according to BBR (kWh/m ²)	Energy performance (kWh/m ²)	Energy saving mWh/year
Rändalen 6	Light industrial	Kristianstad	2024	742	Miljöbyggnad Silver		70	70	0
Fargo 4	Light industrial	Nyköping	2020	2 130	Miljöbyggnad Guld	B	76	49	58
Fargo 6	Light industrial	Nyköping	2023	3 036	Miljöbyggnad Silver	B	81	55	78
Ventilen 1	Light industrial	Ystad	2024	4 400	Miljöbyggnad Silver		70	49	92
Skyttbrink 29	Logistics	Botkyrka	2025	6 555		B	79	43	236
Tallen 58	Logistics	Nybro	2010	21 129		A	65	31	718
Summa				37 992					1 182

Outstanding loans under MTN program				
ISIN	Start date	Maturity date	Amount SEKm	Refinancing
SE0023286950	2024-11-13	2027-11-12	300	100%

Green portfolio - utilised and available capacity	
SEKm	
Total market value of green buildings / Green portfolio	532
of which utilised	
Green bond framework	300
Available green borrowing capacity	232

Logistri Fastighets AB is a stable and long-term value-creating real estate company specializing in commercial properties for light industry, warehousing and contracting operations. Since its inception in 2017, the company's property portfolio has grown successfully with continuously good profitability and a strong financial position. The vision is to be a stable and long-term partner to companies that demand business-adapted and sustainable premises. The company's overall objective is to generate a stable cash flow and a high risk-adjusted return with high customer confidence.



Auditor's Limited Assurance Report on Logistri Fastighets AB's (publ) Green Bond Investor Report 2025

To Logistri Fastighets AB (publ), corporate identity number 559122-8654

Conclusion

We have been engaged by the Board of Directors of Logistri Fastighets AB (publ) (Logistri) to conduct a limited assurance engagement of selected information in the Logistri Green Bond Investor Report 2025. The scope of our work was limited to assurance of information over how the allocation of the proceeds from Logistri green bond has been used to finance Eligible Green Assets in accordance with Logistri Green Bond Framework, as described in the Green Bond Investor Report (the "selected information"). The reporting criteria against which this information was assessed are relevant parts of the Logistri Green Bond Framework per November 2024, available on the Logistri website.

Our assurance does not extend to any other information in the Green Bond Investor Report. We have not reviewed and do not provide any assurance over any individual project information reported, including estimates of sustainability impacts.

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 selected information disclosed in the Logistri Green Bond Investor Report 2025 has not been prepared, in all material respects, in accordance with the reporting criteria defined above.

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 the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the Green Bond Investor Report in accordance with the applicable criteria. The applicable criteria consist of the Logistri Green Bond Framework per November 2024, as well as the company's own accounting and calculation principles. The responsibility also includes the internal control relevant to the preparation of a Green Bond Investor 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 selected information in the Green Bond Investor 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 Bond Investor Report is prepared in accordance with the criteria described in the section Responsibilities of the Board of Directors and the Managing Director.

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 Logistri 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 Bond Investor Report. The auditor selects the procedures to be performed, including assessing the risks of material misstatements in the Green Bond Investor 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 Managing Director prepares the Green Bond Investor 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 Bond Investor Report, performing analytical review, and conducting other review procedures.

Stockholm, date according to electronic signature
Ernst & Young AB

Fredric Hävrén
Authorized Public Accountant