



Report on Factual Findings

To K2A Fastigheter Knaust & Andersson ("K2A"), corporate ID: 556955–9569

Purpose

Our report is solely for the purpose of assisting K2A in presenting to investors that K2A as of 2024-12-31 in K2A's annual report on page 62 from the section 'Green Financing' to page 64, K2A presents its share of revenues, Capex, and OpEx based on K2A's Green Equity Framework, and not suitable for any other purpose.

Our report is intended solely for the purpose stated in this report and is intended for your information and is not to be used for any other purpose or distributed to other parties. Our procedures related to this document are limited to what is specified in this report.

Client's and Responsible Party's Responsibility

K2A (as the responsible party) has confirmed that the agreed-upon review procedures are appropriate for the purpose of the engagement. K2A (also the responsible party) is responsible for the review subject that is the focus of the agreed-upon review procedures.

Auditor's Responsibility

We have conducted the engagement to perform a review according to a special agreement in accordance with the International Standard on Related Services ISRS 4400 Engagements to Perform Agreed-Upon Procedures (revised). An engagement to perform agreed-upon procedures involves executing the review procedures agreed upon with Titania and reporting our observations, which are the factual findings of the agreed-upon procedures performed. We make no statement regarding the appropriateness of the agreed-upon procedures.

This engagement to perform agreed-upon procedures is not an assurance engagement. Consequently, we make no statement and draw no conclusions. If we had performed additional review procedures, other matters might have come to our attention that would have been reported to you.

Professional Ethics and Quality Control

We have complied with the ethical requirements as stated in International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBAs Code of Ethics) and independence requirements in section 4A of IESBAs Code of Ethics.

The firm applies International Standard on Quality Control Management (ISQM) 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.

Review Procedures and Observations

We have performed the review procedures described below, which were agreed upon with K2A in the terms of engagement dated May 13, 2025. The procedures performed are summarized as follows:

- 1) We have verified that the share of revenue, Capex, and Opex, as well as confirmation that revenue derived from fossil fuel activities is less than 5%, are tracked and measured in accordance with K2A's Green Equity Framework as of 31st December 2024.
- 2) We have verified that the share of revenue, Capex, and Opex, and revenue derived from fossil fuel activities, meet the criteria in K2A's Green Equity Framework as of 31st December 2024.



Observations:

Regarding point 1, we note that the denominator for revenue, Capex and Opex, only includes properties for which the criteria of the framework are applicable. The calculations exclude Real estate projects, manufacturing facilities and partly owned properties. The definitions of which properties to include in calculations is not clearly stated in the Green Equity Framework.

Regarding point 2, we found that the share of Opex (70% as of 2024-12-31) is not included in K2A's annual report. The information is instead available on K2A's website.

Stockholm date according to electronic signature

KPMG AB

Alexander Tistam
Authorized Public Accountant

Torbjörn Westman
Head of Assurance

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TORBJÖRN WESTMAN

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ALEXANDER TISTAM

Undertecknare

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