KPMG

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 which presents K2A's portfolio of eligible green assets based on your Green Finance 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 specificied 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, regarding the net proceeds from issued green financing as of 31 December 2024, being used exclusively for projects/assets that adhere to the categories and criteria in K2A’s Green Finance Framework. The procedures performed are summarized as follows:

1) We have verified that, for each Green Bond issued, the net proceeds are tracked by K2A in accordance with K2A’s Green Finance Framework.
2) We have verified that, for each Green Bond issued, an amount equal to the net proceeds is used exclusively for Green Eligible Assets that comply with the criteria set out in K2A’s Green Finance Framework. The issued amount totals 700 MSEK. In accordance with K2A’s Green Finance Framework, instruments are managed on a portfolio level.

Observations:

Regarding point 1, we found no discrepancies.
Regarding point 2, we found no discrepancies.

Stockholm date according to electronic signature

KPMG AB

Alexander Tistam
Authorized Public Accountant

Torbjörn Westman
Head of Assurance

"Med min signatur bekräftar jag innehållet och alla datum i detta dokumentet."

TORBJÖRN WESTMAN
Undertecknare
På uppdrag av: KPMG AB
Serienummer: 51d1f59c30c345[…]388d9796d1300
IP: 79.102.xxx.xxx
2025-07-09 07:57:05 UTC

BankID

ALEXANDER TISTAM
Undertecknare
På uppdrag av: KPMG AB
Serienummer: 13cbedda94c11b[…]2eb21e1d219e1
IP: 195.84.xxx.xxx
2025-07-09 08:12:45 UTC

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