



2024

Annual report green financing

As of 31 December 2024

SEK 23,384

million in property
value

SEK 2,326

million in rental value

2,201

thousand square
metres lettable area

554

properties

37%

growth in green
portfolio

Value-adding business model

NP3's strategy is to create value for the company's shareholders with a focus on continuously improving cash flow through transactions and continuously adding value to the existing portfolio. The company's strategy is also to have low risk through diversification in geography, category and sector exposure.

What we do

By supplying accessible resources and assets to our operations, NP3 creates stable and long-term values for shareholders, staff and tenants as well as for the economy and society in the locations where the company is established.

Property management and letting	Transactions	Development of the property portfolio
We rent out commercial premises and create value for existing tenants	We acquire and divest properties	We implement new construction projects and add value to existing properties

NP3 in brief

NP3 is a cash flow-oriented real estate company with a focus on commercial investment properties with high yields, primarily in North Sweden. The property portfolio is spread across eight business areas: Sundsvall, Gävle, Dalarna, Östersund, Umeå, Luleå and Middle Sweden. The properties are divided into five property categories; industry, commerce, office, logistics and others. NP3-shares are listed at Nasdaq Stockholm, Large Cap. NP3 was founded in 2010 and has its registered office in Sundsvall.

This report is an in-house translation. In the event of discrepancies, the Swedish original will supersede the translation.

REPORT GREEN FINANCING 2024

Comments by the CEO

I have previously emphasised the increasing workload sustainability reporting has placed on us. I have pointed out how this reporting may take resources away from what is most important - implementation. It is welcoming that the European Commission, with the so-called Omnibus proposal, has opened up for a reduced regulatory burden in terms of sustainability reporting.

This is positive, as overly complicated regulations may lead to a focus on reporting instead of focusing on implementation. So I hope this proposal will lead to a shift in focus from reporting to more practical change and more action.

Although sustainability reporting should not be the primary focus, it is important that there is a common and uniform monitoring, to enable comparisons between different companies. NP3's sustainability work focuses on implementation, while our sustainability reporting aims for transparency and comparability.

For NP3 sustainability and long-term returns go hand in hand. In 2024, NP3 has invested in projects with only sustainability in focus as shown below (2023 in brackets).

Volume invested: 38 MSEK (24).

Number of projects: 36 (27)

Average return: 12 percent (12)

Growth in the green portfolio: 37 percent (26)

Number of buildings with improved energy rating (E, F, G):
14 (3)

In addition to the pure sustainability projects mentioned above, sustainability is always considered in all projects, which means that the total investment volume is significantly higher. It is clear that the volume is increasing and that the sustainability work in NP3 is not a financial burden, but the opposite. This means that I want to continue to see even greater initiative and change in sustainable projects, environmentally and economically.

In other words, as usual, we will continue to do everything a little better, all the time.



Andreas Wahlén

"NP3's sustainability work focuses on implementation, while our sustainability reporting aims for transparency and comparability."

Sustainability initiatives

For NP3 it is important and natural that sustainability and long-term economic results go hand-in-hand. As a player with a long-term approach in managing and developing properties, the company has a responsibility for work to proceed in a way that is sustainable for our future, therefore one of NP3's mottos is also to always do everything a little bit better.

Focus on sustainability

Integrating sustainability work in all activities, reducing our environmental impact and increasing the number of sustainable properties is an overall objective for the company. NP3's sustainability initiatives are based on UN Global Compact and the need to take long-term responsibility for economic, environmental and social development. In addition to this, sustainability work is based on NP3's business concept and the dual materiality analysis that is updated annually.

Through sustainability management, the company ensures that effective sustainability work is achieved and that underlying sustainability goals and strategies, as well as requirements by the company's stakeholders, are met. The company has developed a code of conduct based on the UN Global Compact's 10 principles, the ILO's core conventions and the UN Convention Against Corruption, which clarifies the company's values and position regarding human rights, working conditions, the environment, business ethics, information and anti-corruption. To ensure that the company's values according to the code of conduct are also shared by NP3's suppliers, there is a code of conduct for suppliers that is continuously and annually evaluated and followed up.

During the year, NP3 has prepared a dual materiality analysis (DMA) in accordance with CSRD/ESRS and has

begun adapting the sustainability report to comply with the requirements of the Corporate Sustainability Reporting Disclosure (CSRD) that the company is currently obliged to report under, starting with the 2025 financial year. However, on 26 February 2025, the European Commission presented the first Omnibus proposal, which if passed will result in NP3 (listed SME under 1,000 employees) not being required to report in accordance with the CSRD. During the year, the company will decide whether to instead report on a voluntary basis in accordance with the VSME standard, which the commission plans to adopt later as a delegated act.

The company's DMA determines the positive or negative impact from a consequential perspective and from a financial perspective, the risks and opportunities that exist, for the sustainability issues that are material to NP3 based on an assessment of the company's environmental impact, social responsibility and corporate governance, and the financial impact on the company that these issues may have.

The result of the company's assessment, also from a DMA perspective, is that the company's previous most significant issues remain unchanged.

NP3 has chosen to name the three sustainability areas responsible business, future responsibility, and health and well-being. The company's material issues have been divided into these three main headings:

Responsible business

- Long-term economic result
- Good business ethics and anticorruption

Responsibility for the future

- Energy-efficient properties
- Climate emissions
- Environmental and climate risks
- Water supply

Health and well-being

- Health and safety
- Diversity and equal opportunity
- Tenants and suppliers

In this report, the company has chosen to focus on Future Responsibility, that is, environmental sustainability. More information about NP3's overall sustainability work and key issues can be found in the company's sustainability report.

OUR SUSTAINABILITY GOALS AND FOCUS AREAS

To ensure that NP3 achieves success in its long-term sustainability work, the company has set goals in all areas of sustainability, including social, economic and environmental sustainability.

FOCUS AREAS		OBJECTIVE	OUTCOME
Responsible business	Responsible business	Long-term economic result The growth in profit from property management per common share must amount to at least 12 percent per year over a five-year period, and the return on equity before tax must amount to at least 15 percent per year over a five-year period.	Profit from property management per common share increased by 15 percent compared to the previous year and average growth over the five-year period amounted to 11 percent. Return on equity before tax for the year amounted to 14 percent and the average return on equity over the five-year period amounted to 20 percent.
		Good business ethics and anticorruption NP3 shall have zero incidents of corruption and the company's codes of conduct shall be followed.	No confirmed incidents of corruption or violations of the company's codes of conduct were identified in 2024.
Responsibility for the future	Responsibility for the future	Energy-efficient buildings NP3 has a long-term target to reduce its energy consumption by 20 percent between 2017-2025 which means annual savings of 2.5 percent.	Weather-normalised average consumption within comparable portfolio for 2023 amounted to 143 kWh/sqm LOA and for 2024 to 139 kWh/sqm LOA, which means a reduction of 2.6 percent.
		Energy-efficient buildings NP3's goal is to annually improve an average of at least ten of the properties with the poorest energy-performance until 2033, where the company has also chosen to energy declare industrial properties and include these in the above goals.	In 2024, fourteen buildings received an improved energy rating following the implementation of measures, with all buildings improving from the previous energy rating E, F or G.
		Green portfolio NP3's goal is to increase the green property portfolio within the EU taxonomy-adapted green framework by 25 percent annually.	In 2024, the green property portfolio increased from a property value of MSEK 4,286 at the beginning of the year to MSEK 5,862 at the end of the year, which corresponds to 37 percent, of which 7 percent consists of acquisitions of properties that qualify under the framework.
		Climate emissions NP3's long-term goal is to achieve net-zero emissions across the entire value chain by 2045, with a short-term goal of reducing Scope 1 and 2 emissions by 42 percent and Scope 3 emissions by 25 percent by 2030 compared to the base year 2022. The targets are validated by Science Based Targets (SBTi).	The company's emissions in Scope 1 and 2 amounted to 4.1 kg CO ₂ e/sqm LOA for 2023. For 2024, carbon dioxide emissions amounted to 2,8 kg CO ₂ e/sqm LOA, equal to a reduction of 32 percent. For Scope 3, emissions in 2024 amounted to 5,276 tonnes of CO ₂ e, compared to 6,459 tonnes of CO ₂ e in 2023.
Health and well-being	Health and well-being	Health and safety (tenants and suppliers) NP3 shall have zero accidents involving employees, tenants and suppliers related to the properties.	NP3 did not identify any serious workplace accidents or non-compliance with policies or safety regulations during the year. However, a minor workplace accident occurred during one of the company's procured contracts.
		Diversity and equal opportunities NP3 shall have zero incidents of discrimination.	No cases of discrimination were reported during 2024.

CLIMATE- IMPACT

Net-zero 2045.
By 2030*, GHG
emissions in scope 1
and 2 will be reduced
by 42% and scope 3
by 25%.

ENERGY

NP3's total energy
consumption shall be
reduced by 20% by the
year 2025 compared
to 2017.

GREEN PORTFOLIO

NP3's green
property portfolio
shall grow by
25% per year

IMPROVED ENERGY PERFORMANCE

Increase the energy
class from E/F/G of
at least ten properties
per year by 2033

*With base year 2022.
Targets are validated by SBTi.

Responsibility for the future

NP3 manages and develops properties and thus has responsibility to do this in an environmentally sustainable way, for our and coming generations' future. The company's responsibility lies in ensuring that environmental issues are integrated into day-to-day work and that operations are conducted as resource-efficiently as possible.

NP3 has previously identified and assessed climate-related risks and opportunities in line with TCFD's recommendations. As part of this, the company has also made an assessment of the impact of the risks on the company's strategy and on securing the property portfolio in our locations in the long term. NP3 has used two climate scenarios in its climate analysis, RCP 4.5 as a middle ground with stabilized emissions and RCP 8.5 as a worst-case scenario with continued increasing emissions, and produced site-specific risk analyses to identify vulnerable areas.

In 2024, the company also conducted an analysis of Natura 2000 areas, with the result that only 3 percent of the company's properties are located within these areas. In addition, a desk analysis of a weighted risk index has been conducted, where 0 means no risk and 100 indicates maximum risk. In this weighting, the most serious environmental and climate risks, such as flooding and cloudbursts, are given the greatest importance. In doing the desk analysis, the company has chosen to set a threshold of 60, which the company believes is in line with the DNSH criteria in the Taxonomy, with the outcome that 10 percent of the company's total number of properties need to be further investigated at the property level to meet both future and current challenges. Which may result in local property adaptations and/or development of management routines.

Energy-efficient buildings

Increasing the number of energy-efficient and sustainable properties while simultaneously reducing the number of the most resource-intensive properties is one of NP3's overall environmental goals. To meet the goal of an increased number of energy-efficient properties, efforts to improve the energy-efficiency have been stepped up in recent years, where the company has also chosen to work on improving the company's properties with the poorest energy-efficiency. The company's goal is to annually improve an average of at least ten of the properties with the poorest energy-efficiency by 2033, which likely at least meets the requirements of the Energy Performance of Buildings Directive, EPBD, which deals with energy and emission requirements for buildings and is to be part of Swedish legislation by 29 May 2026.

In order to measure and evaluate this goal, the energy class in the energy declarations and the buildings' primary energy figures are what the company focuses on. In 2024, fourteen buildings received an improved energy rating following the implementation of measures, with all buildings improving from the previous energy rating E, F or G.

NP3 also has a large proportion of industrial properties that do not need to be declared according to the Energy Declaration of Buildings Act, but the company has chosen as its own objective to also declare this category of property and include them in the above target.

In 2023, the company updated its green framework to align with the EU taxonomy. The green framework has thereby changed its focus from energy classes to primary energy ratings and to mainly cover the "top 15" properties. NP3 has an annual target of increasing the green property portfolio by 25 percent. In 2024, the green property portfolio increased from a property value of MSEK 4,286 at the beginning of the year to MSEK 5,862 at the end of the year, equal to 37 percent, of which 7 percent consists of acquisitions of properties that qualify under the framework.

Property/building	Location	Energy class		Primary energy rating	
		31 Dec. 2024	31 Dec. 2023	31 Dec. 2024	31 Dec. 2023
Hemlingby 20:16	Gävle	C	E	70	106
Näringen 5:15	Gävle	C	E	86	109
Fältjägaren 11	Östersund	C	E	73	121
Lugnet 7 By 34	Östersund	D	E	111	118
Lugnet 11	Östersund	B	E	66	118
Huggormen 1	Umeå	C	E	70	137
Hyttberget 3	Falun	C	E	62/68	134/142
Vivstamon 1:27	Timrå	C	G	73	262
Sköns Prästbord 1:14	Sundsvall	B	E	58	157
Dingersjö 3:58	Sundsvall	C	E	86/90	121
Sköns Prästbord 1:53 (1:58)	Sundsvall	D	F	115	204
Vivstamon 1:63	Timrå	B	F	63	147
Ilanda 1:37	Karlstad	E	G	115	207
Ilanda 1:54	Karlstad	F	G	159	288
Weighted average				84	160

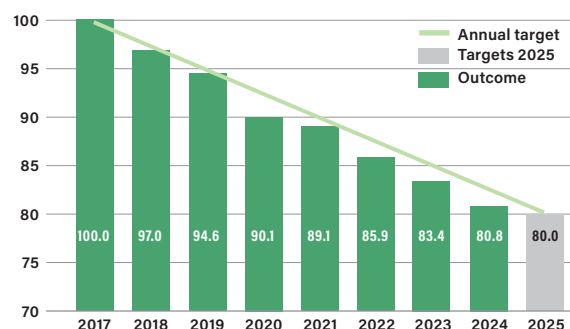
Energy use

The energy consumption of the properties is a major climate impact factor and is thus also one of NP3's most important environmental issues. NP3 measures and follows the energy used for the properties where the company has right of disposition over the supply of electricity and/or heating. A large part of this consumption is charged by preliminary debit and settled annually which means that tenants pay for their own energy consumption. In properties where tenants have their own contracts for energy supply, the company does not have access to the property's energy use, these are thus not included in the company's report. In cooperation with our tenants the company tries to find new solutions for saving energy. Even if tenants are charged for their own energy consumption, NP3 considers it its obligation to support tenants in finding sustainable solutions, both with regard to energy-saving measures and more environmentally friendly energy sources.

The company measures overall energy consumption but also in comparable holdings (like for like). Comparable holdings may vary between the years with different parameters, how long a property has been owned by the company, major changes to the property and how long the company has had access to statistics from measuring energy consumption. In order to include a new property 24 months of non-stop energy statistics are needed. This means that previously reported consumption for preceding years can change at the next reporting occasion. Reduced weather-normalised consumption is thus reported annually and compared only with the preceding year.

NP3 has a long-term target to reduce its energy consumption by 20 percent between 2017-2025 which means annual savings of 2.6 percent. When comparing 2023 and 2024, accumulated savings at the end of 2024 amounted to just over 19 percent. Weather-normalised average consumption within comparable portfolio for 2023 amounted to 143 kWh/sqm LOA and for 2024 to 139 kWh/sqm LOA, which means a

reduction of 2.60 percent. Consumption also includes tenants' consumption where these are included in the company's readings. Weather-normalised total average consumption for the properties where the company has right of disposition over the supply of electricity and/or heating amounted to 87 kWh/sqm for heating and 52 kWh/sqm for electricity.



Investment in energy-saving measures

NP3 continuously invests in more efficient systems for electricity, heating and ventilation in the properties, thus reducing consumption and environmental impact. Some examples of investments of this type that were implemented during 2024 are shown here.

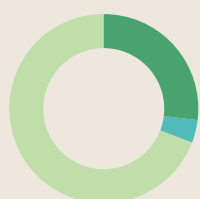
- Lastbilen 1, Östersund, optimization of ventilation system and installation of override controls. Conversion of heating systems from previous underfloor heating systems to a more efficient system with fan heaters. The estimated energy savings amount to 40–50 percent.
- Linjeförmannen 7, Sundsvall, replacement and optimization of ventilation system by replacing twelve units with three. Replacement of district heat exchanger and override controls. The estimated energy savings amount to approximately 30 percent.
- Gärde 1:26, Sundsvall, optimization and re-routing of existing ventilation system to achieve more efficient ventilation. The measures implemented have resulted in energy savings of approximately 25 percent.
- Vivstamon 1:27, Sundsvall, conversion of pellet boiler to geothermal heating. The estimated energy savings for the installation amount to approximately 30 percent.

Green framework

NP3 established a framework for green financing in 2020, which was updated in September 2023. The green framework has been developed in line with the Green Bond Principles established by the ICMA (International Capital Market Association) and has been assessed by an independent third party, CICERO Shades of Green. The framework, along with related regulatory documents and reporting standards, has received a "Medium Green" rating from CICERO Shades of Green.

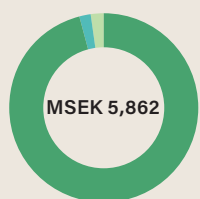
The terms and conditions of the company's green framework govern how proceeds from issued bonds may be used. During the year, NP3 issued MSEK 750 and repurchased MSEK 449 in green bonds under the framework. In addition, MSEK 468 in bonds outside the framework were repurchased, meaning the company now only has outstanding bonds within the green framework. NP3's green framework is available on the company's website, np3fastigheter.se.

Allocation of green loan facility



- Bond loans, 27%
- Green bank loans, 4%
- Remaining facility, 69%

Distribution of green assets based on property value



- Energy class A and Top 15, 96%
- EPC 2 Stage, 2%
- Energy project (savings >30%), 2%

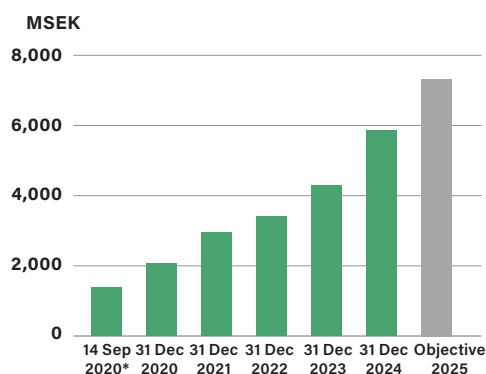
	MSEK
Total market value/Green loan facility	5,862
Allocated facility - Bond	1,601
Allocated facility - Green bank loans	236
Remaining facility - Green capital market financing	4,025

After the end of the year, an additional MSEK 100 in green bonds have been issued within the framework.

Properties financed with liquid assets according to the green framework must meet one of the following criteria:

- Energy class A or within the top 15 percent according to Fastighetsägarna's updated limits for primary energy figures for premises and housing.
- Miljöbyggnad [Environmental building] rating at least Silver level or
- LEED Gold or Miljöbyggnad iDrift Silver if energy consumption is at least 25 percent lower than the requirements in BBR.
- Equivalent level from another recognised certification system.
- Improved energy class by at least two levels (to at least level C).
- Via energy projects achieve energy savings of more than 30 percent of the property's total consumption.

Total market value Green Framework



*Framework established

Green bonds

The proceeds from NP3's green bonds issued up until 31 December 2024 have been used for the following categories:

- Funding of properties within the top 15¹⁾
- Financing of buildings with improved energy class, at least two levels (to at least level C)
- Funding of properties that through energy projects have total energy savings of more than 30 percent

Top 15¹⁾

	Limit ¹⁾	Average primary energy figure	Energy consumption, kWh/sqm ²⁾	Average kg CO2e/sqm	Tsqm	Number of properties
Shop and warehouse premises for other retailing	67	54	96	3,0	178	45
Offices and administration	80	62	135	1.5	83	34
Other activities	77	64	127	2.8	156	18
Swimming, sports and recreational facilities	78	66	100	2.6	15	6
Shop and warehouse premises for food retailing	75	48	41	1.8	33	5
Several categories	Several	71	131	4.5	14	4
Schools	89	74	158	0.4	7	3
Hotels, guesthouses and boarding houses	91	64	-	-	2	1
Total	72⁴⁾	60	114	2.6	488	116

1) Based on Fastighetsägarnas report from 14 December 2022.

2) Including tenants' consumption.

3) Contracts regarding public utility costs are mostly held by tenants. NP3 is therefore not able to accurately account for consumption and CO2e impact.

4) Weighted by number of properties.

EPC 2 Stage

	Average primary energy figure	Energy use, kWh/sqm	Average kg CO2e/sqm	Tsqm	Number of properties
All properties	73	111	-	19	4

Comparative figures

	Energy savings, MWh	Reduced emissions, tons CO2e
Green portfolio	9,558	304

Savings have been calculated by comparing the energy consumption and climate emissions of the company's property with the company's green property portfolio. The emission factor for district heating is an average for the company's properties, while the properties' electricity use is renewable.

Energy projects

Energy efficiency	Energy savings kWh	Reduced emissions, tonnes CO2e
Energy project (Savings >30%)	1,015	33

Savings are calculated before and after project implementation.



Report on Factual Findings

To NP3 Fastigheter AB, corporate ID: 556749–1963

Purpose

Our report is solely for the purpose of assisting NP3 Fastigheter AB ("NP3 Fastigheter") in presenting to investors that NP3 Fastigheter as of 2024-12-31 tracks net proceeds from green bonds and that the portfolio of green assets/projects follows the categories and criteria in NP3 Fastigheter's Green Bond Framework and may not be suitable for another 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 is limited to what is specified in this report.

Responsibilities of the Engaging Party

NP3 Fastigheter (responsible party) has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement.

NP3 Fastigheter is responsible for the subject matter on which the agreed-upon procedures are performed.

Practitioner's Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (Revised), *Agreed-Upon Procedures Engagements*. An agreed-upon procedures engagement performed involves our performing the procedures that have been agreed with NP3 Fastigheter, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion.

Had we performed additional procedures, other matters might have come to our attention that would have been reported.

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.



Procedures and Findings

We have performed the procedures described below, which were agreed upon with NP3 Fastigheter AB in the terms of engagement dated March 8, 2025, regarding that net proceeds from Green Bonds issued as of 2024-12-31 have been used exclusively for projects/assets which comply with the categories and criteria set out in NP3 Fastigheter's Green Bond Framework. The procedures performed are summarized as follows:

- 1) We have for each Green Bond issued agreed that an amount equal to the net proceeds is tracked by NP3 Fastigheter in accordance with NP3 Fastigheter's Green Bond Framework as of 31st December 2024.
- 2) We have for each Green Bond issued agreed that an amount equal to the net proceeds is used exclusively on projects/assets that comply with the categories and criteria set out in NP3 Fastigheter's Green Bond Framework as of 31st December 2024.

We have made the following findings:

- With respect to procedure 1) we found no deviations.
- With respect to procedure 2) we found no deviations.

Stockholm date according to electronic signature

KPMG AB

Peter Dahllöf
Authorized Public Accountant

Torbjörn Westman
Head of Assurance