

Green Bond Framework 2026

CA Fastigheter AB (publ)



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This is CA Fastigheter

CA Fastigheter, established in 1912, is part of the Claesson & Anderzén AB group, a family-owned investment company currently run by the third and fourth generations. CA Fastigheter's operations are based on two business areas: property management and property development. The Group's property portfolio is mainly concentrated in six regional cities in Sweden (Borås, Jönköping, Kalmar, Malmö, Stockholm and Växjö) and in Germany (Berlin), but some operations are also conducted in the cities of Tallinn and Malaga. The headquarter of CA Fastigheter is located in Kalmar.

Our Business Idea – we own, manage, and develop attractive and sustainable homes and premises in growth regions – both within and outside Sweden.

Our Mission – With heart and mind, we engage in properties of tomorrow.

Our Vision – We develop communities of the future.

Our Promise – We promise commitment.

Our Compass – We carry our småländska heritage with us and dare to go our own way.

CA Fastigheter's property portfolio is a mix of residential, office, retail and warehouse buildings. At the end of December 2025, the property portfolio amounted to 712 513 sqm.

Our sustainability strategy

Our work within sustainability is integrated into our strategy as well as management and operations. CA Fastigheter's sustainability work is governed by our environmental management system, ISO 14001, which consists of guidelines, procedures and policies. Goals are set on both overarching and measurable levels and linked to action plans for ongoing work. Through continuous follow-up, documentation, and ongoing improvements, we drive development forward.

Our work is divided into short-term and long-term goals and has been developed based on the business strategy, stakeholder dialogues and materiality analysis. With focus areas on ensuring the well-being of our employees, selecting renewable energy sources, reducing energy consumption, and minimizing our carbon footprint. We also emphasize making green investments and transactions in an ethically responsible manner. Central parts for achieving our sustainability goals are the Agenda 2030 for sustainable development and the Paris Agreement.

To ensure the success of our sustainability efforts, CA Fastigheter is committed to:

- Continuously improving sustainability performance through follow-up and transparent reporting
- Ensuring that employees and partners understand and follow the relevant codes of conduct
- Following the guidelines within the sustainability area, such as the UN Global Compact
- Continuously increase competence in sustainability

Environment and climate

Sweden aims to achieve net zero greenhouse gas emissions by 2045, while the population and housing needs are increasing. To achieve this, measures are required within the construction and real estate sector to reduce climate impact, particularly by building with a lower carbon footprint. The goal is for the entire value chain of the construction and civil engineering sector to be climate neutral and competitive by 2045, which supports Sweden's environmental goals. To achieve the climate targets, we must transition from linear to circular processes and efficiently use bio-based raw materials. The greatest climate impact comes from the production of building materials such as cement and steel. To reduce climate impact, innovative and sustainable solutions with a focus on the life cycle perspective are required. Reuse and recycling of materials will be crucial to reducing the sector's climate footprint.

Energy use

CA Fastigheter focuses on having efficient energy use to reduce our impact on the climate. We strive to optimize and streamline our energy use. By implementing smart and sustainable energy solutions, both in our own processes and in the projects we undertake, we work to actively contribute to a more sustainable future. Our short-term target is to reduce energy consumption by 1.5% annually. By 2026, the goal is to achieve a reduction of 15% in energy consumption compared to 2020 (like-to-like portfolio).

**7 HÅLLBAR ENERGI
FÖR ALLA**



**8 ANSTÄNDIGA
ARBETSVILLKOR
OCH EKONOMISK
TILLVÄXT**



**12 HÅLLBAR
KONSUMTION
OCH PRODUKTION**



**13 BEKÄMPA KLIMAT-
FÖRÄNDRINGARNA**



**16 FREDLIGA OCH
INKLUDERANDE
SAMHÄLLEN**



Climate impact

When procuring, CA Fastigheter prefers to consider environmental aspects for vehicles and machinery, as well as the environmental assessment of products and the handling of both construction waste and hazardous waste. During the production phase, it is the contractor's responsibility to carefully document their environmental work

in accordance with the established requirements. The contractor is also required to develop an environmental plan and a detailed waste management plan, where waste management must follow the latest guidelines from the Swedish Construction Federation (Sv: Sveriges Byggin-dustrier). To ensure that environmental work is followed up, we conduct regular environmental inspections, where both we and our partners review and ensure that environ-mental requirements are met. Our partners must have good control over their operations, have considered and assessed their environmental impact, and identified both risks and opportunities for improvement. In this way, we actively work to reduce negative environmental impact and ensure that sustainability principles permeate the entire construction process.

The company's greatest climate impact arises from greenhouse gas emissions along the entire value chain. There are also embedded emissions in the materials used in buildings, which would be released if the buildings were demolished. These so-called 'locked' emissions can have a significant climate impact, especially if large amounts of buildings are demolished and the materials are not handled responsibly. To minimize this risk and reduce cli-mate impact, CA Fastigheter strives to renovate and reuse buildings instead.

CA Fastigheter has set goals for energy use, transition to renewable energy, and phasing out fossil fuels. Currently, the company does not have a specific emissions target, as we have not yet fully reported within scope 3. The 2026 sustainability report will be CA Fastigheter's first to com-prehensively cover all areas within scopes 1, 2, and 3.

Environmental certifications

Before each new construction project, a thorough investi-gation is conducted to assess the feasibility and benefits of certifying the building for environmental standards. This includes an analysis of environmental impact, costs, and long-term sustainability goals. In addition, CA Fast-igheter continuously works on certifying buildings within its existing portfolio, with a focus on certifying buildings according to the Miljöbyggnad iDrift or an equivalent standard. Each year, more buildings are certified in this category. The company works closely with each region to assess which buildings in the portfolio are relevant for future certification.

Climate adaptation

CA Fastigheter's operations are affected by the impacts of climate change, and therefore it is necessary for the com-pany to take measures to adapt to these changes. Going forward, this work will include conducting climate risk ana-lyses for buildings to strengthen their resilience against the risks expected from climate change. The work began in 2025, and the climate and vulnerability analyses condu-cted follow the method established in the EU Taxonomy. The goal of this work is to ensure the resilience of the property portfolio against the effects of climate change, both in the short and long term. This includes managing risks such as flooding from heavy rain, heat stress, heavy snowfall, and storms.

Waste

CA Fastigheter's waste, including hazardous waste, is generated both from our own operations and from the waste produced by our tenants. To facilitate waste mana-gement for residents in our rental properties, we ensure that there are simple and accessible solutions for waste disposal, either in the form of designated waste rooms within the building or in environmental houses in the yard. For hazardous waste generated in our own operations, we ensure that it is correctly reported to the Swedish Environ-mental Protection Agency. We hire approved carriers who are authorized by us to handle and report hazardous waste on our behalf to tenants. Our overarching goal is to reduce waste volumes and maximize recycling to promote a circu-lar economy. We base our work on the waste hierarchy and continuously strive to improve our routines to minimize waste and increase recycling.

Biodiversity and Water

CA Fastigheter's properties are primarily located in urban environments with limited opportunities for green spaces that can provide ecosystem services and biodiversity. However, through environmental certification of buildings, we highlight the importance of green spaces together with our tenants. We have initiatives such as planting species that benefit animal and insect life through flower beds and green areas.

Water is a limited natural resource, and its use also contri-butes to climate impact. CA Fastigheter aims to reduce the total water consumption by 1% per year. Through an increased number of environmentally certified buildings and investments in low-flush toilets and water-savings fixtures in our properties, we collaborate with tenants on water savings. When we replace products in the portfolio, we always choose an energy-efficient alternative.

Social sustainability

Our own workforce

CA Fastigheter's employees are primarily active in Sweden. National legislation imposes extensive and high requirements on how the company must strategically and operationally work and manage fundamental requirements, including working conditions, fair and reasonable wages, work environment, health, and safety. The company implements and follows up on various strategic decisions and measures that enable secure employment, competitive wage setting, equal pay for equal work, good opportunities for skills development, and a work environment that promotes diversity and equality. To achieve this, we focus on ensuring diversity and inclusion in the workplace, where all employees should feel respected and have equal opportunities regardless of gender, age, ethnicity, sexual orientation, or other backgrounds. Our social sustainability goals are and focus on sick leave, eNPS, and the utilization rate of wellness benefits. These goals are reviewed and updated regularly.

Health and safety

Feeling safe and secure at the workplace is not only necessary, it also contributes to a positive environment where employees can perform well and thrive. Therefore, we continuously work with systematic work environment management. The foundation of our work for a safe workplace is the work environment handbook and the environmental management system. These systems include materials for safety rounds, risk assessments, and employee discussions, as well as policies, routines, and instructions.

The work environment handbook also outlines how work environment tasks are delegated and distributed. All employees are covered by the policies and routines that govern our work environment efforts. To ensure that employees are up to date on the work environment, there is web-based training that everyone must complete annually. It is a way to communicate the importance of health and safety in the workplace.

Safety rounds are planned and carried out according to the action plan in all Swedish locations where CA Fastigheter operates. The safety rounds, in which safety representatives participate, often form the basis for risk assessments. Risk assessments are carried out in areas such as chemical handling, chemicals, hazardous work tasks, solitary work, and changes in operations. They are documented and followed up with an action plan. Regular evacuation drills are conducted as part of our safety work and to ensure that all employees have information on what to do in case of an accident.



Governance

Human rights and anti-corruption

As a real estate company, CA Fastigheter aims to contribute to a more transparent and fair industry where respect for human rights and the prevention of bribery and corruption are fundamental. CA Fastigheter's code of conduct for employees is based on the UN Global Compact's ten principles on human rights, labor issues, environment, and anti-corruption. Each employee is responsible for following the code of conduct, and each manager is responsible for ensuring that employees are aware of and understand how to act in accordance with the code of conduct. The Code of Conduct for employees is included in the annual web-based training that everyone is required to complete. CA Fastigheter places high demands on suppliers and partners to follow the international guidelines that form the basis of the company's code of conduct for suppliers. This includes, among other things, requirements for suppliers and subcontractors

to guarantee a safe and healthy work environment for their employees, promote fair competition, and combat criminal activity. Through regular dialogues and follow-ups, we ensure that our suppliers are aware of our expectations and that they continuously develop their own sustainability measures. If a supplier deviates from the conditions in the code of conduct for suppliers and improvement does not occur within the agreed time, the business partnership may be terminated. CA Fastigheter has zero tolerance for bribery and corruption, as clearly outlined in the company's Anti-Corruption Policy. Our stance on corruption and bribery is addressed in the code of conduct for employees and the code of conduct for suppliers. To minimize the risks, we conduct regular training for employees, especially those who, in their positions, may encounter complex issues related to corruption and bribery.



Rationale for the Green Bond Framework

CA Fastigheter launched its first Green Bond Framework in 2021. Since then, the Sustainable Finance market has continued to evolve with new and updated guidelines, standards and regulations, including updated versions of the Green Bond Principles. This Green Bond Framework (the 'Framework') has been updated to correspond to these developments and the advanced sustainability related regulation. Thus, this Framework replaces the previous Framework published in 2021. The updated Framework will continue to support CA Fastighe-

ter's sustainability work and ambitions. The Framework will be used to issue green bonds (including private placements).

The Framework has been developed in line with the International Capital Markets Association's (ICMA) Green Bond Principles (GBP) 2025. CA Fastigheter will continue to follow market practices, in relation to Green Bonds, as the market standards develop. Therefore, this Framework may be amended and/or updated to reflect changes in market practice.

The Framework's structure is based on ICMA's key components, with the addition of their recommendation to appoint an external reviewer:

- Use of Proceeds
- Process for Project Evaluation and Selection
- Management of Proceeds
- Reporting
- External review



Use of Proceeds

CA Fastigheter has established this Green Bond Framework to issue financial instruments where the proceeds will be exclusively allocated to finance or refinance, in whole or in part, Eligible Green Assets.

Eligible Green Assets are both capital expenditures ("CapEx") and/or operational expenditures ("OpEx"). CapEx does not have any requirements for look-back period, while OpEx does have a requirement of maximum three-year look-back period from the time of issuance. New financing refers to Eligible Green Assets that have been financed during the reporting year. Refinancing refers to Eligible Green Assets that have been financed prior the reporting year. Eligible Green Assets may be owned by CA Fastigheter directly, or indirectly through subsidiaries. CA Fastigheter will only finance Eligible Green Assets in Sweden.

Eligible Green Assets are determined by CA Fastigheter as described in the use of proceeds tables on the next page. These Eligible Green Assets will adhere to applicable laws and regulations as well as CA Fastigheter's policies, especially the environment and sustainability policy, Code of Conduct, Anti-corruption policy and Work environment policy. Eligible Green Assets are aligned on a best effort basis with the technical screening criteria (TSC) of the EU Taxonomy.

Exclusions

Proceeds from CA Fastigheter's Green Bonds will not be used to finance fossil fuel-energy generation or any form of fossil fuel energy production. No building will have direct fossil fuel heating.



ICMA Green Eligible Asset Category:	Eligible Green Asset Criteria	Substantial Contribution to EU Environmental Objectives:	UN SDG:
Green Buildings	Construction of new buildings¹ Financing of new buildings that have or will receive: • A Primary Energy Demand (PED) at least 10 % lower than the threshold set for nearly zero-energy building (NZEB) requirements, and • Environmental certification such as "Miljöbyggnad Silver" or an equivalent environmental scheme, and • A physical climate risks and vulnerability assessment with, if needed, a plan to make the asset more climate resilient.	Climate Change Mitigation and Climate Change Adaptation Main economic activities (if applicable): 7.1 Construction of new buildings	 Target 7.3
	Existing Buildings Financing of existing buildings that have: • An Energy Performance Certification (EPC) class A, or • Energy performance within the top 15 %² most energy efficient of the national or regional building stock expressed as operational Primary Energy Demand (PED), valid at the time of the approval, and • Undergone physical climate risks and vulnerability assessment with, if needed, a plan to make the asset more climate resilient, and • Environmental certifications such as "Miljöbyggnad iDrift" or an equivalent environmental scheme If buildings are of cultural historical value, it should have at least 40% lower specific energy use after completed renovation.	7.2 Renovation of existing buildings 7.7 Acquisition and ownership of buildings	 Target 13.1
	Major Renovations³ Financing of existing buildings that undergo major renovations, and that either • results in a reduced primary energy demand (PED) of at least 30 % compared to pre-investment		
Energy Efficiency	Financing of individual renovation measures and installation of instruments and devices such as: • Measures consisting of the installation of energy efficiency equipment associated with insulation, energy efficient windows, doors or lights, low water and energy equipment as well as heating and ventilation. • Installation of instruments and devices for measuring, regulating and controlling energy performance of buildings associated with zoned and smart thermostats, sensing equipment, management and light control systems, smart meters as well as facade and roofing elements with solar shading.	Climate Change Mitigation Main economic activities (if applicable): 7.3. Installation, maintenance, and repair of energy efficiency equipment 7.5. Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings	 Target 7.3  Target 13.1
Pollution Prevention and Control	Financing of waste management contributes to reduction and of waste as well as removal of harmful substances such as asbestos, PCBs, mould, chemicals and metals that have negative effects on biodiversity, human health and the environment.	Pollution Prevention and Control	 Target 11.6  Target 12.4

¹Only buildings that will be included in CA Fastigheter's property management portfolio will be eligible for inclusion in the green bond portfolio.

²CA Fastigheter will reference an external benchmark when determining the top 15 % such as guidance by national government agencies or the Swedish Property Federation's study (Fastighetsägarna).

³A renovated building that fulfils the criteria for Existing buildings in this Framework can be classified as an eligible Green Project as a whole. If the building, after a renovation, does not fulfil the criteria for an Existing building in this Framework only the cost of the renovation measures can be financed.

Process for Asset Evaluation and Selection

The evaluation and selection process for Green Eligible Assets is a key process in ensuring that the proceeds from Green Bonds are indirectly allocated to assets and expenditures which meet the eligibility criteria in the Framework. CA Fastigheter has established a Green Bond Committee (GBC) that meets on a regular basis or when needed. The GBC consists of representatives from Senior Management, Treasury and Sustainability. The GBC is responsible for evaluating the compliance of proposed Eligible Green Assets with the eligibility criteria outlined in the Use of Proceeds section. Potential Eligible Green Assets are identified on an ongoing basis within the scope of CA Fastigheter's regular business activities as per the company's decision-making process for investments, maintenance and acquisitions. It will also replace investments that no longer meet the eligibility criteria (e.g., following

divestment, liquidation, concerns regarding alignment of underlying activity with eligibility criteria etc.).

The GBC will also assess and report on the environmental impact and keep track of the distribution of new financing and refinancing. The Head of Sustainability has the option to veto decisions made by the committee.

The GBC will also ensure that Eligible Green Assets adhere to applicable laws and regulations as well as CA Fastigheter's policies, especially the sustainability policy, the internal Code of Conduct and the Code of Conduct for suppliers. Further, CA Fastigheter will also monitor internal processes to identify environmental and social risks associated with the Green Eligible Assets.

Management of Proceeds

An amount equal to the net proceeds of any Green Bonds will be separately identified within CA Fastigheter's treasury department, amounts identified will form an earmarked portfolio within CA Fastigheter's internal systems. The net proceeds designated for an Eligible Green Asset will equal the investment made by CA Fastigheter, apart from assets categories under Green Buildings. For these assets, the allocation will correspond to the market value of the Eligible Green Asset. The earmarked portfolio will ensure

prudent monitoring and tracking of the Eligible Green Assets. CA Fastigheter's Treasury team is responsible for tracking funds and allocation of proceeds. If, for any reason, an Eligible Green Asset ceases to comply with the requirements set out in this Framework, such project will be removed from the portfolio of Eligible Green Assets. Proceeds not yet allocated towards Eligible Green Assets will be used in line with the company's internal liquidity policy.



Reporting

To enable investors and the public to follow the development of Eligible Green Assets, CA Fastigheter will provide a Green Bond Investor Report on an annual basis. The report will cover information both on the allocation of proceeds and on the output and impacts achieved where relevant data information is available.

Allocation Reporting

- A summary of the development of CA Fastigheter's Green Bond developments
- The outstanding amount of Green Bonds
- Allocated proceeds to each asset
- The distribution of new financing and refinancing of approved Eligible Green Assets
- Selection of asset examples

Impact Reporting

The Green Bond Investor Report will disclose the environmental impact of the Eligible Green Assets financed under this Framework. CA Fastigheter will report performance indicators at asset level. For financed Eligible Green Assets that are not yet operational, CA Fastigheter will strive to provide estimates of future performance levels. This can be a complex exercise and sometimes only feasible after a certain amount of time has passed. Therefore, the impact report will include qualitative and where feasible quantitative information as well as publicly available data. The annual Green Bond Investor Report will be provided as long as there are green bonds outstanding or on a timely basis in case of material developments.

Eligible Green Categories	Example Indicators
Green Buildings	• Environmental certifications • Energy Performance Certificate level • Primary Energy Demand disclosure by intensity (kWh per m2 per year) • Building type (Office, residential building etc.).
Energy Efficiency	• Energy Savings (kWh per year) • Examples of energy efficiency projects financed with proceeds from Green Bonds
Pollution Prevention and Control	• Quantities of harmful substances removed, where measurable (area or kilograms, as applicable)



External Reviews

Second Party Opinion (pre-issuance)

To secure alignment with the Green Bond Principles and market practice, CA Fastigheter has engaged Moodys to act as an external reviewer of this Green Bond Framework and to provide a Second Party Opinion which will be made publicly available on CA Fastigheter's website.

Third-Party Review (post-issuance)

CA Fastigheter will appoint an external independent auditor to annually perform an assurance on the selection process for the financing of Eligible Green Assets and that the allocation of the net proceeds of the Green Bonds is done in accordance with CA Fastigheter's Green Bond Framework.

Publicly available documents

The Green Bond Framework, the Second Party Opinion, and the Green Bond Investor Report will be publicly available on CA Fastigheter's website.