

Investor report green bonds 2025



CASTELLUM

Sustainability at Castellum

Castellum's vision is to be one of the most sustainable property companies and actively promote sustainable development. Sustainable operations ensure efficient use of financial, environmental and social resources for the benefit of tenants, shareholders and society. Castellum's sustainability goals interact with and are integrated throughout its operations. Castellum's Code of Conduct is based on the principles of the UN Global Compact and clarify Castellum's position on human rights, working conditions, the environment, business ethics and information. Castellum's sustainability ambitions create both societal benefits and business advantages for Castellum's stakeholders.

For more information about our sustainability strategy and our sustainability goals, we refer to the annual report of 2025 on the following link:

<https://www.castellum.com/investors/reports-and-presentations/>



Green bonds

Green bonds have been issued in accordance with the terms of Castellum's Green Financing Framework, which specifies how the proceeds from these bonds may be used.

At year-end 2025, Castellum Aktiebolag had a total of SEK 10,472 million in outstanding green bonds.

The proceeds from green bonds will, among other things, be used to finance certified properties in accordance with the Green Financing Framework.

Castellum's Green Financing Framework is available at <https://www.castellum.com/investors/financing/green-bonds/>

Allocation of green bonds as of 2025-12-31

Outstanding green bonds (tkr)

ISIN	Amount outstanding
SE0013884491	552 000
SE0013884509	550 000
SE0013884558	1 000 000
SE0013361417	830 000
SE0013361425	400 000
SE0013361433	750 000
SE0013361581	500 000
SE0012194009	30 000
SE0013882602	150 000
SE0013104304	600 000
SE0013882941	110 000
SE0013885571	400 000
SE0013885530	1 900 000
SE0013885548	400 000
SE0013885555	1 300 000
SE0013886132	1 000 000
	10 472 000

Property	Certification	Allocation of funds from green bonds
Läkaren 10	Miljöbyggnad befintlig, Silver	2 881 263
Isotopen 1	BREEAM New Construction, Outstanding	900 310
Klassföreståndaren 3	LEED New Construction, Gold	1 180 932
Sjustjärnan 1	BREEAM New Construction, Outstanding	668 411
Stora Frösunda 3	BREEAM In-Use, Excellent	1 640 318
Kålsered 1:108	Miljöbyggnad nyproduktion, Silver	390 300
Herrjärva 2	BREEAM New Construction, Excellent	322 350
Havneholmen Tower	LEED core and shell, Gold	406 897
Olaus Petri 3:244	Miljöbyggnad nyproduktion, Silver	396 706
Godståget 1	BREEAM In-Use, Very Good	484 982
Lundbyvassen 8:3	LEED O+M, Gold	423 174
Löpöglan 2	LEED New Construction, Gold	181 870
Mässhallen 2	BREEAM New Construction, Excellent	337 353
Pilgrimen 5	LEED New Construction, Platinum	257 134
		10 472 000

Impact reporting

Property	EPC	Energy requirement	Energy performance	GFA (sq.m)	Total energy consumption (kWh)	Total water consumption (m ³)	Water intensity (m ³ per sqm)	Calculated carbon emissions in total emissions (tons CO ₂ e), Scope 1 and Scope 2	Emissions intensity (kg CO ₂ e per square meter)	Share of fossil-free energy out of total purchased energy
Läkaren 10	B & C	80	48,75	38 691	1 745 116	8 103	0,21	31,00	0,34	100%
Isotopen 1	B	80	48,20	22 717	1 351 404	5 684	0,25	38,00	1,67	100%
Klassföreståndaren 3	C	80	61,20	13 419	979 398	2 866	0,21	26,00	1,94	100%
Sjustjärnan 1	B	80	57,48	31 383	1 784 056	11 637	0,37	76,00	2,42	100%
Stora Frösunda 3	B	80	52,77	29 597	1 777 945	7 154	0,24	5,00	0,17	100%
Kålsered 1:108	A	75	19,7/44,77	68 063	2 313 886	3 424	0,05	71,00	1,04	100%
Herrjärva 2	B	80	45,20	12 597	570 073	9 396	0,75	2,00	0,16	99%
Havneholmen Tower	A	80	71,50	13 165	1 352 722	5 005	0,27	56,00	4,25	91%
Olaus Petri 3:244	A	80	45,50	15 042	884 298	2 210	0,15	32,00	2,13	100%
Godståget 1	A	75	88,20	13 276	646 541	1 690	0,13	3,00	0,23	100%
Lundbyvassen 8:3	A	80	60,83	9 288	661 153	1 227	0,13	14,00	1,51	100%
Löpöglan 2	A	80	60,20	7 611	599 968	1 567	0,21	50,00	6,57	99%
Mässhallen 2	C	80	73,40	7 318	435 621	1 209	0,17	37,00	5,06	100%
Pilgrimen 5	B	80	61,60	6 278	474 917	942	0,15	2,00	0,32	100%