

# ISS-CORPORATE

## SECOND PARTY OPINION (SPO)

Sustainability Quality of the Issuer and Green Finance Framework

Logitea AB

5 November 2024

### VERIFICATION PARAMETERS

Type(s) of instruments contemplated

- Green Finance Instruments

Relevant standards

- Green Bond Principles (GBP), as administered by the International Capital Market Association (ICMA) (as of June 2021 with June 2022 Appendix 1)
- Green Loan Principles (GLP), as administered by the Loan Market Association (LMA) (as of February 2023)

Scope of verification

- Logitea Green Finance Framework (as of October 23, 2024)
- Logitea Eligibility Criteria (as of October 23, 2024)

Lifecycle

- Pre-issuance verification

Validity

- Valid as long as the cited Framework remains unchanged

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## SCOPE OF WORK

Logistea AB (“the Issuer”, “the Company”, or “Logistea”) commissioned ISS-Corporate to assist with its Green Finance Instruments by assessing three core elements to determine the sustainability quality of the instruments:

1. Logistea’s Green Finance Framework (as of October 23, 2024), benchmarked against the International Capital Market Association’s (ICMA) Green Bond Principles (GBP) and Loan Market Association (LMA) Green Loan Principles (GLP).
2. The Eligibility Criteria, whether the project categories contribute positively to the United Nations Sustainable Development Goals (U.N. SDGs) and how they perform against ISS-Corporate proprietary issuance-specific key performance indicators (KPIs) (See Annex 1).
3. Consistency of Green Finance Instruments with Logistea’s Sustainability Strategy, drawing on the key sustainability objectives and priorities defined by the Issuer.

## LOGISTEA OVERVIEW

Logistea AB is a real estate company in warehousing, logistics and light industry. It focuses on acquisitions, development and management of properties and land. The company was founded by Gosta Christer Andersson, Per Holknekt, and Karin Jimfelt-Ghatan on March 25, 2002 and is headquartered in Stockholm, Sweden.

### *ESG risks associated with the Issuer Industry*



Logistea is classified in the Real Estate industry, as per ISS ESG's sector classification. Key sustainability issues faced by companies<sup>1</sup> in this industry are occupational health and safety, health and well-being of occupants, environmental and social aspects in site selection, climate protection, energy efficiency and renewable, and green building considerations.

This report focuses on the sustainability credentials of the issuance. Part III of this report assesses the consistency between the issuance and the Issuer's overall sustainability strategy.

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<sup>1</sup> Please note, that this is not a company specific assessment but rather areas that are of particular relevance for companies within this industry.

## ASSESSMENT SUMMARY

SPO SECTION	SUMMARY	EVALUATION <sup>2</sup>
<p><b>Part I:</b></p> <p><b>Alignment with GBP/GLP</b></p>	<p>The Issuer has defined a formal concept for its Green Finance Instruments regarding use of proceeds, processes for project evaluation and selection, management of proceeds and reporting. This concept is in line with the ICMA GBP and LMA GLP.</p>	<p><b>Aligned</b></p>
<p><b>Part II:</b></p> <p><b>Sustainability quality of the Eligibility Criteria</b></p>	<p>The Green Finance Instruments will (re)finance the following eligible asset categories: Green Buildings and Energy Efficiency.</p> <p>Product and/or service-related use of proceeds categories<sup>3</sup> individually contribute to one or more of the following SDGs:</p> <div data-bbox="632 969 983 1084" style="text-align: center;">  </div> <p>Process-related use of proceeds categories<sup>4</sup> individually (i) improve the Issuer’s operational impacts and (ii) mitigate potential negative externalities of the Issuer’s sector on the following SDG:</p> <div data-bbox="691 1368 924 1482" style="text-align: center;">  </div> <p>The environmental and social risks associated with those use of proceeds categories are managed.</p>	<p><b>Positive</b></p>
<p><b>Part III:</b></p> <p><b>Consistency of the Green Finance</b></p>	<p>The key sustainability objectives and the rationale for issuing Green Finance Instruments are clearly described by the Issuer. All the project categories considered are in line with the Issuer’s sustainability objectives.</p>	<p><b>Consistent with Issuer’s sustainability strategy</b></p>

<sup>2</sup> The evaluation is based on Logistea’s Green Finance Framework (October 23, 2024), on the analyzed Selection Criteria as received on October 23, 2024.

<sup>3</sup> Green buildings: new buildings, existing buildings, major renovations; Energy efficiency: charging stations for electric vehicles, instruments and devices for measuring, regulating and controlling energy performance of buildings, renewable energy technologies.

<sup>4</sup> Energy efficiency: energy efficient equipment, renewable energy technologies.

## SECOND PARTY OPINION

Sustainability Quality of the Issuer  
and Green Finance Framework

ISS-CORPORATE 

<b>Instruments with Logistea's Sustainability Strategy</b>	At the date of publication of the report and leveraging ISS ESG Research, no severe controversies have been identified.	
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## SPO ASSESSMENT

### PART I: ALIGNMENT WITH THE GBP AND GLP

This section evaluates the alignment of the Logistea’s Green Finance Framework (as of October 23, 2024) with the GBP and GLP.

GBP/GLP	ALIGNMENT	OPINION
<p><b>1. Use of Proceeds</b></p>	<p>✓</p>	<p>The Use of Proceeds description provided by Logistea’s Green Finance Framework is <b>aligned</b> with the GBP and GLP.</p> <p>The Issuer’s green categories align with the project categories as proposed by the GBP and GLP. Criteria are defined clearly and transparently. Disclosure of an allocation period and commitment to report by project category has been provided and environmental benefits are described.</p> <p>The Issuer defines a look-back period of 3 years for its OpEx, in line with best market practice.</p>
<p><b>2. Process for Project Evaluation and Selection</b></p>	<p>✓</p>	<p>The Process for Project Evaluation and Selection description provided by Logistea’s Green Finance Framework is <b>aligned</b> with the GBP and GLP.</p> <p>The project selection process is defined and structured in a congruous manner. ESG risks associated with the project categories are identified and managed appropriately. Moreover, the projects selected show alignment with the Issuer’s sustainability strategy. The Issuer defines exclusion criteria for harmful projects categories.</p> <p>The Issuer clearly defines responsibilities in the process for project evaluation and selection and is transparent about it. The Issuer also involves various stakeholders in this process. Moreover, the Issuer identifies the alignment of their Green Finance Framework and their green projects with official or market-wide taxonomies, in line with best market practice.</p>

<p><b>3. Management of Proceeds</b></p>	<p>✓</p>	<p>The Management of Proceeds provided by Logistea’s Green Finance Framework is <b>aligned</b> with the GBP and GLP.</p> <p>The net proceeds collected will equal the amount allocated to eligible projects. The net proceeds are tracked appropriately and attested in a formal internal process. The net proceeds are managed on an aggregated basis for multiple green instruments (portfolio approach). Moreover, the Issuer discloses the temporary investment instruments for unallocated proceeds and confirms that each loan tranche will be clearly labelled as green if applicable.</p> <p>The Issuer has defined an expected allocation period of 12 months, and discloses information regarding the allocation to portfolio disbursements, in line with best market practice.</p>
<p><b>4. Reporting</b></p>	<p>✓</p>	<p>The allocation and impact reporting provided by Logistea’s Green Finance Framework is <b>aligned</b> with the GBP and GLP.</p> <p>The Issuer commits to disclose the allocation of proceeds transparently and report with appropriate frequency. The reporting will be publicly available on the Issuer’s website. Logistea has disclosed the type of information that will be reported and explains that the level of expected reporting will be at the portfolio level. Moreover, the Issuer commits to report annually until the proceeds have been fully allocated.</p> <p>The Issuer is transparent on the level of impact reporting and the information reported and further defines the duration, scope, and frequency of the impact reporting, in line with best market practice.</p> <p>Moreover, the Issuer discloses the location and link of the report, and commits to get the allocation report audited by an external party, in line with best market practices.</p>



## PART II: SUSTAINABILITY QUALITY OF THE ELIGIBILITY CRITERIA

### A. CONTRIBUTION OF THE GREEN FINANCE INSTRUMENTS TO THE U.N. SDGs<sup>5</sup>

The Issuer can contribute to the achievement of the SDGs by providing specific services/products which help address global sustainability challenges, and by being responsible actors, working to minimize negative externalities in their operations along the entire value chain. The aim of this section is to assess the SDG impact of the UoP categories financed by the Issuer in two different ways, depending on whether the proceeds are used to (re)finance:

- specific products/services
- improvements of operational performance.



#### 1. Products and services

The assessment of UoP categories for (re)financing products and services is based on a variety of internal and external sources, such as the ISS ESG SDG Solutions Assessment (SDGA), a proprietary methodology designed to assess the impact of an Issuer's products or services on the U.N. SDGs, as well as other ESG benchmarks (the EU Taxonomy Climate Delegated Acts, the Green and/or Social Bond Principles and other regional taxonomies, standards and sustainability criteria).

The assessment of UoP categories for (re)financing specific products and services is displayed on a three-point scale:



Each of the Green Finance Instruments' Use of Proceeds categories has been assessed for its contribution to, or obstruction of, the SDGs:

USE OF PROCEEDS (PRODUCTS/SERVICES)	CONTRIBUTION OR OBSTRUCTION	SUSTAINABLE DEVELOPMENT GOALS
<p><b>Green Buildings</b></p> <p><b>New buildings:</b><sup>6</sup></p> <p><i>Buildings that either have or will receive:</i></p>	<p><b>Contribution</b></p>	 

<sup>5</sup> The impact of the UoP categories on UN Sustainable Development Goals is assessed with proprietary methodology and may therefore differ from the Issuer's description in the framework.

<sup>6</sup> Buildings where the building application was filed after 31 Dec 2020.

- *Primary Energy Demand (PED) at least 10% lower than the threshold set for Nearly Zero Energy Building (NZEB) according to national building regulations. The energy performance is certified using an Energy Performance Certificate (EPC).*
- *Additional criteria for buildings larger than 5,000 sqm:*
  - *The building undergoes testing for air-tightness and thermal integrity, upon completion; and*
  - *The life-cycle Global Warming Potential (GWP) of the building resulting from the construction has been calculated for each stage in the life cycle.*

**Green Buildings**

**New buildings:<sup>7</sup>**

*Buildings that either have or will receive:*

- *Minimum certification of BREEAM/BREEAM In-Use "Excellent".*

**Existing Buildings:<sup>8</sup>**

*Buildings that either have or will receive:*

- *Minimum certification of BREEAM/BREEAM In-Use "Excellent" or "Very Good" with minimum score of 70% in the Energy category.*

**Green Buildings**

**Existing Buildings:<sup>9</sup>**

*Buildings that either have or will receive:*

- *EPC A or qualifying within top 15% of the national building stock expressed as operational PED and demonstrated by adequate evidence.<sup>10</sup>*

**Contribution**



**Contribution**



<sup>7</sup> Buildings where the building application was filed after 31 Dec 2020.

<sup>8</sup> Buildings where the building application was filed before 31 December 2020.

<sup>9</sup> Buildings where the building application was filed before 31 December 2020.

<sup>10</sup> Top 15% PED applicable under this Framework will be updated continuously. Logistea will reference an external benchmark when determining the top 15% such as guidance by national governments or a specialist study.

**Major Renovations:<sup>11</sup>**

- *PED savings of at least 30% within maximum of three years and validated through an EPC upon completion of the renovation.*

**Energy Efficiency**

- *Charging stations for electric vehicles.*

**Contribution**

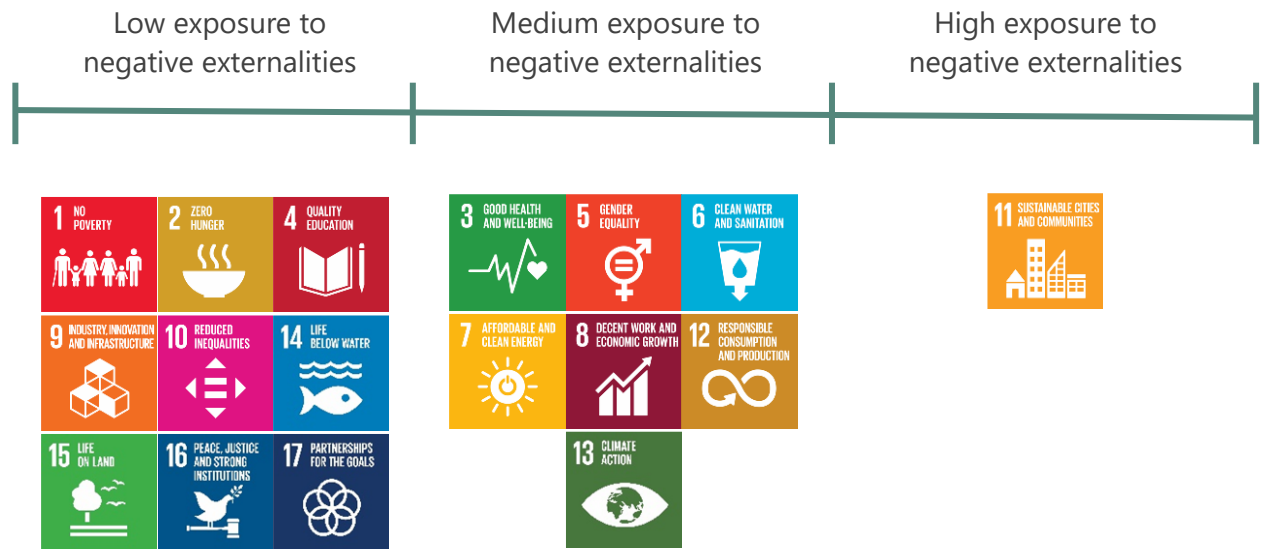


<sup>11</sup> If the building post renovation fulfils criteria under “existing buildings” i.e., EPC A or within top 15% the market value of the building will qualify. If not, it will be limited to the renovation cost.



**2. Improvements of operational performance (processes)**

The below assessment qualifies the direction of change (or “operational impact improvement”) resulting from the operational performance projects (re)financed by the UoP categories, as well as related SDGs impacted. The assessment displays how the UoP categories mitigate the exposure to the negative externalities relevant to the Issuer’s business model and sector.

According to ISS ESG SDG Impact Rating methodology, potential impacts on the SDGs related to negative operational externalities in the Real Estate sector (to which Logistea belongs) are the following:



The table below displays the direction of change resulting from the operational performance improvement projects. The outcome displayed does not correspond to an absolute or net assessment of the operational performance.

USE OF PROCEEDS (PROCESSES)	OPERATIONAL IMPACT IMPROVEMENT <sup>12</sup>	SUSTAINABLE DEVELOPMENT GOALS
<p><b>Energy Efficiency</b></p> <p><b>Energy efficient equipment:</b></p> <p><i>Installation, replacement, and maintenance of energy efficient measures including:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Addition of insulation to the building such as external walls (incl. green walls), roofs (incl. green roofs).</i></li> <li>▪ <i>Energy efficient windows, doors, light sources, heating, ventilation, air conditioning (HVAC) and water heating systems, incl. equipment related to district heating services with highly efficient technologies to the extent reasonable.</i></li> </ul> <p><b>Instruments and devices for measuring, regulating and controlling energy performance of buildings:</b></p> <ul style="list-style-type: none"> <li>▪ <i>Smart thermostat systems and sensing equipment, including motion and day light control, building automation and control systems, smart meters for heat, cool and electricity.</i></li> </ul> <p><b>Renewable energy technologies:</b></p> <ul style="list-style-type: none"> <li>▪ <i>Heat exchangers/recovery systems.</i></li> </ul>		

**Energy Efficiency**

**Renewable energy technologies:**

- *Solar power.*
- *Heat pumps.<sup>13</sup>*
- *Storage units.*



<sup>12</sup> Limited information is available on the scale of the improvement as no threshold is provided. Only the direction of change is displayed.

<sup>13</sup> Such installations shall be compliant with Directive (EU) 2018/2001 to the extent relevant and follows from Swedish law.

**B. MANAGEMENT OF ENVIRONMENTAL AND SOCIAL RISKS ASSOCIATED WITH THE ELIGIBILITY CRITERIA**

The table below evaluates the Eligibility Criteria against issuance-specific KPIs. All of the assets are/will be located in Sweden.

**ASSESSMENT AGAINST KPIs**

**All categories**

**Labor, Health, and Safety**



The assets are located in Sweden, where high labor, health and safety standards are in place (i.e., International Labor Organization (ILO) core conventions). Moreover, Logistea complies with applicable laws and regulations, including the EU Directive on Worker Health and Safety which establishes minimum safety and health requirements mandating employers to implement necessary measures to prevent occupational risks, improve working conditions, provide adequate instructions and training, among other workplace health and safety provision.

Logistea also has governing documents to ensure high Labour and H&S standards and whistleblower function.

**Supply Chain**



The Issuer has a Supplier Code of Conduct defining environmental liabilities for its suppliers. Suppliers must collaborate with Logistea to work for a production that is resource-efficient and promotes recycling, reuse and use of building materials with a lower carbon footprint. Suppliers must also conduct their business responsibly with respect for the environment and climate, comply with applicable environmental legislation, and continuously improve environmental measures in its operations. Suppliers must also apply the precautionary principle from a life cycle perspective and have systems in place to manage waste and hazardous waste responsibly and in line with local regulations. Hazardous substances must be minimized, and the suppliers must proactively work to prevent pollution and reduce energy and water consumption. Finally, suppliers must ensure that the necessary data and certificates are available for the fulfilment of relevant requirements for the use of products and materials in Logistea's properties.



The Issuer has a Supplier Code of Conduct defining human right, working conditions and labor, health and safety for its suppliers. The Code applies to all Logistea's suppliers, that are based in different countries.

Suppliers must support and respect internationally recognized human rights standards and have procedures in place to evaluate the risk of how they contribute to human rights violations through their activities. Equal opportunities for all regardless of gender, transgender identity or expression, sexual orientation, ethnicity, belief, disability or age must be granted and there must be no discrimination. There must be no forced labor, no forcing employees to deposit valuables or identity papers and have zero tolerance for child labor.

Logistea’s suppliers must respect the right to unionize, without the risk of reprisals, and compensate employees for their work with a fair wage and fair remuneration for overtime. The supplier must pay salaries regularly and ensures that employees do not have a weekly working time that exceeds the legal limit in the country. Moreover, the Issuer’s suppliers must ensure that no harassment, bullying, threats, oppression or other offensive treatment occur in the organization, and that no employees under the age of 18 can perform hazardous work. Logistea’s suppliers shall prevent health and safety risks with the aim of creating an accident-free workplace with no occupational injuries and work-related diseases. Logistea’s suppliers need to comply with applicable health and safety laws and ensure that employees have relevant safety training for their work, as well as access to, and use relevant protective equipment. Suppliers must ensure that essential health and safety information is available in a language that the employee understands, and alcohol and drugs are not used during working hours.

**Community Dialogue**



Logistea’s development plan includes dialogue with local communities. This is managed and governed by local authorities. Moreover, the assets are located in the EU, where conducting an Environmental and Social Impact Assessment is mandatory.<sup>14</sup>

**Conservation and biodiversity management**



The assets are located in the EU where conducting an Environmental Impact Assessment is mandatory.<sup>15</sup>

**Green Buildings**

**Environmental impacts**



Logistea has not developed policies covering the procurement of sustainable materials. However, the Issuer has some measures in place systematically

<sup>14</sup> Sweden regulation on Community Dialogue, <https://www.boverket.se/sv/PBL-kunskapsbanken/teman/ekosystemtjanster/verktyg/dialog/>

<sup>15</sup> Sweden regulation on Environmental Impact Assessment, <https://www.boverket.se/sv/PBL-kunskapsbanken/planering/oversiktsplan/oversiktsplanen/miljokonsekvensbeskrivn/>

ensuring that the assets financed under this framework provide for positive environmental impacts.

**Site Location**



The Issuer has no policies in place systematically ensuring, that assets financed under this Framework are located within a maximum of 1km from one or more modalities of public transport.

**User Safety**



The assets are located in the EU where high operational safety standards are in place. Logistea complies with the applicable building regulations in the respective country. The Swedish Work Environment Authority's and Boverket's regulations<sup>16</sup> covers safety, fire safety, hygiene and protection against noise.

**Water Use**



Logistea has limited information on water reduction targets, however it has preventative measures in place to reduce and monitor water usage, such as the installation of water meters in its properties. Water usage is also addressed during the permit application process for new build projects and Logistea complies with Boverket's mandatory provisions and general recommendations on water and drainage systems.<sup>17</sup>

**Energy Efficiency**

**Environmental Impact**



Logistea is required to follow applicable EU guidelines and regulations, such as the EU Construction and Demolition Waste Protocol and Guidelines,<sup>18</sup> the EU Waste Framework Directive<sup>19</sup> and the Waste Electrical and Electronic Equipment Directive.<sup>20</sup> These regulations aim to ensure that waste management is carried out without endangering human health or negatively impacting the environment.

<sup>16</sup> Swedish Work Environment Authority's and Boverket's regulations, <https://www.boverket.se/en/start/building-in-sweden/developer/running-a-business/the-swedish-work-environment-authority/#:~:text=The%20Swedish%20Work%20Environment%20Authority%20is%20the%20government%20mandated%20agency, followed%20by%20companies%20and%20organisations>.

<sup>17</sup> Boverket mandatory provisions, <https://www.boverket.se/globalassets/publikationer/dokument/2019/bbr-2011-6-tom-2018-4-english-2.pdf>

<sup>18</sup> EU Construction and Demolition Waste Protocol and Guidelines, [https://single-market-economy.ec.europa.eu/news/eu-construction-and-demolition-waste-protocol-2018-09-18\\_en](https://single-market-economy.ec.europa.eu/news/eu-construction-and-demolition-waste-protocol-2018-09-18_en)

<sup>19</sup> EU Waste Framework Directive, [https://environment.ec.europa.eu/topics/waste-and-recycling/waste-framework-directive\\_en](https://environment.ec.europa.eu/topics/waste-and-recycling/waste-framework-directive_en)

<sup>20</sup> Waste Electrical and Electronic Equipment Directive, [https://environment.ec.europa.eu/topics/waste-and-recycling/waste-electrical-and-electronic-equipment-weee\\_en](https://environment.ec.europa.eu/topics/waste-and-recycling/waste-electrical-and-electronic-equipment-weee_en)





Logistea's buildings are located in the EU and thus subject to comply with applicable laws and regulations which has been transposed into national legislation. In Sweden this is regulated through the Förordning (2012:861) om farliga ämnen i elektrisk och elektronisk utrustning<sup>21</sup> and the KIFS 2017:7 om kemiska produkter och biotekniska organismer.<sup>22</sup>

#### **On-site Safety**



The assets are located in Sweden, where high safety standards are in place.

<sup>21</sup> Förordning (2012:861) om farliga ämnen i elektrisk och elektronisk utrustning, <https://www.riksdagen.se/sv/dokument-och-lagar/dokument/svensk-forfattningssamling/forordning-2012861-om-farliga-amnen-i-elektrisk-sfs-2012-861/>

<sup>22</sup>KIFS 2017:7 om kemiska produkter och biotekniska organismer, <https://www.kemi.se/lagar-och-regler/lagstiftningar-inom-kemikalieomradet/kemikalieinspektionens-foreskrifter-kifs/kifs-20177>

## PART III: CONSISTENCY OF GREEN FINANCE INSTRUMENTS WITH LOGISTEA’S SUSTAINABILITY STRATEGY

*Key sustainability objectives and priorities defined by the Issuer*

TOPIC	ISSUER APPROACH
<p><b>Strategic ESG topics</b></p>	<p>The Issuer focuses on three main ESG topics: (i) green buildings, as Logistea offers customers energy-efficient and environmentally friendly buildings, (ii) thriving local communities, as Logistea creates sustainable logistics hubs close to markets and customers, and (iii) responsible ownership.</p> <p>These sustainability pillars have been defined through market comparison, followed by double materiality analysis.</p>
<p><b>ESG goals/targets</b></p>	<p>To achieve its strategic ESG topics, the Issuer has set the following goals:</p> <ul style="list-style-type: none"> <li>▪ Logistea will reach net zero GHG emissions in scope 1 and 2 by 2030;</li> <li>▪ solar energy – Annually increase the installed power from solar energy by 1 MWp;</li> <li>▪ battery energy – Installed capacity from battery storage shall be at least 30 MW by the end of 2025;</li> <li>▪ energy saving measures – annually move at least 10% of the properties in the comparable portfolio to a significantly better energy class through energy projects until the end of 2025;</li> <li>▪ ecosystem services – Logistea will work to expand the proportion of green bio spaces within the property portfolio together with tenants.</li> <li>▪ fossil-free electricity – 100% fossil-free electricity for the electricity contracts Logistea controls;</li> <li>▪ charging infrastructure – Five properties will be equipped with charging infrastructure for vehicles annually;</li> <li>▪ sustainability certification – All new construction and major renovations must be sustainability certified;</li> </ul>

	<ul style="list-style-type: none"> <li>▪ reuse – Logistea will work to use recycled materials in new construction and renovations;</li> </ul> <p>The goals are public,<sup>23</sup> and are monitored annually.</p>
<p><b>Action plan</b></p>	<p>The Issuer has programs in place to achieve each of the listed goals.</p> <p>In particular:</p> <ul style="list-style-type: none"> <li>▪ Net zero GHG emissions – in 2024, Logistea will initiate measurement of Scopes 1 and 2 CO<sub>2</sub> emissions. The company will also take a baseline measurement that will enable the it to monitor the impact of its energy efficiency measures and target achievement.</li> <li>▪ Solar cells – Logistea works to investigate the interest of the tenants in implementing solar cell solutions on the properties. An inventory and control of the conditions for each property to be able to install solar cell solutions is ongoing.</li> <li>▪ Batteries – an example of action is provided by Vaggeryd's Logistics Park, where batteries have been installed corresponding to an output of 9 MW and will be commissioned by Svenska Kraftnät at the end of Q4 2024.</li> <li>▪ Energy efficiency – Logistea works with various energy efficiency measures based on the properties' energy declarations. For the properties where the tenant is responsible for the energy and heating infrastructure, dialogue is ongoing about action plans. The work of digitalizing the property portfolio in order to be able to control and regulate energy use on each property is ongoing.</li> <li>▪ Eco-areas – in June 2024, the newly sown meadow land was inaugurated on the Viran 8 property in Borås. The project, which has been carried out together with the tenant TST Sweden AB, consisted of converting the existing grass area into a meadow with 140 different plant varieties.</li> </ul>

<sup>23</sup> Available on the Issuer's website: <https://logistea.se/en/sustainability-targets-5258/>

	<ul style="list-style-type: none"> <li>▪ Green leases - “green appendices” are attached to new leases that Logistea enters into with major tenants, which clearly state the tenant’s sustainability commitments, for example in terms of consumption of energy. Green annexes are incorporated in all new, and renegotiation of existing, leases.</li> <li>▪ Physical climate risks - In 2025, Logistea has an ambition to conduct a climate risk and vulnerability analysis of all properties within the portfolio.</li> <li>▪ All electricity agreements are fossil-free (Logistea does not purchase electricity based on fossil fuels).</li> <li>▪ Logistea installed charging infrastructure on more than five properties in the last year (the latest one being a property in Borås which will include 3 electrical car chargers).</li> </ul>
<p><b>Climate Transition Strategy</b></p>	<p>Logistea's operations are to be climate neutral by year-end 2030, as defined in Scopes 1 and 2 (own operations and procured energy). Logistea is also working towards being able to report its carbon footprint within Scope 3 (in the value chain).</p> <p>To that end, Logistea will invest in energy efficiency measures, phase out fossil fuel energy and maintain a 100% fossil-free electricity supply to its properties (where the subscription is within the Company’s control). Other environmental measures for example include installing battery storage facilities and expanding the charging infrastructure. In addition, Logistea also focuses on eco-areas to protect biodiversity.</p>
<p><b>ESG Risk and Sustainability Strategy Management</b></p>	<p>At the company level, ESG is an integrated part of Logistea’s operations including the investment decision process. However, there are no details available on how the company identifies and manages ESG risks. Sustainability is monitored on all board meetings where updates including risks and progress/possibilities are discussed. In addition, the</p>

	board of directors is responsible of approving new sustainability targets.
<b>Breaches of international norms and ESG controversies by the Issuer</b>	At the date of publication and leveraging ISS ESG Research, no controversy in which the Issuer would be involved has been identified.
<b>Sustainability Reporting</b>	The Issuer reports on its ESG performance and initiatives annually and tracks the progress in its quarter and annual reports. <sup>24</sup> The Issuer is working towards reporting in accordance with CSRD and ESRS and the EU taxonomy.
<b>Industry associations, Collective commitments</b>	<p>The Issuer is a member of the UN Global Compact since 2022, and its sustainability work is guided by:</p> <ul style="list-style-type: none"> <li>▪ EU Taxonomy</li> <li>▪ Corporate Sustainability Reporting Directive</li> <li>▪ UN Sustainable Development Goals</li> <li>▪ OECD Guidelines for Multinational Enterprises</li> <li>▪ ILO Core Conventions</li> <li>▪ UN Guiding Principles on Business and Human Rights</li> <li>▪ The Paris Agreement</li> <li>▪ Sweden's roadmap for a fossil-free Sweden</li> </ul>
<b>Previous sustainable/sustainability-linked issuances or transactions and publication of sustainable financing framework</b>	In 2021 the Issuer issued a bond of SEK 500 million under its inaugural green finance framework.

*Rationale for issuance*

In September 2021, Logistea published its inaugural green finance framework. Since then, business operations have expanded into new geographical markets and the property portfolio have increased following the merger with a competitor. Furthermore, Logistea aims to incorporate the latest market developments into its updated Green Finance Framework to continue investing in green buildings and energy efficiency measures to mitigate the building’s environmental impact. The Green Finance Framework follows the most recent market practice

<sup>24</sup> Annual reports are available here: <https://logistea.se/en/sustainabilityreports-2957/>

and supports Logistea's sustainability strategy and the achievement of its environmental targets.

**Opinion:** *The key sustainability objectives and the rationale for issuing Green Bonds are clearly described by the Issuer. All the project categories financed are in line with the sustainability objectives of the Issuer.*

## DISCLAIMER

1. Validity of the Second Party Opinion ("SPO"): Valid as long as the cited Framework remains unchanged.
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## ANNEX 1: METHODOLOGY

The ISS-Corporate SPO provides an assessment of labelled transactions against international standards using ISS-Corporate's proprietary methodology. For more information, please visit: [iss-corporate-green-social-and-sustainability-bond-loan-spo-methodology-summary.pdf](#)



## ANNEX 2: QUALITY MANAGEMENT PROCESSES

### SCOPE

Logistea commissioned ISS-Corporate to compile a Green Finance Instruments SPO. The second-party-opinion process includes verifying whether the Green Finance Framework aligns with the GBP and GLP and to assess the sustainability credentials of its Green Finance Instruments, as well as the Issuer's sustainability strategy.

### CRITERIA

Relevant Standards for this second-party-opinion:

- Green Bond Principles (GBP), as administered by the International Capital Market Association (ICMA) (as of June 2021 with June 2022 Appendix 1)
- Green Loan Principles (GLP), as administered by the Loan Market Association (LMA) (as of February 2023)

### ISSUER'S RESPONSIBILITY

Logistea's responsibility was to provide information and documentation on:

- Framework
- Eligibility criteria
- Documentation of ESG risks management at framework level

### ISS-CORPORATE'S VERIFICATION PROCESS

Since 2014, ISS Group, of which ISS-Corporate is a part of, has built up a reputation as a highly reputed thought leader in the green and social bond market and has become one of the first CBI approved verifiers.

This independent second-party-opinion of the Green Finance Instruments to be issued by Logistea has been conducted based on a proprietary methodology and in line with the ICMA/LMA GBP and GLP.

The engagement with Logistea took place in October and November 2024.

### ISS-CORPORATE'S BUSINESS PRACTICES

ISS-Corporate has conducted this verification in strict compliance with the ISS Group Code of Ethics, which lays out detailed requirements in integrity, transparency, professional competence and due care, professional behavior and objectivity for the ISS business and team members. It is designed to ensure that the verification is conducted independently and without any conflicts of interest with other parts of the ISS Group.

## About this SPO

Companies turn to ISS-Corporate for expertise in designing and managing governance, compensation, sustainability and cyber risk programs that align with company goals, reduce risk, and manage the needs of a diverse shareholder base by delivering best-in-class data, tools, and advisory services.

ISS-Corporate assesses alignment with external principles (e.g., the Green/Social Bond Principles), analyzes the sustainability quality of the assets and review the sustainability performance of the Issuer itself. Following these three steps, we draw up an independent SPO so investors are as well informed as possible about the quality of the bond/loan from a sustainability perspective.

Learn more: <https://www.iss-corporate.com/solutions/sustainable-finance/bond-issuers/>

For more information on SPO services, please contact: [SPOsales@iss-corporate.com](mailto:SPOsales@iss-corporate.com)

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