

POLICY

Valid from

5 December 2023

Approved by

Board of Directors

Eastnine AB (publ)

ENVIRONMENTAL POLICY

Eastnine recognizes the negative impact of its operations on the environment. This policy has been developed to provide governance and guidance to Eastnine's ongoing actions to identify, monitor and reduce this impact. The company aims to reach climate neutral status.

To achieve this objective Eastnine has identified the measures and actions below to be followed:

- Decrease carbon emissions from our properties on a yearly basis and achieve net zero carbon emissions from properties' operations by 2030 or earlier.
- Reduce the use of non-renewable sources of energy to achieve 100 percent renewables (hydro, wind and solar) in Eastnine's energy supply by 2030 or earlier.
- Minimize Eastnine's environmental impact by applying rigorous globally acknowledged environmental standards to the construction and operation processes:
 - Achieve 100 percent environmentally certified portfolio, according to LEED (minimum Gold) or BREEM (minimum Excellent) certification standards. This means that at any given moment all properties in the Eastnine portfolio, excluding properties that will be subject to extensive redevelopment or properties acquired less than twelve months ago, should either already carry an environmental certification or undergo a process to achieve one.
 - Target 100% EU-taxonomy alignment for the entire property portfolio.
 - For newly acquired properties lacking an existing certification, the certification process is to start within twelve months from the property handover date.
 - At least 80 percent of points within the energy section of an applicable certification standard shall be targeted when pursuing a new certification.
 - Building's carbon footprint analysis from a life-cycle perspective shall be conducted for all Eastnine's development or redevelopment projects subject to certification.
- Ensure environmental compliance of new acquisitions or potential to achieve this compliance within reasonable time by conducting environmental audit as a part of due diligence process prior to acquisition.
- Commit company's human capital and talent to drive integration of environmental awareness into all aspects of our operations.
- Measure, monitor, analyze and improve Eastnine's environmental performance against clearly defined targets and KPI.
- Actively engage in local, regional and national networks promoting sustainable building initiatives.

- Provide training and education to our employees and tenants on sustainable practices.
- Develop and offer options to tenants supporting more efficient use of resources and encouraging improved environmental performance.
- Support public initiatives contributing to a rising awareness of environmental issues and sustainable development.
- Encourage our partners, suppliers, and contractors to pursue similar policies in their operations.

This policy is to be reviewed and updated on an annual basis or when necessary. Overall responsibility for the enactment of the policy will lie with the CEO of Eastnine.

The policy was originally adopted by the Board of Directors at a meeting held on 28 August 2018 and latest updated on 5 December 2023.