

POLICY

Valid from

4 December 2025

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 policy forms part of Eastnine's sustainability framework together with the Sustainability policy, Code of Business Conduct, Supplier Code of Conduct, and Diversity and Equal Treatment Policy, ensuring a coherent approach to environmental and social responsibility across the company. The company aligns its climate commitments with the Science Based Targets initiative (SBTi), targeting net-zero emissions across all operations by 2040. Eastnine has set near-term emission-reduction targets consistent with the SBTi framework, representing at least the minimum ambition required to limit global warming to 1.5 °C. These targets focus on continued decarbonisation of energy use within the property portfolio and across the supply chain by 2030. Eastnine will periodically review and strengthen these commitments to reflect advancements in technology, evolving market standards and new regulations, ensuring that progress toward the 2040 net-zero goal remains measurable, transparent and science-based. To achieve this objective Eastnine has identified the measures and actions below to be followed:

- Decrease greenhouse-gas emissions across the entire value chain on a yearly basis and achieve net-zero emissions (Scopes 1, 2 and 3) by 2040, in line with the SBTi Corporate Net-Zero Standard. Eastnine's near-term emission-reduction targets for 2030 are set to be at least in line with — and where possible exceed — the thresholds defined by the SBTi framework. Reduce the use of non-renewable sources of energy to achieve 100 percent renewables (hydro, wind, solar and other renewable sources) 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 per cent environmentally certified portfolio, according to LEED (minimum Gold) or BREEAM (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 per cent 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 per cent 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, analyse 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 and to comply with Eastnine's Supplier Code of Conduct.

RESPONSIBILITY

Responsibility for implementation of this policy: CEO

Responsibility for implementation control: Head of Sustainability

Responsibility for review: Board of Directors

Time for review: At least annually

The policy was originally adopted by the Board of Directors at a meeting held on 28 August 2018 and latest updated on 4 December 2025.