



AGREED-UPON PROCEDURES REPORT ON GREEN EQUITY FRAMEWORK

To K2A Knaust & Andersson Fastigheter AB (publ) ("K2A"), corporate ID: 556955–9569

Purpose

Our report is solely for the purpose of performing Agreed-Upon procedures on K2A's Green Equity Framework, as of 2025-12-31, as it is presented in K2A's annual report on page 88 from the section "Green Financing" to page 90.

We will verify that the share of revenue, Opex, and Capex, meets the criteria and is tracked and measured in accordance with the Green Equity Framework, and confirm that less than 5% of revenue is derived from fossil fuel activities.

The procedures that we will perform are solely for the purpose of assisting you in to demonstrate to investors, that the portfolio of Eligible project/assets exist. Our report may not be suitable for another purpose.

Responsibilities of the Engaging Party

K2A has acknowledged that the agreed-upon procedures are appropriate for the purpose of the engagement.

K2A is responsible for the subject matter on which the agreed-upon procedures are performed.

Practitioner's Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (Revised), *Agreed-Upon Procedures Engagements*. An agreed-upon procedures engagement involves performing the procedures that have been agreed with K2A, and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion.

Had we performed additional procedures, other matters might have come to our attention that would have been reported.

Professional Ethics and Quality Management

We have complied with the ethical requirements in the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBAs Code of Ethics) and the independence requirements in accordance with section 4A in IESBAs Code of Ethics.

Our firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.



Procedures and Findings

We have performed the procedures described below, which were agreed upon with K2A in the terms of engagement dated 2025-12-18, on the existence of the portfolio of Eligible projects/assets.

	Procedures	Findings
1.	Verify that the share of revenue, Capex, and Opex, are tracked and measured in accordance with K2A's Green Equity Framework as of 31st December 2025.	We noted that the denominator for revenue, Capex, and Opex only includes properties for which the criteria are applicable. The definitions of which properties should be included are not clearly stated in the Green Equity Framework.
2.	Confirm that revenue derived from fossil fuel activities is less than 5% in accordance with K2A's Green Equity Framework as of 31st December 2025	We have found no discrepancies.
3	Verify that the share of revenue, Capex, and Opex, meet the criteria in K2A's Green Equity Framework as of 31st December 2025.	We have found no discrepancies.

Stockholm date according to electronic signature

KPMG AB

Alexander Tistam
Authorized Public Accountant

Torbjörn Westman
Head of Assurance

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TORBJÖRN WESTMAN

Undertecknare

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ALEXANDER TISTAM

Undertecknare

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