

Europi  
Property  
Group

Annual and Sustainability Report 2024

# Investing in the Future of Real Estate



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Cartaxo Warehouse, Lisbon



# Our Story in Brief

European real estate markets are constantly changing and opportunities to create value can emerge in any geography and segment, requiring a flexible investment approach to achieve superior risk-adjusted returns over time.

Europi Property Group AB (“Europi”) was founded against this background as a pan-European real estate investment company investing across all segments with a flexible investment horizon. Sustainability and a strong focus on operational value creation are key pillars of Europi’s investment & asset management approach. We are committed to improve the built environment and utilise a wide range of value creation levers in a “buy it, fix it, sell it” approach to achieve our investment objectives.

Europi invests discretionary capital from institutions and family offices in value-add and recapitalisation deals alongside an established network of local operating partners. Since inception, Europi has completed public and private transactions of more than €700m gross asset value. By combining a flexible investment strategy with a systematic and hands-on approach to value creation, Europi generates long-term value and positive impact for all stakeholders.

# Key Metrics 2024

Investment Strategies

5

European Countries

5

Real Estate Segments

5

GAV<sup>1</sup>

€570m

Economic Occupancy

41

Properties<sup>2</sup>

82%

Years Commercial WAULT<sup>3</sup>

246k

Square Meters Net Lettable Area<sup>2</sup>

5.0

Net LTV

54%

Environmentally Certified GAV

33%

<sup>1</sup> GAV defined as full value of directly held assets and Lx Factory, Europi’s pro rata share of Capital Park’s GAV and market value of other investments.

<sup>2</sup> Directly owned properties and Lx Factory. Includes estimated space of 22k sqm to be constructed on Azambuja plots in Ecologis.

<sup>3</sup> Includes directly owned assets in Ecologis and CityBee.

# Highlights of the Year

## Launch of new residential strategies and successful capital raises

During 2024, Europi continued to grow the portfolio and launched two new residential strategies in London and Lisbon. Two new co-investment vehicles were successfully raised and an inaugural senior unsecured bond was also issued, significantly expanding the investment capacity of the group. From an asset management perspective, there were multiple wins including the repositioning of the Adarse warehouse in Ecologis and stabilisation of several CityBee assets. The Ecologis brand also expanded to the UK, with the acquisition of a 23k sqm newly developed prime logistics asset in South-east England.

Q1 - Q2

### Refinancing Minerva & Stamp Office

In January 2024, Europi refinanced UK office assets Minerva and Stamp Office at attractive terms. The new 5-year facility was secured from a top-tier UK bank at a margin 27bps lower than the previous facility after Europi ran a competitive refinancing process.



### Hyde Park Properties & Liv Lisbon Launch

Europi launched two new residential strategies in the first half of 2024, Hyde Park Properties in London and Liv Lisbon. Hyde Park Properties is a prime central London residential portfolio aggregation strategy, targeting single-family, freehold homes for refurbishment and relet in the most attractive areas around Hyde Park. Liv Lisbon focuses on freehold apartments in Lisbon's gentrifying Alcântara neighbourhood, where Europi has proprietary insight into the regeneration process via LX Factory.



### Adarse Warehouse Repositioning

In the spring of 2024, the Adarse warehouse repositioning project completed. Europi and local partner Caprock comprehensively refurbished the asset and installed solar panels on the roof. First letting post initiative was signed at a significant rent increase (c. 3x the previous rent) and the asset also received a BREEAM Excellent certification in the beginning of 2025, the first of its kind in Portugal for an existing logistics asset.



Q3 - Q4

## Co-investment Vehicles

Europi raised co-investment vehicles Europi Property Group II and Hyde Park Properties Feeder during the spring and summer of 2024. Europi Property Group II invests alongside Europi in the new residential strategies as well as in the expansion of existing strategies. Hyde Park Properties Feeder invests alongside Europi and Europi Property Group II in the Hyde Park Properties strategy. The new vehicles significantly expand the investment capacity of the group at an interesting time in the real estate investment cycle.



## Inaugural Green Bond

Taking advantage of a buoyant debt market, Europi issued a €50m inaugural senior unsecured green bond in December 2024. The bond was oversubscribed and capital was raised from a number of renowned Nordic and European debt investors.



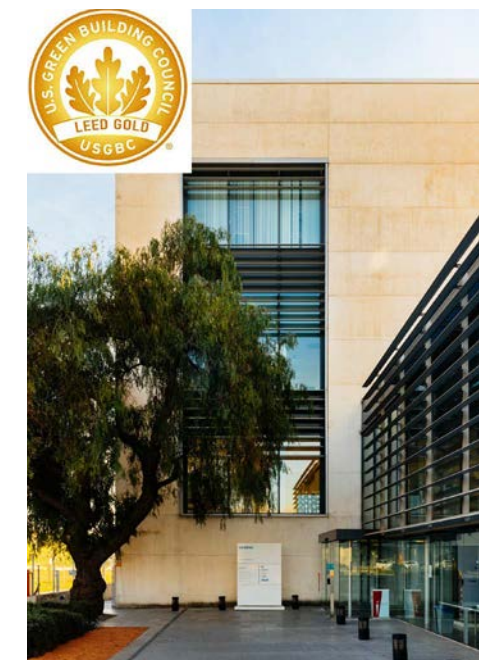
## Ecologis Expansion

Ecologis continued to grow in 2024 with the acquisition of Norcentro Unit J in Portugal, the last remaining unit in the Norcentro asset which Europi now fully controls. The strategy was also expanded to the UK with the acquisition of a newly developed and fully let 23k sqm warehouse in Ipswich, South-East UK.



## Asset Management Wins

In CityBee key tenants recommitted to the property Cuprum in Glasgow at 25% higher headline rents and several new were welcomed to Stamp Office in Edinburgh. Following refurbishment of the events venue at LX Factory, leading events player ASM Global commenced operations within the space and has since held several high-profile events. In Ecologis, over 43,000 sqm of leasing was completed and several new strong tenants were signed. From an ESG perspective, major wins included the LEED Gold certification of Circuit in Q3 as well as the BREEAM Excellent and BREEAM Very Good certifications of Adarse and Stamp Office respectively after year-end.





# Selectively growing high-conviction strategies in a rapidly changing environment



In times of exceptional volatility, deglobalisation and heightened geopolitical risk, investors are increasingly turning their attention to safe-haven assets. Gold as well as real estate has recently seen an influx of capital from both family offices and institutional investors. Real estate as an asset class – depreciating physical assets that mostly generate cash flows and are limited in supply by land availability – is often slower to react to exogenous shocks than other asset classes. Of course, listed real estate stocks and REITs can correct quickly but it takes time for the underlying asset valuations to adapt. Couple this with the unprecedented technological innovation and advances we have seen since LLMs were rolled out commercially – initially through ChatGPT. The result is that there is an enormous amount of structural change brewing across most industries. Manufacturing and industrial activities as well as traditional white-collar jobs are being transformed through digitisation, automation and quickly improving robotic technologies. Advances in energy, notably nuclear microreactors, but also hydrogen and other forms, will lead to unprecedented availability and affordability of energy in the medium term. The rapid progress of satellite communication networks may completely transform cellular infrastructure, with satellites connecting directly to mobile devices.

What is the impact of all of this on real estate? For thousands of years, real estate has been one of the most precious assets to mankind. From ancient civilisations to current sovereign states, we are still fighting over land and territory. But the uses of real estate are changing – offices are increasingly used as meeting places focused on human collaboration and interaction; it is rare to see ‘cubicle farms’ in skyscrapers anymore and while the culture of office work remains hugely important, it would be naïve to deny that structural change is taking place. Importantly, this does not mean offices will cease to exist – in fact, look at retail’s renaissance some twenty years after the onset of online retail. It is still demanded both as an experience-oriented and a convenience-oriented product. Logistics and industrial assets continue to experience strong demand in most markets, both occupationally and in capital markets, and I believe we will continue to see this in light of nearshoring and deglobalisation trends.

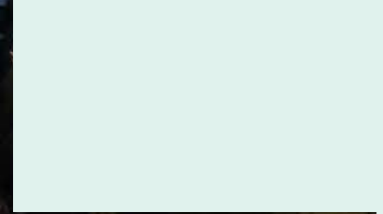
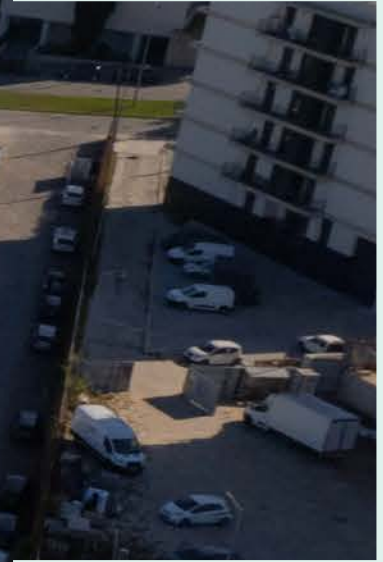
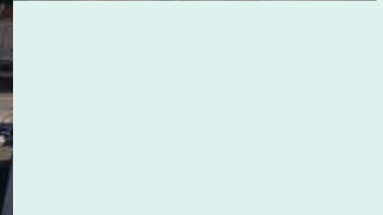
So, what is the future of real estate? We have recently launched two residential strategies, Hyde Park Properties and Liv Lisbon, focusing on irreplaceable residential properties in supply constrained areas. Growing cities with international appeal provide good fundamental growth trends for residential assets. Hyde Park Properties will reach 25 unique single-family homes surrounding Hyde Park in London by Q2’25 and we are very excited about its prospects as a platform. Most recently we have also started exploring the digital infrastructure space, focusing on land enablement for data centre development. In light of the ongoing technological revolution, demand for data centres and powered land is notably strong. Keeping a close eye on emerging technologies and the risk of obsolescence within existing technologies, we are finding interesting ways to invest in the space without taking development risk.

We are continuing to see great support and interest from existing shareholders and we are also thrilled to welcome a number of new investors in 2024 through our co-investment vehicles Europi Property Group II, and Hyde Park Properties Feeder. Our inaugural issuance of a Green 3Y Senior Unsecured Bond provides further headroom for future investments and diversifies our capital structure away from 100% bank lenders. We are at an interesting point in the cycle with real interest rates coming down, and our focus remains on selecting resilient segments and assets that will stand the test of time. Our business model of adding value through active asset management helps to mitigate market-factors and keeps us focused on risk-adjusted returns.

Europe is more relevant now than ever in a global context. While some may be familiar with the saying that “the US is an amusement park, Europe is a museum and Asia is a retirement home”, one could argue that museums have stood the test of time, and provide a stable, resilient environment in which preservation is key. As we look around the world today, Europe presents ample opportunity across growth segments within this more stable environment.

*Jonathan Willén*

Jonathan Willén, CEO



# Our Approach

*Estrada Velha Warehouse, Porto*



# Investment Approach

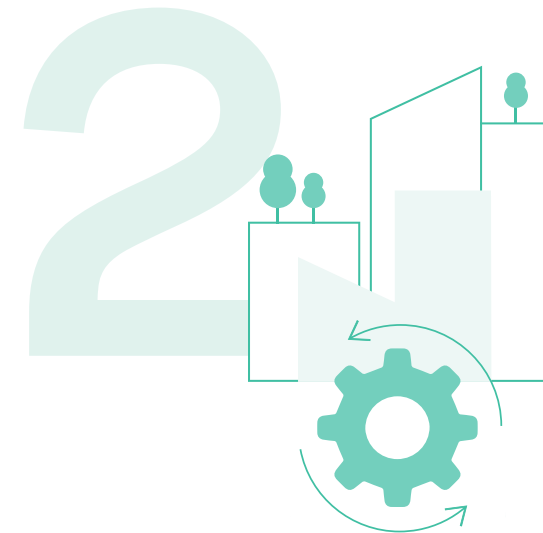
Europi focuses on achieving superior risk-adjusted returns, while leaving a lasting positive impact for the broader stakeholder universe. We invest in high-quality assets with value-add potential in geographies and segments with strong underlying fundamentals and growth prospects. Deals are typically found in the mid-market segment, where competition is less fierce and Europi can build portfolios of scale to access premium pricing at exit. Our investment strategies are supported by major secular trends including urbanisation, e-commerce, digitisation and automation. In each investment strategy, as well as on platform level, we have a high focus on sustainability and technology, always seeking new ways to optimise value for all stakeholders.

Europi applies a private equity “buy it, fix it, sell it” approach to value-add real estate investments. A wide range of operational value creation levers are utilised systematically to drive superior risk-adjusted returns in our investments. The value creation agenda is tailored for each investment and executed in close collaboration with our established network of local operating partners.



## Buy it

Strong deal flow through local operating partners, industry network, high caliber shareholder base and lenders. Established high-capacity deal funnel combined with flexible capital and ability to act quickly enables selection of the best deals at attractive entry bases.



## Fix it

Broad range of value creation levers applied systematically with best-practices & key learnings shared across geographies. In-house asset management and industry expert advisory board driving superior operational value creation.



## Sell it

Stabilised assets and portfolios positioned to premium buyers identified pre-acquisition. Flexibility in exit timing and structuring enables excellent conditions to maximise exit value.



# A Flexible Investment Strategy

Europi invests across all major, liquid European geographies, enabling us to take advantage of changing investor sentiment and socio-economic trends.

Our investment strategy is defined on returns rather than segment, geographical allocations, type of investment (equity or debt) or market (private or public) as attractive investment opportunities can emerge in any market. Europi's target markets are characterised by a high degree of innovation and our target segments are supported by strong secular trends.

Europi has a flexible investment horizon and can be patient to realise business plans or hold assets long-term for cash flow.

## Investment Universe

Defined by returns rather than segment and geographical allocations:

- All major, liquid, European real estate markets
- All segments including logistics, residential, mixed-use, office and hotels
- Private and public markets
- Equity and debt

## Investment Strategies

Value-add, recapitalisation and special situations real estate investments:

- Aggregation and roll-up strategies
- Accretive asset management opportunities
- Recapitalisations and other special situation opportunities

# Secular Trends Underlying Europi's Target Segments

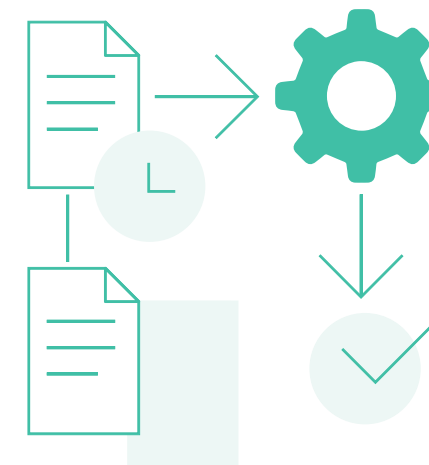
## Urbanisation



## E-Commerce



## Automation



## Digitisation





# Target Markets and Partners

## Target Markets

Europi's target markets are characterised by strong long-term macroeconomic fundamentals, a high degree of innovation and substantial growth potential. We invest in large, liquid markets with favourable supply and demand dynamics and outsized economic, population and employment growth. In all our current and prospective target markets, we have established deep relationships with local operating partners.

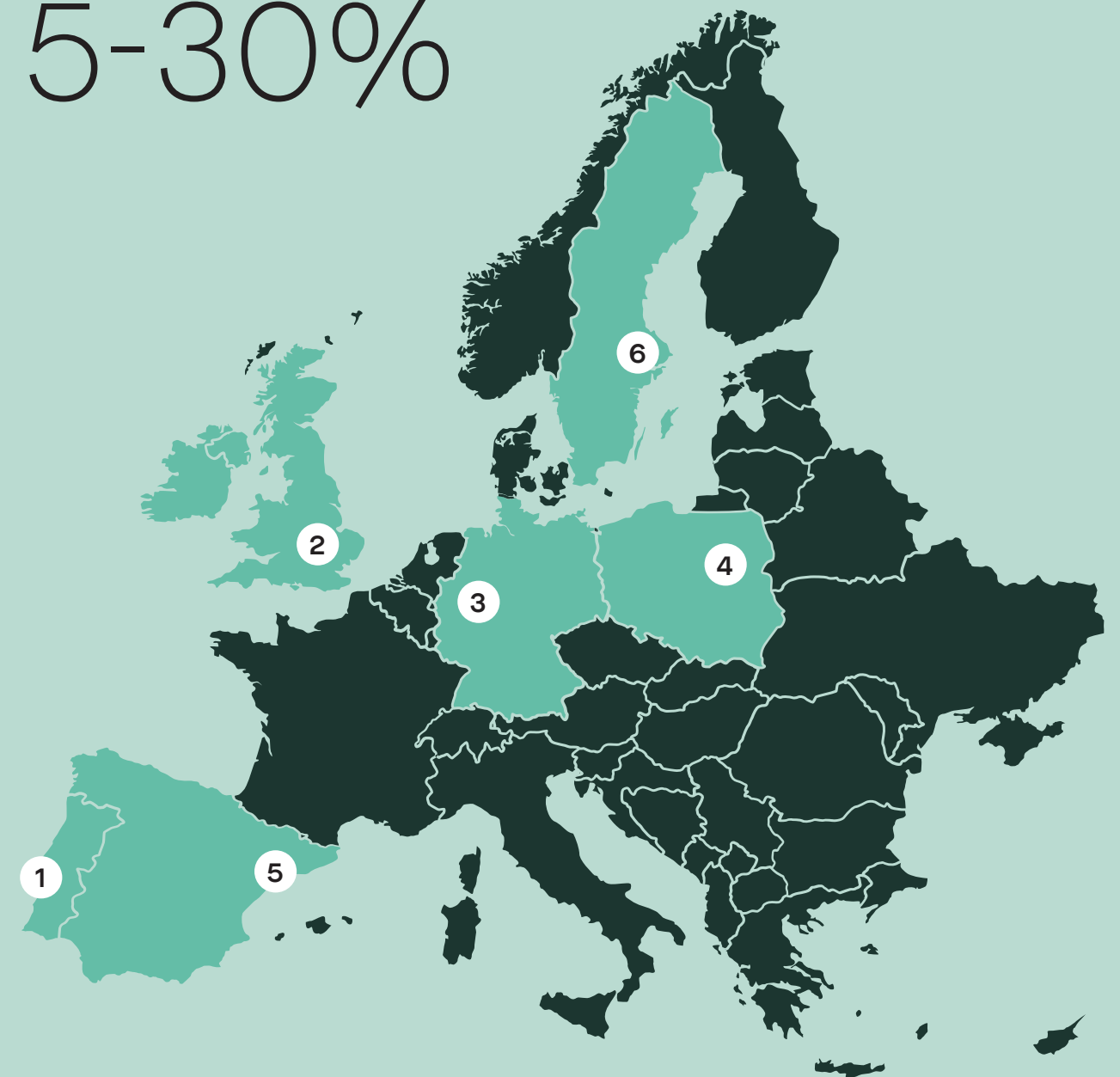
## Local Operating Partners

Strong relationships with local partners are key to Europi's business model and we invest alongside a network of local operating partners, who share our values.

Our partners bring local market knowledge and expertise, working closely together with Europi throughout the full investment cycle. Their local relationships and market presence are paramount to source attractive deals and their best-in-class asset management capabilities are crucial to optimise value. Through co-investment, typically ranging between 5 to 30%, their incentives to create value are closely aligned with Europi's.

EQUITY CO-INVESTMENTS BY LOCAL OPERATING PARTNERS

# 5-30%



1 PORTUGAL

**CAPROCK**  
*Anie*

2 UNITED KINGDOM

TRINOVA

3 GERMANY

SILVERTON  Group

4 POLAND

GRUPA CAPITAL PARK

5 SPAIN

 KEFREN CAPITAL  
Real Estate

*Anie*

6 SWEDEN

**Brunswick**  
REAL ESTATE



# Deal Sourcing

Europi sources deals from a wide range of channels and constantly screen markets to select only the most attractive risk-adjusted returns while staying true to our core values. Our main deal sourcing channel is through our partners, where we leverage their local relationships and market presence to source primarily off-market deals at attractive entry bases. Together with them, we also proactively screen selected segments and geographies to identify further actionable opportunities in our investment strategies. In addition, Europi leverage our own large network including shareholders, board members, lenders and advisors to source attractive deals. Finally, Europi and our partners maintain close relationships with the broker community in all our target markets and screen the news daily for interesting situations.

This setup has proven to be very efficient, enabling Europi to screen 300+ deals per year across all our target markets and segments. In a typical year, Europi expects to complete 10-15 transactions with superior expected risk-adjusted returns.

All investments are discussed with and approved by Europi's Board of Directors, ensuring that Europi holds itself to the highest governance standards and leverages the deep knowledge and expertise at Board level.

## Deal Sourcing Funnel

### LOCAL PARTNERS

Europi leverages local partners and their established networks for deal sourcing in existing strategies as well as in the development of new investment strategies.

### TARGETED SCREENING

Europi proactively screens carefully selected geographies and segments to access opportunities for off-market/bilateral transactions.

### OWN NETWORK

Europi has a large network of other stakeholders (e.g. shareholders, board members, lenders and advisors) whom actively look for suitable deals.

### BROKERS

Europi maintains relationships with all the major brokers in the targeted geographies.

### NEWS

Europi screens newsletters and news channels daily for information on potential upcoming or indications of owners' intentions to sell / recapitalise their portfolios.

300+

DEALS EVALUATED IN A TYPICAL YEAR

Initial Prioritisation by Investment Team

c.150

DEALS ASSESSED IN DEPTH PER YEAR

30+

NBOS SUBMITTED IN A TYPICAL YEAR

10-15

COMPLETED INVESTMENTS



# Value Creation

Europi applies a systematic approach to value creation, utilising a wide range of value creation levers and in-house asset management expertise to drive superior risk-adjusted returns. Europi's focus on value creation begins pre-acquisition, with a detailed underwrite of and business plan formulation for all investments. This covers every aspect of each detail of a transaction, together with scenario and risk analysis.

Europi undertakes regular reviews of all assets together with local partners and conducts annual strategic reviews with industry experts. Europi also actively seek out new ideas, to understand how they can be implemented to improve existing assets, or on potential new investments.



Four key areas of focus within Value Creation are:

## Revenue Enhancement

Europi work closely with local operating partners on initiatives to increase the revenues that the assets produce. This includes a strategic focus ahead of tenant lease events and lease expiries. It may also include undertaking CAPEX in repositioning and refurbishment projects, followed by the releasing of assets at reversionary rental values.

## ESG Improvements

Europi strongly believes that improving the ESG credentials of existing assets, followed by external validation through recognised certifications, is value accretive. This is seen in two ways; assets become more desirable to both occupiers and investors, and operational costs are reduced via savings in energy consumption.

## Service Delivery Improvements and OPEX Reduction

Europi targets key areas of OPEX to ensure services are optimised and tenants are satisfied, and that net revenues are improved. The in-house asset management function is increasingly involved in this operational review and challenge process, to ensure local teams continue to provide high-quality services at a fair cost.

## Development

Europi actively seeks opportunities to extend and develop the assets in the portfolio; to enhance existing buildings, increase lettable floor areas or develop new buildings. Consequent improvements are then realised in both revenue and capital values.



# Financial Targets

## Target Returns

Europi's flexible European investment strategy was formed to achieve superior risk-adjusted returns over time. Only the most attractive deals are pursued and each transaction is assessed on its risk-adjusted projected returns.

Obtain at least 15% levered IRR for each deal over time

LEVERED IRR

15%

Obtain at least 1.5x equity multiple per deal

EQUITY MULTIPLE

1.5x

## Financial Policy

Europi's financial policy has been set to enable attractive returns and growth for our shareholders, while maintaining an adequate level of financial risk.

### LTV Ratio

The net loan-to-value ratio shall not exceed 55 percent

NET LTV OF

≤55%

## Dividend Policy

Europi aims to primarily reinvest profits in the short to medium term in order to generate the best long-term total return for its shareholders. Dividends will be considered post major realisations and in the event the company has excess liquidity.





# Sustainability Approach

Sustainability is an integral part of Europi’s core values and investment strategy. Europi operates within a holistic ESG framework at both corporate and asset levels meaning that the ESG impact is a consideration in all aspects of the business. When evaluating new investments, the Environmental, Social and Governance (ESG) perspective is a fundamental part of the acquisition and business plan development processes. The ESG strategy is adapted to each investment’s distinct characteristics, taking unique local environments and communities into account. We take pride in our sustainable decision making and hold ourselves accountable to the highest of business ethics standards. As a responsible real estate investor, Europi is committed to improve the built environment, contribute to solving global challenges and generate a positive impact for all stakeholders. This section provides an introduction to Europi’s sustainability approach. Further information and detailed notes on our ESG efforts can be found in the Sustainability chapter of this report.

Europi is a signatory of the UN Global Compact Principles, who work for businesses worldwide to align strategies and operations with universal principles on human rights, labour, environment and anti-corruption and take actions that advance broader societal goals, such as the UN Sustainable Development Goals. The 17 UN Sustainable Development Goals lies at the heart of “Agenda 2030”, a plan to achieve a better future for all and end extreme poverty, fight inequality and injustice and protect our planet, that was adopted by all 193 member states of the United Nations in September 2015. Fulfilling these ambitions will take an unprecedented effort by all sectors in society and Europi is committed to contribute to these goals in all areas where we can make a real impact.



**“I am pleased to confirm that Europi Property Group reaffirms its support of the Ten Principles of the United Nations Global Compact in the areas of Human Rights, Labour, Environment, and Anti-Corruption.”**

Jonathan Willén, CEO

Through stakeholder dialogues and a materiality analysis (process presented in detail on pages 149 - 150), Europi identified three focus areas to guide all our sustainability efforts: The Planet, Social Responsibility and Business Ethics & Governance.

## The Planet



Europi continuously works to improve the environmental impact of the Group’s operations. Efforts are especially focused on reducing our carbon footprint and increasing energy efficiency as well as the share of renewable energy.

## Social Responsibility



We believe we have a responsibility to contribute to the creation of sustainable societies. Europi prioritises the well-being of employees and partners, diversity and gender equality, customer satisfaction and supporting social initiatives.

## Business Ethics & Governance



Europi operates with the highest standards of business ethics in accordance to Swedish best-in-class corporate governance practices. We believe transparency and integrity are essential prerequisites for sustainable business and economic development.



## Sustainability Targets

FOCUS AREA	CATEGORY	TARGETS	2024 OUTCOME	COMMENTS
<b>The Planet</b>	<b>Emissions &amp; Energy Efficiency</b>	Reduce Scope 1 and 2 emissions over time in LFL portfolio	<b>-22% vs 2023</b>	Decrease driven by lower natural gas consumption, no refrigerant leakages and a higher share of renewable electricity in LX Factory
		Reduce LFL consumption of natural gas	<b>-8% vs 2023</b>	Decrease primarily driven by reduced natural gas consumption in Stamp Office and Cuprum
	<b>Certifications</b>	>50% of the portfolio property value should be certified or in the process of being certified	<b>54%</b>	Adarse and Stamp Office certified in first half of 2025 and Porto Alto expected to be certified later in 2025
		100% of the office and mixed-use portfolio property value should be certified or in the process of being certified	<b>76%</b>	Stamp Office certified in first half of 2025
		100% of new developments and large-scale remodelling shall obtain at least BREEEAM Very Good, LEED Gold or equivalent standard	<b>100%</b>	Adarse warehouse refurbishment completed in 2024 and received BREEAM Excellent certification in early 2025
	<b>Renewable Energy</b>	100% of purchased electricity should be generated from renewables	<b>90%</b>	
<b>Green Leases</b>	Increase share of green leases over time	<b>34% of rental income</b>		
<b>Social Responsibility</b>	<b>Attractive Workplace</b>	Zero workplace injuries and work-related illness	<b>0 incidents</b>	
	<b>Equality of Opportunity</b>	Zero incidents of discrimination	<b>0 incidents</b>	
<b>Business Ethics &amp; Governance</b>	<b>Anti-corruption</b>	Zero incidents of corruption	<b>0 incidents</b>	
		Annual anti-corruption training for all employees	<b>100% of employees</b>	



## Certification of Buildings

Certifying buildings to global standards provides external validation that Europi's initiatives to upgrade assets have a real and quantifiable impact; to reduce the energy consumption and carbon footprint of the buildings in the portfolio.

Strong environmental credentials remain a key attraction for both occupiers and investors across Europe, and Europi has high conviction that continued attention to these aspects of the portfolio will yield long term benefits.



During the year Europi's office asset Circuit in Barcelona was upgraded to LEED Gold.

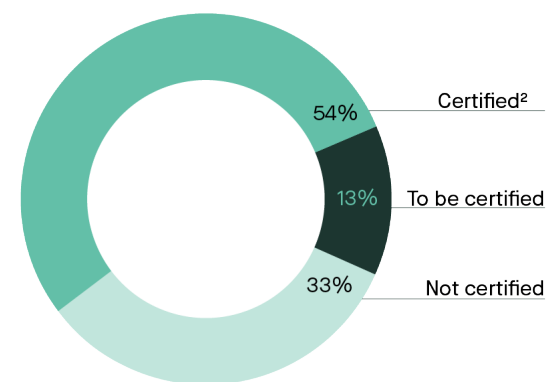
During 2024, further progress was made on:

Adarse, Europi's 20,900 sqm logistics asset in Lisbon, was certified as BREEAM In Use "Excellent" in early 2025. It is the first Industrial and Logistics asset in Portugal to attain this level. In conjunction, the building's Energy Certificate has been upgraded to the highest possible "A+" rating. This follows completion of a major refurbishment project at the building, which targeted material improvement to the asset and its environmental credentials.

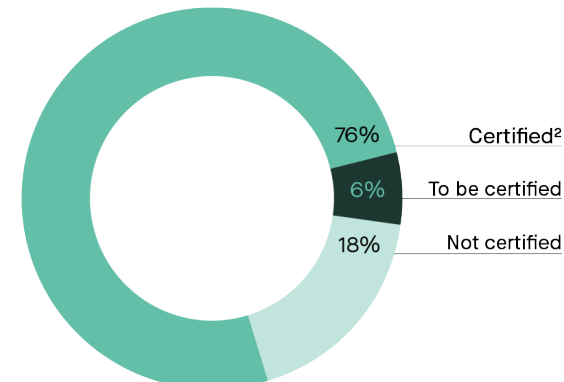
Circuit, Europi's 13,100 sqm office in Barcelona, became the latest CityBee asset to achieve environmental certification, with LEED "Gold" confirmed in July 2024. This followed investment targeting the sustainability of operations within the building, in particular aimed at reducing energy and resource consumption. This concludes certification on 100% of Europi's portfolio in Spain.

Stamp Office in Edinburgh was certified as EPC "A", following completion of further refurbishment works to vacant spaces. The building was also certified to BREEAM Very Good post year-end.

Share of GAV, %, all properties<sup>1</sup>



Share of GAV, %, office and mixed-use assets<sup>1</sup>



<sup>1</sup> Includes directly owned assets, LX Factory and Europi's share of Capital Park's assets.

<sup>2</sup> Adarse and Stamp Office certified in H1 2025, increasing share of certified properties to 62% of all GAV and 82% of office and mixed-use GAV.



## World Land Trust Partnership



On corporate level, Europi has an ongoing partnership with the World Land Trust, supporting them in saving threatened habitats. As a step towards reducing our environmental footprint, Europi makes annual donations to World Land Trust (WLT). WLT is an international conservation charity that works together with local non-profit, non-governmental organisations across the world to protect tropical forests and threatened habitats. Europi has offset the carbon emissions of its 2024 corporate office carbon footprint through World Land Trust's Carbon Balanced Programme.



## Hand-in-Hand Sweden Partnership



Europi is a partner of Hand-in-Hand, an international organisation fighting poverty through entrepreneurship. The organisation has been operating for thirty years, originating from Sweden, helping thousands of people to create a better life and contribute to society. Hand-in-Hand provides a network, education, and training in order for individuals to provide for themselves and become successful small-scale entrepreneurs.

Europi is a sponsor of Hand-in Hand's Bloom, buzz & business project in Kenya. The project combines sunflower farming and honey production and helps small-scale agricultural entrepreneurs create more stable livelihoods while at the same time enhancing biodiversity. The aim of the project is to make the small farmers' businesses more sustainable, profitable and resilient. Since the project was launched in the second half of 2023, a total of 4,160 members have joined and been organised into 191 Self-help groups, which in turn have resulted in the establishment of 1,875 enterprises and the creation of 2,725 jobs.

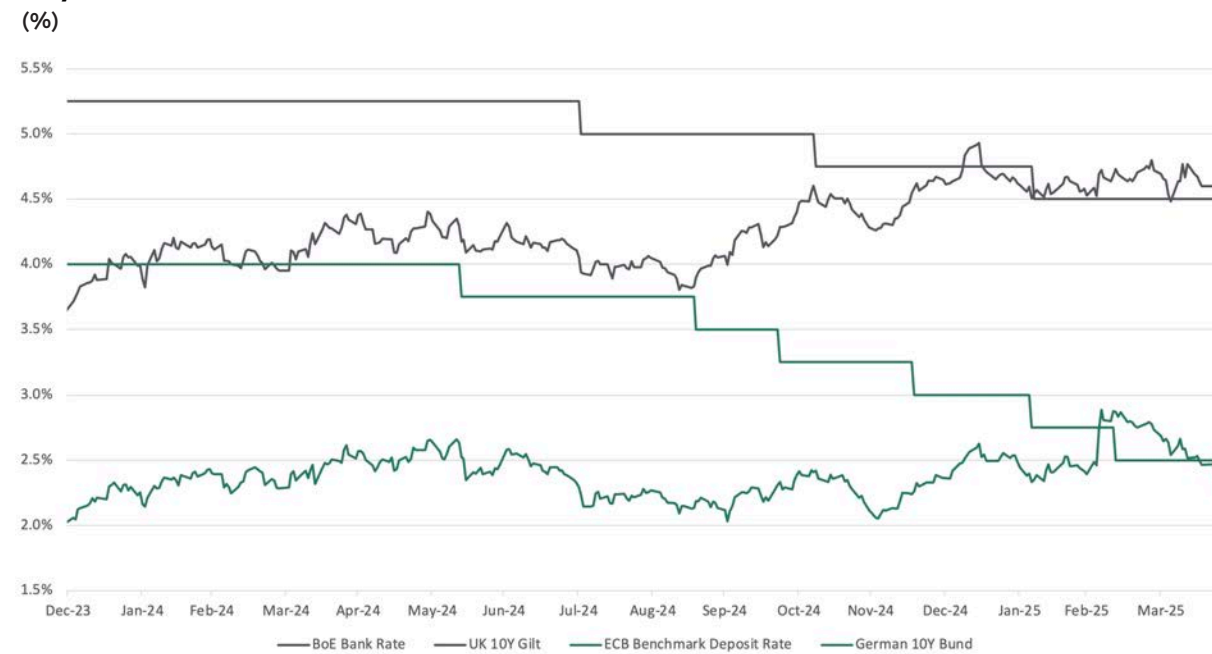




# The European Real Estate Market

2024 was a year of gradual recovery for the European economy and real estate market, after a pro-longed period of macro-economically challenging environment. As core inflation continued to trend towards the central banks' 2 percent target, policy rates were finally cut from multi-year highs to support ailing economies. Although rate cuts have been somewhat slower than anticipated in the beginning of the year, especially in the US and the UK, there has been a clear easing in monetary policy with 175bps rate cuts so far in the Eurozone and 75bps in the UK. Markets are expecting a few more cuts, but the global economic landscape has become very uncertain after the presidential election in the US and the introduction of major tariffs. Tariffs which may on the one hand create renewed inflationary pressure, but are also likely to dampen economic growth.

## Key Interest Rates

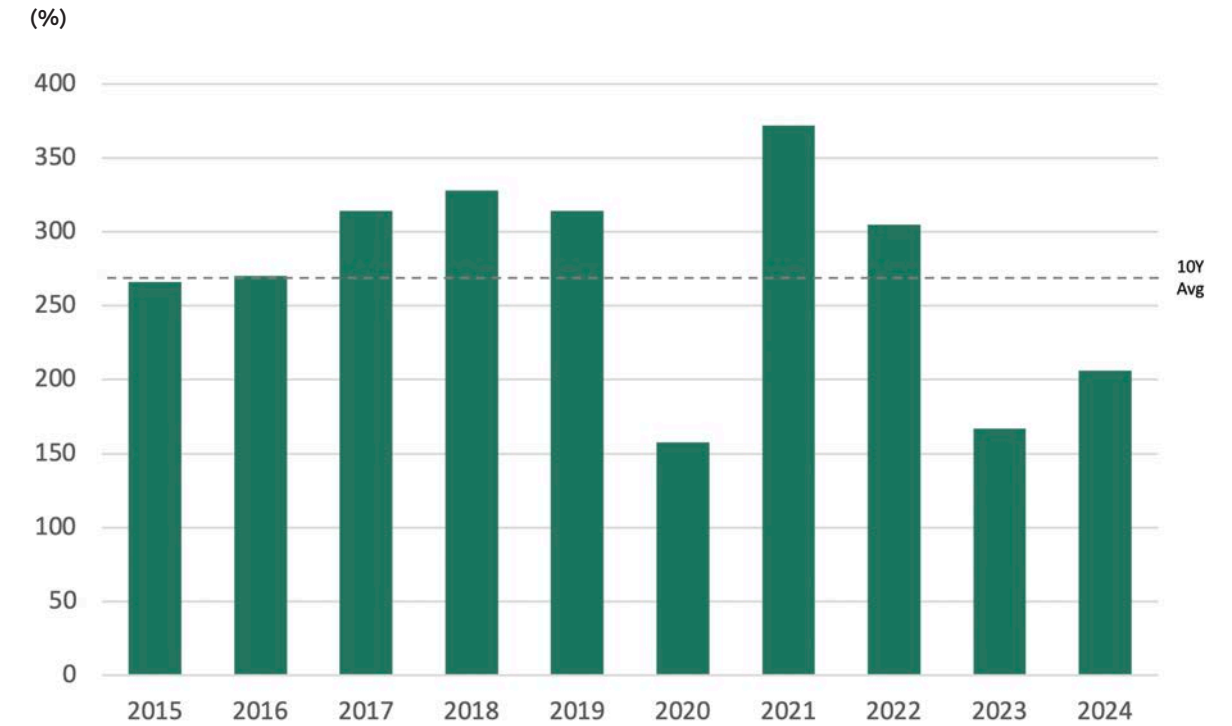


Financing conditions improved throughout most of the year with key spread indices trending down from elevated levels in beginning of Q4 2023. On the back of this and strong investor appetite as well as pent-up demand, bond issue volumes recovered in 2024. During the later half of the year, longer-term key benchmark rates increased even as rate cuts were being implemented as investors feared inflationary pressure from tariffs and concerns emerged about deficits in major economies.

Geopolitical tensions continue into 2025 and the markets have been shaken by the Trump administration's policies on tariffs, with major general stock

market indices being down significantly from all time high levels reached in the beginning of the year. Public real estate markets, which have been lagging the general stock markets for quite some time, have also experienced recent declines amid fears of increased inflationary pressure, uncertainty about future central bank policy rates and economic growth.

## European Real Estate Transaction Volumes L10Y



The real estate transaction market has however experienced a gradual recovery during 2024 across most European markets and property segments, albeit from low levels in 2023. As rate cuts filters through, liquidity should improve further, but recent economic events and continued geopolitical instability are likely to impact and potentially delay this recovery.



# Investment Strategies



# Introduction to Our Investment Strategies

Europi has created five distinct investment strategies in markets and segments with strong underlying fundamentals and long-term positive trends. In close collaboration with our partners and co-investors, we work actively to grow and develop the strategies through additional acquisitions and accretive asset management, leveraging new solutions and technologies where possible, to generate long-term value for all stakeholders. We are convinced that our investment strategies will generate superior risk-adjusted returns and a lasting impact, directly contributing to a greener world and better cities.

## citybee

FUTURE OF OFFICE STRATEGY



Portfolio build-up focusing on centrally located, high-quality office and office anchored mixed-use assets with value-add and ESG improvement potential.

GAV **€299m** NLA **77k sqm**

ASSETS **8**

PARTNERS



## ecologis

LOGISTICS AGGREGATION STRATEGY



Portfolio build-up focusing on big box and last mile logistics assets with value-add and ESG improvement potential, primarily in the greater Lisbon area.

GAV **€110m** NLA **163k sqm<sup>1</sup>**

ASSETS **11**

PARTNERS



## HYDE PARK PROPERTIES

SINGLE-FAMILY HOME STRATEGY IN LONDON



Aggregation of single-family freehold houses around Hyde Park. Strategy targets unmodernised properties for refurbishment and relet.

GAV **€33m** NLA **1,476 sqm**

ASSETS **12**

PARTNERS



## LIV Lisbon

RESIDENTIAL PORTFOLIO AGGREGATION STRATEGY



Aggregation of apartments and apartment buildings in gentrifying area Alcântara in Lisbon, where Lx Factory is also located.

GAV **€5m** NLA **1,424 sqm**

ASSETS **9**

PARTNER



## Publics & Special Situations

INVESTMENTS IN PUBLIC COMPANIES AND SPECIAL SITUATIONS



Focus on M&A situations, valuation dislocation opportunities, recapitalisations, and capital partner replacements. 5 investments to date with 4 realisations.

Active investment in Polish high-quality platform Capital Park, where initial stake was acquired following valuation dislocation post COVID-19 outbreak. Subsequent de-listing and Europi participation in strategic platform management buyout at steep discount.



Note: the numbers presented on this page excludes one directly held non-core asset (€3m GAV / 3k sqm).

<sup>1</sup> Include estimated space of 22k sqm to be constructed on Azambuja plots.



# citybee FUTURE OF OFFICE STRATEGY

Technology and innovation hubs are experiencing outsized job and population growth, driving strong real estate performance in those markets. CityBee focuses on well-located, high-quality office and office anchored mixed-use assets in these European knowledge centres.

The strategy targets assets with high reversionary potential and value enhancement is realised through accretive asset management initiatives, including strong focus on ESG credentials, tenant environment improvements and best-in-class "plug and play" fit outs. With high-quality, flexible office space and excellent locations in some of Europe's most dynamic cities, the CityBee portfolio is well positioned to increasing occupier demands and aligned with major trends shaping the future of office.

### Local Partners



TRINOVA

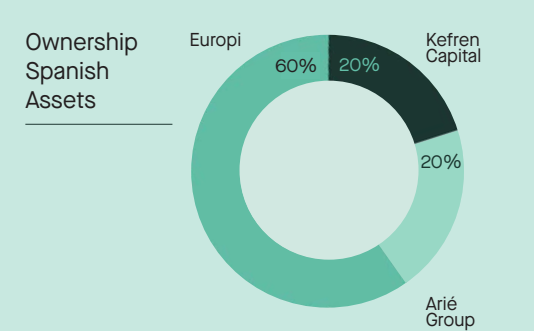
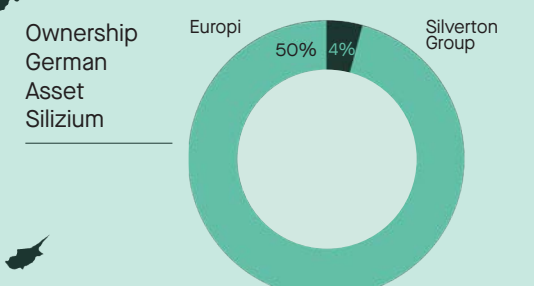
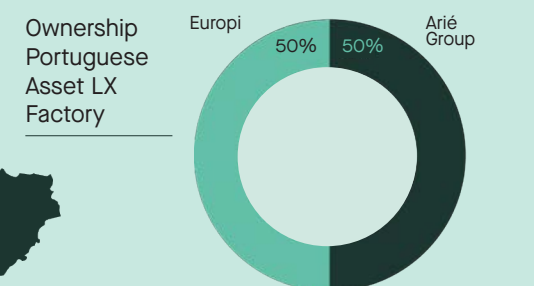
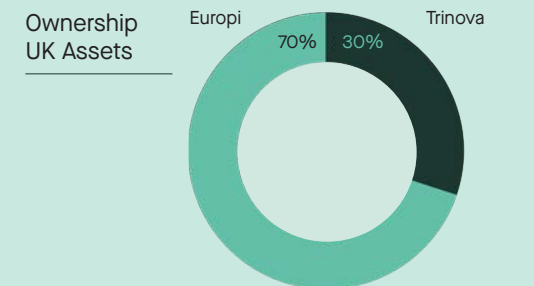
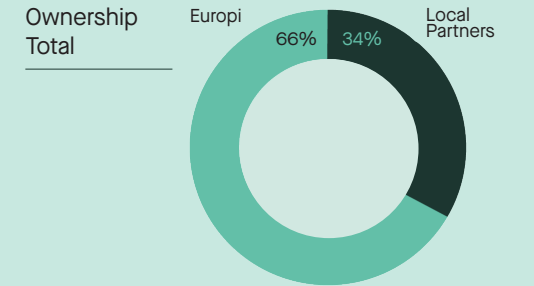
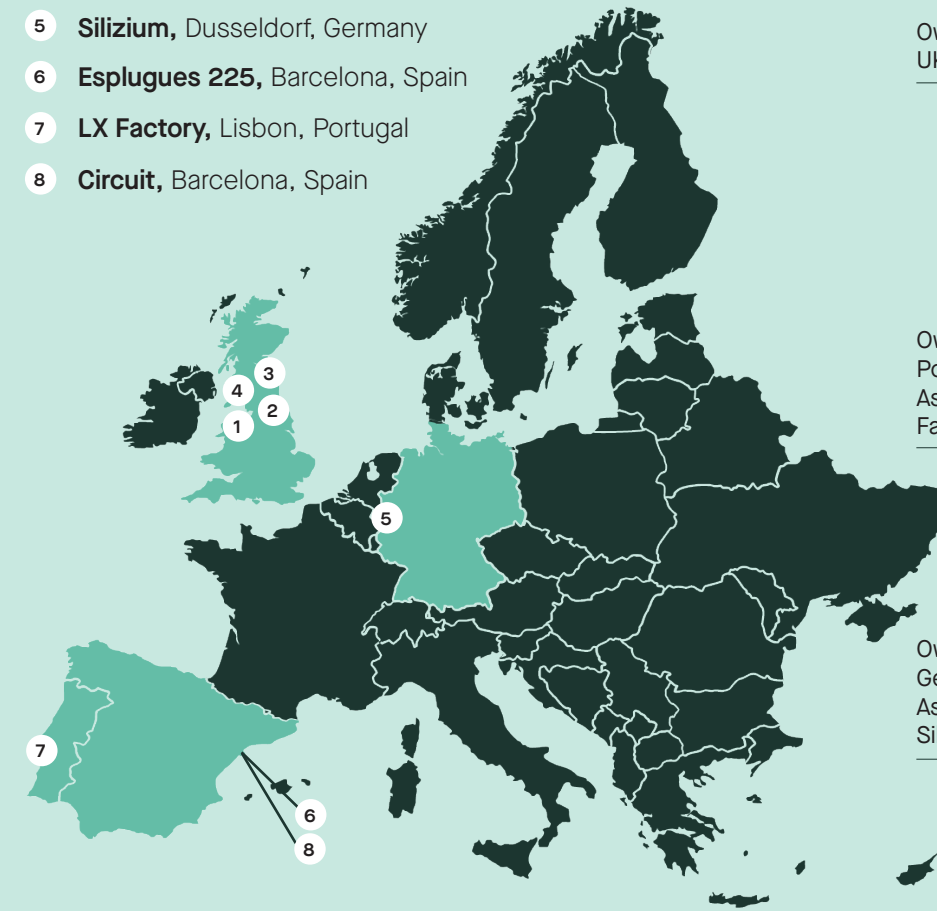


SILVERTON GROUP

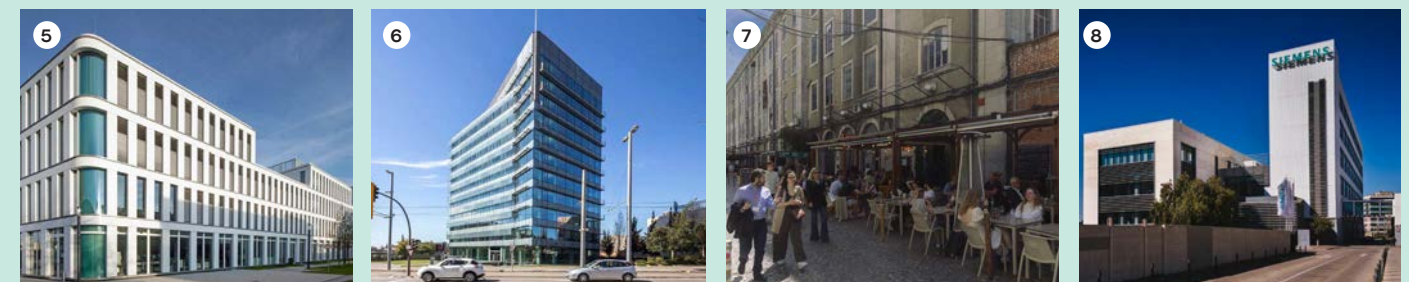
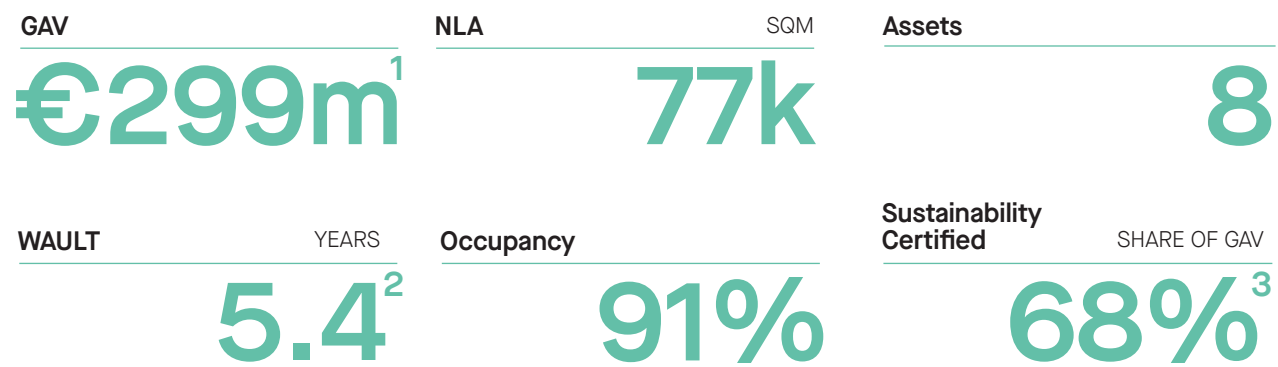
CAPROCK

### Location of Assets

- 1 Windmill Green, Manchester, U.K.
- 2 Minerva, Leeds, U.K.
- 3 Stamp Office, Edinburgh, U.K.
- 4 Cuprum, Glasgow, U.K.
- 5 Silizium, Dusseldorf, Germany
- 6 Esplugues 225, Barcelona, Spain
- 7 LX Factory, Lisbon, Portugal
- 8 Circuit, Barcelona, Spain



### Key Statistics



1 GAV defined as full value of directly owned assets and full value of LX Factory.  
 2 Excluding LX Factory where WAULT is intentionally short due to repositioning project.  
 3 Stamp Office was certified in first half of 2025, bringing the total share to 76% of GAV.



## Value Creation CityBee

Further progress has been seen across the CityBee portfolio during 2024, within leasing, CAPEX and ESG certification. Occupational interest remains strong for well-located, high-quality workspaces and the “Flight to quality” trend continues. Europi believes the portfolio is well placed to further benefit from this trend; not least as delivery of new high-quality office buildings continues to be constrained in many European cities.

### UK

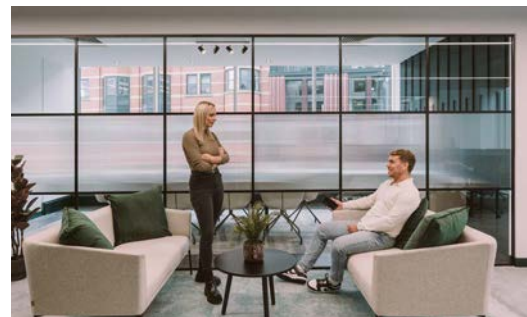
Business plans within the UK assets are well progressed and the portfolio is trending towards full occupancy and stabilisation.

On **Stamp Office in Edinburgh** the focus has been on leasing following completion of a comprehensive building upgrade, and there have been multiple wins with c. 2,700 sqm of new leases concluded representing 57% of the floor area. New tenants Atkins Realis (7th Floor), Henderson Loggie (5th Floor) and Dentsu (4th Floor) have entered, with Current Health (3rd floor) renewing their existing lease. All leases have shown significant reversion versus in place income, and rents achieved are well ahead of original underwrites. The building has been certified to BREEAM Very Good and upgraded to EPC A.



Lease extensions at **Cuprum in Glasgow** were concluded with key occupiers AXA (to 2031) and Teleperformance (to 2030) respectively, with 25-30% increases in headline rental value. AXA vacated one floor as part of the transaction, but the building now has c. 83% occupation committed into the medium term. The Glasgow market shows signs of occupational recovery, and this is positive for leasing prospects of the remaining c. 1,600 sqm of vacant space.

**Minerva in Leeds** remains 100% leased, with a further “plug and play” suite completed and leased to Ritter Sport for their UK head office. A further rent reversion of 10% was achieved vs the 2023 fully fitted evidence in the building. Europi is also focused on tenant retention and discussing longer term commitment with key occupiers.



In **Manchester, Windmill Green** Europi continues to receive positive feedback from occupiers and the building remains 93% occupied. The remaining vacant suite is expected to be leased shortly.

### Europe

In Europe, activity in 2024 has primarily related to tenant retention and leasing. Europi continue to work closely with both existing and prospective occupiers to understand their needs and pursue longer term commitments. In Spain, Europi has launched asset specific marketing websites to support leasing initiatives.

**Circuit in Barcelona** is advancing well, with underwritten CAPEX on roof replacement, statutory improvements and the building management system (“BMS”) largely completed. Following the “Circuit” rebrand, scope was expanded to include a refresh of the lobby area, and this has been very well received following the launch in November 2024. Over 2,000 sqm of space has been renewed with current occupiers or leased to new tenants, with a further c. 1,000 sqm in legals. As anticipated, further space will be vacated by Siemens in H2 2025, and Europi is well advanced with planning for these spaces.



At **Esplugues 225, also in Barcelona**, Europi has extended leases with several current occupiers. An additional floor will be vacated by Servihabitat in May 2025; a significant penalty is payable and with early interest Europi is positive on re-leasing prospects. There is increasing life science occupier activity in the immediate surrounding area, boosted by the opening of the new Vithas Cornellà hospital, scheduled later in 2025.

**Silizium in Dusseldorf** remains fully leased offering high quality space at affordable rent vs equivalent assets within the local market.





## Asset Focus - LX Factory

LX Factory is a landmark office-anchored mixed-use asset in Lisbon's most dynamic area, Alcântara. The site was acquired in 2022 in partnership with a local family office, Arié Group. The intention is to comprehensively, but sensitively, upgrade the buildings and public spaces, to provide modern facilities whilst retaining the unique character and heritage of the asset.

The site has numerous interesting food and beverage concepts, fashion boutiques, vintage stores, concept stores, design shops and art galleries. During 2024 Europi and Arié welcomed exciting new retail and restaurant concepts, with further rental reversion on new leasing. The "Level One" retail arcade was also completed, focusing on smaller units targeting independent Portuguese retailers. These initiatives led to an increase in footfall to almost 3 million visitors during 2024.

Many office occupiers already work within the old factory buildings. The intention remains to significantly upgrade these office spaces, alongside developing a new c. 11,500 sqm office-led scheme to the south of the complex, adjacent to the recently completed "Allo" office development. Following detailed design work and planning during 2024, Europi expect to commence both projects during 2025, and there is already strong future occupational interest in the spaces.

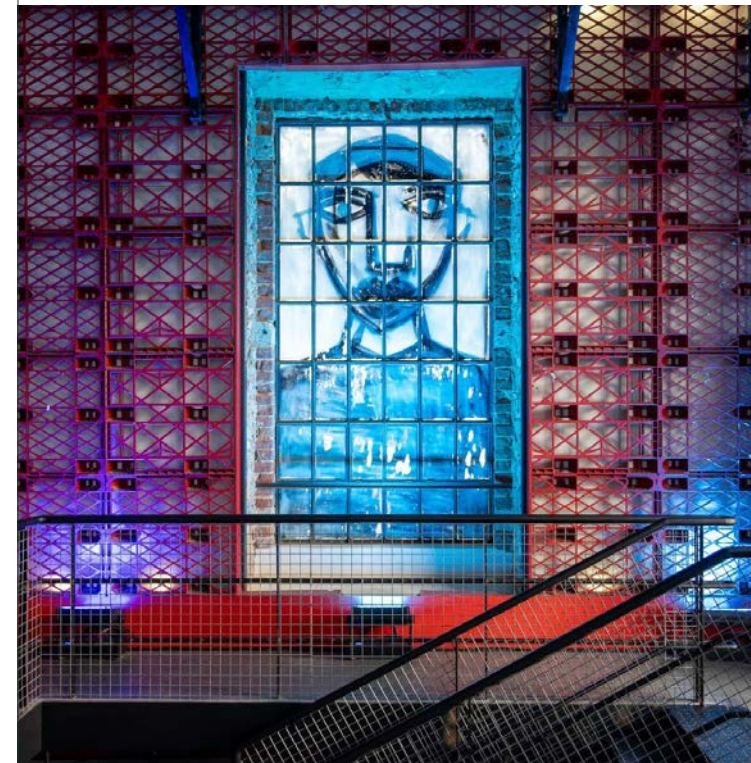
During 2024, the refurbishment of the c. 2,000 sqm events space concluded. This significant upgrade aligned with entering into a management agreement with leading events operator ASM Global to operate a high-quality events facility, now rebranded as "Fabricas". Europi believes this will improve the nature and scale of events significantly, with a positive impact on revenues and footfall.

Europi is confident this type of genuine mixed-use destination is a future-proof concept - a place where occupiers and visitors want to come to both work and socialise.

## Key Statistics



Early Rendering of new office development on Plot 10.



Refurbished events space at LX Factory.



Concert at the events space.



Retail and restaurant concepts LX Factory.



# ecologis

LOGISTICS AGGREGATION STRATEGY

Ecologis is a portfolio of strategically located modern big box and last mile logistics assets in Portugal. The portfolio is primarily concentrated in the greater Lisbon metropolitan area, a market identified in early 2021 as particularly attractive with yields meaningfully above European averages, favourable supply-demand dynamics and a somewhat lagging e-commerce trend expected to pick up.

Acquisitions target value-add assets with strong reversionary potential. From an ESG perspective the strategy is focused on improving the asset level credentials, predominantly through installing solar panels and improving the assets' "in-use" performance. With prime locations and modern facilities in the largest urban centres in Portugal, the Ecologis portfolio is well positioned for strong outperformance as continued e-commerce penetration drives demand.

During the year, the final unit of Norcentro (Unit J) in Greater Lisbon was acquired together with co-investment vehicle Europi Property Group II. After the acquisition, Europi fully controls the Norcentro site. Post year-end, the Ecologis brand was expanded to the UK, with the acquisition of a 23k sqm newly developed big box logistics asset in Ipswich. This asset was also acquired together with Europi Property Group II and benefits from an excellent location close to the port of Felixstowe, the UK's largest container port receiving c. 50% of all containerised goods arriving to the UK.

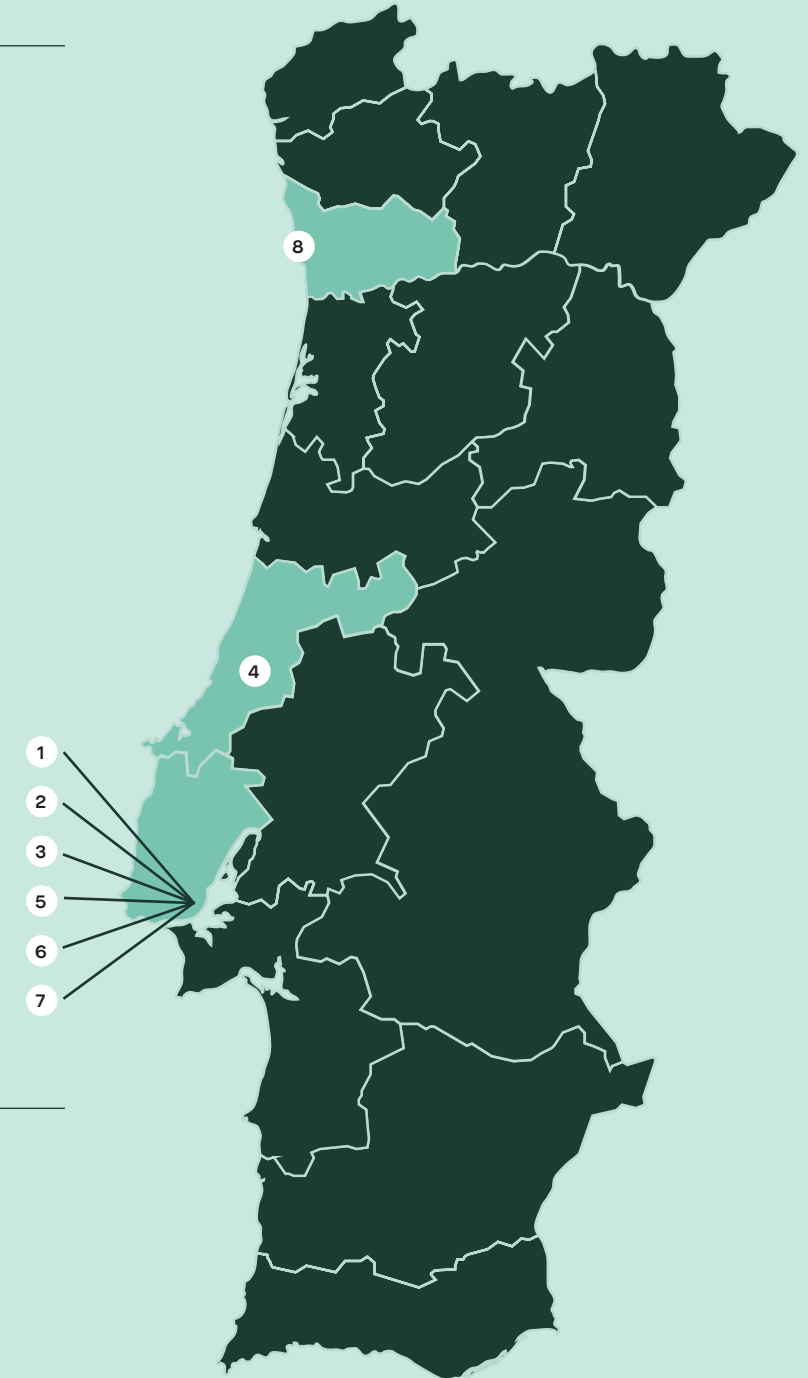
### Local Partners

**CAPROCK**

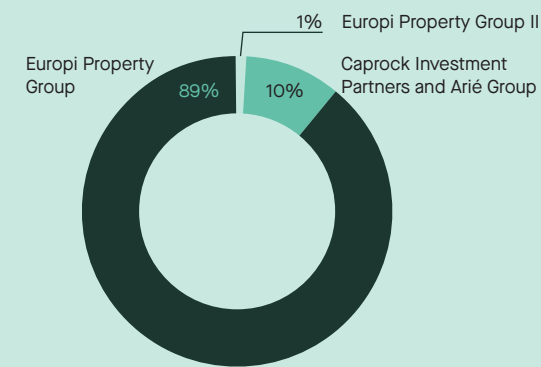
*Arié*

### Location of Assets

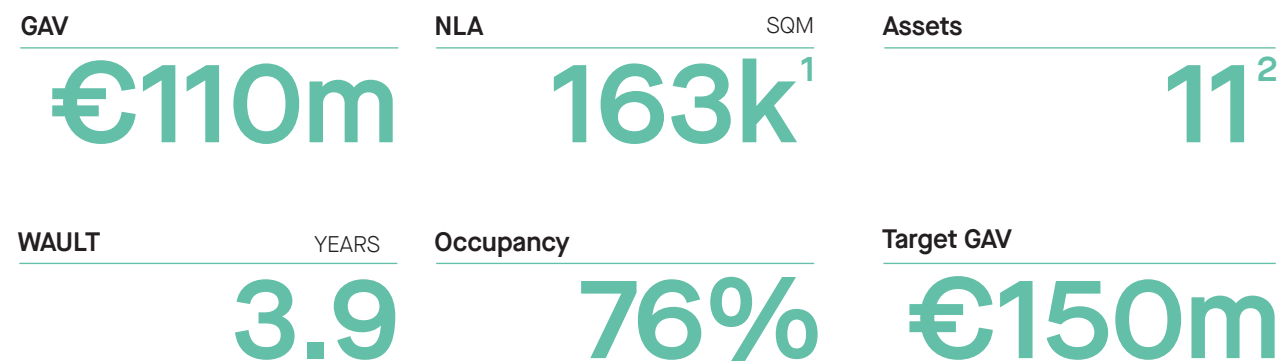
- 1 Porto Alto, Greater Lisbon
- 2 Adarse, Greater Lisbon
- 3 Cartaxo, Greater Lisbon
- 4 Pousos, Central Portugal
- 5 Quinta da Marquesa, Greater Lisbon
- 6 Norcentro, Greater Lisbon
- 7 Azambuja Plots, Greater Lisbon
- 8 Estrada Velha, Greater Porto



### Ownership



## Key Statistics



1 Include estimated space of 22k sqm to be constructed on Azambuja plots.  
 2 Porto Alto and Pousos represent 3 and 2 assets respectively.



## Value Creation Ecologis



During 2024 Europi has invested further in the Ecologis portfolio and has achieved strong rental reversion where re-leasing opportunities have arisen.

In the spring of 2024, Europi completed a major refurbishment project at Adarse, a 20,900 sqm logistics asset in Lisbon, delivering a high-quality product in an attractive leasing market. Targeted investment to enhance sustainability aspects resulted in the asset being certified as BREEAM In Use "Excellent" and it became the first Industrial and Logistics asset in Portugal to achieve this standard. The installation of solar panels on the roof has improved energy certification and provided a further income stream. During 2024, the solar panels generated 62,366 kWh of renewable electricity. Early leasing has resulted in 40% of the asset currently occupied, with further negotiation ongoing in the remaining spaces from high-quality logistics operators.

At Porto Alto, a 39,000 sqm logistics complex, 100% of income was subject to either break or renewal during 2024. 67% of the site has been extended or relet with rental reversion of c. 50%, and the asset remains fully leased.

At Norcentro, Europi acquired a further 2,100 sqm unit, consolidating the holding and ensuring that all units on the site are now within Europi's ownership. Expanding the ownership during 2023 and 2024 has enabled the rightsizing and movement of several tenants, and releasing of vacated spaces. The site remains 100% occupied with strong interest in space when it becomes available.





# HYDE PARK PROPERTIES

SINGLE-FAMILY HOME STRATEGY IN LONDON

Hyde Park Properties is a unique collection of single-family, freehold homes in the most attractive locations around Hyde Park in prime central London. The strategy targets unmodernised homes between £1-4m for refurbishment and relet. Pricing headwinds (e.g. Brexit and non-domicile tax rule changes), recent inflationary environment and stretched affordability due to elevated mortgage rates, have created a window of opportunity to enter the segment at an historically attractive basis, with pricing dating back to 2013 levels in real terms.

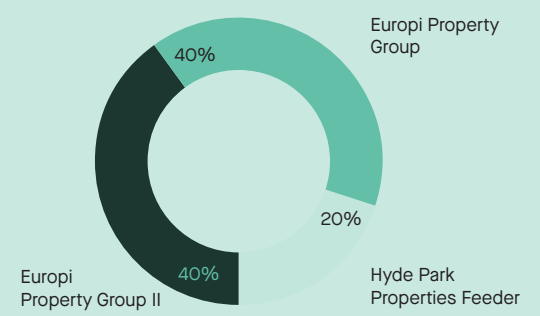
The strategy is being pursued together with co-investment vehicles Europi Property Group II and Hyde Park Properties Feeder and by year-end it included 12 houses / 13 units. Post year-end an additional 7 houses have been acquired and 5 more are under offer.



## Key Statistics

<b>GAV</b>	<b>NLA</b>	<b>SQM</b>
<b>€33m</b>	<b>1,476</b>	
<b>Assets</b>	<b>Target GAV</b>	
<b>12</b>	<b>€100m+</b>	

### Ownership





# Liv Lisbon

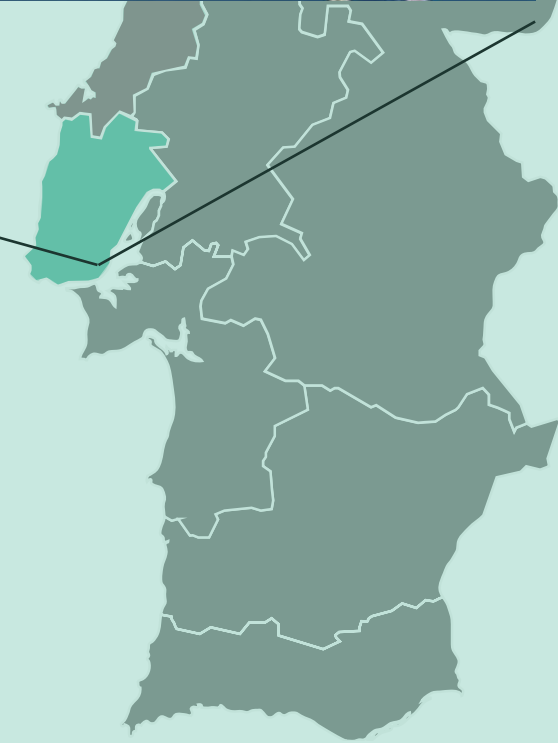
RESIDENTIAL PORTFOLIO  
AGGREGATION STRATEGY

Liv Lisbon is Europi's most recently launched strategy, focusing on aggregating freehold residential apartments in Lisbon's up-and-coming area Alcântara. The strategy envisages acquiring, refurbishing and renting out select properties.

The Lisbon residential market has experienced strong growth, with prime capital values more than doubling over the past 10 years and rental values growing almost 10% p.a. over the past 5 years. Despite its central location, Alcântara residential prices provide significant upside potential when compared with Lisbon's other prime central residential zones. Europi has proprietary knowledge and insight into the regeneration and gentrification of Alcântara through Lx Factory and the Plot 10 development, resulting in a strong conviction in the future rental and capital value development of the area.

The strategy is being pursued together with co-investment vehicle Europi Property Group II and Arié Group.

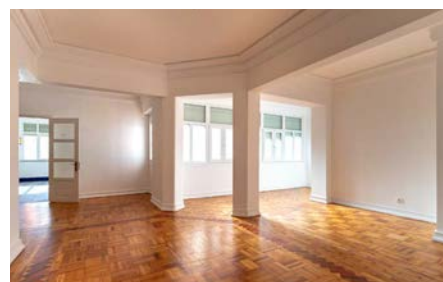
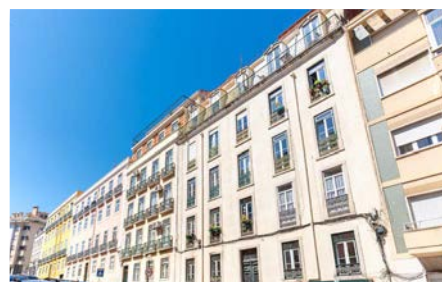
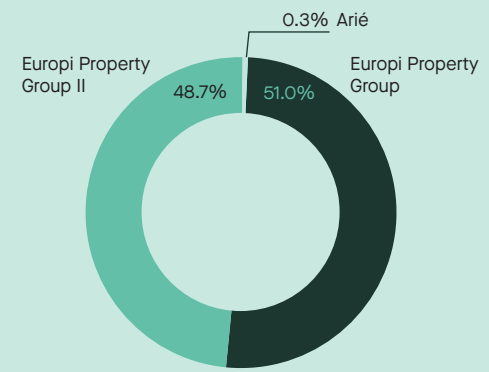
### Local Partner



## Key Statistics

<b>GAV</b>	<b>€5m</b>	<b>NLA</b>	<b>1,424</b>
		<b>SQM</b>	
<b>Assets</b>	<b>9</b>	<b>Target GAV</b>	<b>€50m</b>

### Ownership





## Publics & Special Situations

INVESTMENTS IN PUBLIC COMPANIES AND SPECIAL SITUATIONS

Public markets present attractive real estate investment opportunities from time to time. Europi systematically monitors a broad universe of listed real estate companies in its target markets, investing selectively in M&A/take private situations and valuation dislocation opportunities. We also look broadly at recapitalisation and capital partner replacement opportunities.

Europi has made five public market transactions to date, of which four have been exited. Polish high-quality real estate platform Capital Park remains in the portfolio.

### Investments



### Key Statistics

Investments

5

Realisations

4

Realised Exits

4

Average Realised IRR

34%





During the market turmoil in March 2020, Capital Park traded at a meaningful discount to NAV, enabling a unique access opportunity to a high-quality platform for Europi at an attractive entry basis.

Capital Park is a market leading real estate development and investment company in Poland with a highly experienced management team, a long track record of value creation and excellent sourcing capabilities. The high-quality portfolio consists of predominantly modern grade-A offices in Warsaw, with the majority of value, 91%, concentrated in two assets; the 66k sqm flagship redevelopment mixed-use asset Norblin Factory completed in late 2021 and the 37k sqm office asset Royal Wilanów.

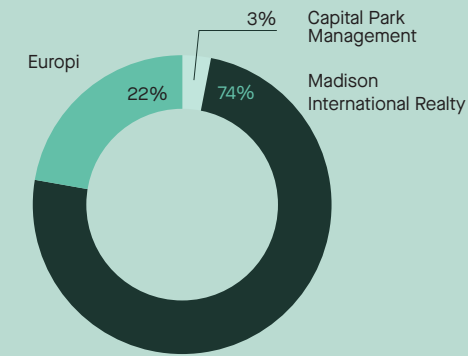
In 2023 Europi and majority shareholder Madison International Realty, a NYC headquartered real estate private equity firm, delisted the group from the Warsaw Stock Exchange. Following the delisting, Europi and the Capital Park management team completed a management buyout, which split c. 10% of the portfolio GAV and the existing platform including employees ("Capital Park 2.0") from Norblin and Royal Wilanów ("Strategic Assets"). In the management buyout, Europi increased its ownership stake in Capital Park 2.0 to 35%, at attractive pricing representing a very steep discount to latest NAV. Capital Park 2.0 continues to manage Strategic Assets while also focusing on ongoing projects and new investments.

During 2024 Norblin Factory and Royal Wilanów have experienced strong operational performance and both assets are stabilised. Capital Park 2.0 has exited seven assets at 10% above NAV which have generated €3.7m in distributions to Europi.

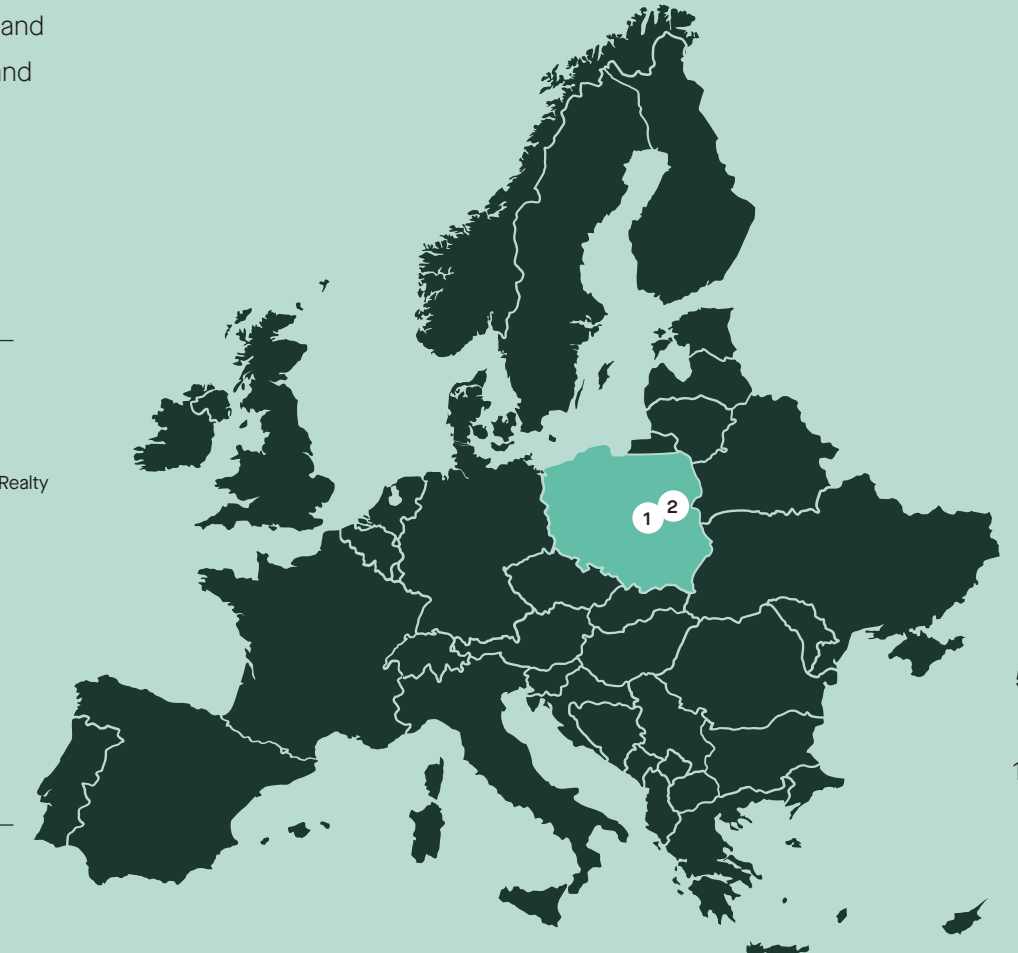
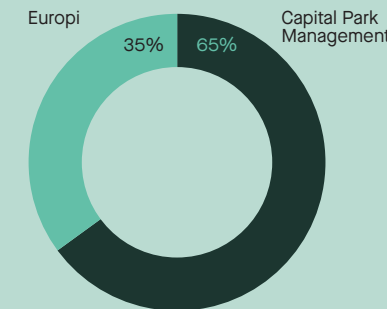
Location of Assets

- 1 Norblin Factory, Warsaw, Poland
- 2 Royal Wilanów, Warsaw, Poland

Ownership Strategic Assets Norblin Factory and Royal Wilanów



Ownership Capital Park 2.0



Key Statistics

Total GAV

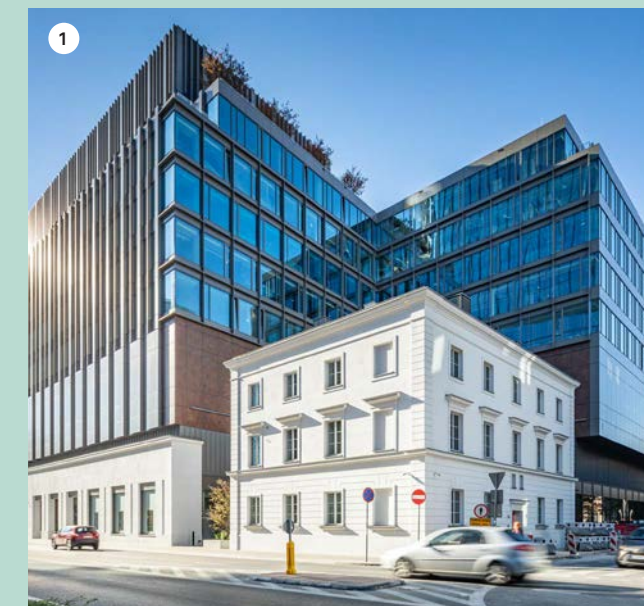
€498m

GAV at Europi Share

€116m

Of total GAV concentrated to Norblin Factory and Royal Wilanów

91%





# Financing

*Windmill Green, Manchester*



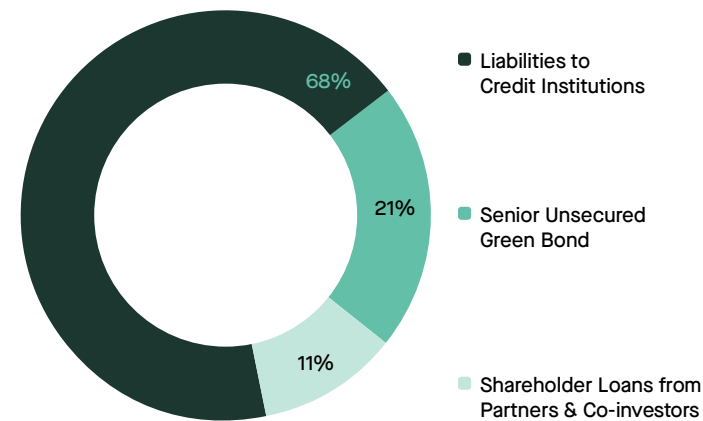


# Financing

Europi is primarily financed with equity and bank loans. The debt structure is diversified with loans from seven top tier banks across Europe and a senior unsecured green bond raised in the capital markets in 2024. Interest bearing debt also includes shareholders loans from partners and co-investment vehicles Europi Property Group II and Hyde Park Properties Feeder. The Net LTV-ratio amounted to a low 33% at year-end as Europi has ample dry powder to invest. Total interest-bearing debt amounted to €236m at the end of the period, 68% of which was bank financing. Weighted average maturity for the total debt was 3.0 years as at December 31st 2024.

External financing is always sought in the same currency as the relevant transaction to avoid any asset and liability currency mismatch. Europi has hedged its interest rate risk with interest cap strikes for all facilities entered into when interests were low and 55% of the of debt was hedged or fixed rate on December 31st 2024.

## Key Debt Statistics



Total Interest-bearing Debt	Net LTV	Top Tier Bank Lenders
<b>€236m</b>	<b>33%</b>	<b>7</b>
Weighted Average Maturity (yrs)	Hedged or Fixed Rate Share of Debt	Average Interest Rate on Bank Financing at Year-end
<b>3.0</b>	<b>55%</b>	<b>4.1%</b>

## Financial Targets & 2024 Outcome

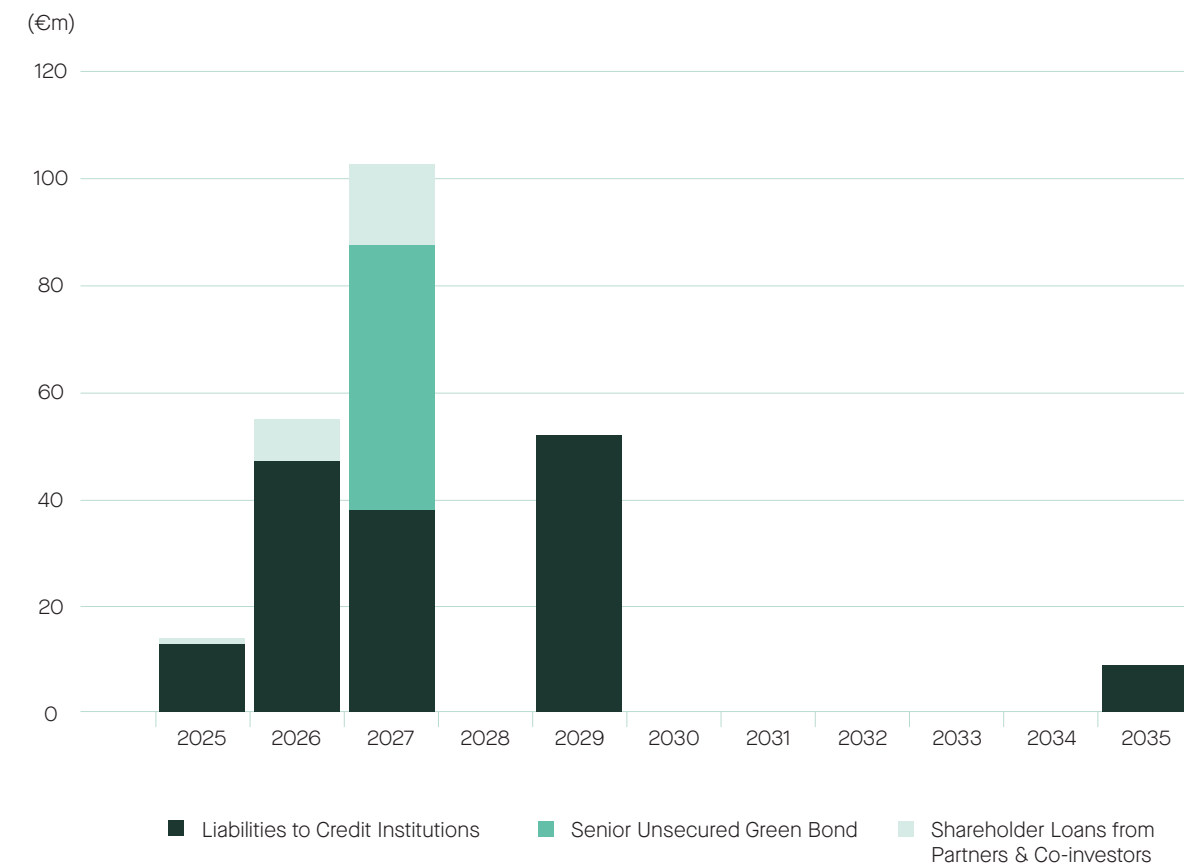
Target

The net loan-to-value (LTV) ratio shall not exceed 55 percent

2024 Net LTV

# 33%

## Maturity Profile Interest Bearing Debt





# Risks and Risk Management

*Circuit, Barcelona*





# Risks and Risk Management

Europi Property Group's business operations, owning and managing real estate assets and real estate investments across Europe, exposes the Group to several types of internal and external risks. These risks could negatively impact growth, shareholder value and Europi's goal to leave a lasting positive impact for all stakeholders. The Group is exposed to a wide range of risks within the following main risk categories: Business Environment, Operational, Sustainability and Financial.

Europi continuously works to mitigate and minimise these risks through a structured approach, utilising a rigorous risk framework. The risk framework is used as a tool to identify, actively monitor and manage all major risks that the business is exposed to. The framework is reviewed and updated annually or more frequently, following major changes in the Group's operations or business environment.

Risk management is handled by Europi's Operational Team in accordance with policies that have been established by the Board, including a Corporate Governance Memorandum. The CEO leads the Group's operational risk management. Identified risks with a high impact that may materialise are reported to the Board without delay. All investment decisions must be approved by the Board and a comprehensive risk assessment is carried out ahead of each potential investment. Once an investment has been made, the Operational Team leads risk management and reviews the portfolio on a regular basis together with the Group's Board. Financial risks are primarily managed by the finance function in accordance with the Group's financial policy.





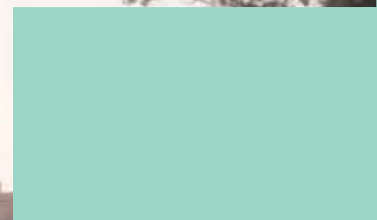
Risk Type	Risk	Mitigation
<b>Business Environment</b>		
<b>Economic</b>	<p>The Group operates within the real estate sector in several European geographies. Even though focus is on the most liquid markets in Europe, macroeconomic factors have a significant impact on the access to, and the outcome of, investments. Microeconomic factors also determine to a considerable extent how specific investments evolve over time.</p> <p>Changes in macro and micro economic factors could have a negative impact on the Group through e.g. reduction of rental income, access to capital becoming more difficult and/or expensive and reduced overall investment returns.</p>	<p>The Group employs a diversified investment strategy, which spans across several real estate segments, different financial instruments and multiple geographies. The diversified strategy mitigates adverse effects on the portfolio from macro and micro economic events.</p> <p>The Group closely follows market trends and diligently evaluates each opportunity from a macro and micro perspective prior to making an investment decision. Evaluating investments include, but is not limited to, analysing data, modelling different scenarios and working with local expertise. The team assesses demographics, political risk, economic growth and unemployment rates, among other factors, to make holistic recommendations to the Board.</p> <p>During the lifecycle of an investment, the market is closely monitored together with the Group's local operating partners.</p>
<b>Crises</b>	<p>Crises include events that arise in the Group's business environment that Europi cannot influence and that are difficult to foresee, for example, terrorist attacks, war and geopolitical turmoil, pandemics, extreme weather events and environmental disasters.</p> <p>Crises may impact all aspects of the Group's activities, including portfolio performance, access to capital, sourcing of new investments as well as organisational needs and access to talent.</p>	<p>The Group has a diversified portfolio across several European geographies in strong real estate subsegments. This diversification mitigates adverse effects from many unforeseen events.</p> <p>Europi continuously monitors asset and portfolio performance together with local operating partners, staying in close dialogue with tenants to anticipate and mitigate issues arising, such as e.g. rent collection, in times of crises.</p> <p>Established networks with local operating partners in several European geographies mitigates adverse effects on sourcing and the Group's liquidity reserve provides a buffer if capital markets should dry up.</p> <p>Most of the Group's activities can be performed remotely and therefore e.g. lockdowns as experienced during the pandemic would mainly impact ability to perform site visits and building inspections.</p> <p>The Group acknowledges that having a small team implies a lot of responsibility on each individual. The Group is constantly evaluating prospective candidates to mitigate risk of being short staffed, but hold each potential candidate to the same high standards as current team.</p>
<b>Legislation and Regulation</b>	<p>Changes in legislation and regulation can have an impact on the Group either directly or indirectly through affecting the Group's stakeholders. Areas include property legislation and regulation, planning process procedures, bank regulation, tax and accounting. Non-compliance may lead to penalties and/or other negative consequences for the Group.</p>	<p>The Group works closely with local operating partners, external advisors and experts to ensure that the Group is compliant with all legislation, rules and regulations in each market. The Group also closely monitor and stays informed about any upcoming regulation and legislation.</p>

Risk Type	Risk	Mitigation
<b>Operational</b>		
<b>Partner</b>	<p>The Group works with an established network of local operating partners. Poor performance of local operating partners could lead to inferior investment performance through e.g. high vacancy, low rent collection, long void periods and delays in business plan implementation. It could also lead to inadequate financial statements and reporting.</p>	<p>Partners are diligently evaluated and undergo a thorough KYC process.</p> <p>The Group always aligns local operating partners' interests through economic incentives. Co-investments typically range from 5-30% in each investment with a further performance fee based on investment performance.</p> <p>The local operating partners hold close relationships with tenants and service providers, reporting to the Group on a quarterly basis.</p> <p>Quarterly financial statements are prepared by professional administrators with relevant experience and are reviewed by both the CFO's team and the Group's investment professionals.</p>
<b>Reputational</b>	<p>Reputational risk includes the risk of being perceived as an unprofessional investor or counterparty. As the Group works with local operating partners in its different geographical markets, the perception is also dependent on the conduct of its partners.</p>	<p>Employees and partners are chosen with care. Each partner is diligently vetted and undergo a thorough KYC process. Co-investments with local operating partners aligns incentives.</p> <p>The Group has a whistle-blower function available on its website where anyone can report possible unlawful activities, failures to comply with legal obligations or any other wrongdoing.</p>
<b>Cyber Security</b>	<p>The Group is dependent on digital archives, access to files, systems and the internet. Loss of data or data disruption could lead to adverse effects on the Group.</p> <p>A cyber attack could lead to theft and corruption of sensitive and confidential data, in turn leading to reputational risk and loss of shareholder confidence in the Group. Moreover, a cyber attack could lead to the transfer of funds outside the Group and a financial loss.</p>	<p>The Group has an external firm advising on IT security, ensuring files, systems and processes are managed in a secure manner.</p> <p>An Employee Handbook details routines in case of data protection breach.</p>



Risk Type	Risk	Mitigation
<b>Sustainability</b>		
<b>Sustainability</b>	<p>The Group is exposed to sustainability risks in the environmental, social and governance domains by way of owning real estate.</p> <p>Assets that do not fulfil high sustainability standards are becoming less desirable by several stakeholders including occupiers, investors and banks.</p> <p>Regulation and requirements, especially when it comes to environmental performance and carbon footprint of real estate assets, are also becoming increasingly strict across European markets.</p> <p>Real estate assets are also exposed to physical risks related to climate change including but not limited to extreme weather events such as cyclones, floods, wildfires during heatwaves and rising sea levels.</p> <p>As the real estate and construction industry represent large economic values, there is an elevated risk for corruption in e.g. acquisitions, large tenderings and planning processes.</p>	<p>The Group has an ESG committee meeting regularly to ensure implementation of the Group's ESG initiatives, covering the real estate portfolio as well as corporate aspects of the business. Europi works actively with well-known certification programs for its assets and continuously evaluates opportunities for improvement as well as ensuring that all assets are at least compliant with and preferably ahead of any proposed legislation or requirement.</p> <p>When choosing the Group's local operating partners, significant emphasis is put on ESG approach from the outset. Each partnership starts with a sustainability workshop where goals and priorities are set. The aim is to define relevant initiatives for each investment strategy and set specific goals to ensure optimised impact.</p> <p>Physical climate risks are assessed ahead of investments and monitored continuously together with local operating partners.</p> <p>All the Group's employees are required to complete an anti-corruption training program annually. The Group holds the highest governance standards and business ethics with regular Board reporting, formal policies governing corporate and employee behaviour and has a whistle-blower function to enable reporting of any misconduct.</p>
<b>Financial</b>		
<b>Currency</b>	<p>The Group operates in Europe with a functional and reporting currency in Euro (EUR). Due to its pan-European footprint, the Group is exposed to currency risks, primarily Pound Sterling (GBP) and Swedish krona (SEK).</p> <p>Currency risk arises through future business transactions and recognised assets and liabilities in a currency that is not the Group's functional currency, known as transaction exposure.</p> <p>In addition, the Group is exposed to currency risk when converting the income statement and statement of financial position of the foreign subsidiary to the Group's reporting currency.</p>	<p>Transacting in different currencies is part of the Group's activities and Europi constantly monitors the development of the currency market.</p> <p>The Group's preference is to transact in Euro. Should Euro not be an available alternative or not make sense from a business perspective, the Group carefully evaluates the local currency in question prior to making any investment decisions.</p> <p>For larger transactions currency risk hedging is always evaluated. So far, the Group has considered the cost of hedging greater than the benefit.</p> <p>External financing is always sought in the same currency as the relevant transaction to avoid any asset and liability currency mismatch.</p>

Risk Type	Risk	Mitigation
<b>Interest Rate</b>	<p>Interest rate fluctuations impact the Group both through its direct effects on cost of financing, but also through its impact on real estate valuations and tenants' financial positions.</p>	<p>Most long-term external loans have either fixed interest rates or interest rate caps that limit the impact from rising interest rates.</p> <p>The Group is always cautious in investment decisions, often acquiring assets in bi-lateral processes at attractive yields, providing a buffer to adverse effects higher cost of debt may have on property valuations.</p> <p>Tenants' financial positions can worsen if their cost of debt increases. The Group continuously analyses and monitors the covenants of its tenants together with its local operating partners.</p>
<b>Financing</b>	<p>Access to capital, both equity and debt, is crucial for the Group to be able to generate shareholder value through real estate investments.</p>	<p>Each investment is financed through a combination of equity and debt at a loan to value ratio in line with the Group's Financing Policy.</p> <p>The Group strives to always have sufficient readily available equity to be able to quickly make investment decisions and capitalise on favourable conditions.</p> <p>The Group has external debt financing from several top tier banks across different countries. During 2024, the Group also raised an inaugural 3-year €50m senior unsecured green bond in the debt capital market. As the portfolio grows, the Group will continue to diversify its debt financing sources.</p>
<b>Credit</b>	<p>Credit risk arises from the Group's cash and cash equivalents deposited with banks.</p> <p>Non creditworthy tenants could lead to overdue payments and non-payment. Long rent-free periods can delay and increase the problem.</p>	<p>Surplus liquidity is only held with counterparties who have high credit ratings. The Group continuously evaluates the credit rating of each significant counterparty.</p> <p>Covenant checks for existing tenants and prospective tenants are made prior to an acquisition and/or entering into a rental agreement. In order to mitigate non-payment and bad debt risk, payment arrears are closely monitored to facilitate early action.</p>
<b>Liquidity</b>	<p>Liquidity risk mainly refers to the risk of not being able to meet the Group's payment commitments.</p> <p>Several external loans and the Group's green bond also have financial covenants relating to e.g. loan-to-value ratios which, if breached, could lead to penalties, breach of contract and ultimately default.</p>	<p>Through careful liquidity management, the Group ensures that there is sufficient cash flow to meet the Group's needs. Cash flow forecasts are prepared for each of the Group's operating companies and these are aggregated at Group level. Rolling liquidity forecasts are regularly monitored to ensure that the Group has sufficient cash and cash equivalents to meet its requirements and obligations. The Group holds a liquidity reserve should any unplanned contingency or imminent investment opportunity arise.</p> <p>Most investments are ringfenced in separate SPVs to ensure there are no effects on the wider portfolio in case of loan defaults. Cross-collateralisation is applied carefully and currently only exists for selected assets within the same investment strategy. Loan-to-value covenants are monitored and managed carefully.</p> <p>The Group does not issue parent guarantees to lenders unless there is a specific rationale or disproportionate benefits.</p>



# Financial Reports

*Plot 10 Office Development Lx Factory, Lisbon*



# Financial Reports

The Board of Directors and the CEO of Europi Property Group AB (publ) present the following annual report and consolidated financial statements for the financial year ended 31 December 2024. The financial information presented on pages 1-64 and 135-170 has not been audited and does not form part of the formal audited annual report.

The annual report is prepared in euros (EUR), which is the presentational currency of the Parent Company and the Group. Unless otherwise stated, all amounts are presented in thousand euros (EURk). Figures in parentheses refer to the previous year.

## Management Report

### Operations

The Parent Company is a public limited company and is domiciled in Sweden.

The principal activity of the Parent Company is that of directly or indirectly, acquiring, managing and selling real estate and owning and managing real and movable property, typically property-related assets, and conducting activities compatible therewith. The address of its registered office is Västra Trädgårdsgatan 15, 111 53 Stockholm, Sweden.

The Group's operations are described further in the Investment Strategies section of the Report.

### Significant Events During the Financial Year

The financial position and performance of the Group was impacted by the following key events and transactions during the financial year:

In the current year, the Group launched two new residential investment strategies focused on acquiring residential properties in prime locations within Central London and metropolitan Lisbon. As part of these strategies, the Group acquired freehold residential houses in London for EUR 33,921k and residential housing units in Lisbon for EUR 4,888k. These acquisitions align with the Group's long-term investment objectives within the residential sector.

The Group also expanded its logistics portfolio, acquiring an asset in Portugal for EUR 1,605k under its logistics strategy, Ecologis. In addition, the Group made a deposit for its first logistics asset in the United Kingdom, with the completion of the acquisition occurring subsequent to the reporting date.

During fiscal year 2024, the Group successfully refinanced external loan facilities related to its UK commercial office lease portfolio.

As part of a corporate restructuring in the summer of 2024, the Group fully disposed of a dormant subsidiary to an external party.

Additionally, the Group sold a portion of its shareholding in three subsidiaries to establish a co-investment structure with Europi Property Group II AB and Hyde Park Properties Feeder AB. These transactions have been treated as reduction in ownership interest and are reflected in the Group's consolidated financial statements under non-controlling interests.

In its joint venture arrangements, the Group transferred the operational and events contracts related to its LX Factory asset to newly formed joint venture entities. Furthermore, a development management agreement was executed for Plot 10, part of the broader LX Factory investment. Ahead of the year-end, a deposit of EUR 375k was paid to facilitate the transfer of Plot 10 from the regulated entity holding LX Factory to another joint venture entity incorporated during the year.

At the Parent Company level, dividends totalling EUR 41,715k were received from Group companies during the year ended 31 December 2024. Following the receipt of these dividends, the Parent Company recognised an impairment of EUR 41,000k on its investment in a Group company, based on an assessment of the carrying value of the investment.

During the year ended 31 December 2024, the Parent Company successfully issued senior unsecured floating rate green bonds with a total value of EUR 50,000k.

### Expected Future Development and Significant Risks and Uncertainties

The Group continuously monitors global developments, including ongoing geopolitical conflicts, their potential impact on the global economy, and specific effects on the European real estate market. In addition, the Group closely observes structural shifts in market behaviour and emerging trends that may influence the industry.

As part of its risk management processes, the Group assesses how changes in the external environment may affect the value of its existing properties and investments, as well as the broader financial performance of its portfolio. Furthermore, the Group evaluates the availability of new business opportunities, considering the evolving market conditions and their potential impact on future growth prospects.

For further details and specific information, please refer to the Investment Strategies section of the Report.

### Staff

At the end of the financial year, the Group has eleven people working full-time for the Company, including the CEO.

### Sustainability Disclosures

Social and environmental sustainability is part of the Group's core values and investment strategy. Sustainability issues are central to the Group's work at both



portfolio and corporate level. The Group uses its influence as an investor to ensure the highest standards and a sustainable strategy across the portfolio. The Company's belief is that a sustainability angle is a prerequisite for making the right business decisions. The Parent Company is a signatory to UN Global Compact, which works actively to ensure that companies around the world align their operations with universal principles on human rights, labour, the environment and anti-corruption. The UN Global Compact Principles were launched in 2000 and is a principles-based framework with three main focuses: environment, social responsibility and sustainable governance.

## Ownership Structure

Europi Property Group AB (publ) has three classes of shares as of 31 December 2024, A1, A2 and B. A2 shares carry voting rights, but have no right to economic profit. Brunswick Invest X AB (559144-4285) owns 100% of the A1 and 93% of the A2 shares. The B shares are owned by 26 shareholders where Brunswick Invest XI AB (559213-7367) is the single largest shareholder with 23% of the B shares. Brunswick Invest X AB is the only shareholder that owns more than 10% of the total shares.

## Multi-year Overview (EURk)

GROUP	2024	2023	2022	2021	2020
Rental income	24,129	22,188	15,583	5,216	61
Profit before tax	15,645	12,758	25,101	50,041	1,179
Equity ratio (%)	55.1	62.4	62.8	61.1	75.8

PARENT COMPANY	2024	2023	2022	2021	2020
Revenue	323	0	125	155	0
Result before appropriations and tax	-1,225	7,535	1,152	10,767	726
Equity ratio (%)	82.1	98.7	99.8	96.5	82.2

## Proposal for the Appropriation of Profits

PARENT COMPANY	31 Dec 2024
<b>The board of directors proposes that the available profits (EUR):</b>	
retained earnings	229,581,944
profit for the year	2,076,092
	<b>231,658,036</b>
To be carried forward	231,658,036
	<b>231,658,036</b>

The Group's and Parent Company's results and financial position are shown in the following income statements, balance sheets and cash flow statements with notes.

## Consolidated Statement of Comprehensive Income

EURk	Note	2024	2023
Rental Income	4	24,129	22,188
Property expenses	5	-8,429	-8,368
<b>Net operating income</b>		<b>15,700</b>	<b>13,820</b>
Central administrative expenses	6, 7, 8	-8,567	-7,615
Share of profit from associates & joint ventures	18	4,373	5,606
Other operating income	4	893	2,482
<b>Profit before net financial items</b>		<b>12,399</b>	<b>14,293</b>
Financial income	9	1,600	4,004
Financial expenses	9	-8,307	-7,436
Other financial items	9	1,529	-97
<b>Net financial items</b>		<b>-5,178</b>	<b>-3,529</b>
<b>Profit incl. changes in value in associates &amp; joint ventures</b>		<b>7,222</b>	<b>10,765</b>
Changes in value of investment properties	13	10,946	-9,065
Changes in value of securities	10	-310	15,147
Changes in value of derivatives	10	-2,213	-4,090
<b>Changes in value total</b>		<b>8,423</b>	<b>1,993</b>
<b>Profit before tax</b>		<b>15,645</b>	<b>12,758</b>
Current tax	11	-246	-742
Deferred tax	11	-3,434	2,108
<b>Net profit for the year</b>		<b>11,965</b>	<b>14,124</b>
<b>Net profit for the year attributable to:</b>			
Parent company's shareholders		10,434	15,914
Non-controlling interest		1,531	-1,791
<b>Other comprehensive income for the year</b>			
Net profit for the year		11,965	14,124
Translation difference		1,346	-98
<b>Comprehensive income for the year</b>		<b>13,310</b>	<b>14,026</b>



## Consolidated Statement of Financial Position

EURk	Note	31 Dec 2024	31 Dec 2023
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	13	378,977	316,224
Right-of-use assets	14	219	329
Tangible fixed assets	15	191	26
Intangible assets	16	178	42
Goodwill	17	2,936	2,936
Investments in associates & joint ventures	18	82,391	86,331
Other long-term securities	19, 28	3,986	3,374
Deferred tax assets		3,167	4,562
Other long-term assets	13	3,169	0
Long-term receivables	20	1,211	1,095
Derivatives	27, 28	3,749	6,218
<b>Total non-current assets</b>		<b>480,174</b>	<b>421,136</b>
<b>Current assets</b>			
Accounts receivable	21	932	953
Other receivables	22	18,734	3,540
Prepaid expenses and accrued income	23	743	603
Current tax assets		74	184
Cash and cash equivalents	24	83,972	81,629
<b>Total current assets</b>		<b>104,455</b>	<b>86,908</b>
<b>Total assets</b>		<b>584,629</b>	<b>508,045</b>

## Consolidated Statement of Financial Position

EURk	Note	31 Dec 2024	31 Dec 2023
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		60	60
Other equity incl. profit for the year		284,677	293,487
<b>Equity attributable to the parent company's shareholders</b>		<b>284,737</b>	<b>293,547</b>
Non-controlling interests		37,315	23,227
<b>Total equity</b>		<b>322,052</b>	<b>316,774</b>
<b>Untaxed reserves</b>		<b>262</b>	<b>269</b>
<b>Non-current liabilities</b>			
Interest-bearing liabilities	25	216,965	144,218
Other liabilities	27	2,063	1,633
Lease liability	27	112	246
Deferred tax liability		12,331	10,437
<b>Total non-current liabilities</b>		<b>231,471</b>	<b>156,533</b>
<b>Current liabilities</b>			
Interest-bearing liabilities	25	16,608	22,030
Accounts payable	27	1,597	2,040
Current tax liability		1,553	720
Other liabilities	27	3,252	3,569
Accrued expenses and deferred income	26	7,834	6,110
<b>Total current liabilities</b>		<b>30,843</b>	<b>34,469</b>
<b>Total equity and liabilities</b>		<b>584,629</b>	<b>508,045</b>



## Consolidated Statement of Changes in Equity

EURk	Share capital	Other contributed surplus	Retained earnings including profit for the year	Non-controlling interests	Total equity
<b>Opening equity 2023-01-01</b>	<b>60</b>	<b>220,008</b>	<b>59,667</b>	<b>16,429</b>	<b>296,164</b>
Profit for the year	0	0	15,915	0	15,915
Acquired non-controlling interests	0	0	0	7,431	7,431
Non-controlling interests' share of profit for the year	0	0	0	-1,791	-1,791
Share redemption	0	0	-960	0	-960
Adjustment of previous year's noncontrolling interests	0	0	-1,100	1,100	0
Adjustment previous year	0	0	251	0	251
Dividends	0	0	-800	0	-800
Translation difference	0	0	506	57	564
<b>Total changes</b>	<b>0</b>	<b>0</b>	<b>13,812</b>	<b>6,798</b>	<b>20,610</b>
<b>Closing equity at 2023-12-31</b>	<b>60</b>	<b>220,008</b>	<b>73,479</b>	<b>23,227</b>	<b>316,774</b>
<b>Opening equity 2024-01-01</b>	<b>60</b>	<b>220,008</b>	<b>73,479</b>	<b>23,227</b>	<b>316,774</b>
Profit for the year	0	0	10,434	0	10,434
Acquired non-controlling interests	0	0	0	12,091	12,091
Non-controlling interests' share of profit for the year	0	0	0	1,531	1,531
Adjustment previous year	0	0	-5,353	0	-5,353
Disposal of subsidiary	0	0	11	0	11
Dividends	0	0	-15,033	-100	-15,133
Translation difference	0	0	1,132	567	1,698
<b>Total changes</b>	<b>0</b>	<b>0</b>	<b>-8,810</b>	<b>14,088</b>	<b>5,279</b>
<b>Closing equity at 2024-12-31</b>	<b>60</b>	<b>220,008</b>	<b>64,669</b>	<b>37,315</b>	<b>322,052</b>

## Consolidated Cash Flow Statement

EURk	Note	2024	2023
<b>Operating activities</b>			
Profit before tax		15,645	12,758
Adjustments for items not included in cash flow	33	-13,851	-7,886
Tax paid		-632	-380
<b>Cash flow from operating activities before changes in working capital</b>		<b>1,162</b>	<b>4,492</b>
<b>Cash flow from changes in working capital</b>			
Change in current receivables		-15,222	-2,725
Change in accounts payable		-461	856
Change in current liabilities		2,355	4,467
<b>Cash flow (used in)/from operating activities</b>		<b>-12,166</b>	<b>7,090</b>
<b>Investing activities</b>			
Investments in investment properties and tangible fixed assets		-48,863	-31,470
Investments in non-financial assets		-151	0
Investments in financial assets		-656	0
Investments in associates & joint ventures		-677	-47
Dividends received from associates & joint ventures		3,735	15,658
Divestment of financial assets		0	16,366
Change in long-term receivables		-9	-894
<b>Cash flow used in investing activities</b>		<b>-46,622</b>	<b>-386</b>
<b>Financing activities</b>			
Transactions with shareholders		-15,373	-2,911
Issuance of loans		87,795	10,798
Repayment of borrowings		-23,708	-3,209
Repayment of lease liabilities		-143	-265
Acquisition of non-controlling interests		12,091	8,373
<b>Cash flow from financing activities</b>		<b>60,662</b>	<b>12,787</b>
<b>Cash flow for the year</b>		<b>1,874</b>	<b>19,490</b>
<b>Cash and cash equivalents at the beginning of the year</b>			
Cash and cash equivalents at the beginning of the year		81,629	61,974
<b>Exchange rate differences in cash and cash equivalents</b>			
Exchange rate differences in cash and cash equivalents		469	165
<b>Cash and cash equivalents at year-end</b>	24	<b>83,972</b>	<b>81,629</b>



## Parent Company Income Statement

EURk	Note	2024	2023
Revenue	4	323	0
Other operating income	4	156	93
Central administrative expenses	6, 7, 8	-3,483	-2,526
<b>Operating loss</b>		<b>-3,004</b>	<b>-2,433</b>
<b>Result from financial items</b>			
Impairment of shares in group companies	9	-41,000	0
Profit/loss from group companies	9	-18	0
Dividends from group companies	9	41,715	0
Result from other securities and receivables that are fixed assets	10	0	1,993
Profit/loss from associated companies	18	0	7,051
Interest income and similar income statement items	9	985	882
Interest expenses and similar income statement items	9	-333	-3
Other financial items	9	429	45
<b>Result before appropriations and tax</b>		<b>-1,225</b>	<b>7,535</b>
<b>Appropriations</b>			
Group contributions	9	3,707	2,086
<b>Profit before tax</b>		<b>2,482</b>	<b>9,622</b>
Other taxes	11	-2	-53
Deferred tax	11	-404	-148
<b>Net profit for the year</b>		<b>2,076</b>	<b>9,421</b>

## Parent Company Balance Sheet

EURk	Note	31 Dec 2024	31 Dec 2023
<b>ASSETS</b>			
<b>Non-current assets</b>			
Intangible fixed assets	16	33	42
<b>Financial non-current assets</b>			
Shares in group companies	32	140,689	166,736
Other long term securities	19	232	220
Investments in associates & joint ventures		48,166	51,900
Deferred tax assets		168	591
Long-term receivables	20	18	18
		<b>189,273</b>	<b>219,465</b>
<b>Total non-current assets</b>		<b>189,306</b>	<b>219,507</b>
<b>Current assets</b>			
Receivables from group companies		18,093	7,200
Other receivables	22	14,314	113
Prepaid expenses and accrued income	23	169	74
Cash and cash equivalents	24	60,303	20,891
<b>Total current assets</b>		<b>92,879</b>	<b>28,278</b>
<b>Total assets</b>		<b>282,185</b>	<b>247,786</b>



## Parent Company Balance Sheet

EURk	Note	31 Dec 2024	31 Dec 2023
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
<b>Restricted equity</b>			
Share capital		60	60
		<b>60</b>	<b>60</b>
<b>Unrestricted equity</b>			
Retained earnings	30	229,582	235,193
Profit/loss for the year	30	2,076	9,421
		<b>231,658</b>	<b>244,615</b>
<b>Total equity</b>		<b>231,718</b>	<b>244,675</b>
<b>Non-current liabilities</b>			
Long-term interest-bearing liabilities	25	49,114	0
<b>Total non-current liabilities</b>		<b>49,114</b>	<b>0</b>
<b>Current liabilities</b>			
Accounts payable		445	137
Liabilities to group companies		0	1,561
Current tax liabilities		26	77
Other liabilities		60	944
Accrued expenses and deferred income	26	822	393
<b>Total current liabilities</b>		<b>1,353</b>	<b>3,111</b>
<b>Total equity and liabilities</b>		<b>282,185</b>	<b>247,786</b>

## Parent Company Statement of Changes in Equity

EURk	Share capital	Retained earnings	Profit for the year	Total equity
<b>Opening equity 2023-01-01</b>	<b>60</b>	<b>234,154</b>	<b>1,999</b>	<b>236,213</b>
Allocation as decided by this year's Annual General Meeting	0	1,999	-1,999	0
Share redemption	0	-960	0	-960
Profit for the year	0	0	9,421	9,421
<b>Total</b>	<b>0</b>	<b>1,039</b>	<b>7,422</b>	<b>8,461</b>
<b>Closing equity at 2023-12-31</b>	<b>60</b>	<b>235,193</b>	<b>9,421</b>	<b>244,675</b>
<b>Opening equity 2024-01-01</b>	<b>60</b>	<b>235,193</b>	<b>9,421</b>	<b>244,675</b>
Allocation as decided by this year's Annual General Meeting	0	9,421	-9,421	0
Profit for the year	0	0	2,076	2,076
Dividends	0	-15,033	0	-15,033
<b>Total</b>	<b>0</b>	<b>-5,611</b>	<b>-7,345</b>	<b>-12,957</b>
<b>Closing equity at 2024-12-31</b>	<b>60</b>	<b>229,582</b>	<b>2,076</b>	<b>231,718</b>



## Parent Company Cash Flow Statement

EURk	Note	2024	2023
<b>Operating activities</b>			
Profit before tax		2,482	9,622
Adjustments for items not included in cash flow	33	41,018	-1,993
Tax paid		-54	-172
<b>Cash flow from operating activities before changes in working capital</b>		<b>43,447</b>	<b>7,456</b>
<b>Cash flow from changes in working capital</b>			
Change in current receivables		-25,188	-5,435
Change in accounts payable		308	50
Change in current liabilities		-2,018	2,575
<b>Cash flow from operating activities</b>		<b>16,549</b>	<b>4,645</b>
<b>Investing activities</b>			
Investments in financial assets		-14,953	-32,078
Investments in non-financial assets		0	-42
Dividends received from associates & joint ventures		3,735	0
Change in long-term receivables		1	0
<b>Cash flow used in investing activities</b>		<b>-11,218</b>	<b>-32,121</b>
<b>Financing activities</b>			
Share redemption		0	960
Dividends		-15,033	0
Issuance of loans	25	49,114	0
<b>Cash flow from financing activities</b>		<b>34,081</b>	<b>960</b>
<b>Cash flow for the year</b>		<b>39,412</b>	<b>-26,515</b>
<b>Cash and cash equivalents at the beginning of the year</b>			
Cash and cash equivalents at the beginning of the year		20,891	47,406
<b>Exchange rate differences in cash and cash equivalents</b>			
Exchange rate differences in cash and cash equivalents		0	0
<b>Cash and cash equivalents at year-end</b>	24	<b>60,303</b>	<b>20,891</b>



# Notes

## Note 1

### Accounting and valuation principles

#### General information

##### *The Group*

The consolidated accounts for Europi Property Group AB (publ) have been prepared in accordance with the Swedish Annual Accounts Act (1995:1554), RFR 1 Supplementary Accounting Rules for Groups and International Financial Reporting Standards (IFRS) as adopted by the EU.

The consolidated financial statements have been prepared under the historical cost convention, except for investment properties and certain financial assets and liabilities, which are measured at fair value.

##### *The Parent Company*

The annual report for the Parent Company has been prepared in accordance with RFR 2 Accounting for legal entities and the Swedish Annual Accounts Act. The statement issued by the Swedish Financial Reporting Board for listed companies has also been applied. The annual accounts have been prepared under the historical cost convention, except for financial assets at fair value through profit or loss.

IFRS has been applied from the inception of the Group.

#### Standards, interpretations and amendments

##### *New standards or amendments to standards adopted as at 1 January 2024*

There were new standards, interpretations or amendments to existing standards that are effective for the first time in the financial year commencing 1 January 2024, but are not considered to have a material impact on the consolidated financial statements. The most significant changes are as follows:

##### *Classification of Liabilities as Current or Non-Current Liabilities (Amendments to IAS 1)*

In January 2020 and November 2022, the IASB issued amended IAS 1 to clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability. The amendments also aim to improve information an entity provides related to liabilities subject to these conditions.

The amendments clarify that the classification of liabilities as current or non-current is based on rights that are in existence at the end of the reporting period, specify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability, explain that rights are in existence if covenants are complied with at the end of the reporting period, and introduce a definition of 'settlement' to make clear that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services.

##### *Leases on sale and leaseback (amendment to IFRS 16)*

In September 2022, the IASB issued amendments for the requirements for leases on the sale and leaseback transactions, which amended IFRS 16 Leases. The 2024 amendments introduces how an entity accounts for a sale and leaseback after the date of the transaction. Sale and leaseback transactions where some or all the lease payments are variable lease payments that do not depend on an index or rate that are most likely to be impacted.

##### ***Standards, amendments and interpretations to existing standards that are not yet effective and have not been adopted early by the Group***

There are new standards, interpretations or amendments to existing standards that are effective for the first time after the financial year commencing on 1 January 2025 that are not considered to have a material impact on the consolidated financial statements.

The most significant changes are as follows:

##### *Presentation and disclosures in Financial Statements (Amendments IFRS 18)*

IFRS 18 includes requirements for all entities applying IFRS for the presentation and disclosure of information in financial statements. The amendment is effective for accounting years beginning on or after 1 January 2027. Early adoption is permitted. The Group will adopt this amendment when it becomes effective and has not elected to early adopt.



### *The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (Amendments to IAS 21)*

The amendments contain guidance to specify when a currency is exchangeable and how to determine the exchange. The amendment is effective for accounting years beginning on or after 1 January 2025. Early adoption is permitted. The Group will adopt this amendment when it becomes effective and has not elected to early adopt.

## Foreign currency translation

The various entities in the Group have the local currency as their functional currency as the local currency has been defined as the currency used in the primary economic environment in which each entity mainly operates. The consolidated financial statements use euro (EUR), which is the functional currency of the Parent Company and the reporting currency of the Group. Foreign currency transactions are translated into the functional currency at the exchange rates prevailing at the date of the transaction. Foreign exchange gains and losses arising from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rate are recognised in operating profit in the statement of comprehensive income. Receivables and liabilities in foreign currency have been valued at the closing rate. Exchange rate gains and losses on operating receivables and liabilities are recognised in operating profit, while exchange rate gains and losses on financial receivables and liabilities are recognised as financial items. The accounting policies are unchanged from the previous year.

The Parent Company and the Group apply the same accounting policies unless otherwise stated below.

## Segment reporting

The Group has identified six operating segments: CityBee (office and mixed-use), Ecologis (logistics), Hyde Park Properties (residential), Liv Lisbon (residential), Publics and special situations and Corporate/other. These segments reflect the Group's distinct real estate investment strategies and corporate functions. Each segment is managed separately due to the different market strategies, property and asset management approaches and resources required. Inter-segment transactions are conducted at arm's length prices. Corporate assets that are not directly attributable to any operating segment, such as the Group's headquarters, are not allocated to specific segments but are incorporated under Corporate/other.

## Revenue recognition

Revenue from investment properties includes rents from tenants under the lease agreements, percentage rents, deferred rent adjustments and other incidental income. Revenue is generated from rental agreements, which contain a lease with an independent third-party. These rental agreements refer to the leasing out of the Group's underlying property portfolio for a specified period and may include options for the lessees to extend or terminate the lease. The Group retains substantially all the risks and benefits of ownership of its investment properties and therefore accounts for leases with their tenants as operating leases. Revenue recognition under a lease commences when the tenant has the right to use the leased asset. Contract revenue is recognised on a straight-line basis over the noncancellable period of the lease term, on the basis that this accurately reflects the manner in which the service is rendered. The revenue is receivable in accordance with the terms of each rental agreement.

Contract assets and accrued income are recognised when income has been earned but not yet received. Contract liabilities and deferred revenue are recognised either upon the collection of the rental income or when the invoice is due, whichever is earlier.

## Interest and other finance costs

Interest and other finance costs comprise of interest expense on loans and the amortisation of transaction costs. Transaction costs associated with financial liabilities measured at amortised cost are netted against the carrying amount of the related debt instrument and included in the statement of comprehensive income using the effective interest method over the term of the related debt.

## Interest and other finance income

Interest income is calculated using the effective interest method and is recognised in the statement of comprehensive income.

## Consolidated accounts

### **Consolidation method**

The consolidated accounts must be prepared in accordance with the acquisition method. Under this method, the Group recognises the

consideration transferred, any existing equity interest in the acquiree, the identifiable assets acquired, and the liabilities assumed in a business combination at their acquisition date fair values. Acquisition-related costs are expensed in the statement of comprehensive income as incurred. If the cost of the business exceeds the estimated market value of the expected net assets according to the acquisition analysis, the difference is recognised as goodwill. A gain on business combination arises if the Group's share of the fair value of the net assets acquired is higher than the cost of acquisition and is recognised immediately in the statement of comprehensive income.

### **Subsidiaries**

The consolidated financial statements include, in addition to the Parent Company, all companies in which the Parent Company directly or indirectly holds more than 50 per cent of the voting rights or otherwise has a controlling interest and thus has a right to formulate the company's financial and operational strategies in order to obtain economic benefits. The income and expenses of a subsidiary are recognised in the consolidated financial statements from the date of acquisition until the date on which the parent ceases to control the subsidiary.

Non-controlling interests is the portion of a subsidiary's net assets and profit or loss attributable to equity instruments that is not owned, directly or indirectly through subsidiaries, by the Parent Company. Non-controlling interests are recognised in the consolidated statement of financial position as a separate item within the Group's equity. The accounting is based on the Group as a single entity according to the unit theory. All assets over which the Group has control are included in the consolidated statement of financial position, including those that are partly owned by other parties. The noncontrolling interests' share of profit after tax is recognised separately as non-controlling interests.

Acquisitions and divestments of non-controlling interests are recognised in equity.

### **Transactions between group companies**

Intra-group receivables and liabilities and transactions between group companies as well as unrealised gains are eliminated in full. Unrealised losses are also eliminated unless the transaction represents an impairment.

The change in internal profit during the financial year has been eliminated in the consolidated statement of comprehensive income.

### **Translation of foreign subsidiaries**

The financial statements of foreign subsidiaries have been translated using

the current rate method. All statement of financial position items have been translated at the closing rate. All statement of comprehensive income items have been translated at the average exchange rate for the financial year. Differences arising are recognised directly in equity.

### **Goodwill**

In an acquisition where the purchase price, fair value of previous shareholdings and any non-controlling interest exceed the fair value of the net assets acquired, the excess is recognised as goodwill. Goodwill from acquisitions of subsidiaries is recognised as intangible assets. Goodwill is allocated to cash-generating units for the purpose of impairment testing.

Goodwill is reviewed for impairment annually. Any impairment is recognised immediately in the statement of comprehensive income and is not subsequently reversed. On disposal of a subsidiary or jointly controlled entity, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

### **Investment properties**

Investment properties are initially recognised at cost, including directly attributable transaction costs.

After initial recognition, investment properties are recognised at fair value. Fair value is primarily based on prices in an active market and is the amount for which an asset could be transferred between initiating parties that are independent of each other and have an interest in the transaction. To determine the fair value of the properties, an external market valuation of all properties is carried out in connection with the closing of the accounts.

Changes in fair value are recognised as changes in value in the statement of comprehensive income. When an investment property is sold the difference between the sales price received and the carrying amount according to the most recent report, with deductions for sales costs and additions for capitalisation since the most recent report, is recognised as a change in value in the statement of comprehensive income.

Incremental expenditure is capitalised only when it is probable that future economic benefits associated with the investment property will flow to the Group and the expenditure can be measured reliably, and the measure relates to the replacement of an existing or the introduction of a new identified component. Other repair and maintenance costs are recognised in the statement of comprehensive income in the period in which they are incurred.



## Financial instruments

IFRS 9 has been applied since inception and assets and liabilities are recognised at amortised cost, except for certain financial assets and liabilities measured at fair value. Financial assets and liabilities measured at fair value consist of long-term receivables, derivatives and securities holdings of shares and participations that are not subsidiaries, joint ventures or associates. Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

Financial liabilities are derecognised when and only when the entity's obligations are discharged, cancelled, or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid or payable is recognised in the statement of comprehensive income. When the Group exchanges with the existing lender one debt instrument into another one with the substantially different terms, such exchange is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

### **Shares in subsidiaries**

Shares in subsidiaries are recognised at cost less any impairment losses. Cost includes the purchase price paid for the shares and acquisition costs. Any capital contributions are added to the cost of acquisition as they arise.

### **Investments in Associates and Joint Ventures**

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the investee's financial and operating policy decisions, but is not control or joint control over those policies. A joint venture is a type of joint arrangement in which the parties that have joint control over the investment have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control over an arrangement, which exists only when decisions about relevant activities require the unanimous consent of the parties sharing control.

In the consolidated financial statements, joint ventures and associates are consolidated using the equity method, under which the asset is initially recognised at cost. The carrying amount is subsequently increased or decreased to reflect the owner's share of the profits of the investment after the date of acquisition. The tax recognised for shares and participations in joint ventures is the capital gain arising when the shares and participations are redeemed. "Share of profit of associates and joint ventures" is the share of profit after tax and changes attributable to exchange rate differences and is recognised in "Other comprehensive income".

### **Derivatives and other long-term security holdings**

The Group has entered into interest rate cap agreements for a nominal amount to reduce the variability of cash flows attributable to interest rate risk. The valuation is based on current market data and is derived from financial principles as well as reasonable estimates of relevant future market conditions. Derivative instruments are initially recognised in the statement of financial position at cost on the trade date and are subsequently measured at fair value with changes in value recognised in the profit and loss account. Financial assets classified as other long-term securities holdings in the statement of financial position are measured at fair value through profit or loss.

### **Cash and cash equivalents**

Cash and cash equivalents include, in both the statement of financial position and the statement of cash flows, cash and bank balances.

### **Restricted cash**

Restricted cash and cash equivalents are cash and cash equivalents that the Company cannot use in its daily operations. Restricted cash refers primarily to deposits from tenants, blocked bank funds and cash held by notaries for ongoing transactions.

## Leasing

Contracts that at inception are deemed to have transferred the right to use an identified asset for a specified period in exchange for consideration are recognised as leases by the Group. The Group applies the exemptions in the standard for intangible assets, short-term leases and leases with low-value underlying assets. These leases are recognised as "Other external costs". At the commencement date of a lease, a right-of-use asset and a lease liability are recognised in the statement of financial position. The lease liability is initially measured at the present value of the remaining lease payments at the inception of the lease. After initial recognition, the lease liability is measured at amortised cost using the effective interest method.

Lease payments are allocated between interest and amortisation of the outstanding liability. Interest is allocated over the lease term so that each accounting period is charged with an amount equal to a fixed rate of interest on the liability recognised in that period. The right-of-use asset is initially measured at an amount equal to the initial value of the lease liability plus any prepaid lease payments or initial direct costs, and is subsequently amortised on a straight-line basis over its useful life.



### **Accounts payables**

Accounts payables are financial instruments and relate to obligations to pay for goods and services acquired in the ordinary course of business from suppliers. Accounts payables are classified as current liabilities if they

fall due within one year. If not, they are recognised as long-term liabilities. Account payables are initially recognised at fair value and subsequently at amortised cost using the effective interest method.

## **Income taxes**

### **Current tax**

Current tax refers to income tax for the current financial year. Current tax is calculated based on the tax rules enacted or substantively enacted on the statement of financial position date in the countries where the Parent Company and its subsidiaries operate and generate taxable income.

### **Deferred tax**

Deferred tax is recognised on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the statement of financial position date. Deferred tax liabilities are recognised for all taxable temporary differences, except when the deferred tax liability arises from the initial recognition of goodwill. Deferred tax assets are recognised for all deductible temporary differences, deductions of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax credits and unused tax losses can be utilised. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the statement of financial position date.

## **Tangible fixed assets**

Tangible assets consist of IT equipment, leasehold improvements and equipment. Tangible fixed assets is recognised as an asset in the statement of financial position if it is probable that it will generate future economic benefits for the entity and the cost of the asset can be measured reliably. Tangible assets are recognised at cost less accumulated depreciation and impairment losses.

### **Principles for the amortisation of assets**

Assets are amortised on a straight-line basis over their estimated useful lives in accordance with the following periods:

Tangible fixed assets 5 years

## **Employee benefits**

Employee benefits refer to all forms of benefits provided by the company to its employees. Short-term benefits include salaries, paid holidays, paid absences and post-employment benefits (pensions). Short-term benefits are recognised as an expense and a liability when there is a legal or constructive obligation to pay a benefit as a result of a past event and a reliable estimate of the amount can be made.

### **Pensions**

The Group has only defined contribution pension plans. A defined contribution plan is a pension plan under which the Company pays fixed contributions to a separate legal entity. Obligations for contributions to defined contribution plans are recognised as an expense when they arise and are recognised in other comprehensive income.

## **Shareholder contributions and group contributions**

Group contributions made by the Parent Company to subsidiaries and group contributions received by the Parent Company from subsidiaries are recognised as appropriations. Shareholders' contributions paid are recognised in the Parent Company as an increase in the carrying amount of the equity portion and in the recipient company as an increase in equity.

### **Share capital**

Ordinary shares must be classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

### **Dividend**

Dividends are recognised when the shareholder's right to receive a payment is established.

**Non-controlling interest**

Non-controlling interest comprises of the minority's share in subsidiary undertakings. Transactions with minority owners are accounted for within equity.

**Cash flow statement**

The cash flow statement is prepared using the indirect method. The recognised cash flow includes only transactions that have resulted in cash receipts or payments.

**Key figure definitions****Rental income**

Rental income and service income derived from investment properties

**Profit before tax**

Profit after financial income and expenses but before appropriations and taxes

**Equity ratio (%)**

Adjusted equity (equity and untaxed reserves less deferred taxes) as a percentage of total assets

**Financial risk management**

Through its operations, the Group is exposed to a variety of financial risks: market risk, currency risk, credit risk and liquidity risk. The Group strives to minimise potential adverse effects on the Group's financial results. The objective of the Group's financial operations is to: manage financial risks; ensure access to the necessary funding; optimise the Group's net financial expenses. Financial risks are identified, evaluated and hedged in close co-operation with the Group's operational units. Responsibility for managing the Group's financial transactions and risks is centralised in the Parent Company.

**a) Market risk**

The Group conducts business transactions in the European market whereby general macroeconomic changes affect the availability and

outcome of business opportunities. The Group manages the market risk by controlling the risk exposures within reasonable parameters, while optimising the return.

**b) Currency risk**

The Group operates in Europe and is exposed to currency risk arising from various currency exposures, primarily in respect of the Swedish krona (SEK) and the British pound (GBP). Currency risk arises from future business transactions and recognised assets and liabilities in a currency that is not the Company's functional currency, known as transaction exposure. The Group is also exposed to currency risk, known as translation risk, when translating the statement of comprehensive incomes and statement of financial positions of foreign subsidiaries into the Group's reporting currency, which is the euro (EUR).

**Sensitivity analysis**

The Group is mainly exposed to changes in GBP exchange rates. If the Euro had weakened/strengthened by 10% against the GBP, with all other variables held constant, translated net operating income for the financial year would have been EUR 448k higher/lower (2024), EUR 213k higher/lower (2023), largely as a result of the costs of the subsidiaries, whose functional currency is GBP.

The comparative information for the prior year does not align with those disclosed in the consolidated financial statements for the year ended 31 December 2024 due to a change in approach, as Management has determined that the sensitivity analysis should be based on net operating income, which is considered the key financial metric with the most significant impact on the consolidated accounts with respect to currency risk. This adjustment has been made in accordance with IAS 8, Accounting Policies, Changes in Accounting Estimates and Errors, which permits changes in accounting estimates or presentation when necessary.

**c) Interest rate risk**

Interest rate risk refers to the risk of fluctuations in cash flows and earnings due to changes in interest rates. The main factor affecting interest rate risk is the duration of fixed interest rates. Long fixed interest periods also usually mean higher interest costs. The Group manages interest rate risk through interest rate caps. As the market interest rate changes, a theoretical surplus or deficit value, which does not affect cash flow, arises on the financial instruments. The derivatives are continuously recognised at fair value in the statement of financial position and changes in value are recognised in the statement of comprehensive income.



### Sensitivity analysis

The Group is mainly exposed to changes in variable interest rates according to SONIA and EURIBOR. If the interest rate had weakened/strengthened by 1% relative to the weighted average for the year, with all other variables held constant, the restated interest expense for the financial year would have been higher/lower by EUR 1,600k, EUR 1,175k (2023). The Company has hedged the variable portion of interest expense via interest rate caps.

### d) Credit risk

Credit risk is managed at group level. Credit risk arises from cash and cash equivalents and bank balances. Surplus liquidity may only be invested with highly rated counterparties. The maximum credit risk corresponds to the value of the financial assets in the consolidated statement of financial position. The Group continuously evaluates the creditworthiness of the counterparty. For concentration of credit risk and the expected credit losses recognised, please refer to Note 21 for further detail.

### e) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group manages this risk by maintaining adequate reserves and by monitoring forecast and actual cashflows.

The following table analyses the Group's non-derivative liabilities that make up the Group's financial liabilities, broken down by the time remaining at the statement of financial position date until the contractual maturity date. The amounts shown in the table are contractual undiscounted cash flows. Future cash flows in foreign currency have been calculated using the exchange rate and interest rate prevailing at the statement of financial position date.

GROUP EURK	Less than 3 months	Between 3 months and 1 year	Later than 1 year	Total contractual cash flows	Carrying amount
<b>2024</b>					
<i>Financial liabilities</i>					
Interest bearing liabilities (short term)	437	16,172	0	16,609	16,609
Interest bearing liabilities (long term)	0	0	216,965	216,965	216,965
Lease liability	0	0	112	112	112
Other liabilities (long term)	0	0	2,063	2,063	2,063
Deferred tax liability	0	0	12,331	12,331	12,331
Trade payables	1,597	0	0	1,597	1,597
Tax liabilities	0	1,553	0	1,553	1,553
Other liabilities (short term)	3,252	0	0	3,252	3,252
<b>Total</b>	<b>5,286</b>	<b>17,725</b>	<b>231,471</b>	<b>254,482</b>	<b>254,482</b>

GROUP EURK	Less than 3 months	Between 3 months and 1 year	Later than 1 year	Total contractual cash flows	Carrying amount
<b>2023</b>					
<i>Financial liabilities</i>					
Interest bearing liabilities (short term)	20,872	1,158	0	22,030	22,030
Interest bearing liabilities (long term)	0	0	144,218	144,218	144,218
Lease liability	0	0	246	246	246
Other liabilities (long term)	0	0	1,633	1,633	1,633
Deferred tax liability	0	0	10,437	10,437	10,437
Trade payables	2,040	0	0	2,040	2,040
Tax liabilities	0	720	0	720	720
Other liabilities (short term)	3,569	0	0	3,569	3,569
<b>Total</b>	<b>26,481</b>	<b>1,879</b>	<b>156,533</b>	<b>184,893</b>	<b>184,893</b>

PARENT COMPANY EURK	Less than 3 months	Between 3 months and 1 year	Later than 1 year	Total contractual cash flows	Carrying amount
<b>2024</b>					
<i>Financial liabilities</i>					
Interest bearing liabilities (long term)	0	0	49,114	49,114	49,114
Trade payables	445	0	0	445	445
Tax liabilities	0	26	0	26	26
Other liabilities (short term)	60	0	0	60	60
Liabilities to group companies	0	0	0	0	0
<b>Total</b>	<b>505</b>	<b>26</b>	<b>49,114</b>	<b>49,645</b>	<b>49,645</b>

PARENT COMPANY EURK	Less than 3 months	Between 3 months and 1 year	Later than 1 year	Total contractual cash flows	Carrying amount
<b>2023</b>					
<i>Financial liabilities</i>					
Interest bearing liabilities (long term)	0	0	0	0	0
Trade payables	137	0	0	137	137
Tax liabilities	0	77	0	77	77
Other liabilities (short term)	9	935	0	944	944
Liabilities to group companies	1,561	0	0	1,561	1,561
<b>Total</b>	<b>1,706</b>	<b>1,012</b>	<b>0</b>	<b>2,718</b>	<b>2,718</b>



## Note 2

### Critical accounting judgments and key sources of estimation uncertainty

The Group makes estimates and assumptions that may affect the reported amounts of assets and liabilities in the next financial period. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the process of applying the Group's accounting policies, the following accounting judgments and key assumptions underpinning sources of estimation uncertainty are determined to have the most significant impact on the amounts recognised in the consolidated financial statements:

#### Valuation of investment properties

The Group measures its investment properties at fair value which requires an estimate of the future cash flow and the determination of the market capitalisation rate. To determine the fair value of the properties, an external market valuation of all properties is performed semi-annually by independent valuers. These include an assessment of the current market value and current market rent of the freehold or long leasehold interests in the investment properties forming part of the Group's portfolio.

Financial assets and liabilities including derivatives and other securities are measured at fair value using external valuations, based on observable market data. For further detail on the Group's valuation methodology applied, please refer to Note 13.

#### Loss allowances

The Group recognises a loss allowance for expected credit losses ("ECL") on investments in debt instruments that are measured at amortised cost including lease receivables, trade receivables and contract assets. The amount of expected credit losses is updated at each reporting period date to reflect changes in the credit risk since initial recognition of the respective financial instrument (i.e., these financial assets are measured with a deduction for appropriate allowances of credit losses over the lifetime of the financial assets).

The ECL on the financial assets are estimated using a provision matrix based on each entity's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions, and an assessment of both the current as well as the forecast direction of conditions at the reporting date. For further detail, please refer to Note 21.

## Note 3

### Operating segments

The Group's operating segments are organised based on its investment strategies, which align with how financial performance is assessed and resources are allocated by management. The segments reflect the nature of the investments and the geographical regions in which the Group operates.

The operating segments are as follows:

CityBee focuses on high-quality office and mixed-use properties in European technology and innovation hubs, providing attractive and sustainable environments where occupiers can thrive.

Ecologis targets strategically located big box and last mile logistics assets, primarily in Lisbon's metropolitan area. The strategy includes upgrading the properties to higher environmental, social, and governance standards by improving the assets' in use performance and installing solar panels on the roofs.

Hyde Park Properties invests in unmodernised residential properties in Prime Central London, focusing on high-demand areas and driving capital appreciation through refurbishments and reletting.

Liv Lisbon targets residential apartments and rental buildings in Lisbon's gentrifying Alcântara neighbourhood.

The publics and special situations strategy involves investments in public real estate companies, focusing on m&a situations, take-private situations, and recapitalisations.

These segments are consistent with the internal reporting structure and provide management with the necessary information to assess the performance of each investment strategy and allocate resources accordingly.

1 Jan–31 Dec 2024							
EURk	CityBee	Ecologis	Hyde Park Properties	Liv Lisbon	Publics and special situations	Corporate/ other	Total
Rental Income	19,624	4,448	56	2	0	0	24,129
Property expenses	-7,676	-673	-76	-4	0	0	-8,429
<b>Net operating income</b>	<b>11,947</b>	<b>3,775</b>	<b>-20</b>	<b>-2</b>	<b>0</b>	<b>0</b>	<b>15,700</b>
Central admin	-1,708	-1,039	-210	-92	0	-5,518	-8,567
Share of profit from associates & joint ventures	1,817	0	0	0	2,556	0	4,373
Other operating income	161	197	3	0	0	533	893
<b>Profit before net financial items</b>	<b>12,217</b>	<b>2,932</b>	<b>-227</b>	<b>-94</b>	<b>2,556</b>	<b>-4,985</b>	<b>12,399</b>
Financial income	234	6	0	103	0	1,257	1,600
Financial expenses	-5,975	-1,667	-319	0	0	-345	-8,307
Other financial items	1,065	-0	11	-0	0	454	1,529
<b>Net financial items</b>	<b>-4,676</b>	<b>-1,662</b>	<b>-308</b>	<b>103</b>	<b>0</b>	<b>1,365</b>	<b>-5,178</b>
<b>Profit incl. changes in value in associates &amp; joint ventures</b>	<b>7,541</b>	<b>1,271</b>	<b>-536</b>	<b>9</b>	<b>2,556</b>	<b>-3,619</b>	<b>7,222</b>
Changes in value of investment properties	5,050	6,295	-350	-48	0	0	10,946
Changes in value of securities	0	0	0	0	-1	-309	-310
Changes in value of derivatives	-1,773	-440	0	0	0	0	-2,213
<b>Changes in value total</b>	<b>3,277</b>	<b>5,855</b>	<b>-350</b>	<b>-48</b>	<b>-1</b>	<b>-309</b>	<b>8,423</b>
<b>Profit before tax</b>	<b>10,818</b>	<b>7,125</b>	<b>-886</b>	<b>-40</b>	<b>2,555</b>	<b>-3,928</b>	<b>15,645</b>
Current tax	-235	-9	0	-0	0	-3	-246
Deferred tax	-1,644	-1,467	0	10	0	-333	-3,434
<b>Net profit for the year</b>	<b>8,940</b>	<b>5,650</b>	<b>-886</b>	<b>-30</b>	<b>2,555</b>	<b>-4,265</b>	<b>11,965</b>

1 Jan–31 Dec 2023							
EURk	CityBee	Ecologis	Hyde Park Properties	Liv Lisbon	Publics and special situations	Corporate/ other	Total
Rental Income	18,333	3,855	0	0	0	0	22,188
Property expenses	-7,746	-622	0	0	0	0	-8,368
<b>Net operating income</b>	<b>10,587</b>	<b>3,233</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,820</b>
Central admin	-2,583	-753	0	0	-118	-4,161	-7,615
Share of profit from associates & joint ventures	5,412	0	0	0	194	0	5,606
Other operating income	1,943	249	0	0	0	290	2,482
<b>Profit before net financial items</b>	<b>15,359</b>	<b>2,730</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>-3,870</b>	<b>14,293</b>
Financial income	53	361	0	0	1,759	1,832	4,004
Financial expenses	-5,355	-1,844	0	0	-219	-18	-7,436
Other financial items	441	-0	0	0	-577	38	-97
<b>Net financial items</b>	<b>-4,861</b>	<b>-1,484</b>	<b>0</b>	<b>0</b>	<b>964</b>	<b>1,852</b>	<b>-3,529</b>
<b>Profit incl. changes in value in associates &amp; joint ventures</b>	<b>10,498</b>	<b>1,246</b>	<b>0</b>	<b>0</b>	<b>1,040</b>	<b>-2,019</b>	<b>10,765</b>
Changes in value of investment properties	-11,689	2,624	0	0	0	0	-9,065
Changes in value of securities	0	0	0	0	6,552	8,596	15,147
Changes in value of derivatives	-3,873	-217	0	0	0	0	-4,090
<b>Changes in value total</b>	<b>-15,561</b>	<b>2,407</b>	<b>0</b>	<b>0</b>	<b>6,552</b>	<b>8,596</b>	<b>1,993</b>
<b>Profit before tax</b>	<b>-5,064</b>	<b>3,653</b>	<b>0</b>	<b>0</b>	<b>7,591</b>	<b>6,577</b>	<b>12,758</b>
Current tax	-397	23	0	0	-336	-32	-742
Deferred tax	2,733	-505	0	0	0	-119	2,108
<b>Net profit for the year</b>	<b>-2,727</b>	<b>3,170</b>	<b>0</b>	<b>0</b>	<b>7,255</b>	<b>6,426</b>	<b>14,124</b>

## Note 4

### Breakdown of operating income

#### Group

Total rental income at the Group level primarily consists of rental and service income derived from investment properties within the Group's portfolio. For total rental income by operating segment, please refer to Note 3. Rental income excludes property expenses charged to tenants.

Additionally, Group-level operating income includes consultancy fees earned by the management companies in Sweden and the United Kingdom for corporate services rendered to associated companies and external organisations which have been presented under other operating income.

<i>Breakdown of operating income</i>		
EURk	2024	2023
Rent income	17,486	15,741
Service charge income	6,643	6,447
<b>Total rental income</b>	<b>24,129</b>	<b>22,188</b>
Other operating income	893	2,482
<b>Total operating income</b>	<b>25,023</b>	<b>24,670</b>

<i>Rental income by geography</i>		
EURk	2024	2023
United Kingdom	11,060	10,215
Spain	4,812	4,310
Portugal	4,450	3,855
Germany	3,808	3,808
<b>Total rental income</b>	<b>24,129</b>	<b>22,188</b>

#### Parent company

Total consultancy income at the Parent Company level pertains to corporate services provided to Group companies, associated companies and external organisations.

<i>Breakdown of operating income</i>		
EURk	2024	2023
Consultancy income	323	0
<b>Total consultancy income</b>	<b>323</b>	<b>0</b>
Other operating income	156	93
<b>Total operating income</b>	<b>480</b>	<b>93</b>

<i>Consultancy income by geography</i>		
EURk	2024	2023
United Kingdom	323	0
<b>Total consultancy income</b>	<b>323</b>	<b>0</b>

## Note 5

### Property costs

#### Group

The Group's property costs include expenses associated with the management and operation of properties, such as operating costs (utility costs), maintenance costs (cleaning, repairs, upkeep), and property taxes. These costs are recorded in the period in which they are incurred. Majority of these costs are recovered in the form of service charges, which are passed on to tenants in accordance with the terms of their lease agreements.

<i>Breakdown of property expenses by type of cost</i>		
EURk	2024	2023
Operating costs	-7,677	-6,449
Maintenance costs	-308	-1,562
Property tax	-445	-358
<b>Total property costs</b>	<b>-8,429</b>	<b>-8,368</b>



## Note 6

### Central administration expenses

#### Group

Central administrative expenses include costs for human resources, office management, IT, consultancy, marketing, portfolio management, administration, finance and accounting, audit fees, and depreciation of equipment and facilities. These expenses are recorded in the period in which they are incurred. Property and property management-related administration expenses are excluded from this category and are treated as property expenses, as outlined in Note 5.

<i>Breakdown of central administration expenses by type of cost</i>		
EURk	2024	2023
Personnel expenses	-3,122	-2,070
Depreciation	-164	-129
Asset management fees	-1,024	-1,335
Advisory, accounting and audit	-2,501	-2,440
Other administration and external services	-1,757	-1,641
	<b>-8,567</b>	<b>-7,615</b>

#### Parent Company

Central administrative expenses include costs for human resources, office management, IT, consultancy, marketing, portfolio management, administration, finance and accounting, audit fees, and depreciation of equipment and facilities. These expenses are recorded in the period in which they are incurred.

<i>Breakdown of central administration expenses by type of cost</i>		
EURk	2024	2023
Personnel expenses	-274	-180
Depreciation	-9	5
Asset management fees	-2,542	-1,538
Advisory, accounting and audit	-444	-435
Other administration and external services	-214	-378
	<b>-3,483</b>	<b>-2,526</b>

## Note 7

### Fees to auditors

#### Group

An audit assignment refers to the evaluation of the annual report and accounting records as well as the administration of the board of directors and the managing director, other tasks incumbent on the Group's auditor and advice or other assistance resulting from observations made during such evaluation or the performance of such other tasks. Any other assignments are listed as distinct items in the table below.

<i>Audit assignments</i>		
EURk	2024	2023
<i>KPMG AB</i>		
Audit assignments	-104	-88
Other assignments	0	0
	<b>-104</b>	<b>-88</b>
<i>Other auditors</i>		
Audit assignments	-113	-94
	<b>-217</b>	<b>-182</b>

#### Parent Company

An audit assignment refers to the evaluation of the annual report and accounting records as well as the administration of the board of directors and the managing director, other tasks incumbent on the Company's auditor and advice or other assistance resulting from observations made during such evaluation or the performance of such other tasks. Any other assignments are listed as distinct items in the table below.

<i>Audit assignments</i>		
EURk	2024	2023
<i>KPMG AB</i>		
Audit assignments	-64	-27
	<b>-64</b>	<b>-27</b>



## Note 8

### Employees and staff expenses

#### Group

<i>Average number of employees</i>	2024	2023
Men	7	5
Women	3	2
	<b>10</b>	<b>7</b>
<b><i>Salaries and other remuneration</i></b>		
Board of Directors and Executive Director	-1,033	-1,016
Other employees	-1,643	-785
	<b>-2,676</b>	<b>-1,802</b>
<b><i>Social costs</i></b>		
Pension costs for the BoD and Executive Director	-12	-3
Pension costs for other employees	-37	-29
Other social contributions according to law and agreements	-397	-236
	<b>-446</b>	<b>-268</b>
<b>Total salaries, remuneration, social security and pension costs</b>	<b>-3,122</b>	<b>-2,070</b>

#### Parent Company

<i>Average number of employees</i>	2024	2023
Men	0	1
Women	1	1
	<b>1</b>	<b>1</b>
<b><i>Salaries and other remuneration</i></b>		
Board of Directors and Executive Director	-88	0
Other employees	-107	-131
	<b>-195</b>	<b>-131</b>
<b><i>Social costs</i></b>		
Pension costs for the BoD and Executive Director	0	0
Pension costs for other employees	-9	-6
Other social contributions according to law and agreements	-70	-43
	<b>-79</b>	<b>-49</b>
<b>Total salaries, remuneration, social security and pension costs</b>	<b>-274</b>	<b>-180</b>

<i>Gender distribution among senior executives</i>	2024	2023
Proportion of men on the board	100%	100%
Proportion of men among other senior managers	50%	50%

## Note 9

### Financial income, expenses and other financial items

#### Group

<i>Financial income</i>	2024	2023
<b>EURk</b>		
Interest income	1,600	2,282
Other income	0	1,723
	<b>1,600</b>	<b>4,004</b>
<b><i>Financial expenses</i></b>		
<b>EURk</b>	<b>2024</b>	<b>2023</b>
Interest expenses, borrowings	-7,910	-7,046
Amortisation of financing fees	-384	-375
Interest expenses, leases	-13	-14
Other financial expenses	0	-1
	<b>-8,307</b>	<b>-7,436</b>
<b><i>Other financial items</i></b>		
<b>EURk</b>	<b>2024</b>	<b>2023</b>
Exchange rate differences	1,529	-97
	<b>1,529</b>	<b>-97</b>

#### Parent Company

<i>Financial income</i>	2024	2023
<b>EURk</b>		
Interest income	985	882
	<b>985</b>	<b>882</b>
<b><i>Financial expenses</i></b>		
<b>EURk</b>	<b>2024</b>	<b>2023</b>
Interest expenses, borrowings	-314	-3
Amortisation of financing fees	-18	0
	<b>-333</b>	<b>-3</b>
<b><i>Other financial items</i></b>		
<b>EURk</b>	<b>2024</b>	<b>2023</b>
Exchange rate differences	429	45
	<b>429</b>	<b>45</b>
<b><i>Income from interests in Group companies</i></b>		
<b>EURk</b>	<b>2024</b>	<b>2023</b>
Impairment of shares in group companies	-41,000	0
Profit/loss on disposals of group companies	-18	0
Group contributions from group companies	3,707	2,086
Dividends from group companies	41,715	0
	<b>4,404</b>	<b>2,086</b>



## Note 10

### Changes in value of securities and derivatives

#### Group

The Group has derivatives via interest rate caps with a maturity of more than one year at year-end. Changes in the value of derivatives arise from changes in interest rates and are presented in the fair value measurement category for derivatives.

The Group has investments in funds and other securities with a long-term investment horizon. Changes in the value of these securities arise from market fluctuations and are presented in the fair value measurement category for securities.

EURk	2024	2023
Profit on disposals	-19	3,790
Fair value measurement - derivatives	-2,213	-4,090
Fair value measurement - securities	-291	11,357
	<b>-2,523</b>	<b>11,057</b>

1) Includes a reclassification of EUR 1,723k between the financial income and changes in the value of securities line items from the previous year's presentation.

#### Parent Company

EURk	2024	2023
Profit on disposals	0	1,993
	<b>0</b>	<b>1,993</b>

## Note 11

### Current and deferred tax

#### Group

EURk	2024	2023
<b>Tax on profit for the year</b>		
Current tax	-246	-742
	<b>-246</b>	<b>-742</b>
<b>Deferred tax expense/income</b>		
Deferred tax relating to temporary differences	-3,434	2,108
	<b>-3,434</b>	<b>2,108</b>
<b>Total recognised tax</b>	<b>-3,680</b>	<b>1,366</b>

Reconciliation of effective tax (EURk)	2024		2023	
	Percent	Amount	Percent	Amount
Profit before tax		15,645		12,758
Tax at the applicable rate	20.60%	-3,223	20.60%	-2,628
Non-deductible expenses		-2,278		-3,147
Non-taxable income		2,682		6,559
During the year utilisation of previous years loss carry-forwards whose tax value has not been recognised as an asset		11		0
Recognised tax losses on negative temporary differences		24		811
Difference in foreign tax rates		-529		-322
Unrecognised tax losses		-387		-60
Revaluation due to new tax rate		24		261
Other taxes		-4		-108
<b>Recognised effective tax</b>	<b>-23.52%</b>	<b>-3,680</b>	<b>10.71%</b>	<b>1,366</b>

#### Parent Company

EURk	2024	2023
<b>Tax on profit for the year</b>		
Other taxes	-2	-53
	<b>-2</b>	<b>-53</b>
<b>Deferred tax expense/income</b>		
Deferred tax relating to temporary differences	-404	-148
	<b>-404</b>	<b>-148</b>
<b>Total recognised tax</b>	<b>-406</b>	<b>-200</b>

Reconciliation of effective tax (EURk)	2024		2023	
	Percent	Amount	Percent	Amount
Profit before tax		2,482		9,622
Tax at the applicable rate	20.60%	-511	20.60%	-1,982
Non-deductible expenses		-41,723		-55
Non-taxable income		41,321		1,894
Recognised tax losses on negative temporary differences		404		0
Utilisation of previously recognised tax loss carryforwards		103		0
Other taxes		0		-57
<b>Recognised effective tax</b>	<b>-16.36%</b>	<b>-406</b>	<b>-2.08%</b>	<b>-200</b>

## Note 12

### Tax loss carry-forwards

#### Group

EURk	2024	2023
Unused tax losses for which no deferred tax asset has been recognised	719	571
	<b>719</b>	<b>571</b>

#### Parent Company

EURk	2024	2023
Unused tax losses for which no deferred tax asset has been recognised	0	0
	<b>0</b>	<b>0</b>



## Note 13 Investment properties

### Group

### Valuation of investment properties

The Group initially recognises properties at cost, including directly attributable transaction costs. After initial recognition, properties are recognised at fair value. Fair value is defined primarily as prices in an active market and is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's length transaction. The fair value corresponds to the market value of the properties. The properties are recognised in the consolidated statement of financial position at fair value where all properties are deemed to be in level 3 of the valuation hierarchy according to IFRS 13 Fair Value Measurement. Level 3 of the valuation hierarchy is measured at fair value using inputs for assets and liabilities that are not based on observable market data. To determine the fair value of the properties, an external market valuation of all properties is performed semi-annually. The Group owns properties in Germany, UK, Spain and Portugal. The properties in Germany and Portugal are valued using the yield method where the valuation has been based on a ten year cash flow model as described below. The valuation for the properties in Spain and the UK is a mixture of the sales comparison method and the yield method as described further below.

### The yield method

Under the yield method, the market value of the properties reflects the future cash flow, which is discounted by a required rate of return. The calculation period is normally 10 years. The cash flows of the properties are often predictable as the rental income is spread over a small number of tenants. The valuations have been based on an analysis of future cash flows regarding rental contracts, market conditions, operating and maintenance costs and investment needs. In the valuation, assumptions about future operating and maintenance costs have been based on future forecasts and historical outcomes. In the valuation of the property's earning capacity, assumptions have been made about inflation and possible rent levels, vacancies, and costs attributable to the property. An assessment is made as to whether it is likely that leases will be extended when they expire. The return is derived from a combination of comparable investment transactions and the general experience and market knowledge of the external valuer.

### The sales comparison method

In the valuation of the properties in Spain and the UK, a mixture of the yield method described above has been used together with the sales comparison method. The sales comparison method is based on market analyses of sales that are considered to be comparable properties in the respective geographical markets in Spain and the UK. Unobservable inputs are based on a review of yields from recent transactions taking into account location, current market and lettings of similar properties. The valuations have capitalised the various income streams with yields derived from comparable transactions.

### Discount rate and required rate of return

The discount rates and yield requirements used in the calculation have been derived from comparable transactions in the property market. The yield varies depending on the market within the Group as the property valuation is specific to each property and constitutes a weighted assessment of a number of factors such as the property's category, standard and where the property is located.

The average direct return requirement percentage is as outlined in the table below, broken out by geographical location for the years ended 31 December 2024 and 2023.

Average direct return requirement %		
Geography	2024	2023
Portugal	6.4%	6.2%
United Kingdom	7.4%	7.4%
Spain	7.7%	7.5%
Germany	6.0%	5.0%

### Changes in value

The changes in value are recognised as a change in value in the consolidated statement of comprehensive income. Unrealised changes in the value of properties held as of the statement of financial position are recognised in the statement of comprehensive income under "Changes in value of investment properties".

EURk	2024	2023
<b>Opening balance</b>	<b>316,224</b>	<b>295,862</b>
Acquisitions	46,340	27,003
Currency changes	5,467	2,423
Change in value	10,946	-9,065
<b>Closing balance</b>	<b>378,977</b>	<b>316,224</b>

During the year, the Group made advance payments amounting to EUR 3,169k (2023: EUR nil) for the acquisition of properties.



## Note 14

### Right of use assets

#### Group

EURk	2024	2023
<b>Rights of use assets</b>		
<b>Opening balance</b>	<b>592</b>	<b>586</b>
Acquisitions	0	0
Currency changes	16	7
	<b>609</b>	<b>592</b>
<b>Rights of use assets</b>		
<b>Depreciation and impairment</b>		
<b>Opening balance</b>	<b>-263</b>	<b>-146</b>
Depreciation for the year	-123	-119
Currency changes	-3	2
	<b>-389</b>	<b>-263</b>
<b>Closing balance</b>	<b>219</b>	<b>329</b>
<b>Amount in the statement of comprehensive income</b>		
Depreciation for the year	-123	-119
Interest expense related to lease liabilities	-10	-14
<b>Total statement of comprehensive income items</b>	<b>-133</b>	<b>-133</b>
<b>Total net cash flow during the year</b>	<b>143</b>	<b>130</b>

## Note 15

### Tangible assets

#### Group

EURk	2024	2023
<b>Opening balance</b>	<b>26</b>	<b>10</b>
Acquisitions	194	19
Depreciation for the year	-13	-3
Currency changes	-15	0
<b>Closing balance</b>	<b>191</b>	<b>26</b>

## Note 16

### Intangible assets

#### Group

EURk	2024	2023
<b>Opening balance</b>	<b>42</b>	<b>0</b>
Acquisitions	151	47
Amortisation for the year	-15	-5
<b>Closing balance</b>	<b>178</b>	<b>42</b>

#### Parent Company

EURk	2024	2023
<b>Opening balance</b>	<b>42</b>	<b>0</b>
Acquisitions	0	47
Amortisation for the year	-9	-5
<b>Closing balance</b>	<b>33</b>	<b>42</b>

## Note 17

### Goodwill

#### Group

During the year ended 31 December 2023, the Group completed the acquisition of another commercial property in Spain and restructured its shareholdings in this jurisdiction with the introduction of additional subsidiaries. The value of the acquired capital exceeded the investment value by EUR 2,900k, which has been reported as goodwill.

In accordance with the Group's accounting policy, goodwill has been reviewed for impairment, and no impairment was identified for the year ended 31 December 2024 (2023: EUR nil).

EURk	2024	2023
<b>Opening balance</b>	<b>2,936</b>	<b>5</b>
Acquisition	0	2,931
<b>Closing balance</b>	<b>2,936</b>	<b>2,936</b>

**Note 18****Shares in associates and jointly controlled companies****Group**

The Group has four material joint ventures as outlined in the table below:

Name of the joint venture	Country of incorporation and principal place of business	Principal activity	Proportion of ownership interests held by the Group at year end	
			2024	2023
KREP Portugal - SICAFI, S.A.	Portugal	Real estate management	50%	50%
Vaga Odisseia LDA	Portugal	Real estate management	50%	50%
Hinos & Historias LDA	Portugal	Real estate management	50%	50%
Airosamarginal LDA	Portugal	Real estate management	50%	0%

1) Hinos & Historias LDA was established in 2023; however, it was not separately presented in the prior year's consolidated financial statements as it was a fully dormant entity and was not considered material to the Group's operations for the year ended 31 December 2023.

The joint ventures are classified as private entities, and as such, there are no publicly quoted prices available for their shares.

Investments in joint ventures are accounted for in the consolidated financial statements using the equity method.

EURk	2024	2023
Share of profit from joint ventures	1,817	5,412
	<b>1,817</b>	<b>5,412</b>

No dividends were received from the joint ventures during the years ended 31 December 2024 and 2023.

A reconciliation of the above summarised financial information to the carrying amount of the investments in each joint venture is set out below:

Summarised statement of financial position of KREP - SICAFI S.A		
EURk	2024	2023
Current assets	237	1,120
Fixed assets	71,520	63,200
Current liabilities	1,519	1,286
Long-term liabilities	25,340	22,024
<b>Equity</b>	<b>44,898</b>	<b>41,009</b>
<b>Group's share in equity – 50% (50%)</b>	<b>22,449</b>	<b>20,505</b>
Revaluation and other adjustments	2,843	2,687
<b>Group's carrying amount of the investment</b>	<b>25,292</b>	<b>23,191</b>

There are no contingent liabilities relating to the Group's interest in this associate, nor does the associate have any contingent liabilities.

**Summarised statement of financial position of Vaga Odisseia LDA**

EURk	2024	2023
Current assets	956	5
Fixed assets	0	0
Current liabilities	1,220	831
Long-term liabilities	128	0
<b>Equity</b>	<b>-393</b>	<b>-826</b>
<b>Group's share in equity – 50% (50%)</b>	<b>-196</b>	<b>-413</b>

There are no contingent liabilities relating to the Group's interest in this joint venture, nor does the joint venture have any contingent liabilities.

**Summarised statement of financial position of Hinos & Historias LDA**

EURk	2024	2023
Current assets	113	0
Fixed assets	3	0
Current liabilities	118	0
Long-term liabilities	0	0
<b>Equity</b>	<b>-2</b>	<b>0</b>
<b>Group's share in equity – 50% (50%)</b>	<b>-1</b>	<b>0</b>

There are no contingent liabilities relating to the Group's interest in this joint venture, nor does the joint venture have any contingent liabilities.

**Summarised statement of financial position of Airesamarginal LDA**

EURk	2024	2023
Current assets	5	0
Fixed assets	750	0
Current liabilities	2	0
Long-term liabilities	0	0
<b>Equity</b>	<b>753</b>	<b>0</b>
<b>Group's share in equity – 50% (50%)</b>	<b>377</b>	<b>0</b>

There are no contingent liabilities relating to the Group's interest in this joint venture, nor does the joint venture have any contingent liabilities.

The Group has one material investment in associates as outlined in the table below:

Name of the joint venture	Country of incorporation and principal place of business	Principal activity	Proportion of ownership interests held by the Group at year end	
			2024	2023
Capital Park S.A.	Poland	Real estate activities	25.47%	25.47%

2) Represents the Group's weighted shareholding across the Capital Park portfolio.



The summarised financial information of the Group's share in the associates is presented as follows:

EURk	2024	2023
Share of profit from associates	2,556	194
	<b>2,556</b>	<b>194</b>
Aggregate carrying amount of the Group's interests in associates	56,920	63,553
	<b>56,920</b>	<b>63,553</b>

There are no contingent liabilities relating to the Group's interest in this associate, nor does the associate have any contingent liabilities.

## Parent Company

EURk	2024	2023
Income from associates	0	7,051
	<b>0</b>	<b>7,051</b>

## Note 19 Other long-term securities

### Group

EURk	2024	2023
<b>Opening balance</b>	<b>3,374</b>	<b>2,769</b>
Acquisitions	749	605
Currency changes	154	53
Divestments	0	-16,923
<b>Closing balance</b>	<b>4,277</b>	<b>-13,495</b>
Revaluations for the year	-291	16,870
<b>Outgoing accumulated revaluations</b>	<b>-291</b>	<b>16,870</b>
<b>Closing book value</b>	<b>3,986</b>	<b>3,374</b>

## Parent Company

EURk	2024	2023
<b>Opening balance</b>	<b>220</b>	<b>84</b>
Acquisitions	4	173
Currency changes	8	0
Reclassifications	0	-37
<b>Closing balance</b>	<b>232</b>	<b>220</b>
Revaluations for the year	0	0
<b>Outgoing accumulated revaluations</b>	<b>0</b>	<b>0</b>
<b>Closing book value</b>	<b>232</b>	<b>220</b>

## Note 20 Long-term receivables

### Group

EURk	2024	2023
<b>Opening balance</b>	<b>1,095</b>	<b>199</b>
Additional receivables	151	938
Outgoing receivables	-37	-44
Currency changes	2	1
<b>Closing accumulated cost</b>	<b>1,211</b>	<b>1,095</b>
<b>Closing book value</b>	<b>1,211</b>	<b>1,095</b>

## Parent Company

EURk	2024	2023
<b>Opening balance</b>	<b>18</b>	<b>18</b>
Additional receivables	0	0
Outgoing receivables	-1	0
Currency changes	0	0
<b>Closing accumulated cost</b>	<b>18</b>	<b>18</b>
<b>Closing book value</b>	<b>18</b>	<b>18</b>

## Note 21

### Accounts receivable

#### Group

Accounts receivables are recognised according to the same principle as financial assets measured at amortised cost. Accounts receivables are recognised as current assets as they are short-term in nature and correspond to fair value.

At each balance sheet date, the Group assesses whether the recognised assets have an indication of impairment. In the current financial year, the Group has developed its method of computing bad debt reserves which constitute a change in accounting estimate and is applied prospectively. The nature and amount arising from the change in an accounting estimate for the current financial year is disclosed in the table below. The amount effecting the future reporting periods has not been disclosed as its estimation is impracticable.

1 Jan–31 Dec 2024					
EURk	Current	More than 30 days past due	More than 90 days past due	More than 180 days past due	Total
Gross carrying amount	162	484	40	270	956
Loss provision	0	0	-1	-23	-24
<b>Net carrying amount</b>	<b>162</b>	<b>484</b>	<b>39</b>	<b>247</b>	<b>932</b>

1 Jan–31 Dec 2023					
EURk	Current	More than 30 days past due	More than 90 days past due	More than 180 days past due	Total
Gross carrying amount	717	58	107	100	982
Loss provision	0	0	-12	-17	-29
<b>Net carrying amount</b>	<b>717</b>	<b>58</b>	<b>95</b>	<b>83</b>	<b>953</b>

## Note 22

### Other receivables

#### Group

EURk	2024	2023
<b>Opening balance</b>	<b>3,540</b>	<b>21,282</b>
Additional receivables	15,347	2,434
Outgoing receivables	-121	-20,176
Currency changes	-31	0
<b>Closing accumulated cost</b>	<b>18,734</b>	<b>3,540</b>
<b>Closing book value</b>	<b>18,734</b>	<b>3,540</b>

An amount of EUR 14,176k in other receivables for the year 2024 relates to short-term loans extended to related parties (2023:EUR nil). These loans are repayable within one year.

#### Parent Company

EURk	2024	2023
<b>Opening balance</b>	<b>113</b>	<b>20,170</b>
Additional receivables	14,201	0
Outgoing receivables	0	-20,057
Currency changes	0	0
<b>Closing accumulated cost</b>	<b>14,314</b>	<b>113</b>
<b>Closing book value</b>	<b>14,314</b>	<b>113</b>

An amount of EUR 14,176k in other receivables for the year 2024 relates to short-term loans extended to related parties (2023:EUR nil). These loans are repayable within one year.



**Note 23**

## Prepaid expenses and accrued income

**Group**

EURk	2024	2023
Prepaid insurance premiums	230	335
Accrued interest income	158	21
Accrued rental income	0	96
Other prepaid expenses and accrued income	356	150
	<b>743</b>	<b>603</b>

**Parent Company**

EURk	2024	2023
Prepaid insurance premiums	22	17
Accrued interest income	122	0
Other prepaid expenses and accrued income	26	57
	<b>169</b>	<b>74</b>

**Note 24**

## Cash and cash equivalents

**Group**

EURk	2024	2023
<b>Cash and cash equivalents</b>		
<b>Unrestricted cash</b>		
Bank balances	71,028	75,826
	<b>71,028</b>	<b>75,826</b>
<b>Restricted cash</b>		
Rental deposits received	2,691	3,073
Other restricted cash	10,252	2,730
	<b>12,943</b>	<b>5,803</b>
<b>Total cash and cash equivalents</b>	<b>83,972</b>	<b>81,629</b>

The unrestricted share of the Group cash attributable to the Parent Company as at 31 December 2024 amounts to EUR 68,371k (2023: EUR 73,124k).

**Parent Company**

EURk	2024	2023
<b>Cash and cash equivalents</b>		
<b>Unrestricted cash</b>		
Bank balances	60,303	20,891
	<b>60,303</b>	<b>20,891</b>
<b>Restricted cash</b>		
Other restricted cash	0	0
	<b>0</b>	<b>0</b>
<b>Total cash and cash equivalents</b>	<b>60,303</b>	<b>20,891</b>



## Note 25

### Interest bearing liabilities

#### Group

EURk	2024	2023
<b>Bank financing</b>		
<b>Current</b>		
Due within one year of the statement of financial position date	14,600	22,030
	<b>14,600</b>	<b>22,030</b>
<b>Non-current</b>		
Due between one and five years after the statement of financial position date	122,179	66,243
Due later than five years after the statement of financial position date	22,586	6,718
	<b>144,765</b>	<b>133,429</b>
<b>Total bank financing</b>	<b>159,365</b>	<b>155,459</b>
<b>Bond financing</b>		
<b>Current</b>		
Due within one year of the statement of financial position date	0	0
	<b>0</b>	<b>0</b>
<b>Non-current</b>		
Due between one and five years after the statement of financial position date	49,114	0
Due later than five years after the statement of financial position date	0	0
	<b>49,114</b>	<b>0</b>
<b>Total bond financing</b>	<b>49,114</b>	<b>0</b>
<b>Loans with related parties</b>		
<b>Current</b>		
Due within one year of the statement of financial position date	2,008	1,916
	<b>2,008</b>	<b>1,916</b>
<b>Non-current</b>		
Due between one and five years after the statement of financial position date	23,085	8,873
Due later than five years after the statement of financial position date	0	0
	<b>23,085</b>	<b>8,873</b>
<b>Total loans with related parties</b>	<b>25,093</b>	<b>10,789</b>
<b>Total interest bearing liabilities</b>	<b>233,573</b>	<b>166,248</b>

Total bank financing includes unamortised finance costs of EUR 1,198k (2023: EUR 940k).  
The total bond financing includes unamortised finance cost of EUR 885k (2023: EUR nil).

#### Parent Company

EURk	2024	2023
<b>Bond financing</b>		
<b>Non-current</b>		
Due between one and five years after the statement of financial position date	49,114	0
	<b>49,114</b>	<b>0</b>
<b>Total interest bearing liabilities</b>	<b>49,114</b>	<b>0</b>

The total bond financing includes unamortised finance cost of EUR 885k (2023: EUR nil).

## Note 26

### Accrued expenses and deferred income

#### Group

EURk	2024	2023
Accrued expenses	3,548	3,001
Accrued interest expense	2,828	1,667
Prepaid rental income	1,458	1,441
	<b>7,834</b>	<b>6,110</b>

#### Parent Company

EURk	2024	2023
Accrued expenses	530	393
Accrued interest expense	292	0
	<b>822</b>	<b>393</b>

**Note 27****Classification and measurement of financial assets and liabilities****Group**

The Group's financial assets and liabilities are recognised in accordance with the rules in IFRS 9. The Group classifies its financial instruments in the following categories in accordance with IFRS 9: amortised cost, fair value through profit or loss and fair value through comprehensive income. The classification is based on the nature of the asset's cash flows and the business model to which the asset/liability belongs.

1 Jan–31 Dec 2024	Assets and liabilities valued at amortised cost value	Assets and liabilities measured at fair value through profit or loss	Assets and liabilities valued at fair value via comprehensive income	Total
EURk				
Derivative instruments	0	3,749	0	<b>3,749</b>
Other long-term securities	0	3,986	0	<b>3,986</b>
Long term receivables	1,211	0	0	<b>1,211</b>
Deferred tax assets	3,167	0	0	<b>3,167</b>
Accounts receivable	932	0	0	<b>932</b>
Right-of-use assets	219	0	0	<b>219</b>
Other receivables	18,734	0	0	<b>18,734</b>
Current tax asset	74	0	0	<b>74</b>
Investments in associates & joint ventures	82,391	0	0	<b>82,391</b>
Prepaid expenses and accrued income	743	0	0	<b>743</b>
Unrestricted cash	71,028	0	0	<b>71,028</b>
Restricted cash	12,943	0	0	<b>12,943</b>
<b>Total</b>	<b>191,442</b>	<b>7,735</b>	<b>0</b>	<b>199,177</b>
Other liabilities (long-term)	2,063	0	0	<b>2,063</b>
Long-term liabilities to credit institution	216,965	0	0	<b>216,965</b>
Short-term liabilities to credit institution	16,608	0	0	<b>16,608</b>
Deferred tax liability	12,331	0	0	<b>12,331</b>
Long-term lease liability	112	0	0	<b>112</b>
Trade payables	1,597	0	0	<b>1,597</b>
Current tax liability	1,553	0	0	<b>1,553</b>
Other liabilities (current)	3,252	0	0	<b>3,252</b>
Accrued expenses and deferred income	7,834	0	0	<b>7,834</b>
<b>Total</b>	<b>262,314</b>	<b>0</b>	<b>0</b>	<b>262,314</b>

The maximum credit risk of the assets is the net amount of the carrying amounts in the table above. The Group has not received any collateral for the net financial assets.

1 Jan–31 Dec 2023	Assets and liabilities valued at amortised cost value	Assets and liabilities measured at fair value through profit or loss	Assets and liabilities valued at fair value via comprehensive income	Total
EURk				
Derivative instruments	0	6,218	0	<b>6,218</b>
Other long-term securities	0	3,374	0	<b>3,374</b>
Long term receivables	1,095	0	0	<b>1,095</b>
Deferred tax assets	4,562	0	0	<b>4,562</b>
Accounts receivable	953	0	0	<b>953</b>
Right-of-use assets	329	0	0	<b>329</b>
Other receivables	3,540	0	0	<b>3,540</b>
Current tax asset	184	0	0	<b>184</b>
Investments in associates & joint ventures	86,331	0	0	<b>86,331</b>
Prepaid expenses and accrued income	603	0	0	<b>603</b>
Unrestricted cash	75,826	0	0	<b>75,826</b>
Restricted cash	5,803	0	0	<b>5,803</b>
<b>Total</b>	<b>179,226</b>	<b>9,592</b>	<b>0</b>	<b>188,818</b>
Other liabilities (long-term)	1,633	0	0	<b>1,633</b>
Long-term liabilities to credit institution	144,218	0	0	<b>144,218</b>
Short-term liabilities to credit institution	22,030	0	0	<b>22,030</b>
Deferred tax liability	10,437	0	0	<b>10,437</b>
Long-term lease liability	246	0	0	<b>246</b>
Trade payables	2,040	0	0	<b>2,040</b>
Current tax liability	720	0	0	<b>720</b>
Other liabilities (current)	3,569	0	0	<b>3,569</b>
Accrued expenses and deferred income	6,110	0	0	<b>6,110</b>
<b>Total</b>	<b>191,003</b>	<b>0</b>	<b>0</b>	<b>191,003</b>

The maximum credit risk of the assets is the net amount of the carrying amounts in the table above. The Group has not received any collateral for the net financial assets.



## Note 28

### Fair value of financial instruments

#### Group

The Group uses observable data as much as possible when determining the fair value of an asset or liability. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation technique.

The categorisation of how fair value is determined is based on the following three different levels.

Level 1: measured at fair value based on quoted market prices in active markets for identical assets

Level 2: measured at fair value using observable inputs for assets and liabilities other than market values

Level 3: measured at fair value using inputs for assets and liabilities that are not based on observable market data

There have been no significant transfers between levels of the valuation hierarchy during the year.

The table below shows financial assets and liabilities measured at fair value according to the valuation hierarchy under IFRS 13 Fair Value Measurement.

#### Fair value of financial assets and liabilities classified at amortised cost

Financial assets and liabilities that are measured at amortised cost less impairment include accounts receivables, other receivables, accounts payable, other liabilities, etc., which is why the fair value is deemed to correspond to the carrying amount.

#### Financial instruments listed on an active market classified at amortised cost

For financial instruments that are quoted in an active market, the fair value of the asset is measured from the quoted bid price at the balance sheet date without adding transaction costs from the acquisition date. Other long-term securities holdings are valued at Level 1 in the valuation hierarchy when the value can be identified in an active market for identical assets.

## Fair value measurement

The Group has established an internal control framework for fair value measurements. The Parent Company has overall responsibility for monitoring all significant fair value measurements, including Level 3 measurements.

The Parent Company uses external valuation firms and banks as inputs to fair value measurements. If third-party information is used in the valuation, the valuation team evaluates whether the information meets the requirements of IFRS, including the level in the fair value hierarchy in which the value should be categorised.

1 Jan–31 Dec 2024				
EURk	Level 1	Level 2	Level 3	Total
Derivative instruments	0	3,749	0	3,749
Other long-term securities holdings	390	0	3,596	3,986

1 Jan–31 Dec 2023				
EURk	Level 1	Level 2	Level 3	Total
Derivative instruments	0	6,218	0	6,218
Other long-term securities holdings	277	0	3,098	3,374

## Note 29

### Appropriations

#### Parent Company

EURk	2024	2023
Group contributions received	3,707	2,086
	3,707	2,086



## Note 30

### Appropriation of profit or loss

#### Parent Company

Proposal for the appropriation of profits	
The Board of Directors proposes that the available profit be retained:	
Retained earnings	229,581,944
Profit for the year	2,076,092
	<b>231,658,036</b>
To be carried forward	231,658,036
	<b>231,658,036</b>

## Note 31

### Number of shares and quota value

#### Parent Company

Name	Number of shares	Quota value
Number of A1 shares	1,692,500	0.002
Number of A2 shares	16,920,000	0.002
Number of B shares	10,940,000	0.002
	<b>29,552,500</b>	

Common A1 and Common A2 shares have a voting power of 10 votes per share and Common B has a voting power of 1 vote per share.

## Note 32

### Participations in group companies

#### Parent Company

EURk	2024	2023
<b>Opening acquisition values</b>	<b>166,736</b>	<b>115,560</b>
Acquisitions	14,979	27,465
Divestments	-25	0
Impairment	-41,000	0
Reclassification	0	23,710
<b>Closing accumulated cost</b>	<b>140,689</b>	<b>166,736</b>
<b>Closing book value</b>	<b>140,689</b>	<b>166,736</b>

#### Specification of shares in Group companies

Company Name	Capital share	Voting rights share	Number of shares	Book value 2024	Book value 2023
Europi Property Group Ltd	100%	100%	1	56	56
Europi Invest I AB	100%	100%	500	44,069	41,397
Europi Invest II AB	73%	73%	363	2,230	1,370
Europi Invest III AB	100%	100%	500	8,153	8,141
Europi Invest IV AB	100%	100%	500	1,565	1,565
Europi Invest V AB	99%	99%	990,000	30,065	28,201
Europi Invest VI AB	100%	100%	500	3,212	44,212
Hyde Park Properties HoldCo AB	40%	87%	400,000	5,024	48
Europi Invest VIII AB	100%	100%	500	21,705	21,669
Europi Invest IX AB	99%	99%	990,000	22,518	20,007
Europi Invest X AB	100%	100%	500	34	19
Europi Invest XI AB	100%	100%	500	34	19
Europi Invest XII AB	100%	100%	500	2,024	16
Hyde Park Properties Feeder AB (formerly Europi Invest XIV AB)				0	16
				<b>140,689</b>	<b>166,736</b>

Company Name	Reg. no.	Registered Office	Equity value	Profit/loss
Europi Property Group Ltd	12232405	London, Storbritannien	-689	-651
Europi Invest I AB	559140-2697	Stockholm	44,042	4
Europi Invest II AB	559146-0612	Stockholm	3,043	-11
Europi Invest III AB	559244-3146	Stockholm	8,110	134
Europi Invest IV AB	559286-9183	Stockholm	1,527	-17
Europi Invest V AB	559286-9381	Stockholm	30,779	2
Europi Invest VI AB	559315-9410	Stockholm	228	33
Hyde Park Properties HoldCo AB	559315-9428	Stockholm	12,359	-17
Europi Invest VIII AB	559286-9399	Stockholm	21,437	300
Europi Invest IX AB	559318-4095	Stockholm	23,773	-479
Europi Invest X AB	559316-2638	Stockholm	6	-15
Europi Invest XI AB	559318-4020	Stockholm	6	-15
Europi Invest XII AB	559364-2423	Stockholm	1,998	-15
Hyde Park Properties Feeder AB (formerly Europi Invest XIV AB)	559364-2431	Stockholm	0	0

1) Hyde Park Properties Feeder AB (formerly Europi Invest XIV AB) has been sold during the year ended 31 December 2024, at which point the entity has ceased to be consolidated.

**Note 33**

## Adjustment for items not included in the cash flow

**Group**

EURk	2024	2023
Exchange rate differences	-1,544	-125
Depreciation and amortisation	164	129
Gain on sale of fixed assets	2,232	-1,422
Revenue recognised for rent-free periods	325	1,431
Share of profit from associates & joint ventures	-4,373	-5,606
Valuation of investment property	-10,946	9,065
Unrealised changed in value of securities	291	-11,357
	<b>-13,851</b>	<b>-7,886</b>

**Parent Company**

EURk	2024	2023
Gain on sale of fixed assets	0	-1,993
Loss on sale of shares in group companies	18	0
Impairment of shares in group companies	41,000	0
	<b>41,018</b>	<b>-1,993</b>

**Note 34**

## Pledged assets

**Group**

EURk	2024	2023
Property mortgages	188,950	160,917
Shares in subsidiaries	0	0

**Parent Company**

EURk	2024	2023
Property mortgages	0	0
Shares in subsidiaries	0	0

**Note 35**

## Significant events after the end of the financial year

Subsequent to the end of the reporting date, the Group's subsidiary undertaking acquired a logistic asset in England. As part of this acquisition, the Group sold a non-controlling stake in the underlying subsidiary holdings to a related party.

Following the reporting date, the Group's subsidiary undertakings secured an external loan facility to fund the forthcoming acquisitions within its Hyde Park Properties residential portfolio.

Subsequent to the reporting date, the bonds issued by the Parent Company were listed on a non-regulated market.

Stockholm, on the date indicated by our electronic signature

Willem De Geer  
Chairman of the Board

Jonathan Willén  
CEO

Pelayo Maria Primo de Rivera Oriol

Jacob Ekman

Stockholm, on the date indicated by our electronic signature  
KPMG AB

Håkan Olsson Reising  
Authorised Public Accountant



# Auditor's Report

To the general meeting of the shareholders of Europi Property Group AB (publ), corp. id 559207-9692

## Report on the annual accounts and consolidated accounts

### **Opinions**

We have audited the annual accounts and consolidated accounts of Europi Property Group AB (publ) for the year 2024. The annual accounts and consolidated accounts of the company are included on pages 67-128 in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act, and present fairly, in all material respects, the financial position of the parent company as of 31 December 2024 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31 December 2024 and their financial performance and cash flow for the year then ended in accordance with IFRS Accounting Standards, as adopted by the EU, and the Annual Accounts Act. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the group.

### **Basis for Opinions**

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

### **Other Information than the annual accounts and consolidated accounts**

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1-64 and 137-170. The Board of Directors and the Managing Director are responsible for this other information.

Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of the Board of Directors and the Managing Director**

The Board of Directors and the Managing Director are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS Accounting Standards as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intend to liquidate the company, to cease operations, or has no realistic alternative but to do so.

### **Auditor's responsibility**

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an



auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the Managing Director.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's, use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent

the underlying transactions and events in a manner that achieves fair presentation.

Plan and perform the group audit to obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated accounts. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

## Report on other legal and regulatory requirements

### **Opinions**

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Managing Director of Europi Property Group AB (publ) for the year 2024 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated in accordance with the proposal in the statutory administration report and that the members of the Board of Directors and the Managing Director be discharged from liability for the financial year.

### **Basis for Opinions**

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

### **Responsibilities of the Board of Directors and the Managing Director**

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the



requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organisation and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organisation is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner.

The Managing Director shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfil the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

#### **Auditor's responsibility**

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional scepticism throughout the audit. The examination of the administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for

the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined whether the proposal is in accordance with the Companies Act.

Stockholm, on the date indicated by our electronic signature

Håkan Olsson Reising  
Authorised Public Accountant  
KPMG AB



# Corporate Governance

Norblin Factory, Warsaw

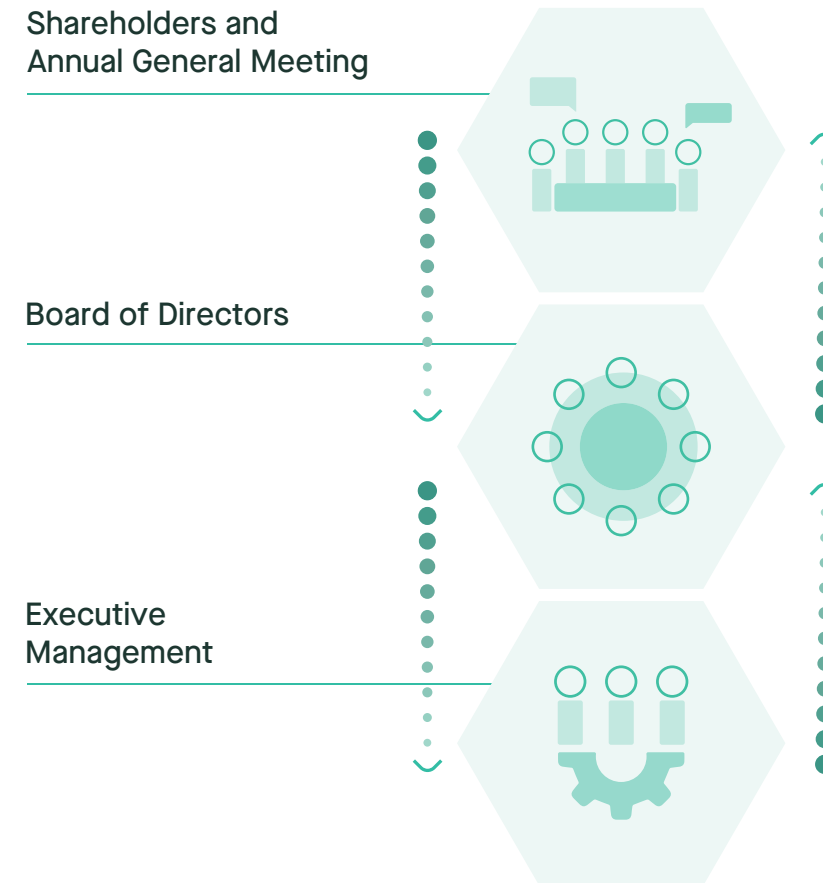


# Corporate Governance at Europi

Europi Property Group AB (publ) conducts its business in accordance with all applicable laws and regulatory frameworks with the highest business ethics. The Group is a Swedish public limited company, headquartered in Stockholm with operations across several European jurisdictions. As such the Group is regulated by the Swedish Companies act, the Swedish Code of Corporate Governance as well as other applicable Swedish and foreign legislation and regulations. Following the listing of Europi’s senior unsecured green bond in early January 2025, the Group is also subject to Nasdaq’s rules and regulations. The Group’s financial reporting is governed by IFRS in addition to national legislations. As a signatory of the UN Global Compact Principles, the Group has also aligned its governance framework with universal principles on human rights, labour, environment, and anti-corruption in mind.

A corporate governance memorandum and formal policies sets out the Group’s governance framework in detail. The Annual General Meeting is the highest decision-making body and represents the main forum where shareholders’ can exercise their influence. The Board of Directors represents the highest governance body, has overall responsibility for Europi’s strategy and organisation and supervises Europi on behalf of the shareholders. The shareholders nominate candidates for the Board of Directors each year and the shareholders decide the Board composition for the upcoming year via voting procedure at the Annual General Meeting. In the nomination process, the shareholders consider a range of qualities including competencies and diversity. For the financial year of 2024, the Group is audited by the registered accounting firm KPMG AB with Håkan Olsson Reising named the responsible auditor as decided by the shareholders on the Annual General meeting.

Conflicts of interests are prevented and mitigated by the Board of Directors through risk identification followed by full disclosure of business relationships, roles and potential conflicts of interest among key decision makers. Employees are required to report any perceived conflicts of interest to the CEO. In situations where there may be a conflict of interest, the conflicted party will be excluded from the decision-making process. Potential conflicts of interest of key decision makers at Europi and the Board of Directors stemming from other Board Memberships, cross-



shareholdings with partners, the existence of controlling shareholders and related parties are disclosed to stakeholders on a need-to-know basis.

To facilitate early detection and corrective action of any wrongdoing, Europi has a whistleblower function that can be accessed on the Group’s website, where anyone can report concerns such as illegal activities, misconduct or unethical behaviour. During 2024, there were no instances of non-compliance with laws and regulations.

Europi offers all its employees competitive, market based remuneration and benefits. The Board of Directors is responsible for determining the remuneration of the CEO and the CEO is responsible for determining the remuneration in the operational team. The Group is not part of any collective bargaining agreements.



# Management & Team

## Jonathan Willén

CEO



Jonathan is the CEO and Co-Founder of Europi. He was previously a Principal in Blackstone's European real estate private equity group since 2015. Before Blackstone, Jonathan was a Senior Associate at Goldman Sachs and an Analyst at Morgan Stanley, focusing on derivatives structuring. Jonathan received a BSc in Economics with First Class Honours from the London School of Economics & Political Science, and a Master (MDesS) in Real Estate & the Built Environment from Harvard University GSD. He is an active Member of the Harvard Alumni Real Estate Board and is also a Board Member of Capital Park S.A. in Poland.

## Jonas Fink

GROUP INVESTMENT DIRECTOR



Jonas is Group Investment Director at Europi and has been with the company from the start. Prior to joining Europi, Jonas worked in the EMEA real estate investment banking division of Bank of America Merrill Lynch, based in London since 2017. Previously, Jonas worked in Deutsche Bank's M&A and corporate finance team in Frankfurt as well as Allianz Capital Partners' direct infrastructure investment team in Munich. Jonas holds a BSc in General Management from EBS Universität für Wirtschaft und Recht.

## James Tootell

ASSET MANAGEMENT DIRECTOR



James is Asset Management Director at Europi, working closely with local operating partners to create value across the investment portfolio. Prior to joining Europi, James worked as Head of Asset Management for Elite Partners Capital, establishing the UK-based management operations, including managing the c. 150 UK assets held by the Singapore listed Elite Commercial REIT. Previously, James worked as Asset Management Director – North at Telereal Trillium, the largest privately owned property company in the UK. James holds a BSc (Hons) in Land Management from the University of Reading, and qualified as a Chartered Surveyor (MRICS) in 2004.

## Arthur Cole-Fontayn

INVESTMENT DIRECTOR,  
HYDE PARK PROPERTIES

Arthur is an Investment Director at Hyde Park Properties, Europi's Prime Central London residential strategy, and has been with Europi from the start. Prior to Europi, Arthur was a Senior Underwriter & Loans Manager at Aspen Bridging Limited. Arthur started his career working at STJ Advisors, a leading independent ECM advisory firm in Hong Kong. Arthur holds a BSc in International Management (China) with Chinese Language from SOAS University of London.

## Johan Hertervig

HEAD OF BUSINESS DEVELOPMENT



Johan is an Investment Manager at Europi and also leads ongoing business development. Prior to Europi, Johan focused on residential real estate at Brunswick Real Estate Ventures and Hembra (previously 'D. Carnegie'). Before this he was an Associate at the Boston Consulting Group. Johan holds a BSc and MSc in Accounting and Financial Management from Stockholm School of Economics.

## Andrea Ryott

INVESTMENT MANAGER



Andrea is an Investment Manager at Europi. Andrea is also a Board Member of queue-management platform, Dibz. Prior to Europi, Andrea has worked with residential real estate development and PropTech investments at Brunswick Real Estate Ventures. She has also worked as a Venture Capital Analyst at Northzone. Andrea holds a BSc and MSc in Business and Management from Stockholm School of Economics.

## Dorottya Kardos

CFO



Dorottya is CFO at Europi. Prior to Europi, Dorottya held various senior finance roles in practice and industry across a variety of accounting functions in Ireland and the United Kingdom. She started her career in audit at a Big Four accounting practice and later specialised in financial reporting advisory. Dorottya is a qualified chartered accountant (ACA) and holds a Bachelor of Commerce degree from University College Dublin.

## Emmeli Höglund

GROUP CFO



Emmeli is Group CFO at Europi and has been with the company since it was founded in 2019. In addition to Europi, Emmeli serves as Board Member of AVY Finans AB, a PropTech company focusing on digitalising residential real estate. Prior to Europi Emmeli spent 14 years building companies within the tech and real estate industries. Emmeli has studied Finance and Management at Stockholm University.

## Ricardo Dourado

GROUP FINANCIAL CONTROLLER



Ricardo is a Group Financial Controller at Europi. Prior to Europi, Ricardo worked as a Senior Financial Accountant at Himalaya Shipping and before that, as a Fleet Accountant Manager at Lomar Shipping. Ricardo is a qualified chartered accountant (ACCA) and holds a Bachelor of Psychology degree from Universidade Independente in Lisbon.

## Christian Lüning

GROUP FINANCIAL CONTROLLER



Christian is a Group Financial Controller at Europi. Prior to Europi, Christian worked as an Assistant Manager at Deloitte focusing on larger public companies. Christian holds an MSc in Accounting and Finance from Lund University.

## Carl De Geer

INVESTMENT ANALYST



Carl is an Investment Analyst at Europi. Prior to Europi, Carl worked as a summer analyst at Sportable, a London-based sports analytics company. Carl holds a BSc in Business Management, Digital Innovation, and Entrepreneurship from Bayes Business School (formerly CASS).

## Matilda Svenson

EXECUTIVE ASSISTANT &  
OFFICE MANAGER

Matilda is an Executive Assistant & Office Manager at Europi. Prior to Europi, Matilda worked as a Team Coordinator within the Internal Audit Department at the London office of Hutchinson Whampoa Europe, a multinational conglomerate. Matilda has studied Geography, Film, Sociology and Media at Santa Monica College.



# Board of Directors



## Willem De Geer

CHAIRMAN OF THE BOARD SINCE 2019

Willem De Geer is Co-Founder and Chairman of Europi, as well as Chairman of the Board of AVY Finans AB (a PropTech company focusing on digitalising residential real estate). Prior to this Willem De Geer was founder and CEO at Panopticon, a data visualisation software company. Willem De Geer is a graduate of the Stockholm School of Economics.



## Jacob Ekman

BOARD MEMBER SINCE 2019

Jacob is owner and Board Member of Bergsundet (a family group of companies active in long-term commercial real estate and residential development in Sweden, previously also Germany and Switzerland) as well as Board Member of Family Business Network, Sweden. Prior to this Jacob was Partner and Senior Vice President at Gylling Optima Batteries. Jacob holds a BSc in Marketing and Finance from the American College of Switzerland.



## Pelayo Primo de Rivera y Oriol

BOARD MEMBER SINCE 2019

Pelayo is Executive Partner of Kefren Capital Real Estate and Managing Director of Kefren Capital, a Private and Public equity investor. Pelayo has also been Chairman of Norfin Inversiones Inmobiliarias, Spanish affiliate of a Portuguese Real Estate Fund Manager. Prior to investing and managing Real Estate investments, Pelayo worked for Citigroup as Director of Commercial and Investment Banking. Pelayo graduated in law and business at ICADE E-3, and completed an MBA at The Wharton School. He was Chair of the Alumni Board for 9 years and member of the Wharton's EMEA International Advisory board for another 9, until 2020.



# Senior Advisors



## Gabriel Fitzgerald

SENIOR ADVISOR

Gabriel is the CEO and Founding Partner of Fidelio Capital, a growth-oriented global investor, headquartered in Sweden. Prior to founding Fidelio Capital, Gabriel worked at Nordic Capital and Carnegie in Stockholm. Gabriel holds a MSc in Finance from the Stockholm School of Economics and has a Curriculum stage one University Medical Degree from Linköping University.



## Fabian Hielte

SENIOR ADVISOR

Fabian is the Executive Chairman of Neudi & C:o, a Swedish based, family-owned investment company in the fourth generation. He is also the owning family's representative and board member of Ernströmgruppen, a group of leading industrial technology companies. Fabian holds a Master's Degree from Stockholm School of Economics and a Master's degree in Comparative Literature and Philosophy from Stockholm University



## Emil Haraldsson

SENIOR ADVISOR

Emil is Partner and Group CFO at Brunswick Real Estate, a Nordic impact-driven real estate investment manager and partner of Europi. Prior to Brunswick, Emil worked as CFO at Sveafastigheter, a Swedish based real estate investment fund. Emil holds a MSc in Industrial Management and Engineering from Linköping University.



## Erik Widmark

SENIOR ADVISOR

Erik is Partner and Head of Sourcing at Brunswick Real Estate, a Nordic impact-driven real estate investment manager and partner of Europi. He is a member of Europi's Asset Review Committee and has over 20 years of experience from the real estate industry. Erik holds a degree in Construction, Real Estate Management and Finance from KTH Royal Institute of Technology.



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Europi Property Group



# Sustainability

*Adarse Warehouse, Lisbon*



# Sustainability Reporting 2024

Europi publishes its sustainability report annually integrated within the annual report. The sustainability reporting for 2024, covering the period from 1 January to 31 December 2024 with publication date 24th of April 2025, has been compiled in accordance with GRI Universal Standards 2021. The basis for the sustainability report is stakeholder dialogues that are continually conducted and a materiality analysis that was last reviewed in 2024. This chapter provides a detailed description of the Group's sustainability work and a GRI Index, referencing where in the annual and sustainability report information on GRI's general and specific disclosures can be found.

The sustainability report covers all entities where Europi exercises control as well as LX Factory and corporate offices. For all entities with directly owned properties where Europi exercises control and LX Factory, the sustainability data has been fully consolidated with no adjustments made to non-controlling interests. For acquisitions in the current reporting year, data is collected and recorded from time of closing until end of the year and for disposals in the current reporting year data is collected and recorded until transfer of ownership. The sustainability part of the annual report has not been externally audited. The reported information in this section has been reviewed and approved by the Board of Directors.

Contact persons:

Jonathan Willén, CEO of Europi  
Johan Hertervig, Head of Business Development





# Materiality Analysis

To ensure a focus on the most material sustainability topics, Europi, together with the company's key stakeholders, continuously analyses both positive and negative impacts that the organisation has on the economy, environment, and people, including impacts on their human rights. The process to identify a long list of potential impacts involved discussions with key stakeholders as well as internal and external benchmarking. The long list was prioritised to the most material topics based on the impacts' significance with regards to Europi's current operations and property portfolio. The analysis has resulted in identification of nine Board approved material topics that represent Europi's most significant impacts, guiding all sustainability efforts of the organisation. The material topics are grouped under three focus areas: The Planet, Social Responsibility and Business Ethics & Governance. For each focus area, Europi reports on relevant GRI Standards. Outcomes for 2024 on these metrics can be found in the Sustainability Notes section of this chapter on pages 155 - 162 as well as throughout the report as referenced in the GRI Index on pages 163 - 166.

## Europi's Key Stakeholders

The most important stakeholders across Europi's activities and business relationships have been identified by the Group's ESG committee, consisting of the CEO, the Head of Business Development and the Asset Management Director. The stakeholders have been engaged to help identify negative and positive impacts and determine the most material ones. Europi continuously engages with these stakeholders through both formal discussions and ongoing interactions as part of the normal operations. These dialogues also help Europi to manage and improve the Group's impact efforts, providing important feedback loops on actions and initiatives taken.

### Key Stakeholders



# Material Sustainability Issues

FOCUS AREAS			
	THE PLANET	SOCIAL RESPONSIBILITY	BUSINESS ETHICS & GOVERNANCE
<b>MATERIAL TOPICS</b>	<ul style="list-style-type: none"> <li>Climate Change</li> <li>Energy Efficiency</li> <li>Renewable Energy</li> </ul>	<ul style="list-style-type: none"> <li>Attractive Workplace</li> <li>Equality of Opportunity</li> <li>Customer Satisfaction</li> </ul>	<ul style="list-style-type: none"> <li>External Relationships</li> <li>Corruption</li> <li>Financial Stability and Performance</li> </ul>
<b>GRI AREA</b>	<ul style="list-style-type: none"> <li>Environmental (300)</li> </ul>	<ul style="list-style-type: none"> <li>Social (400)</li> </ul>	<ul style="list-style-type: none"> <li>Economic (200)</li> </ul>
<b>GRI STANDARDS</b>	<ul style="list-style-type: none"> <li>Emissions (305)</li> <li>Energy (302)</li> </ul>	<ul style="list-style-type: none"> <li>Employment (401)</li> <li>Training &amp; Education (404)</li> <li>Diversity &amp; Equal Opportunity (405)</li> <li>Non-discrimination (406)</li> <li>Customer Health and Safety (416)</li> </ul>	<ul style="list-style-type: none"> <li>Anti-corruption (205)</li> <li>Economic Performance (201)</li> </ul>
<b>LINK TO SUSTAINABLE DEVELOPMENT GOALS</b>	<ul style="list-style-type: none"> <li>7: Affordable and Clean Energy</li> <li>11: Sustainable Cities and Communities</li> <li>12: Responsible Consumption and Production</li> <li>13: Climate Action</li> </ul>	<ul style="list-style-type: none"> <li>3: Good Health and Well-Being</li> <li>5: Gender Equality</li> <li>8: Decent Work and Economic Growth</li> </ul>	<ul style="list-style-type: none"> <li>16: Peace, Justice and Strong Institutions</li> </ul>



## Sustainability Governance

Europi's sustainability governance consists of external laws and regulations, voluntary external initiatives the Group adheres to such as UN Global Compact, UN Sustainable Development Goals and the GRI 2021 standards, as well as internal frameworks and policies. Europi is committed to leave a lasting positive impact for all stakeholders and has set high ambitions for the Group's sustainability efforts. The Group's internal policy commitments for responsible business conduct are based on The Organisation for Economic Co-operation and Development (OECD) Guidelines for Multinational Enterprises, OECD Due Diligence Guidance for Responsible Business Conduct, the United Nations (UN) Guiding Principles on Business and Human Rights and the precautionary principle and respect for all internationally recognised human rights. As a real estate owner with operations in several European Geographies, Europi is particularly focused on local communities in the human rights context. The main internally developed policies include Code of Business Conduct, Environmental Policy, Equal Treatment Policy and Anti-corruption policy. Europi's Supplier Code of Conduct is integrated into the Group's Partnership Agreements. Europi communicates the Group's internal frameworks and policies to all relevant stakeholders on a need-to-know basis. Europi's sustainability strategy, internal frameworks and policies have been developed by the Group's ESG committee and are approved by the Board of Directors. They govern all the organisation's activities and are communicated to employees, partners and other relevant stakeholders via formal documents and close ongoing dialogue. Europi expects a high focus on these important issues from all the Group's partners and these expectations are also integrated in formal partnership agreements.

The ESG committee, consisting of the CEO, the Head of Business Development and the Asset Management Director, convenes regularly and is responsible for developing, refining, communicating and executing the company's ESG strategy and ensure that Europi stays at the forefront of these important issues. The ESG strategy is developed and executed in close collaboration with Europi's local operating partners, who have deep expertise and knowledge of their respective markets, to ensure efficient execution and optimised positive impact in each local market. Europi's ESG strategy, policies and commitments directly feeds through to asset level business plans as well as corporate operations. The ESG committee interacts directly with the rest of the organisation and the Group's business partners, providing advice, guidance and training on implementation. Through the CEO, the committee reports its activities to the Board of Directors regularly, ensuring that they are

updated on progress as well as sharing knowledge and experience. Europi is committed to provide for or cooperate in the remediation of negative impacts that the Group identifies it has caused or contributed to. Any grievances or concerns about the organisation's business conduct can be reported directly to the committee or anonymously via the Group's whistle-blower function on the website. Critical concerns are reviewed and passed on to the Board of Directors if deemed material. No critical concerns were communicated to the Board in 2024. Europi's ESG committee also actively monitors sustainability related risks and the Group's impacts and ensures these are mitigated and remedied to the greatest extent possible.

For each focus area and material topic identified in the materiality analysis, Europi has developed policies and commitments, informing actions and efforts to manage the topics. The Group puts emphasis on tracking the effectiveness of actions using goals targets and indicators where possible to evaluate progress, feeding back any lessons learned to optimise procedures and policies.



FOCUS AREA	MATERIAL TOPIC	ACTUAL AND POTENTIAL IMPACTS	COMMITMENTS AND POLICIES	MANAGEMENT OF IMPACTS	TARGETS
The Planet	Climate Change	Climate change represents one of the largest, if not the largest, global challenges today. Climate change impacts the environment and people negatively as exemplified by global warming, natural disasters and displaced people. It also comes with huge challenges for the economy as countries and companies are transitioning away from cheap fossil fuels. The real estate and construction industry are major contributors to green house gas emissions and resulting climate change. For existing real estate, the energy consumed in the buildings is the main contributor to this negative impact.	Europi is committed to reducing the Group's climate impact at asset level and corporate level. The Group's Environmental Policy guides the organisation's efforts in this topic.	On asset level, Europi works with external specialists to minimise the climate footprint of the Group's assets through energy efficiency initiatives and ensuring the best energy sources from a climate perspective. On corporate level, the Group offsets the corporate office emissions through the World Land Trust's Carbon Balanced Program.	<ul style="list-style-type: none"> <li>• Reduce Scope 1 and 2 emissions per sqm over time in LFL portfolio</li> <li>• &gt;50% of the portfolio property value should be certified or in the process of being certified</li> <li>• 100% of the office and mixed-use portfolio property value should be certified or in the process of being certified</li> </ul>
	Energy Efficiency	Energy efficiency touches upon issues related to climate change, but also addresses the scarcity of the earth's resources. Energy efficiency has a clear positive impact on the environment as most energy production comes with some form of environmental cost. It also has a positive effect on the economy as productivity increases.	Europi is very focused on increasing the energy efficiency of the Group's real estate assets to improve their performance and reduce their environmental impact. For mixed-use and office properties, the Group is committed to upgrade all properties to a high sustainability certification level according to the programs of BREEM, LEED, DGNB or equivalent certification schemes.	Energy efficiency initiatives are a natural part of the business plan of most of Europi's acquired assets. The Group works continuously together with energy consultants and local operating partners to upgrade the assets in the portfolio to a high sustainability standard.	<ul style="list-style-type: none"> <li>• 100% of new developments and large-scale remodelling shall obtain at least BREEAM Very Good, LEED Gold or equivalent standard</li> <li>• Reduce LFL consumption of natural gas</li> <li>• 100% of purchased electricity should be generated from renewables</li> </ul>
	Renewable Energy	Renewable energy has a major positive impact on the environment. Transitioning away from fossil fuels reduces harmful emissions that affect the environment and people. Clean, renewable energy is key for a sustainable future.	Europi always uses renewable energy where possible and is determined to increase the share. The Group is also committed to invest in production of renewable energy through e.g. solar panels on the roofs of the Group's assets.	Europi tracks the share of renewable energy used within the organisation to ensure the Group reaches its target. Together with local operating partners, each asset is analysed to assess whether energy production through solar panels makes sense.	<ul style="list-style-type: none"> <li>• Increase share of green leases over time</li> </ul>
Social Responsibility	Attractive Workplace	An attractive workplace first and foremost affects people positively. It is crucial for the well-being and personal development of employees. It also stimulates creativity and productivity and thus also has the potential to have a strong positive impact on businesses and the general economy.	Europi strives to be a very attractive employer, offering its employees competitive remuneration and benefits and attractive working conditions. The Group believes in transparency regarding expectations and promotes open on-going dialogues between employees and managers.	Europi's two offices are located centrally in prime office buildings in London and Stockholm. All Europi's employees are offered an annual performance and career development review.	<ul style="list-style-type: none"> <li>• Zero workplace injuries and work-related illness</li> <li>• Absence due to illness should be below 3%</li> </ul>
	Equality of Opportunity	Equality of opportunity has clear benefits for people and economic development. Assessing people on merit and not discriminating on background is important to ensure a highly productive economy and a cohesive society with a strong moral fabric. Equality of opportunity is aligned with the universal definition of fairness and represents a key lever to fight injustice, nepotism and corruption.	Europi is committed to promoting equal treatment within and outside the organisation. The Group believes it is the universally right thing to do and an imperative for success in a highly competitive world. Europi's equal treatment approach is regulated in the Equal Treatment Policy.	Europi has a whistle-blower function that enables anyone inside or outside the organisation to report concerns on discrimination or unjust behaviour. The Group tracks any form of discrimination and has policies and procedures in place to react forcefully should this occur.	<ul style="list-style-type: none"> <li>• Equal opportunity for employment, development and promotion</li> <li>• Zero incidents of discrimination</li> </ul>
	Customer Satisfaction	Customer satisfaction determines how well a company's products or services meet customer expectations and is a key mechanism to stimulate product and in turn economic development. High customer satisfaction targets impacts people and the economy positively through offering a better product.	Europi is committed to provides safe, high-quality spaces tailored to the needs of tenants that enables them to prosper and develop.	Europi works closely with the Group's local operating partners to ensure that tenants and their businesses are given the very best conditions to operate. The local presence and expertise of the partners are absolutely essential to achieve a positive outcome.	<ul style="list-style-type: none"> <li>• Europi aims to have a high tenant satisfaction and improve it over time</li> </ul>
Business Ethics & Governance	External Relationships	External relationships can act as an amplifier for both positive and negative impacts. If handled and managed well, external relationships can be the lever through which good behaviour spreads in the economy. By being a thoughtful business and by requiring suppliers, customers and partners to adhere to the same high standards the positive impact on economies, people and the environment can be very large.	Europi's investment approach covering several European geographies and investing alongside local operating partners implies that the Group have many external partnerships in which it can assess a positive influence. Europi expects high standards regarding environmental and social sustainability as well as business ethics and governance from local operating partners as regulated in the Group's partnership agreements.	Europi maintains a very close dialogue with all local operating partners as well as other firms with which the Group has external relations. Expectations are followed up and monitored through formal reporting processes as well as open on-going dialogues.	
	Corruption	Corruption has devastating impacts on economies, the environment and on people including their human rights worldwide. Corruption hampers and harms economic development and growth, it often results in environmental damages or loss and is very often associated with violation of human rights. The real estate industry handles large values and corruption is not uncommon in certain jurisdictions, especially within construction and development.	Europi and its local operating partners operates under a zero-tolerance approach when it comes to corruption. Europi's Anti-Corruption Policy describe the Group's approach to corruption and how the effort of fighting corruption is to take place.	Europi has implemented an anti-corruption and bribery education program with annual training for employees. All local operating partners as well as transaction counterparties are diligently evaluated and undergo a thorough KYC process. Major costs and expenditures on properties have to be approved by Europi and local operating partners report to Europi on a regular basis.  To facilitate detection of any wrongdoing, Europi also has a whistle-blower function that enables anyone inside or outside the organisation to report concerns such as illegal activities, misconduct and unethical behaviour.	<ul style="list-style-type: none"> <li>• Zero incidents of corruption</li> <li>• Annual anti-corruption training for all employees</li> </ul>
	Financial Stability and Performance	Financially stable, well-run businesses that generates a healthy profit has major benefits to the economy and economic development. Healthy businesses have resources to invest in people, typically through offering better working conditions and opportunities for development, and can afford to be more mindful about the environment.	Europi has set its financial targets to balance a superior risk-adjusted return with an adequate level of risk. The economic value generated in the business is shared among several stakeholders including owners, lenders, employees and societies in which the Group operates.	Performance of portfolio is reviewed by the Executive Management and the Board of Directors regularly. Financial risks are monitored closely by Management together with the finance organisation.	<ul style="list-style-type: none"> <li>• &gt; 15% levered IRR and 1.5x equity multiple per deal</li> <li>• Net LTV of ≤55%</li> </ul>



# Sustainability Notes

Sustainability has been a core focus of Europi since inception. The Group is committed to improve the built environment for all stakeholders and contribute to solving global challenges. Europi's three focus areas and nine corresponding material topics form the basis of how the Group directs, prioritises, measures and follow up initiatives to maximise the positive impact. These initiatives and their outcomes are presented in detail below.

## The Planet

Europi works continuously to improve the environmental impact of the Group's operations. The Group especially focuses on efforts to reduce the carbon footprint, improve energy efficiency and increase share of renewable energy. This is primarily achieved through active asset management together with local operating partners.

Main completed energy efficiency initiatives on asset level in 2024 include upgrading building management systems, improvements to ventilation systems and installing energy efficient lighting and solar panels in the portfolio. During 2024 total energy consumption and natural gas consumption in the like for like portfolio decreased by -3% and -8% respectively. The natural gas consumption decrease was primarily driven by significant decreases in Stamp Office (-29%) and Cuprum (-15%), assets where Europi has made significant investments. During the year Circuit in Barcelona was certified to LEED Gold and by the end of 2024 45% of the GAV of Europi's directly owned assets (incl. LX Factory) was certified. A large-scale refurbishment project of the Adarse warehouse in Ecologis also completed in 2024, which included installing solar panels on the roof of the asset and upgrading the space to new development standard. Following these investments, Adarse was certified to BREEAM Excellent in the beginning of 2025. During 2024, the solar panels on the roof of Adarse produced 62,366 kWh of renewable electricity. The environmental risks in Europi's property portfolio are considered small and no fines or non-monetary sanctions for non-compliance with environmental laws and regulations were imposed on the Group in 2024.

In 2024, 90% of the electricity consumption within the organisation came from renewable energy sources. This represents an increase of 5 percentage point from the 85% renewable electricity share in 2023, driven by a higher share of renewable energy in LX Factory.

Europi monitors its greenhouse gas emissions in accordance with the Green House Gas (GHG) Protocol and tracks emissions for all Scopes (1,2 and 3). For Europi, Scope 1 emissions primarily relate to natural gas used for heating in the property portfolio and Scope 2 includes emissions from purchased electricity and district heating. Europi discloses Scope 2 emissions using both the market-based and the location-based method. Scope 2 (market-based) emissions are significantly lower than Scope 2 (location-based) as Europi and the Group's local operating partners have chosen to purchase electricity, district heating and district cooling from suppliers using renewable energy sources to a large extent. During the year Scope 1 and 2 (market-based) emissions decreased by -22% like-for-like compared to 2023, primarily due to lower natural gas consumption within the portfolio and no refrigerant leakages in 2024. Europi's Scope 3 emissions in 2024 and the increase from 2023 are primarily driven by CAPEX projects, most notably in the Adarse and LX Factory assets in Portugal. Remaining scope 3 emissions mainly consist of emission from non-renewable tenant electricity consumption in LX Factory and Ecologis' assets and indirect emissions from producing and delivering energy. Business travel constitutes less than 1% of Scope 3 emissions.

## GRI 302-1: Energy consumption within the organisation, GRI 302-3: Energy intensity

	Energy Consumption (MWh)				Renewable share (%)	
	2024	2023	Change, %	Change, LFL, %	2024	2023
Electricity	2,332	2,158	8%	2%	90%	85%
District heating	4	4	0%	0%	73%	72%
District cooling	4	4	0%	0%	100%	100%
Natural Gas	1,823	1,974	-8%	-8%	0%	0%
<b>Total energy consumption</b>	<b>4,164</b>	<b>4,141</b>	<b>1%</b>	<b>-3%</b>	<b>51%</b>	<b>45%</b>
Energy intensity, kWh/sqm	17	17				

Energy consumption data in larger directly owned assets where Europi exercises control and LX Factory is based on actual energy consumption excluding tenants' purchased energy consumption. For Hyde Park Properties and Liv Lisbon assets, energy consumption has been estimated. For Stockholm HQ and London office, energy consumption has been estimated using the square meter pro rata share of actual metered consumption for the buildings. 6,825 kWh of the electricity consumed comes from electricity generated from solar panels on the office asset Esplugues 225 in Barcelona, Spain. Like for like (LFL) portfolio changes refer to change in consumption for assets owned during the full years of 2023 and 2024.



**GRI 305-1: Direct (Scope 1) GHG emissions,  
GRI 305-2: Energy indirect (Scope 2) GHG emissions,  
GRI 305-3: Other indirect (Scope 3) GHG emissions,  
GRI 305-4: GHG emissions intensity**

Metric tons of CO <sub>2</sub> e	2024	2023	Change, %	Change, LFL, %	Comments
<b>Scope 1</b>					
Natural Gas	334	361	-8%	-8%	Decrease driven mainly by reduced consumption in Stamp Office and Cuprum
Leakage of refrigerants	0	58	-100%	-100%	No refrigerant leakage in 2024
Diesel	0	0	1%	1%	Small amount of diesel used for generator in Circuit office asset
<b>Total Scope 1</b>	<b>334</b>	<b>419</b>	<b>-20%</b>	<b>-21%</b>	
<b>Scope 2 (market-based method)</b>					
Purchased electricity	87	115	-25%	-25%	Decrease driven by increased share of renewable energy in LX Factory
District heating	0	0	0%	0%	
<b>Total Scope 2 (market-based method)</b>	<b>87</b>	<b>115</b>	<b>-25%</b>	<b>-25%</b>	
Total Scope 2 (location-based method)	457	420	9%	4%	
<b>Scope 3</b>					
3.1. Purchased goods and services	715	722	-1%		Relates to property maintenance
3.2. Capital goods	6,308	805	684%		Increase driven primarily by larger CAPEX projects in Adarse and LX Factory
3.3. Fuel and energy-related activities	999	980	2%		Indirect energy and fuel-related emissions
3.6. Business travel	38	33	16%		Includes air, rail and car travel as well as overnight hotel stays
3.13 Downstream leased assets	853	1,209	-29%		Decrease driven by increased share of renewable tenant electricity in LX Factory
<b>Total Scope 3</b>	<b>8,913</b>	<b>3,749</b>	<b>138%</b>		
<b>Total Scope 1,2 &amp; 3 (market-based method)</b>	<b>9,333</b>	<b>4,283</b>	<b>118%</b>		
<b>Total Scope 1 &amp; 2 (market-based method)</b>	<b>421</b>	<b>534</b>	<b>-21%</b>	<b>-22%</b>	
Emissions intensity Scope 1 & 2 (market-based method), kg CO <sub>2</sub> e/sqm	1.7	2.2	-23%		

Emissions data is based on actual and estimated fuel and energy consumption in directly owned assets where Europi exercises control plus LX Factory as well as corporate offices. The operational control approach has been applied and 2023 is set as the base year as this was the first year Europi measured the Group's GHG emissions for all Scopes (1, 2 & 3). Scope 1 emission factors have been retrieved from Defra's Environmental Reporting Guidelines. Scope 2 location-based emission factors have been retrieved from AIB (association of issuing bodies) and Scope 2 market-based emission factors have been retrieved from each supplier. Scope 3 emission factors have been retrieved primarily from EPA, BEIS, Exiobase and IEA. Like for like (LFL) portfolio changes refer to change in emissions from the portfolio of assets owned during the full years of 2023 and 2024.

**SCA: Sustainability certified assets**

	2024				2023			
	BREEAM	DGNB	LEED	Total	BREEAM	DGNB	LEED	Total
Certified GAV, EURm	124.0	59.6	20.1	203.7	116.3	61.3	0.0	177.6
Certified GAV, % of total	28%	13%	4%	45%	31%	16%	0%	47%
Certified area, thousands sqm	31,783	13,401	12,231	57,415	31,783	13,401	0	45,184
Certified area, % of total	13%	5%	5%	23%	13%	6%	0%	19%

Data refers to directly owned assets where Europi exercises control and Lx Factory only.

## Social Responsibility

Europi believes that being an attractive, inclusive workplace is key to attract, develop and retain the best talent, which is crucial to the Group's success. The well-being of employees as well as consultants and partners working together with Europi is always a top priority. Transparency regarding expectations, formal annual performance and career development reviews and ongoing open dialogues between managers, employees and consultants are natural elements to ensure this. In 2024, 100% of employees and consultants working long-term for Europi received a formal annual performance and career development review. During the year, there were no workplace injuries or work-related illness. In addition to Europi's eleven full time employees at the end of the period, one consultant is working for the Group on longer term contract in the finance organisation. Europi offers all its employees and longer-term consultants competitive, market based remuneration and benefits.

Europi is also a strong believer in meritocracy, diversity and equality of opportunity. To be successful as an investment organisation with high ambitions, Europi must be able to attract and retain the brightest minds and ensure the Group has a broad set of perspectives represented. Europi has a zero-tolerance policy against any form of discrimination and unequal treatment. During 2024 there were no reported incidents of discrimination.

### GRI 2-7: Employees

# of people	2024			2023		
	Women	Men	Total	Women	Men	Total
<b>Sweden</b>						
Permanent employees	1	2	3	1	0	1
Temporary employees	0	0	0	0	0	0
Non-guaranteed hours employees	0	0	0	0	0	0
<b>Total Sweden</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>
o/w Full-time employees	1	2	3	1	0	1
o/w Part-time employees	0	0	0	0	0	0
<b>United Kingdom</b>						
Permanent employees	2	6	8	2	5	7
Temporary employees	0	0	0	0	0	0
Non-guaranteed hours employees	0	0	0	0	0	0
<b>Total United Kingdom</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>2</b>	<b>5</b>	<b>7</b>
o/w Full-time employees	2	6	8	2	5	7
o/w Part-time employees	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>8</b>	<b>11</b>	<b>3</b>	<b>5</b>	<b>8</b>

All employee data is based on actual head count data at end of period.

Prosperous, satisfied tenants are essential to create sustainable communities and Europi works closely with the Group's local operating partners to ensure that tenants and their businesses are given the very best conditions to operate. Europi provides safe, high-quality spaces tailored to the needs of the tenants. In 2024, there were no incidents of non-compliance reported with regards to health and safety aspects of Europi's buildings and the Group did not receive any information on the occurrence of incidents that had a negative impact on the health and safety of tenants.

### GRI 401-1: New employee hires and employee turnover

# of people	2024			2023		
	Women	Men	Total	Women	Men	Total
<b>New employees during the year</b>						
Aged <30	1	2	3	1	0	1
Aged 30-50	0	2	2	1	1	2
Aged >50	0	0	0	0	0	0
<b>Total new employees</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>3</b>
Proportion of new employees, %			45%			38%
<b>Employees who have left the company during the year</b>						
Aged <30	1	0	1	1	0	1
Aged 30-50	0	1	1	0	1	1
Aged >50	0	0	0	0	0	0
<b>Total number of leavers</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>
Proportion of leavers, %			22%			27%

### GRI 405-1: Diversity of governance bodies and employees

% of individuals	2024		2023	
	Women	Men	Women	Men
<b>Board of Directors</b>				
Aged <30	0%	0%	0%	0%
Aged 30-50	0%	0%	0%	33%
Aged >50	0%	100%	0%	67%
<b>Executive Management</b>				
Aged <30	0%	0%	0%	0%
Aged 30-50	50%	50%	50%	50%
Aged >50	0%	0%	0%	0%
<b>Employees excl. Executive Management</b>				
Aged <30	10%	20%	14%	14%
Aged 30-50	20%	50%	29%	43%
Aged >50	0%	0%	0%	0%

All data is based on actual head count data at end of period.



## Business Ethics & Governance

Europi operates according to the highest standards of business ethics and corporate governance with a rigorous framework following Swedish best-in-class practices. The Group's investment approach entails that Europi is also dependent on external parties and developing deep relationships with the right partners who share the Group's values is absolutely essential. In all direct investments, it is a prerequisite that the local partners Europi works with hold the same high governance standards and to ensure alignment, the Group performs extensive due diligence prior to engaging in a new partnership. For public investments Europi looks for documented policies and procedures concerning governance to ensure an adequate standard before making an investment.

Europi and the Group's local operating partners operate under strict zero-tolerance when it comes to bribery and corruption. All five geographies where Europi has offices and directly controlled holdings have been assessed for risks related to corruption. The main corruption risks identified involve the acquisition of new real estate assets where there may be risks related to money laundering, procurement of development or renovation contracts and illegal interference in planning processes.

To ensure that all employees comply with the zero-tolerance approach, Europi has an anti-corruption and bribery education program with annual training. All local operating partners as well as transaction counterparties are diligently evaluated and undergo a thorough KYC process. Major costs and expenditures on properties have to be approved by Europi and local operating partners report to Europi on a regular basis. To facilitate detection of any wrongdoing, Europi also has a whistle-blower function that enables anyone inside or outside the organisation to report concerns such as illegal activities, misconduct and unethical behaviour. During 2024, there were no reported incidents of suspected or confirmed corruption and no public legal cases regarding corruption brought against the organisation or its employees.

Financial stability and performance are key pillars of Europi's governance approach and essential to ensure the Group's continued existence and ability make a positive impact for all stakeholders. Europi's financial targets, presented on pages 19 - 20, have been set to ensure an adequate balance between financial risk, stability and performance. The economic value generated in the operations is distributed to several stakeholders including employees, lenders, communities and tax authorities or reinvested in the business to support further growth.

## GRI 201-1: Direct Economic value generated and distributed

EURk	2024	2023
<b>Directly generated economic value</b>	<b>28,739</b>	<b>37,234</b>
Income	25,023	24,670
Dividends received	3,735	7,051
Profit from divestments	-19	5,512
<b>Economic value distributed</b>	<b>38,986</b>	<b>21,888</b>
Operating costs	13,874	13,913
Salaries and remuneration to employees	3,122	2,070
Interest to creditors	6,707	5,154
Dividend to shareholders	15,033	0
Taxes	246	742
Contributions to communities	4	9
<b>Economic value retained</b>	<b>-10,247</b>	<b>15,346</b>

## GRI 205-2: Communication and training about anti-corruption policies and procedures

# and % of people/partners	Anti-corruption policies and procedures communicated to		Received training on anti-corruption	
	#	%	#	%
<b>Board of Directors</b>	<b>3</b>	<b>100%</b>	<b>3</b>	<b>100%</b>
Based in Sweden	2	100%	2	100%
Based in Spain	1	100%	1	100%
<b>Executive Management</b>	<b>2</b>	<b>100%</b>	<b>2</b>	<b>100%</b>
Based in the UK	1	100%	1	100%
Based in Sweden	1	100%	1	100%
<b>Employees excl. Executive Management</b>	<b>10</b>	<b>100%</b>	<b>10</b>	<b>100%</b>
Based in the UK	7	100%	7	100%
Based in Sweden	3	100%	3	100%
<b>Business partners - local operating partners</b>	<b>6</b>	<b>100%</b>		
Based in the UK	1	100%		
Based in Portugal	2	100%		
Based in Spain	1	100%		
Based in Germany	1	100%		
Based in Poland	1	100%		

Europi Property Group has reported in accordance with the GRI Standards for the period from 1 January 2024 to 31 December 2024.

GRI 1: Foundation 2021 has been used.

GRI Standard	Disclosure	Page reference	Derogation		
			Derogation from requirement	Reason	Explanation
<b>General Disclosures</b>					
<b>1. The Organisation and its Reporting Practices</b>					
GRI 2: General Disclosures 2021	2-1	Organisational details	137, 33-52		
GRI 2: General Disclosures 2021	2-2	Entities included in the organisation's sustainability reporting	147		
GRI 2: General Disclosures 2021	2-3	Reporting period, frequency and contact point	147		
GRI 2: General Disclosures 2021	2-4	Restatements of information	147		
GRI 2: General Disclosures 2021	2-5	External assurance	147		
<b>2. Activities and Workers</b>					
GRI 2: General Disclosures 2021	2-6	Activities, value chain and other business relationships	1, 9-18, 33-52		
GRI 2: General Disclosures 2021	2-7	Employees	159-160		
GRI 2: General Disclosures 2021	2-8	Workers who are not employees	159-160		
<b>3. Governance</b>					
GRI 2: General Disclosures 2021	2-9	Governance structure and composition	137-144, 151-154		
GRI 2: General Disclosures 2021	2-10	Nomination and selection of the highest governance body	137-138		
GRI 2: General Disclosures 2021	2-11	Chair of the highest governance body	141-142		
GRI 2: General Disclosures 2021	2-12	Role of the highest governance body in overseeing the management of impacts	149, 151-152		
GRI 2: General Disclosures 2021	2-13	Delegation of responsibility for managing impacts	151-152		
GRI 2: General Disclosures 2021	2-14	Role of the highest governance body in sustainability reporting	149, 149, 151		
GRI 2: General Disclosures 2021	2-15	Conflicts of interest	137		
GRI 2: General Disclosures 2021	2-16	Communication of critical concerns	151-152		
GRI 2: General Disclosures 2021	2-17	Collective knowledge of the highest governance body	151-152		
GRI 2: General Disclosures 2021	2-18	Evaluation of the performance of the highest governance body	151-152		
GRI 2: General Disclosures 2021	2-19	Remuneration policies	103, 138		
GRI 2: General Disclosures 2021	2-20	Process to determine remuneration	138		
GRI 2: General Disclosures 2021	2-21	Annual total compensation ratio	103		
<b>4. Strategy, Policies and Practices</b>					
GRI 2: General Disclosures 2021	2-22	Statement on sustainable development strategy	21		
GRI 2: General Disclosures 2021	2-23	Policy commitments	149, 151-154		
GRI 2: General Disclosures 2021	2-24	Embedding policy commitments	151-154		
GRI 2: General Disclosures 2021	2-25	Processes to remediate negative impacts	149, 151-154		
GRI 2: General Disclosures 2021	2-26	Mechanisms for seeking advice and raising concerns	152		
GRI 2: General Disclosures 2021	2-27	Compliance with laws and regulations	138		
GRI 2: General Disclosures 2021	2-28	Membership associations	27, 28		
<b>5. Stakeholder Engagement</b>					
GRI 2: General Disclosures 2021	2-29	Approach to stakeholder engagement	149		
GRI 2: General Disclosures 2021	2-30	Collective bargaining agreements	138		





GRI Standard	Disclosure	Page reference	Derogation		
			Derogation from requirement	Reason	Explanation
<b>Material Topics Disclosures</b>					
GRI 3: Material Topics 2021	3-1	Process to determine material topics	149		
GRI 3: Material Topics 2021	3-2	List of material topics	150		
GRI 3: Material Topics 2021	3-3	Management of material topics	153-154		
<b>Specific Disclosures - GRI 200: Economic Topics</b>					
GRI 201: Economic Performance 2016					
	201-1	Direct economic value generated and distributed	162		
GRI 205: Anti-corruption 2016					
	205-1	Operations assessed for risks related to corruption	161-162		
	205-2	Communication and training about anti-corruption policies and procedures	161-162		
	205-3	Confirmed incidents of corruption and actions taken	23-24, 161		
<b>Specific Disclosures - GRI 300: Environmental Topics</b>					
GRI 302: Energy 2016					
	302-1	Energy consumption within the organisation	155-156		
	302-3	Energy intensity	156		
GRI 305: Emissions 2016					
	305-1	Direct (Scope 1) GHG emissions	155-157		
	305-2	Energy indirect (Scope 2) GHG emissions	155-157		
	305-3	Other indirect (Scope 3) GHG emissions	155-157		
	305-4	GHG emissions intensity	157		
Company Specific Disclosures					
	SCA	Sustainability certified assets	155-158		
<b>Specific Disclosures - GRI 400: Social Topics</b>					
GRI 401: Employment 2016					
	401-1	New employee hires and employee turnover	160		
GRI 404: Training and Education 2016					
	404-3	Percentage of employees receiving regular performance and career development reviews	159		
GRI 405: Diversity and Equal Opportunity 2016					
	405-1	Diversity of governance bodies and employees	159-160		
GRI 406: Non-discrimination 2016					
	406-1	Incidents of discrimination and corrective actions taken	23-24, 159		
GRI 416: Customer Health and Safety 2016					
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	160		



## Task Force on Climate-Related Financial Disclosures (TCFD) Reporting

Europi provides additional disclosures in accordance with the recommendations in the TCFD framework to describe how the Group works with climate-related risks and opportunities. Climate-related risks refer to risks related to the transition to a lower-carbon economy and risks related to the physical impacts of climate change. Efforts to mitigate and adapt to climate change also produce opportunities for organisations, for example, through resource efficiency and cost savings and the adoption of low-emission energy sources. In addition to the general disclosures in the TCFD framework, Europi also reports on industry-specific supplemental disclosures recommended for Asset Managers and Real Estate Management & Development companies. The table below describes the scope of the TCFD reporting and page references are made for each respective area.

### Recommendations and Supporting Recommended Disclosures

	GOVERNANCE	STRATEGY	RISK MANAGEMENT	METRICS AND TARGETS
Description	Disclose the organisation's governance around climate-related risks and opportunities.	Disclose the actual and potential impacts of climate-related risks and opportunities on the organisation's businesses, strategy, and financial planning where such information is material.	Disclose how the organisation identifies, assesses, and manages climate-related risks.	Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities where such information is material.
Recommended Disclosures	a) The board's oversight of climate-related risks and opportunities.  Pages 59, 137-138, 151-152	a) Climate-related risks and opportunities the organisation has identified.  Pages 63, 153-154, 169-170	a) The organisation's processes for identifying and assessing climate-related risks.  Pages 59, 63, 149-154	a) Metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process.  Pages 23-24, 150, 153-154, 155-158
	b) Management's role in assessing and managing climate-related risks and opportunities.  Pages 59, 151-152	b) Impact of climate-related risks and opportunities on the organisation's businesses, strategy, and financial planning.  Pages 21-26, 63, 149-154	b) The organisation's processes for managing climate-related risks.  Pages 59, 61, 63, 149-154	b) Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.  Pages 23-24, 153-154, 155-158
		c) Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.  Pages 169-170	c) How processes for identifying, assessing, and managing climate-related risks are integrated into the organisation's overall risk management.  Pages 59, 61, 63, 151-154	c) Targets used by the organisation to manage climate-related risks and opportunities and performance against targets.  Pages 23-24, 150, 153-154, 155-158



## A Resilient Strategy

Europi has performed a scenario analysis exercise to assess the resilience of the Group’s strategy to potential implications of climate-related risks and opportunities. This analysis looked at three different scenarios developed by the International Energy Agency in their Global Energy and Climate (GEC) model, presented in the table below. Europi has qualitatively assessed the transition and physical risks as well as opportunities associated with each scenario.

Europi’s flexible investment strategy implies that the strategy is very adaptable to any medium to longer term scenarios, as assets can be divested and/or repositioned to change strategic direction if required. Real estate assets in all Europi’s markets are subject to both transition risks and physical risks and Europi monitors both categories continuously, adapting investment strategy and underwritings as necessary. Major identified transition risks include increased energy performance requirements, GHG emissions and resource consumption limitations, changing tenant behaviour and tenant preferences as well as increased costs of raw materials. Primary identified physical risks include acute weather-related risks such as wildfires and floods and chronic risks such as changes in precipitation patterns and extreme variability in weather patterns. The three assessed scenarios all carry these risks, but the more ambitious Net Zero by 2050 Scenario and Announced Pledges Scenario are more tilted towards the transition risks whereas the Stated Policies Scenario represents higher physical risks.

The climate-related risks and opportunities has huge financial implications for real estate investment performance. Assets that fail to meet the increased environmental demands from occupiers and regulators as economies transition to a more sustainable development risk reduced tenant demand, revenues and capital values, potentially even becoming obsolete. On the other hand, buildings with strong environmental credentials or where such can be obtained through investment, represents an opportunity for outperformance in all three scenarios. Europi’s investment process covers all these climate-related risks and opportunities in depth. Both physical and transition risks are evaluated extensively in the DD-phase and mitigated further through investments in the assets during the holding period. Business plans always consider future-proofing the assets through accretive environmental performance initiatives, increasing occupier demand and liquidity at exit.

		SCENARIOS		
		Stated Policies Scenario	Announced Pledges Scenario	Net Zero Emissions by 2050 Scenario
Description		A scenario which reflects current policy settings based on a sector-by-sector and country-by-country assessment of the energy-related policies that are in place as of the end of August 2024, as well as those that are under development. The scenario also takes into account currently planned manufacturing capacities for clean energy technologies.	A scenario which assumes that all climate commitments made by governments and industries around the world as of the end of August 2024, including Nationally Determined Contributions (NDCs) and longer-term net zero targets, as well as targets for access to electricity and clean cooking, will be met in full and on time.	A scenario which sets out a pathway for the global energy sector to achieve net zero CO2 emissions by 2050. It does not rely on emissions reductions from outside the energy sector to achieve its goals. Universal access to electricity and clean cooking are achieved by 2030. The scenario was updated with the latest available data in 2024.
	Objectives	To provide a benchmark to assess the potential achievements (and limitations) of recent developments in energy and climate policy. The differences between the STEPS and the APS highlight the “implementation gap” that needs to be closed for countries to achieve their announced decarbonisation targets.	To show how close current pledges get the world to the target of limiting global warming to 1.5 °C. The differences between the APS and the NZE Scenario highlight the “ambition gap” that needs to be closed to achieve the goals of the Paris Agreement adopted in 2015. It also shows the gap between current targets and achieving universal energy access.	To show what is needed across the main sectors by various actors, and by when, for the world to achieve net zero energy-related CO2 emissions by 2050 while meeting other energy-related sustainable development goals such as universal energy access.

Source: IEA, Global Energy and Climate Model Documentation 2024.



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