



EUROPEAN GREEN BOND FACTSHEET

JUNE 2025

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This European Green Bond Factsheet has been prepared in line with Regulation (EU) 2023/2631, Annex I, and may cover multiple EU Green Bonds. This document and its contents are not subject to any approval or endorsement from ESMA or any other competent authority.

1. GENERAL INFORMATION

- Date of publication of the European Green Bond factsheet: June 18th, 2025
- Legal name of the issuer: Colony Real Estate AB (publ)
- Legal entity identifier (LEI) of the issuer: 254900M69A4LU27K5I34
- Website address providing investors with information on how to contact the issuer: www.colonyoffices.com
- Identity and contact details of the external reviewer: Sustainable Fitch Ireland Ltd, LEI: 213800JBPIRON5YQ587, Antoine Corbin (antoine.corbin@sustainablefitch.com) Saga Rad (saga.rad@sustainablefitch.com) JeeEun Choe (jeeun.choe@sustainablefitch.com)
- Competent authority that has approved the bond prospectus: Prospectus will be approved by the Swedish Financial Supervisory Authority (Sw: Finansinspektionen)
- Further information is available in the issuer's Green Finance Framework (2025)
- For the following transaction specific details, see appendix A:
 - Name of the bond assigned by the issuer
 - ISIN of the bond
 - Issuance date

2. IMPORTANT INFORMATION

These bonds use the designation 'European Green Bond' or 'EuGB' in accordance with Regulation (EU) 2023/2631 of the European Parliament and of the Council.¹

Bond proceeds are not intended to be allocated in accordance with Article 5 of the Regulation (EU) 2023/2631.

3. ENVIRONMENTAL STRATEGY AND RATIONALE

The issuer intends, after the full allocation of an amount equal to the net proceeds of a European Green Bond, and at least once during the lifetime of the bond, to draw up and make public a European Green Bond impact report on the environmental impact of the use of the bond proceeds, in accordance with Article 12(1) of Regulation (EU) 2023/2631. The issuer does not intend to have such impact report(s) reviewed by an external reviewer.

OVERVIEW

European Green Bonds issued under this factsheet will support and strengthen the implementation of Colony's brown-to-green strategy focused on developing existing properties while addressing different aspects of sustainability, pursuing the EU Environmental Objectives of Climate Change Mitigation and/or Climate Change Adaptation as referred to in Article 9 of Regulation (EU) 2020/852. The proceeds are mainly expected to finance green buildings and related activities.

LINK WITH THE ASSETS, TURNOVER, CAPEX AND OPEX KEY PERFORMANCE INDICATORS

The issuer is currently not subject to Article 8 of Regulation (EU) 2020/852 and therefore does not report on such key performance indicators. The brown-to-green strategy of the issuer is however closely linked to Taxonomy criteria, with the ambition to grow a Taxonomy-aligned real estate portfolio over time. As of today, the issuer does not have available information to quantify the contribution from bond proceeds to change in key performance indicators.

LINK TO THE TRANSITION PLANS

The issuer is currently not subject to Directive 2013/34/EU and does not voluntarily publish a transition plan.

SECURITISATION

These European Green Bonds are not securitisation bonds.

¹ Regulation (EU) 2023/2631 of the European Parliament and of the Council of 22 November 2023 on European Green Bonds and optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds (OJ L, 2023/2631, 30.11.2023, ELI: <http://data.europa.eu/eli/reg/2023/2631/oj>).

4. INTENDED ALLOCATION OF BOND PROCEEDS

INTENDED ALLOCATION TO TAXONOMY-ALIGNED ECONOMIC ACTIVITIES

- The issuer intends to allocate an amount equal to the net proceeds from European Green Bonds in accordance with the “gradual approach” in line with Article 4(1) of Regulation (EU) 2023/2631, and the bonds are not securitisation bonds.
- The issuer intends to allocate an amount equal to 100% of net proceeds from European Green Bonds to activities that are environmentally sustainable under Article 3 of Regulation (EU) 2020/852, according to the methodology set out in the allocation report, that will be published annually until full allocation of bond proceeds, in accordance with Article 11 of Regulation (EU) 2023/2631.
- Bond proceeds may be used for financing (in the year of issuance or after the year of issuance) and refinancing. The share of financing versus refinancing will be reported in the allocation report.
- The issuer is not a sovereign.
- The targeted environmental objectives include Climate Change Mitigation and Climate Change Adaptation, as referred to in Article 9 of Regulation (EU) 2020/852.
- Bond proceeds may be allocated towards the following economic activities pursuing the environmental objective Climate Change Mitigation, in accordance with the statistical classification of economic activities established by Regulation (EC) No 1893/2006.
 - **7.7** “Acquisition and ownership of buildings” - NACE code: L68
 - **7.3** “Installation, maintenance and repair of energy efficiency equipment” - NACE codes: F42, F43, M71, C16, C17, C22, C23, C25, C27, C28, S95.21, S95.22, C33.12, (enabling activity)
 - **7.5** “Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings” - NACE codes: F42, F43, M71, C16, C17, C22, C23, C25, C27, C28, (enabling activity)
 - **7.6** “Installation, maintenance and repair of renewable energy technologies” - NACE codes: F42, F43, M71, C16, C17, C22, C23, C25, C27, C28, (enabling activity)
 - **7.4** “Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)” - NACE codes: F42, F43, M71, C16, C17, C22, C23, C25, C27, C28, (enabling activity)

- **6.5** “Transport by motorbikes, passenger cars and light commercial vehicles” - NACE codes: H49.32, H49.39, N77.11, (transitional activity)
- **6.13** “Infrastructure for personal mobility, cycle logistics” - NACE codes: F42.11, F42.12, F42.13, F43.21, M71.12, M71.20, (enabling activity)
- Bond proceeds may be allocated towards the following economic activity pursuing the environmental objective Climate Change Adaptation, in accordance with the statistical classification of economic activities established by Regulation (EC) No 1893/2006:
 - **7.7** “Acquisition and ownership of buildings”, NACE code: L68

INTENDED ALLOCATION TO SPECIFIC TAXONOMY-ALIGNED ECONOMIC ACTIVITIES

- Information on activities that are either enabling or transitional is included in the list above. Allocation of proceeds may vary between European Green Bonds, but a majority of proceeds are expected to be allocated towards 7.7 “Acquisition and ownership of buildings”.
- There will be no allocation of bond proceeds to Taxonomy-aligned economic activities related to nuclear energy and fossil gas.

INTENDED ALLOCATION TO ECONOMIC ACTIVITIES NOT ALIGNED WITH THE TECHNICAL SCREENING CRITERIA

- There is no intent to allocate bond proceeds in accordance with Article 5 of Regulation (EU) 2023/2631.

PROCESS AND TIMELINE FOR ALLOCATION

- The issuer’s Green Finance Framework will serve as a foundation, enabling the issuance of green finance instruments aligned with the Green Bond Principles issued by the International Capital Markets Association as well as European Green Bonds in accordance with Regulation (EU) 2023/2631. For European Green Bonds, this factsheet applies, and the issuer will follow the process below.
- Before the issuance of a European Green Bond, the CFO and responsible investment manager, with input from asset managers and technical property managers will assess the alignment of relevant activities with the criteria for environmentally sustainable economic activities set out in Article 3 of Regulation (EU) 2020/852. Other company representatives with relevant expertise as well as external consultants may be engaged where deemed relevant.
- The activities will be assessed against the relevant criteria for both Substantial Contribution and Do No Significant Harm as listed in the Commission Delegated Regulation (EU) 2021/2139, supplementing Regulation (EU) 2020/852.

- The issuer adheres to Article 3, point (c), of Regulation (EU) 2020/852, regarding minimum safeguards set out in Article 18 of the same regulation. The minimum safeguards shall be procedures implemented to ensure alignment with relevant international standards and guidelines for labour rights, working conditions and human rights.
- An amount equal to net proceeds from European Green Bonds will be allocated to activities that are found to be aligned with the relevant criteria for Substantial Contribution, Do No Significant Harm, and Minimum Social Safeguards.
- The issuer aims to allocate an amount equal to the net proceeds from European Green Bonds within two years from its issue date.

ISSUANCE COSTS

- Net proceeds are calculated deducting transaction costs. These are not public and may vary according to market conditions and bond maturity.

5. ENVIRONMENTAL IMPACT OF BOND PROCEEDS

- This factsheet may cover multiple European Green Bonds, and information on environmental impacts from a European Green Bond will be provided in the post-issuance impact report, after full allocation of an amount equal to net proceeds, and at least once during the lifetime of the bond, in accordance with Article 12(1) of Regulation (EU) 2023/2631.
- For information on possible impact metrics, please see the issuer's Green Finance Framework (2025).

6. INFORMATION ON REPORTING

- The following information will be made available on the issuer's website until at least 12 months have elapsed after the issuance of a European Green Bond.
 - This European Green Bond factsheet (available on website before the issuance of a European Green Bond)
 - Pre-issuance review related to the European Green Bond this factsheet (available on website before the issuance of a European Green Bond)
 - Prospectus pursuant Regulation (EU) 2017/1129 (available on website once finalised)
 - European Green Bond allocation report(s) (available without undue delay after they are drawn up in accordance with Article 11 of Regulation (EU) 2023/2631)
 - Post-issuance review(s) of European Green Bond allocation report(s) (available without undue delay after they are

obtained, in accordance with Article 11 of Regulation (EU) 2023/2631)

- European Green Bond impact report(s) (available without undue delay after they are drawn up in accordance with Article 12 of Regulation (EU) 2023/2631)

- Link to the issuer's website: (www.colonyoffices.com)
- The first reporting period starts at the beginning of the calendar year of the issuance date of a European Green Bond.
- Allocation reports are expected to include project-by-project information on amounts allocated and expected environmental impacts.

7. CAPEX PLAN

- Not applicable.

8. OTHER RELEVANT INFORMATION

- Additional information can be found in the issuer's Green Finance Framework, available on the issuer's website.

APPENDIX A

[To be filled out once a European Green Bond has been issued.]



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