


ESQ Questionnaire

June 2026

TRIANON 

ESG Questionnaire (1/5)

General industry

Please list the industry's three biggest sustainability(ESG)-related challenges and briefly describe the process for identifying these challenges:

1. Providing affordable and decent housing while maintaining long-term economic viability.
2. Reducing climate impact throughout the lifecycle of buildings, including construction, renovation, operation and end-of-life management.
3. Addressing residential segregation and strengthening social inclusion in local communities.

Trianon identifies material sustainability challenges through its ongoing sustainability governance process, stakeholder dialogue, regulatory monitoring, risk assessment and business planning. The Board identifies how sustainability issues affect Trianon's risks and business opportunities and sets relevant targets based on materiality. Senior management is responsible for governance and follow-up. Key stakeholders include tenants, employees, investors, municipalities, suppliers, business partners and local community organisations.

Have you conducted any preliminary assessments of your company in relation to the EU Taxonomy? If so, what was the outcome?

Yes. Trianon assesses and reports its activities in relation to the EU Taxonomy in its Annual and Sustainability Report. The assessment covers turnover, operating expenditure and capital expenditure, with turnover defined as rental income. The relevant activity is primarily acquisition and ownership of buildings. The assessment shows that parts of the portfolio and investment activities are Taxonomy-eligible and a portion is Taxonomy-aligned, mainly linked to energy-efficient buildings and climate change mitigation. Trianon continues to develop processes and data collection to support Taxonomy reporting.

Environment

List the firm's three primary risks related to climate change and if any, the firm's climate-related opportunities:

1. Physical climate risks such as flooding due to increased rainfall and/or rising sea levels.
2. Higher temperatures and heat waves, which may increase indoor temperatures and cooling needs.
3. Transition risks, including increased energy costs, stricter regulation, carbon-related requirements, higher costs for building materials and possible effects on property values for assets with lower climate performance.

Does the firm anticipate any climate-related investments, and if so, to what extent?

Yes. Trianon will continue to invest in energy efficiency and renewable energy. Measures include optimisation of operations, improved control systems, new district heating substations, heat recovery, LED lighting, window replacements, facade improvements, insulation and solar panels. In 2025, Trianon decided to install an additional 500 kW of solar panels on commercial properties in Malmö. Trianon has also stated that energy efficiency work will continue in 2026, including facade renovation, new windows, roofing works, new substations, heat recovery and individual hot water metering. The annual report states that energy efficiency investments typically provide an annual return of approximately 8-10 percent.

Circular economy: How are purchases and waste managed? If the firm rely on any scarce resources, please describe what efforts are made to mitigate the risk of those resources becoming scarcer in the future, e.g. recycling, reusing substitutes or improved resource efficiency?

Trianon's purchasing process is based on selecting suppliers that are sustainable from both economic and sustainability perspectives. The company has a purchasing policy and a Supplier Code of Conduct, and suppliers signing framework agreements are required to sign the Code of Conduct. Trianon conducts supplier assessments and supplier audits. In 2025, five supplier audits were carried out.

Waste and resource use are managed through sustainable procurement, reuse and conservation where possible, resource-efficient renovation and operational improvements. In property operations, water is not currently considered a scarce resource in Trianon's geographical market, but the company works to improve water efficiency and reduce unnecessary freshwater use. Trianon also informs tenants about how to reduce water and energy consumption and improve waste sorting.

ESG Questionnaire (2/5)

Environment

Transition-related risks (for example changed customer preferences or legislation): Do you anticipate any risks or opportunities due to the transition to a carbon-neutral society? Is there any risk of the firm's offer being negatively affected? If yes, how has the firm positioned itself to handle that risk?

Yes. Transition risks include increased energy costs, stricter climate-related legislation, higher requirements from lenders and investors, increased costs for carbon-intensive building materials and potential valuation impacts for properties with lower energy performance.

Trianon is well positioned to manage these risks through active energy optimisation, investments in renewable energy, sustainable financing and a focus on improving energy performance across the property portfolio. At year-end 2025, sustainable financing accounted for 71 percent of the total loan portfolio, and Trianon's long-term target is 100 percent. Transition opportunities include lower operating costs, improved financing terms and stronger demand for sustainable buildings and socially sustainable urban development.

Have you set a target to become carbon neutral? If so, how have you defined carbon neutrality?

Trianon has not reported a formal carbon-neutrality or net-zero target. However, the company has set a clear climate target to halve CO2 emissions in Scope 1 and Scope 2 per square metre Atemp by 2030 compared with the 2021 base year. In 2025, emissions amounted to 7.5 kg CO2e/sqm Atemp, corresponding to a 19 percent reduction compared with 2021. Trianon's climate work focuses on reducing actual emissions through energy efficiency, renewable energy and improved property operations.

Please list the firm's (1-2) primary means of making a positive environmental impact or minimising negative environmental impact. Please list the corresponding most relevant UN Sustainability Development Goals. What proportion of sales can be directly linked to selected UN SDGs?

1. Energy efficiency and climate-smart property management. Relevant SDGs: SDG 7 Affordable and Clean Energy, SDG 11 Sustainable Cities and Communities and SDG 13 Climate Action.
2. Investments in renewable energy and energy-efficient buildings. Relevant SDGs: SDG 7 Affordable and Clean Energy, SDG 12 Responsible Consumption and Production and SDG 13 Climate Action.

Social

Does the firm have a history of accidents? If so, how have these been managed? Are there any preventive measures, such as policies?

Trianon has a low rate of accidents. Any accident or incident that occurs is reported and actions are taken to mitigate identified risks. Occupational health and safety is managed through policies, routines and systematic follow-up. The company's ambition is to be an attractive employer with an equal and healthy work environment, measured through Employee Net Promoter Score (eNPS), with a target of 50 points by 2030. The outcome for 2025 was 24 points.

If applicable, please state your targets for gender and cultural equality and indicate the relevant split of men/women at every level of the firm

Trianon works to provide equal opportunities and an inclusive work environment regardless of gender, ethnicity, age, religion, disability or sexual orientation. The company's sustainability target is to be an attractive employer with an equal and healthy work environment, measured through eNPS with a target of 50 points by 2030.

Relevant split of men/women: 31 women/51 men

- Board of Directors: 2 woman / 4 men, corresponding to approximately 33 percent women and 77 percent men.
- Executive Management: 4 women/4 men
- Total employees: 78 (headcount)

ESG Questionnaire (3/5)

Social

Does the company conduct any other community engagement activities aside from those directly connected to the business?

Yes. Trianon is an active community stakeholder in the Malmö region and works to increase safety, well-being and confidence in the future in its residential areas. The company cooperates with municipalities, other property owners, associations, businesses, rescue services, police and schools.

Examples include participation in safety walks, provision of apartments to vulnerable groups and cooperation with Skåne Stadsmission in "Barns Bostad Först". In 2025, Trianon offered five apartments to Stadsmissionen and two families moved into permanent housing with first-hand contracts.

Trianon is also involved in Stiftelsen Momentum together with MKB, supporting meaningful leisure activities for children and young people through local associations in sports and culture. In 2025, twelve associations were connected to the foundation. Trianon also runs employment-related initiatives such as "Färdighet ger möjlighet", where unemployed tenants are offered internships and employment opportunities. In 2025, 7 out of 10 unemployed participants obtained employment with different employers after participating in the programme. Trianon also offers summer jobs to more than 30 young people living in its properties.

How often does the firm conduct audits of its suppliers and how often do you discover incidents not compliant with your code of conduct?

Trianon requires suppliers to comply with applicable laws and regulations as well as the company's Supplier Code of Conduct. Sustainability requirements are integrated into procurement processes and supplier agreements. During 2025, Trianon continued its supplier evaluation programme and conducted five supplier audits. No material breaches of the Supplier Code of Conduct have been reported in the Annual and Sustainability Report for 2025.

Please list the firm's (1-2) primary means of making a positive social impact or minimising negative social impact. Please list the corresponding most relevant UN SDGs. What proportion of sales can be directly linked to selected UN SDGs?

1. Inclusive housing and social sustainability in residential areas. Relevant SDGs: SDG 10 Reduced Inequalities and SDG 11 Sustainable Cities and Communities. Trianon applies a generous letting policy and provides almost ten percent of its apartments to vulnerable social groups that otherwise have difficulty entering the housing market.
2. Employment, youth engagement and community initiatives. Relevant SDGs: SDG 4 Quality Education, SDG 8 Decent Work and Economic Growth, SDG 10 Reduced Inequalities and SDG 11 Sustainable Cities and Communities. Initiatives include Stiftelsen Momentum, summer jobs for young tenants and employment projects such as "Färdighet ger möjlighet". Social sustainability is integrated into Trianon's core business model and property management. The company does not currently allocate revenue directly to individual SDGs, but the social initiatives are closely linked to the management and development of the residential portfolio and the company's long-term value creation.

Governance

Do all staff members receive continuing education on anti-corruption? Are there any ongoing or historical incidents involving co corruption, cartels or any other unethical business conduct? Have any preventive measures been taken?

All employees are required to commit to Trianon's Code of Conduct, which covers anti-corruption. Anti-corruption is integrated into the company's Code of Conduct and is addressed through internal information, policies, routines and follow-up. Trianon's suppliers are also expected to comply with applicable laws and regulations as well as Trianon's policies and guidelines.

Trianon has a whistleblowing function available through the company's website, enabling anonymous reporting of suspected misconduct or irregularities. In 2025, Trianon had no reported corruption cases and no whistleblowing cases.

Please state the firm's business tax residence (i.e. where the firm pays tax) and explain why that specific tax residence was chosen:

Trianon's business tax residence is Sweden. Trianon is a Swedish listed real estate company with its headquarters, management, operations and primary property portfolio located in Sweden. The tax residence therefore follows the company's place of incorporation, management and business operations in accordance with applicable tax legislation. Trianon has a Tax Policy as part of its governance framework.

ESG Questionnaire (4/5)

Governance

How many independent members sits on the Board of Directors?

As of 31 December 2025, three of six Board members are independent in relation to the company, its executive management and major shareholders.

Please state if and to what extent, the company has transactions with related parties:

Trianon has limited related-party transactions conducted on arm's-length terms and in accordance with applicable regulations. During 2025, the company completed a disclosed property transaction with major shareholder Briban Invest AB as part of a strategic portfolio and capital structure transaction.

Which KPIs dictate the remuneration to management (are sustainability and diversity goals included)?

Management remuneration is designed to support long-term value creation and is based on market conditions, individual responsibilities, experience and performance. Remuneration consists primarily of fixed salary, pension benefits and other customary benefits.

The company may also operate share-based incentive programmes approved by the General Meeting. Sustainability and diversity targets are monitored as part of Trianon's overall governance and sustainability framework but are currently not directly linked to management remuneration.

Describe the company's process for monitoring and reporting ESG issues and performance to senior management/the Board. In your response, please confirm what KPIs are monitored (if any) and how frequently reporting is undertaken.

ESG issues are integrated into Trianon's governance framework and business strategy. The Board of Directors oversees sustainability-related risks, opportunities and targets, while management is responsible for implementation and follow-up.

Key ESG KPIs include greenhouse gas emissions, energy consumption, sustainable financing, customer satisfaction (NKI), employee engagement (eNPS) and social sustainability indicators. ESG performance is monitored continuously and reported regularly to senior management and the Board. Progress and results are disclosed annually in Trianon's Annual and Sustainability Report.

Have you signed a Union agreement:

Yes

ESG Questionnaire (5/5)

Principle Adverse Impacts

Principle Adverse Impacts (Numeric answers)		Principle Adverse Impacts (yes/no answers)	
Revenue (EUR):	≈ EUR 70 million	Fossil fuel operations:	No
Greenhouse gas emissions:	Scope 1: 29.0 tCO ₂ e, Scope 2: 4,154.9 tCO ₂ e Scope 3: 312.9 tCO ₂ e* *Scope 3 emissions include Category 3 (Fuel- and Energy-Related Activities) and Category 6 (Business Travel) as reported in Trianon's Annual and Sustainability Report 2025.	Sites/operations located in or near to biodiversity sensitive areas where activities negatively affect those areas:	No
Share of non-renewable energy consumption:	Not reported	Science based target:	No
Share of non-renewable energy production:	0% (Trianon only reports renewable solar energy production)	Report to CDP:	No
Energy consumption in GWh:	Approx. 62.5 GWh (≈ 114 kWh/m ² × 548,376 m ² Atemp)	UN Global Compact Signatory:	No
Tonnes of emissions to water:	Not reported	Involved in the manufacture or selling of controversial weapons:	No
Tonnes of hazardous waste and radioactive waste generated:	Not reported	Whistle blower policy:	Yes
Unadjusted gender pay gap:	Not reported	Supplier code of conduct:	Yes
Board gender diversity:	2 woman, 4 men		

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