



# Sustainability Financing Framework

## Annual Report 2025



# Sustainability – an integral part of Trianon's business

Trianon is a committed stakeholder in society that is actively involved in local, regional and national initiatives on sustainable urban development. We work closely with others in the Malmö region to increase security, well-being and confidence in our neighbourhoods. We want those who live and work in our buildings to see how our engagement as more than a landlord makes their everyday life better. Having happy tenants in thriving neighbourhoods contributes to increased property values and long-term, secure, good returns for our shareholders.

The foundation of Trianon's property management is to create safe and attractive residential environments by ensuring that our areas are well-maintained, clean, and secure. We place equal emphasis on social sustainability creating employment opportunities, enhancing safety, and providing meeting places for children and young people as we do on the management of our properties. During the year, we have further strengthened and clarified our environmental initiatives, including continued investments in energy efficiency, an increased share of renewable energy, and expanded use of solar energy solutions. Sustainability and profitability are closely linked. Energy efficiency measures and safer neighborhoods reduce costs, enhance property values, and support higher earnings per share over the long term.

## **We believe in Malmö and in our tenants**

We renovate and upgrade the physical outdoor environment and communal areas such as garages and stairwells – by providing good lighting and creating green spaces, for example. We take part in night patrols and we create meeting places for children and young people. We actively work with other stakeholders in society, real estate companies, businesses, clubs and associations, the emergency services, the police and schools. To help reduce homelessness, we provide a certain number of vacant apartments each year to Malmö Stad and other municipalities and organisations.

## **Energy efficiency and management creates value for both the environment and the economy**








One of Trianon's long-term sustainability goals is to halve carbon dioxide emissions by 2030. The aim is not only to help reduce climate impact, but also to cut costs at a time when energy prices are fluctuating widely. Saving energy: an important way to cut costs and reduce climate impact.

## **How our sustainability work is governed**

The Trianon Board identifies how sustainability matters affect the company's risks and business opportunities and decides on relevant targets based on materiality. Trianon's Head of Business Development for the residential sector is responsible for the company's overall sustainability work. The company's management team is responsible for control and follow-up. In everyday work and in contact with suppliers, business contacts and other stakeholders, there are a number of policies, guidelines and governing documents that set out Trianon's rules and approaches.

Read more in our sustainability report 2025: <https://ir.trianon.se/media/alndwhsq/trianon-2025-engelsk.pdf>.

# Allocation of proceeds

Green Eligible Assets	Impact Indicator	Indicator	Total amount	Share of proceeds	Share unallocated
<b>Green &amp; energy efficient buildings</b> 	<ul style="list-style-type: none"> <li>Energy consumption in (MWh and/or kWh/m2)</li> <li>Estimated annual greenhouse gas emissions reduced or avoided (tCO2e)</li> <li>Energy performance certificate class, if any</li> <li>Type of certification including level, if any (e.g. Miljöbyggnad Silver etc.)</li> </ul>	  <ul style="list-style-type: none"> <li>34-77 kWh/m2</li> <li>Class B to C</li> </ul>	135 MSEK	27%	
<b>Energy efficiency</b> 	<ul style="list-style-type: none"> <li>Amount of energy saved per m2</li> <li>Estimated annual greenhouse gas emissions reduced or avoided (tCO2e)</li> </ul>	 <ul style="list-style-type: none"> <li>3 kWh/m2 (10 kWh/m2 since 2022)</li> </ul>	56 MSEK	11%	
Social Eligible Assets	Impact Indicator				
<b>Affordable housing</b> 	<ul style="list-style-type: none"> <li>Total number of buildings and rental apartments located in “vulnerable areas”, particularly vulnerable areas”, and “risk areas”</li> <li>NKI: Tenant survey to measure attractiveness in our residential areas</li> <li>Other qualitative parameters illustrating that the Company provides functional, safe and healthy premises in society</li> </ul>	 <ul style="list-style-type: none"> <li>25 buildings</li> <li>2 326 apartments</li> <li>NKI 78%</li> </ul>	309 MSEK	62%	

## Total amount financed through this framework:

Senior unsecured callable floating rate bonds 2023/2025, ISIN: SE0020355220 500 MSEK

Share of proceeds used for financing/re-financing and share of proceeds used for green and social eligible assets:

100%



Trianon owns, manages and develops properties in the Malmö region. We are an entrepreneurial real estate company that works for social responsibility and sustainable housing. Through innovation, commitment and a long-term perspective, Trianon works towards sustainable and value-creating urban development.

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