



Green Bond

Investor Report 2025

The Nordic Community Builder

With long-term ownership, strong core values, and a business that has evolved steadily since 1959, Peab is well positioned to continue creating lasting value for its customers, employees, owners, and society over the long term. Peab has some 13,000 employees in Sweden, Norway, Finland and Denmark and has headquarters in Förslöv on Bjäre Peninsula in southern Sweden. The share is listed on Nasdaq Stockholm.

Peab is distinctive in its organization into four collaborative business areas that, wherever possible, make use of local resources such as its own employees, materials, and subcontractors. Combined with its integrated climate and environmental initiatives and strong engagement in local communities, this forms the foundation of “locally produced community building.”

The close cooperation between the four business areas enhances efficiency, enables a high degree of value creation, and supports the achievement of ambitious sustainability targets. It also provides strong project control and flexibility to adjust the operational mix as needed.

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Peab and sustainability

Sustainability is an integral part of Peab's operations and strategic direction. The company actively addresses both environmental and social responsibilities, supported by a strong local presence rooted in community-driven development.

Peab cares about good business ethics, has signed the UN Global Compact and seeks to contribute to the UN Global Sustainable Development Goals ("SDGs"). In an assessment conducted by Peab, nine of the SDGs have been deemed extra prioritized.

Peab also supports other voluntary initiatives. In Sweden, for example, Peab stands behind the construction and civil engineering industry's Road map for fossil free competitiveness.



Environmental Targets

Two of the nine external targets are climate-related. The most long-term target is to be climate neutral by 2045. Up to 2030, the targets are to:

- Reduce carbon dioxide intensity by at least 60% in own operations (Scope 1 and 2)
 - Reduce carbon dioxide intensity for input goods and purchased services (Scope 3) by at least 50%
- Base year for the 2030 targets is 2015.

2025 Outcomes:

- CO₂ intensity in own production reduced by 58% since base year 2015
- CO₂ intensity for input goods and purchased services decreased by 7% since 2015
- Scope 1: 149,955 tCO₂e
- Scope 2 (market based): 8,127 tCO₂e
- Scope 3: 1,875,815 tCO₂e

To ensure a complete accounting of gross greenhouse gas emissions we have worked intensely to include data from all of our material emission categories. We have created systematic and digitalized management of the Peab Group's emission data. As of 2025, Peab's method for calculating emissions in Scope 1, 2 and 3 is based on a translation of our financial activities into a CO₂e value to each expense item within the Group. At the same time the figures should be interpreted with caution as the conversion to greenhouse gas emissions has been made using relatively non-specific emission factors, which means that Peab's emissions data is on the conservative side. In addition to our continued emission reduction work, we expect Peab's reported greenhouse gas emissions to decrease as we develop our ability to use more accurate emissions factors in our emissions calculations in the future.

Material Climate-Related Aspects

The greatest climate-related impact from Peab's operations stems from:

- Production of materials used
- Fossil fuel used in production, vehicles and construction equipment
- Transportation
- Carbon dioxide emissions from use of delivered products (e.g. buildings)

Long-term environmental milestones:



Environmental Highlights from 2025

- Byggelement took the next step in its development of climate improved prefab products and began castings with ECO 70. This means that Peab can now replace 70 percent of the cement with alternative binder in some of its products. This has become possible after a new industry standard for concrete came into effect. Peab's considerable investments in its factories in Ucklum and Hallstahammar are a significant factor enabling this development. So far, ECO 70 has been used in slabs, solid walls and half sandwich walls.
- Peab Asphalt introduced its first all electric group of machines to further strengthen sustainability in its production chain. The entirely emission free machine group is the first of its kind in Sweden and consists of a caterpillar-driven asphalt paver, vibro roller, electric compactor, smaller vibro roller and soon an electric gluing scooter. Zero emission machines are important for customers striving to achieve their own climate targets.
- The transition of machinery continued during the year. For example, Lambertsson began using a new electric crane, and Swerock launched the world's first all electric concrete pump in Sweden.
- Swerock launched the new concrete product ECO SweKem, especially produced for demanding environments in primarily treatment plants, in agriculture and the heavy chemical industry. ECO SweKem is in both step 3 and 4, the highest levels of ECO-Betong (ECO-Concrete).
- Peab adopted a Group road map for biodiversity that stretches until the end of 2030. Detailed goals and measures have been determined and given a timeframe for each business area in order to achieve the overriding target that Peab will, no later than 2030, protect, preserve and strength the eco system and biodiversity.



Green Finance Framework

Peab launched its first Green Finance Framework in 2021 and updated it in 2024. The framework enables Peab to link sustainable operations to sustainable finance. It is developed in alignment with the Green Bond Principles ("GBP") and Green Loan Principles ("GLP").

The framework is applicable for issuance of green finance instruments such as green bonds, hybrid bonds, loans, revolving credit facilities, and commercial papers. These instruments can be issued by Peab AB or any of its subsidiaries.

The framework is aligned with the four recommended components of the GBP and GLP:

1. Use of proceeds
2. Process for project/asset evaluation and selection
3. Management of proceeds
4. Reporting and transparency

Green Finance Committee

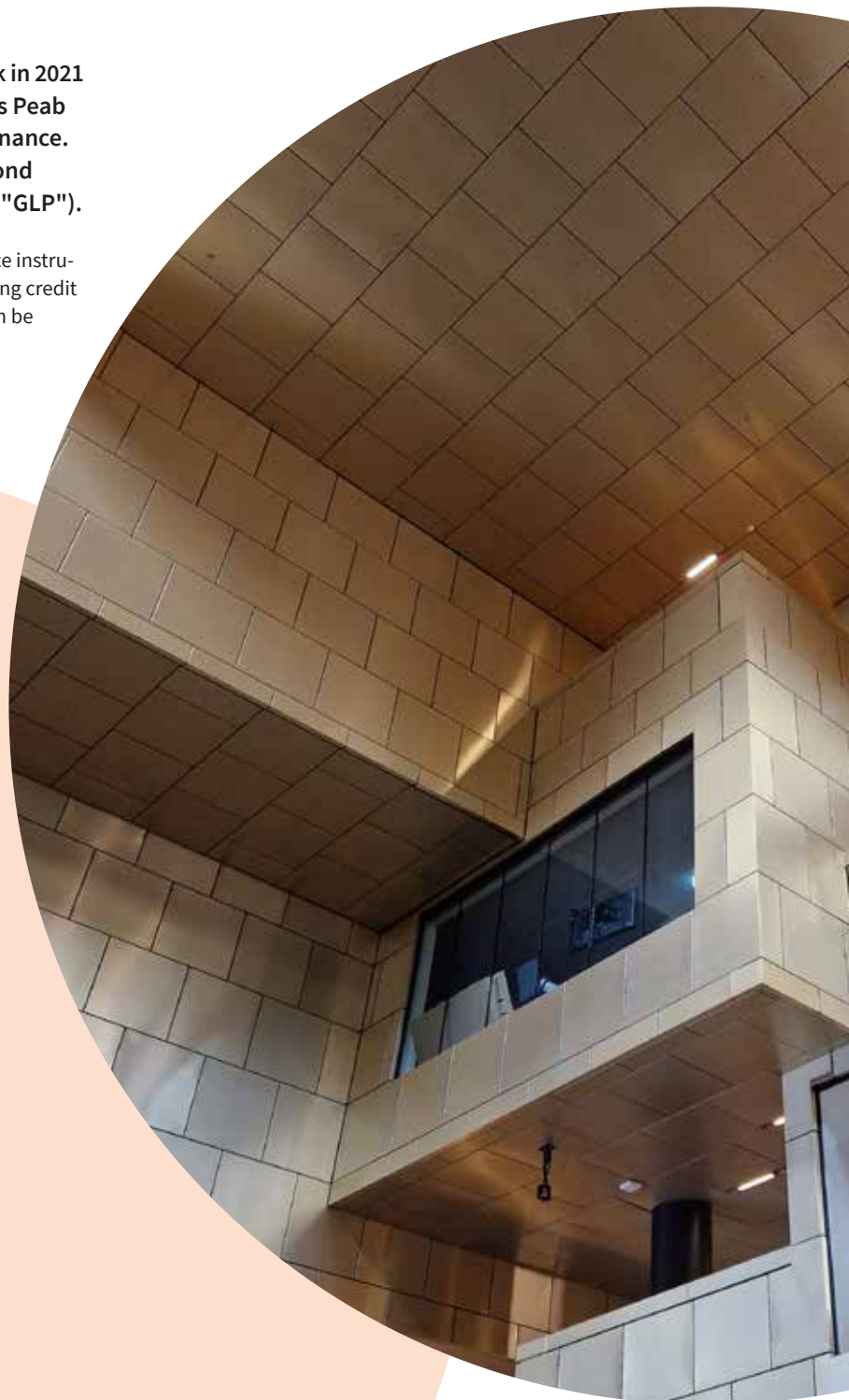
The selection of green eligible assets is managed by the Green Finance Committee ("GFC"), consisting of:

- CEO
- CFO
- Head of Finance
- Head of Group Environment

Reporting Commitments

Peab commits to regular reporting covering:

- Allocation of proceeds reporting
- Total amount of green finance instruments issued
- Share of proceeds used for financing/re-financing
- Share of proceeds per category
- Share of unallocated proceeds (if any)



Allocation of Proceeds Reporting

The net proceeds from Peab's green finance instruments shall be used to finance or refinance eligible assets and expenditures providing distinct environmental benefits.

Green eligible assets are allocated to five categories:

1. Green and energy efficient buildings
2. Eco-efficient and/or circular economy adapted products, production technologies and processes
3. Clean transportation
4. Pollution prevention and control
5. Sustainable water and wastewater management

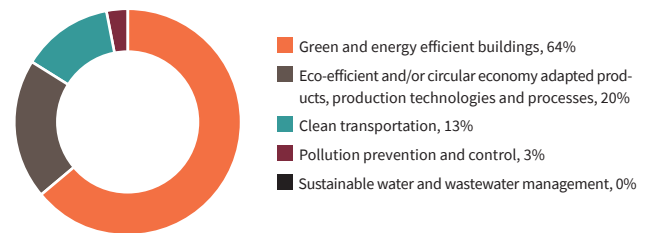
Reporting Period (Year 2025)

Peab has outstanding green bonds amounting to SEK 2,500 million:

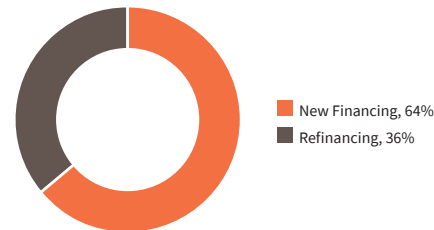
- SEK 500 million – matures September 2026
- SEK 900 million – matures June 2027
- SEK 500 million – matures March 2028
- SEK 600 million – matures December 2028

All proceeds have been used to refinance investments in alignment with Peab's green finance framework. Allocated green eligible assets amounted to SEK 2,500 million on December 31, 2025.

Distribution of Allocated Green Eligible Assets



Share of Refinancing vs. New Financing



Outstanding Green Bonds 2025-12-31

Entity	Counterparty	ISIN	Name	Deal Type	Nominal Amount	Ccy.	Final Maturity Date	Trade Date
Peab Finans Aktiebolag	Swedbank AB	SE0013104700	MTN118	Obligationer MTN	500,000,000	SEK	2026-09-07	2021-09-06
Peab Finans Aktiebolag	Nordea	SE0013361730	MTN124	Obligationer MTN	900,000,000	SEK	2027-06-24	2024-06-24
Peab Finans Aktiebolag	Nordea	SE0013361748	MTN125	Obligationer MTN	600,000,000	SEK	2028-12-20	2024-06-24
Peab Finans Aktiebolag	Swedbank AB	SE0013106671	MTN127	Obligationer MTN	500,000,000	SEK	2028-03-20	2025-03-20



Impact Reporting

The following pages provide information on environmental benefits from the financing or re-financing of the eligible assets and expenditures allocated into the five categories. Peab reports on quantitative impact indicators where relevant data is available for the five main categories. Calculations are made on a best effort basis and cover the activated green eligible assets corresponding to the amount re-invested.

Green Buildings

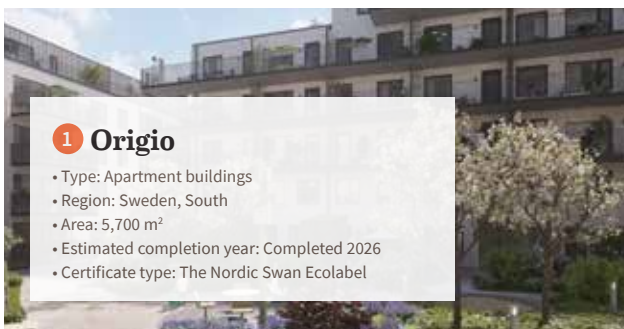
Peab's own developed apartment buildings in Sweden are by default certified according to the Nordic Swan Ecolabel. A Nordic Swan Ecolabelled building is characterized by:

- Low energy consumption ($\geq 20\%$ below BBR standard in Sweden)
- Good indoor climate (daylight, ventilation, moisture protection)

- Limited content of hazardous substances in materials and chemical products
- Strict requirements for the use of wood that comes from sustainable and responsibly managed forests
- Review by an independent third party

Project	Municipality	Type	Certification	Standard Energy BBR-krav PET [kWh/m ² ,year]	Standard Energy PET [kWh/m ² ,yr] Project	Atemp	Energy avoided [kWh/yr]	Emissions Avoided kg CO ₂ e/year
1 Origo	Helsingborg	Apartment buildings	The Nordic Swan Ecolabel	75	50.8	6,466	223,367	10,889
2 Partille Port kv 1 (B. 4-5)	Partille	Apartment buildings	Miljöbyggnad Silver	76	56.0	9,140	261,143	12,731
3 Ängahusen	Vellinge	Apartment buildings	The Nordic Swan Ecolabel	75	58.3	5,882	140,328	6,841
4 Brf Liraren (B.4-5)	Solna	Apartment buildings	The Nordic Swan Ecolabel	75	52.7	21,965	699,742	34,112
5 Brf Primusterassen	Stockholm	Apartment buildings	The Nordic Swan Ecolabel	75	60.0	16,595	355,607	17,336
6 Gammelstaden Smedjan	Göteborg	Office buildings	BREEAM Excellent	80	61.0	16,223	440,339	21,467
								103,376

PET = Primary Energy Total, needs to be divided by 0,7 for district heat to reflect actual energy savings Assumption: all energy used is district heat Emission factor District Heat: 48,75 g CO₂e/KWh (Ref: <https://www.energiforetagen.se/statistik/fjarrvarmestatik/miljovardering-av-fjarrvarme/>)



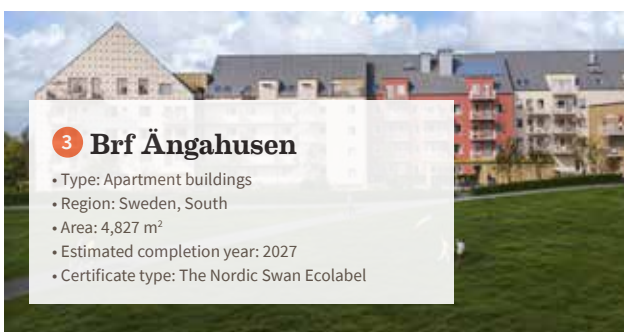
1 Origo

- Type: Apartment buildings
- Region: Sweden, South
- Area: 5,700 m²
- Estimated completion year: Completed 2026
- Certificate type: The Nordic Swan Ecolabel



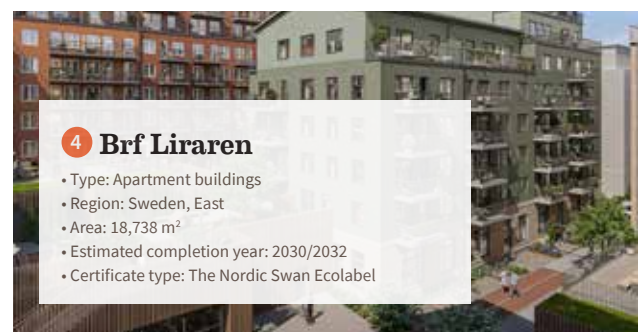
2 Partille Port kv. 1

- Type: Apartment buildings
- Region: Sweden, West
- Area: 7,022 m²
- Estimated completion year: 2028
- Certificate type: Miljöbyggnad Silver



3 Brf Ängahusen

- Type: Apartment buildings
- Region: Sweden, South
- Area: 4,827 m²
- Estimated completion year: 2027
- Certificate type: The Nordic Swan Ecolabel



4 Brf Liraren

- Type: Apartment buildings
- Region: Sweden, East
- Area: 18,738 m²
- Estimated completion year: 2030/2032
- Certificate type: The Nordic Swan Ecolabel



5 Brf Primusterassen

- Type: Apartment buildings
- Region: Sweden, East
- Area: 12,631 m²
- Estimated completion year: 2029
- Certificate type: The Nordic Swan Ecolabel



6 Gammelstaden Smedjan

- Type: Office buildings
- Region: Sweden, West
- Area: 12,942 m²
- Estimated completion year: Completed 2026
- Certificate type: BREEAM Excellent

Eco-Efficient and/or Circular Economy Adapted Products, Production Technologies and Processes

Peab provides the construction markets with a number of ECO products, including:

ECO-Prefab (precast concrete)

- New production facilities enable up to 55% lower greenhouse gas emissions, compared to traditional prefab
- Uses Merit, a recycled byproduct from steel manufacturing, as alternative binder
- In 2025: 8,040 tonnes CO₂e avoided by producing ECO-Prefab vs. standard prefab

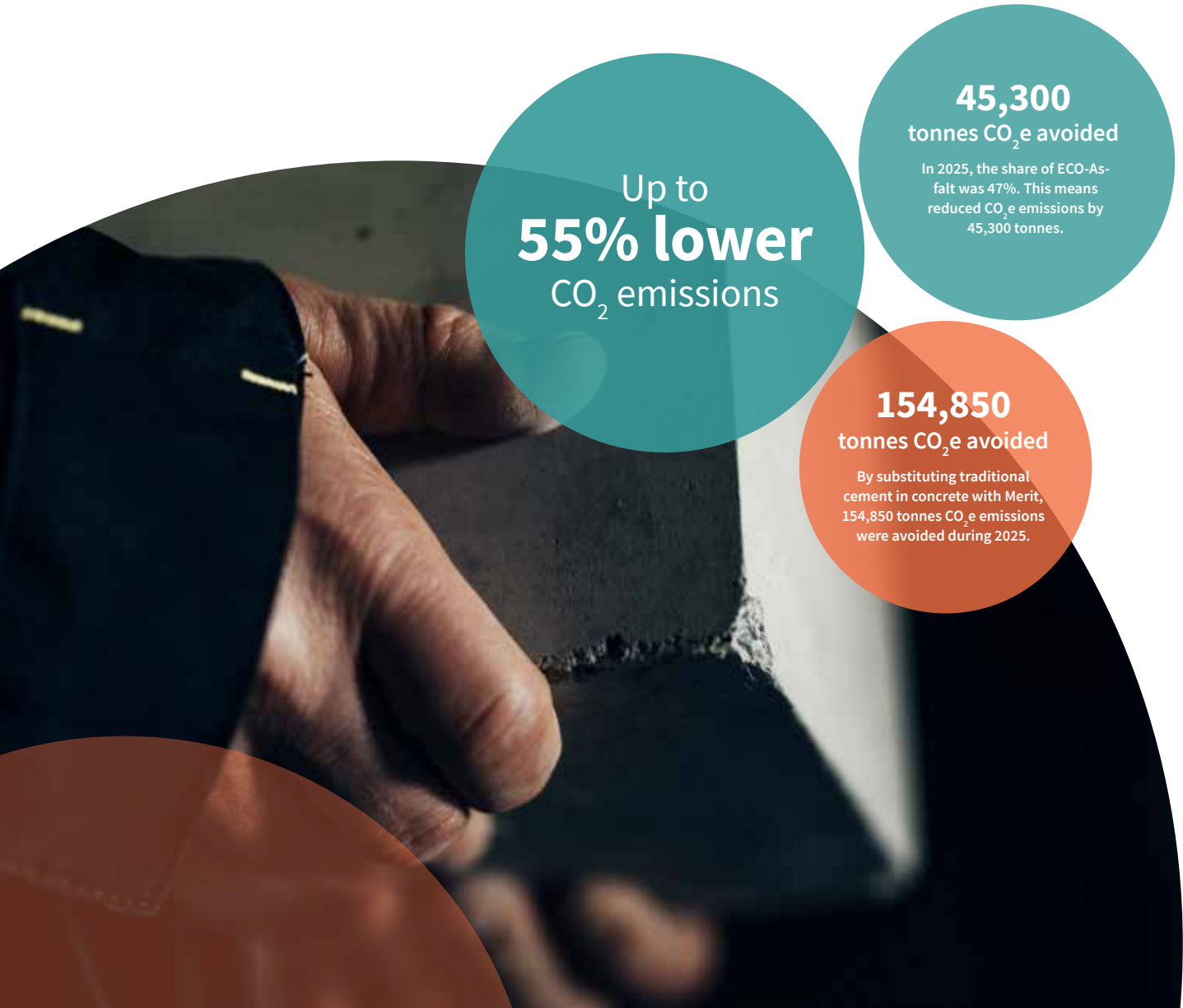
Merit (alternative binder)

- Peab's subsidiary Swecem has its own Merit production factory
- In 2025: 154,850 tonnes CO₂e avoided by substituting traditional cement with Merit

ECO-Asfalt (ECO-asphalt)

- Carbon neutral biofuel
- ~90 asphalt plants in the Nordic region; of these, 20 in Sweden, 6 in Denmark and 7 in Finland offer ECO-Asfalt
- In 2025: ECO-Asfalt share was 47% of total asphalt produced
- In 2025: 45,300 tonnes CO₂e avoided

For ECO-Prefab, the estimate is based on reported Environmental Product Declaration (EPD) and Global Warming Potential vaue (GWP) from the Swedish industry association Svensk betong. For ECO-Asfalt, the estimate is based on reported EPDs according to EN15804, and the estimate fro Merit is based on total amount Merit sold.



Up to
55% lower
CO₂ emissions

45,300
tonnes CO₂e avoided

In 2025, the share of ECO-Asfalt was 47%. This means reduced CO₂e emissions by 45,300 tonnes.

154,850
tonnes CO₂e avoided

By substituting traditional cement in concrete with Merit, 154,850 tonnes CO₂e emissions were avoided during 2025.

Clean Transportation

Peab's investments in transition to electric vehicles continue, including personal cars, light trucks, heavy trucks and concrete mixer trucks.

Project type	Number of charging points installed	Emission avoided tCO ₂ e/year
Transition to electric vehicles		1,074 ¹
Installation of charging stations for electric vehicles	37	

¹ Calculation based on comparison between emissions from diesel and electricity and the total number of kilometres reported. Emission factor used: Petrol 2,67 kg/l, Diesel 3,35 kg/l. Reference Climate database from Boverket.



1,074
Emission avoided
tCO₂e/year

Pollution Prevention and Control

Peab's subsidiary Swerock operates C&D Recycling Wash Plants, contributing to circular material flows by recycling surplus excavated soil. The material is mechanically processed and sorted into fractions reusable as raw material for asphalt or concrete production.

2025 Results:

- 145,000 tonnes of surplus excavated soil processed
- Circular product rate: 80%



80%

circular product rate

During 2025, 145,000 tonnes surplus excavated soil was processed in the facility and the circular product rate reached 80%.

5,475 m³
Water usage avoided

Sustainable Water and Wastewater Management

Peab uses modular solutions including sedimentation containers, mobile treatment plants, and technology containers to treat water on-site, protecting surrounding land and water environments. Below are three projects that have led to decreased water use.

Project type	Water use avoided/ Wastewater treated (m ³ /yr)
Water circulation in cleaning equipment for concrete trucks	2,000 m ³
Water recycling from sludge in concrete prefab production	1,855 m ³
Recycling of process water resulted in 40 %saving of municipal water	1, 620 m ³

Auditor's Limited Assurance Report on Peab Finans AB's Green Bond Investor Report 2025

To Peab Finans AB, corporate identity number 556552-1324

Conclusion

We have been engaged by the Board of Directors and the Managing Director of Peab Finans AB to conduct a limited assurance engagement of selected information in Peab Finans AB's Green Bond Investor Report 2025. The scope of our work was limited to assurance of information over how the allocation of the use proceeds from emitted green bonds and whether these have been used to finance or refinance Green Eligible Assets as defined in Peab's Green Finance Framework, May 2024, as described in the Green Bond Investor Report (the "selected information"). The reporting criteria against which this information was assessed are relevant parts of Peab Finans AB's Green Finance Framework 2024, available on Peab's website.

Our assurance does not extend to any other information in the Green Bond Investor Report. We have not reviewed and do not provide any assurance over any individual project information reported, including estimates of sustainability impacts.

Based on our limited assurance engagement as described in the section Auditor's responsibility, nothing has come to our attention that causes us to believe that the selected information disclosed in Peab Finans AB's Green Bond Investor Report 2025 has not been prepared, in all material respects, in accordance with the reporting criteria defined above.

Basis for conclusion

We have conducted the limited assurance engagement in accordance with ISAE 3000 (Revised), *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. Our responsibility under this standard is further described in the section Auditor's responsibility.

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

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 Green Bond Investor Report in accordance with the applicable criteria. The applicable criteria consist of the Peab Finans AB's Green Finance Framework 2024, as well as the company's own accounting and calculation principles. The responsibility also includes the internal control relevant to the preparation of a Green Bond Investor Report that is free from material misstatements, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the selected information in the Green Bond Investor Report based on our review. The limited assurance engagement has been conducted in accordance

with ISAE 3000 (Revised) *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*. This standard requires that we plan and perform our procedures to obtain limited assurance that the Green Finance Investor Report is prepared in accordance with the criteria described in the section Responsibilities of the Board of Directors and the Managing Director.

The procedures in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. This means that it is not possible for us to obtain such assurance that we become aware of all significant matters that could have been identified if a reasonable assurance engagement had been performed.

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

We are independent of Peab Finans AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The limited assurance engagement involves performing procedures to obtain evidence to support the Green Bond Investor Report. The auditor selects the procedures to be performed, including assessing the risks of material misstatements in the Green Bond Investor Report, whether due to fraud or error. In this risk assessment, the auditor considers the parts of the internal control that are relevant to how the Board of Directors and the Managing Director prepares the Green Bond Investor Report, in order to design procedures that are appropriate under the circumstances, but not for the purpose of providing a conclusion on the effectiveness of the company's internal control. The review consists of making inquiries, primarily of persons responsible for the preparation of the Green Bond Investor Report, performing analytical review, and conducting other review procedures.

Stockholm, June 29, 2026
Ernst & Young AB

Jonas Svensson
Authorized Public Accountant

Marianne Förander
Expert Member of FAR

Peab is the Nordic Community Builder with 13,000 employees and net sales of SEK 59 billion. With a local presence and focus on our own resources we develop, do the groundwork and build everyday life where it's lived. Company headquarters are in Förslöv on Bjäre Peninsula in southern Sweden. The Peab share is listed on Nasdaq Stockholm.

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