

TAX POLICY

This policy has been drawn up by the Finance Department in collaboration with the Sustainability Department. The policy has been adopted by the company's Board of Directors and will be reviewed annually.

1. BACKGROUND

Fastighets AB Balder [the Group or Balder] is a listed property group that owns, manages and develops properties in a number of countries. By being a long-term and stable owner, Balder creates attractive and safe areas in which people can live and do good business. Balder is also a major client and employer, with employees in many countries, and bears a social responsibility by paying tax.

This tax policy regulates the Group's approach and actions with regard to tax. The policy supplements the company's Code of Conduct. Balder's Code of Conduct sets out guidelines for responsible actions in internal and external relationships. It is based on international guidelines such as the UN Global Compact's ten principles for human rights, health and safety, the environment and anti-corruption, the OECD's Guidelines for Multinational Enterprises on Responsible Business Conduct, the ILO's Core Conventions and the UN Guiding Principles on Business and Human Rights.

2. PURPOSE

Balder has a goal of maintaining a culture that is characterised by openness and being a long-term, responsible actor that displays sound business ethics. One important element of responsible business conduct is the Group's treatment of tax, as this can affect Balder's image and reputation. To ensure treatment of tax that is in line with the demands placed on a responsible actor, the Board of Directors has adopted these guidelines for tax treatment.

3. TAX TREATMENT

Balder shall follow the Group's tax policy in its treatment of taxes. All companies within the Group, including foreign consolidated subsidiaries, shall follow the Group's policy and at the same time comply with laws and regulations in force in each country. Examples of taxes that the Group deals with are income tax, value added tax, property tax, social security contributions and withholding taxes.

- The Group shall treat its tax in accordance with current laws and regulations. The tax shall be checked, reported and paid at the correct time.
- The Group reports deferred taxes in accordance with the current IFRS regulatory framework.
- The Group makes use of opportunities for Group contributions and Group relief on net interest in those countries where it is applicable.

- The tax consolidation group joint taxation, fiscal commission and value added tax group are applied within the Group at national level.
- The Group shall maintain a responsible and commercial view of tax treatment. Commercially justified tax treatment can take place, for example, by means of optimising tax write-offs of the Group's properties and the packaging of properties in connection with sales.
- The Group shall not pursue aggressive tax planning that might compromise Balder's image or reputation. Aggressive tax planning means transactions with no commercial basis that serve only to achieve a tax benefit.
- Balder shall act with openness in its contacts with government agencies. In areas where regulations might be considered unclear, the Group shall act with transparency and caution.

Gothenburg 9 February 2024

Board of Directors of Fastighets AB Balder