

ANNEX IV

Template periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: Amaron Real Estate Residential Fund (D) och (E) AB Legal entity identifier: 559370-1468
559370-1518

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

Yes

It made **sustainable investments with an environmental objective:** ___%

in economic activities that qualify as environmentally sustainable under the EU Taxonomy

in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

It made **sustainable investments with a social objective:** ___%

No

It **promoted Environmental/Social (E/S) characteristics** and while it did not have as its objective a sustainable investment, it had a proportion of ___% of sustainable investments

with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy

with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

with a social objective

It promoted E/S characteristics, but **did not make any sustainable investments**

Sustainable investment means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

The **EU Taxonomy** is a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities**. That Regulation does not lay down a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.



To what extent were the environmental and/or social characteristics promoted by this financial product met?

Environmental attributes was promoted by investing in underperforming or underdeveloped properties and improving their environmental performance. Continuous work continues to ensure that all properties in the portfolio receive green certificates.

The fund promoted high standards in environmental properties of investment objects through:

Setting a clearly defined ESG strategy including focus areas, targets and a clearly defined ESG Due Diligence process. The strategy and related activities is implemented step by step during the maagement period and will be fully implemented by the time of the fund exit. The ultimate goal will be to ensure that all of the portfolio's real estates has obtained green certificates by th time of the fund exit.

● *How did the sustainability indicators perform?*

Environment-related indicators

- (1) The fund has no investments in properties involved in the extraction, storage, transport or production of fossil fuels.
- (2) The portfolio's proportion of investments in properties that are considered energy-inefficient, according to a calculation specified in the delegated regulation, has beed reduced significantly during 2024.

At the beginning of 2024, 69% of the property portfolio consisted of energy-inefficient properties.

At the end of 2024, 55% of the properties were classified as energy-inefficient properties.

Social indicators

- (1) No controversial tenants are included in the property portfolio
- (2) Improvments in tenants' safety has been made through installations of fire and burglary alarms. Bicycle sheds and electrical charging stations for electric cars have been installed of both social and environmental causes.

Principal adverse impacts are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters.

What were the top investments of this financial product?

Largest investments	Sector	% Assets	Country
<i>Trelleborg Trucken 1</i>	<i>Commercial Real Estate</i>	<i>17,94%</i>	<i>Swe</i>
<i>Åstorp Traversen 2</i>	<i>Commercial Real Estate</i>	<i>17,36%</i>	<i>Swe</i>
<i>Vägstekeln 1</i>	<i>Commercial Real Estate</i>	<i>12,71%</i>	<i>Swe</i>
<i>Sunnanå 6:30</i>	<i>Commercial Real Estate</i>	<i>10,29%</i>	<i>Swe</i>
<i>Skurup 51:86</i>	<i>Commercial Real Estate</i>	<i>9,92%</i>	<i>Swe</i>

What was the proportion of sustainability-related investments?



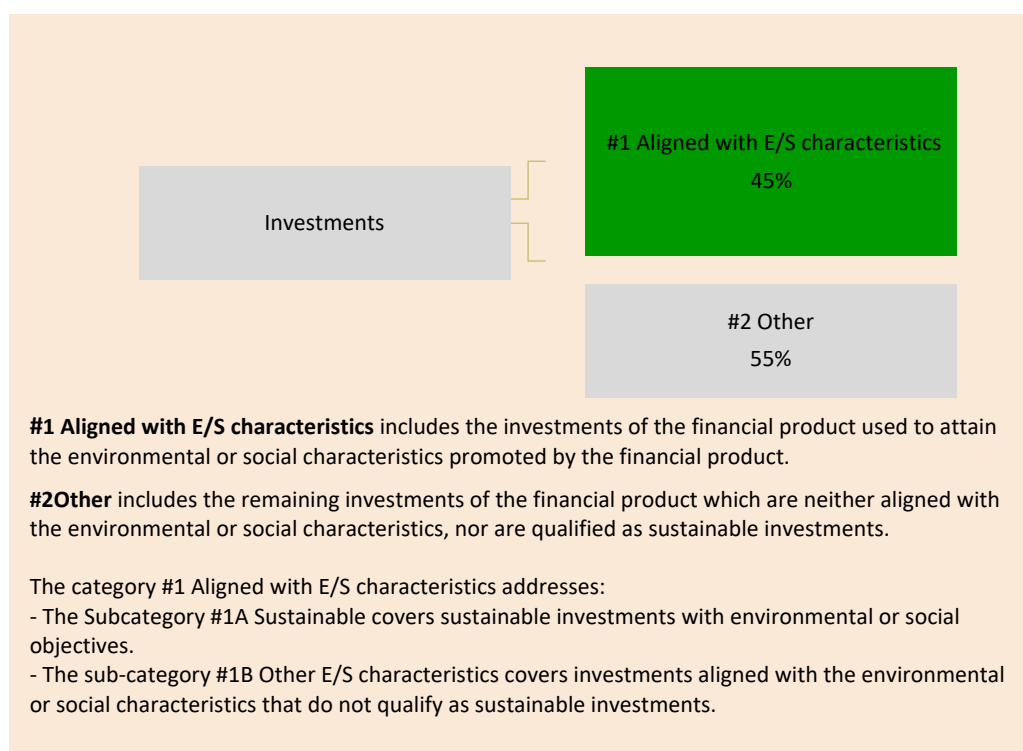
Asset allocation describes the share of investments in specific assets.

● **What was the asset allocation?**

95% of the portfolio were invested in real estate investments. The fund had a liquidity of 5% by the end of 2024.

● **In which economic sectors were the investments made?**

- The fund has invested in the commercial real estate sector (e.g. office premises, industrial properties, logistics properties and properties for public use).



Enabling activities directly enable other activities to make a substantial contribution to an environmental objective.

Transitional activities are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.



What investments were included under “other”, what was their purpose and were there any minimum environmental or social safeguards?

The fund has been holding cash positions due to e.g., dividend from portfolio companies or means coming from new investors. This cash has been included in the “#2 Other” section above. The fund will continue to invest in additional real estates, which makes it essential for the fund to keep a certain liquidity level. The work to convert a commercial real estate from energy-inefficient to efficient often takes time and is subject to negotiations with tenants. Most often, lease agreements has to be renegotiated before ESG measures can be taken. Therefore, the fund portfolio include real estates that still not has obtained green certificates. Such real estates are included under “other”. Thus minimum safeguards analysis is thus not applicable.



What actions have been taken to meet the environmental and/or social characteristics during the reference period?

As part of Amaron's ESG strategy the following has been applied for the period:

- **Select properties/companies**

A fundamental starting point for Amaron's property portfolio management is that properties with sustainable business models which include sustainable operations that demonstrate social responsibility in a longer perspective constitute better long-term investments than less sustainable properties. This starting point means that Amaron reward the most sustainable investment in the investment processes in cases where the investment analysis identifies such an investment as the best for the fund's shareholders. In cases where two investment alternatives are otherwise equivalent, Amaron actively reward/invest in the more sustainable investment alternative. This refers to investments in properties or property-owning companies.

- **Opt out of properties/companies**

Amaron's ethical investment guidelines exclude the acquisition of, or ownership in, properties/companies, which in any way prevents Amaron from influencing the sustainability work of an investment over time, or which in some other way hinders or opposes Amaron's work in fulfilling Principles for Responsible Investment's (PRI) stated objectives. Amaron has not chosen any index as a reference value due to the Amaron's assessment that no fair index in relation to the real estate investments has been identified. Amaron has instead chosen to be a member company of PRI and has thus confirmed that the company is working to achieve the goals defined by PRI.

- **Influence properties/companies**

An important part of Amaron's work with responsible investments has been to make sustainable changes in the property portfolio the Company manages through influence. This have involved changing a property's electricity contract to a greener option, deciding on renovations or additional insulation that contributes to reduced energy consumption or higher actual utilization of a property's surface. It has also included the choice of climate-smart materials when renovating properties, recycling, installation of solar energy panels, quick-closing doors or airlocks as well as the installation of charging stations for the tenants' electric cars or other measures that has contributed to reducing the climate impact of the real estate investments.