Periodic report on 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: SG Capital Partners Fund I, KS **Legal entity identifier: 40103990509**

Environmental and/or social characteristics

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 include a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.

Did this financial product have a sustainable investment objective?

☐ Yes	☒ No
☐ It made **sustainable investments with an environmental objective:** ___%	☒ It promoted E**nvironmental/Social (E/S) characteristics** and while it did not have as its objective a sustainable investment, it had a proportion of 50% of sustainable investments
☐ in economic activities that qualify as environmentally sustainable under the EU Taxonomy	☐ 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	☒ with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy
	☐ with a social purpose
☐ It made **sustainable investments with a social objective**: ___%	☐ It promoted E/S characteristics but **did not make any sustainable investments**

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

SG Capital Partners Fund I, KS (the "Fund") is a commercial real estate fund focusing on the renting of profitable retail, office and logistics centre space in Riga. The Fund, through its subsidiary AS SGCP Real Estate (registration No. 40203660480), wholly owns special purpose vehicles (SPVs) – SIA Skanstes City (registration No. 40003388042) and SIA NORDO (registration No. 40103617617). In addition, the Fund directly owns the SPV SIA SG Capital Partners 1 (registration No. 40203095862).

The Fund, through SPVs, has acquired existing commercial property assets (office building complex Skanstes City, NORDO logistics park and office building in Riga, Brivibas street 39), certified them in the BREEAM *In-Use* Sustainability Certification System[1], rented them and continued to invest in improving the sustainability of the buildings to achieve a higher level of certification.

The Fund promotes environmental and social characteristics by investing in the sustainability of buildings. These include investments in renovating buildings, installing energy-efficient equipment and lighting in buildings, improving the operation and energy efficiency of heating and ventilation systems in buildings,

[1] More information on the BREEAM scheme can be found here: https://breeam.com/

generating electricity from solar energy, installing charging stations for electric vehicles in car parks attached to buildings, etc. In this way, the Fund contributes to improving the sustainability and energy performance of buildings, reducing GHG[2] emissions, increasing the use of renewable energy and improving environmental accessibility.

Sustainability indicators measure how the environmental or social characteristics promoted by a financial product are attained.

Although the Fund does not have a sustainable investment objective, some of the investments contribute to the environmental objective of mitigating climate change and are classified by the Fund as sustainable investments in accordance with the requirements of Article 2(17) of the SFDR[3].

The Fund assesses the performance of environmental and social characteristics by evaluating the achievement of the indicators set out in the Fund's Sustainability Strategy, as well as indicators of the principal adverse impacts of investment decisions.

- ***How did the sustainability indicators perform?***

The performance of the sustainability indicators for the reporting year (2025) is presented in the Annex to this report, **Table 1**, together with the performance in previous years reported in the periodic reports on Environmental/ Social performance.

- ***... and compared to previous periods?***

The Fund has provided periodic disclosures on environmental and/or social characteristics since the 2022 reporting year. Annex Table No. 1 to this report presents a summary of the sustainability performance indicators for previous years and for the reporting year.

- ***What were the objectives of the sustainable investments that the financial product partly made and how did the sustainable investment contribute to such objectives?***

The Fund does not have a sustainable investment objective, but part of the investments made contribute to one of the environmental objectives set out in Article 9 of Regulation (EU) 2020/852, namely *climate change mitigation*.

The Fund shall classify this portion of investments as sustainable investments in accordance with the requirements of Article 2(17) of the SFDR.

These investments fall into the following categories:

a. Investing in improving the energy efficiency of buildings and reducing energy consumption.
b. Investing in renewable resources for domestic energy production.
c. Other investments that contribute directly or indirectly to reducing greenhouse gas emissions.

Accordingly, these categories include investments such as the renovation of office and warehouse buildings owned by the Fund, resulting in improved thermal insulation of the buildings, installation of energy efficient equipment and lighting, upgrading of the buildings' internal utility systems and the introduction of alternative energy sources. These investments improve the energy efficiency of office and warehouse buildings and reduce GHG emissions from buildings. These investments thus contribute to climate change mitigation.

The above categories correspond to the same categories of sustainable investments reported in the 2022, 2023 and 2024 reports.

[2] GHG - greenhouse gases

[3] Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector.

The Fund makes its investments, including those classified as sustainable, through its SPVs.

How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?

To ensure that the Fund's sustainable investments do not significantly harm any of other environmental objectives, the Fund considers principal adverse impacts on sustainability factors and report on the minimum climate and other climate and environment-related indicators applicable to real estate investments.

How were the indicators for adverse impacts on sustainability factors taken into account?

Decisions on investments in the Fund consider the negative impact on sustainability factors. This applies to investments in general, not only to those that the Fund classifies as sustainable.

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.

When planning the Fund's capital investments, the impact on building energy efficiency and sustainability is assessed, also considering the commitment to ensuring that office and warehouse buildings comply with BREEAM *In-use* certification levels. Achieving BREEAM certification serves as proof of responsible environmental management.

The Fund's aim is to ensure that its assets are as energy efficient as possible, thus having a lower environmental impact in terms of GHG emissions.

The Fund's capital investment programme shall be approved annually by the Fund's Investment Committee, on which the Head of the Fund's Sustainability Committee shall serve as a voting member. This ensures more effective management of sustainability risks in the decision-making process.

Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:

The Human Rights and Labour Rights Policy of the Fund's Manager (SIA SG Capital Partners AIFP, hereinafter – the Manager) establishes the obligation for the Manager and the Fund to comply with internationally recognised good practice standards in the area of human rights and labour rights:

- OECD Guidelines for Multinational Enterprises.
- UN Guiding Principles on Business and Human Rights.
- International Labour Organisation Declaration on Fundamental Principles and Rights at Work.
- International Bill of Human Rights.

Sustainable investment activities, as well as the subsequent management and operation of such investments, are aligned with the above-mentioned international standards, including by extending these obligations to the SPVs' business partners – property management and construction service providers. This is implemented through the business partner's signing of the Code of Conduct.

How did this financial product consider principal adverse impacts on sustainability factors?

The Fund considers the principal adverse impacts on sustainability factors, while the Manager, on an annual basis, assesses the extent of such adverse impacts and monitors how the Fund's investment activities affect the environment.

In assessing the materiality of the Fund's impacts, the Manager uses the indicators applicable to real estate investments under Regulation (EU) 2022/1288 to evaluate the adverse impacts of the Fund's investment decisions, namely the following:

- fossil fuels,
- energy efficiency,
- GHG emissions,
- energy intensity.

If the annual review finds that an impact indicator has deteriorated, appropriate actions are planned to mitigate the negative impact. Where necessary, appropriate investments shall also be planned.

The Manager publishes a Statement of Principal Adverse Impacts of investment decisions on sustainability factors with the annual consolidated annual report of the Fund.

The Manager has developed and continues to develop internal laws and regulations that set out the responsibilities and commitments for the management of the main adverse impacts both within the Manager and the Fund.

- Sustainability Risk Management Policy (v.2.0 as of 19.11.2025.)
- ESG Due Diligence Policy (v.2.0 as of 30.06.2025.)
- Environmental Policy (v.2.0 as of 09.10.2025.)
- Human Rights and Labour Policy (v.2.0 of 25.07.2024)
- Tenant Satisfaction Policy (v.2.0 from 25.07.2024)
- Engagement Policy (v.3.0 as of 23.09.2025.)

The Manager, through its representation on the boards of the SPVs, ensures that good governance practices are implemented both at the level of the Fund and the SPVs. The Manager exercises oversight of the SPVs in accordance with the principles set out in the Engagement Policy.

The Fund is also subject to the Manager's Whistleblowing Policy, approved on 13.12.2023, which sets out how any employee or representative of the Manager's Group or business partner may raise an alarm about a possible criminal offence, administrative offence or other breach of law or breach of binding ethical or professional standards at the Manager or the Fund that may harm the vital interests of the public. Information on whistleblowing is also available on the Foundation's website https://www.sgcapital.lv/corporate-governance under the Whistleblowing section.

What were the top investments of this financial product?

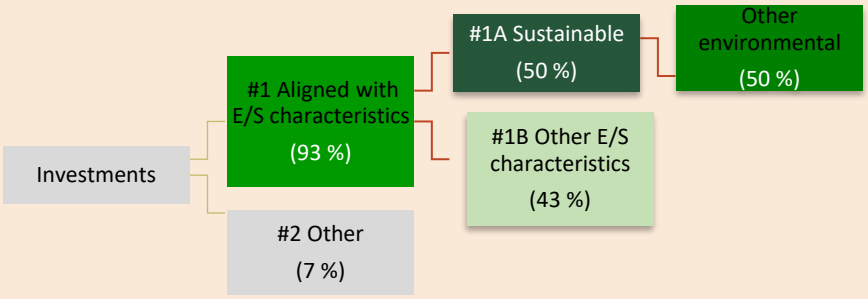
The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period, which is: **2025.**

Largest investments	Sector	% Assets	Country
SIA Skanstes City; Office buildings Skanstes 50, 50A, 52, 54, 54A, Duntes 3, Riga	***68.20 letting and managing of own or leased immovable property***[4]	***57 %***	***Latvia***
SIA NORDO; Logistics park Noliktavu str. 5, Dreiliņi	***68.20 letting and managing of own or leased immovable***	***37 %***	***Latvia***
SIA SG Capital Partners 1*; Office building Brīvības str. 39, Riga*	***68.11 buying and selling your own real estate***	***3 %***	***Latvia***

What was the proportion of sustainability-related investments?

What was the asset allocation?

Asset allocation describes the share of investments in specific assets.



#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product.

#2 Other includes the remaining investments of the financial product which are neither aligned with environmental or social characteristics, nor are qualified as sustainable investments.

The category **#1 Aligned with E/S characteristics** covers:
- The sub-category **#1A Sustainable** covers environmentally and socially sustainable investments.
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.
- The sub-category "**Other Environmental**" refers to the portion of sustainable investments that were assessed as sustainable on the basis of Article 2(17) of Regulation (EU) 2019/2088, i.e. the Fund's internally developed sustainability criteria (see above - *What were the objectives of the sustainable investments partly made by the financial product and how did the sustainable investment contribute to achieving these objectives*?)

In order to ensure that sustainable investments do not significantly harm any of other environmental objectives, the Fund shall take into account principal adverse impacts on sustainability factors and report on the minimum climate and other climate and environment-related indicators applicable to real estate investments.

In addition, the making of sustainable Investments, and the subsequent management and stewardship of these investments, is aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights. For more details see above - *How was it ensured that the Sustainable Investments made in part by the financial product did not cause material harm to any environmental or social objective of the Sustainable Investment?*

[4] NACE Rev. 2.1 statistical classification of economic activities

In which economic sectors were the investments made?

All investments made by the Fund are attributable to investments in the real estate sector (NACE 2.1: 68.20 letting and managing of own or leased immovable property and 68.11 buying and selling your own real estate).

To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?

The Fund, in accordance with the Fund's Investment Strategy, does not make investments that have an environmental objective and are aligned with the EU Taxonomy. As the Fund also does not qualify as a financial product under Article 6(1) of Regulation (EU) 2020/852, the chart below does not reflect investment data, nor are certain items relevant to the Fund

Did the financial product invest in fossil gas and/or nuclear energy related activities that comply with the EU taxonomy[5]

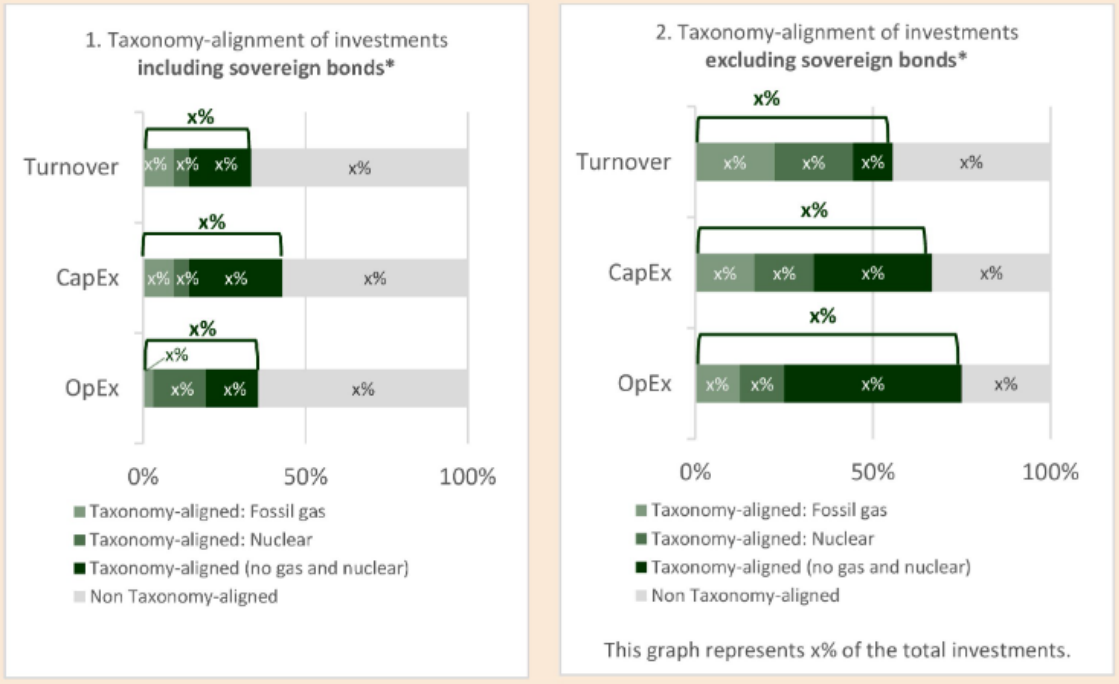
☐ Yes

☐ Fossil gas ☐ Nuclear

☒ No

Chart not applicable to the Fund

The graph below shows in green the percentage of investments that were aligned with the EU Taxonomy. As there is no applicable methodology to determine the taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.



* *For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.*

[5] Fossil gas and/or nuclear related activities will only comply with the EU taxonomy if they contribute to limiting climate change ("climate change mitigation") and do not cause significant harm to any of the objectives of the EU taxonomy - see explanation to the left. All criteria for fossil gas and nuclear economic activities that are eligible for the EU taxonomy are set out in Commission Delegated Regulation (EU) 2022/1214.

- ***What was the share of investment in transitional and enabling activities?***
  Not applicable

- ***How did the percentage of investment that were aligned with the EU taxonomy compare with previous reference periods?***
  Not applicable

What was the share of sustainable investments with an environmental objective not aligned with the EU taxonomy?

Not applicable

What investments were included under "Other", what was their purpose and were there any minimum environmental or social safeguards?

In 2025, the Fund also made investments that were not aimed at improving energy efficiency or promoting environmental or social characteristics. Consequently, the investment category #2 Other includes investments such as infrastructure maintenance, routine repair works not related to improving equipment efficiency, as well as other investments that are not aligned with the environmental or social characteristics promoted by the Fund but are necessary for the management of real estate assets.

With respect to these investments, as well as to investments in general, in order to ensure compliance with minimum safeguards, the Manager has implemented a Human Rights and Labour Rights Policy at both the Fund and SPV levels. In addition, suppliers of the SPVs – including property management and construction service providers – are required to sign a Business Partner Code of Conduct, which establishes obligations to respect human rights and labour rights in accordance with internationally recognised standards.

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

To ensure alignment with the environmental and/or social characteristics promoted by the Fund, the Fund's SPVs carried out capital investments in office and warehouse buildings in 2025 aimed at improving the sustainability and energy efficiency of the properties. In addition, several upgrades were implemented in the buildings' engineering systems and technical equipment. A brief summary of the projects is provided below:

- Launch of the reconstruction projects of two warehouse buildings (Warehouse 7 and 9) at NORDO.
- Upgrade of the building management and monitoring (BMS) systems in NORDO buildings.
- Replacement of road surface within the NORDO territory.
- Installation of a fire pump control system in NORDO buildings.
- Construction of the Conference Centre at Skanstes City.
- Phase 2 development of the "Giraffe Park" at Skanstes City.
- Launch of the outdoor area redevelopment project at Skanstes City.
- Fit-out projects in the renovated office buildings at Skanstes 54 and 54A, as well as in other buildings, tailored to tenant needs.
- Installation of a humidity control system in the Skanstes 52 building.
- Construction of additional parking spaces (400 spaces) for the Skanstes City at 16 Laktas Street.
- Replacement of cooling equipment in the Skanstes City Duntes 3 office building.
- Reconstruction of parking facilities at the Skanstes City Duntes 3 office building.
- Replacement of lighting systems in buildings with energy-efficient LED lighting.
- Investments in buildings and infrastructure to improve the level of BREEAM certification.

The Investment Committee established by the Manager has made decisions on all capital investments undertaken by the Fund's SPVs.

ANNEX

Table 1 Performance of sustainability indicators

No.	Sustainability indicator	Unit	Target	Achievement 2022	Achievement 2023	Achievement 2024	Achievement 2025	Explanation
A. Reduce climate footprint of the Fund's real estate portfolio								
1	Scope 1 GHG emissions	tCO_2 eq.	Maintain the same level compared to the baseline (2022).	1067,6	716,4	700,5	685,3	As in previous reporting periods, the Fund's Scope 1 GHG emissions were calculated using the Carbon Risk Real Estate Monitor (CRREM) tool (v.2.05)[6]. These include emissions related to natural gas consumption for heat energy supply in industrial (warehouse) buildings. In addition, emissions from fuel consumption[7] in the maintenance operations of industrial buildings (11,4 tCO_2e) were included. These were calculated separately and added to the total Scope 1 emissions calculated using the CRREM tool. Compared to 2024, the total Scope 1 GHG emissions in 2025 are slightly lower.
2	Scope 2 GHG emissions	tCO_2 eq.	Maintain the same level compared to the baseline (2022).	1020,6	641,2	603,6	581,9	As in previous reporting periods, the Fund's Scope 2 GHG emissions were calculated using the Carbon Risk Real Estate Monitor (CRREM) tool (v.2.05). These include indirect emissions from purchased and consumed electricity in office and industrial buildings, as well as purchased and consumed district heating in office buildings (heat supplier – AS "Rīgas Siltums"). Compared to 2024, the Scope 2 GHG emissions in 2025 are lower, which corresponds to reduced electricity consumption during the reporting period, as well as the partial supply of electricity from renewable energy (solar power) in warehouse buildings. Solar energy is also used in certain office buildings; however, its impact on the overall emissions level is smaller.
3	Scope 3 GHG emissions	tCO_2 eq.	Monitor and report.	432	413,8	431,2	452,3	Scope 3 GHG emissions for 2022 were calculated using the GHG Protocol Scope 3 Evaluation Tool, based on the spend-based approach. To ensure consistency in calculations, a similar methodology and expense categories were applied for the period 2023–2025, as the aforementioned tool was no longer available. Due to the methodological differences,

[6] https://www.crrem.eu/tool/

[7] For the calculation of fuel-related emissions, emission factors were sourced from the database available at https://co2emissiefactoren.nl/

								the 2022 data are not directly comparable with the data for subsequent years. The Scope 3 GHG emissions calculations[8] include the following categories: purchased goods and services (Category 1) and waste generated in operations (Category 5). In 2025, the increase in Scope 3 GHG emissions is primarily attributable to the increase in the costs of services used.
B. Reduce energy consumption from non-renewable energy sources								
4	Energy consumption for office buildings	kWh/m² per year	Maintain up to 150 kWh/m² per year.	146	140	137	136	The total energy consumption of office buildings in 2025 was calculated by dividing the heat and electricity consumption of office-type buildings by the respective floor area of those buildings. In 2025, the average energy consumption of office buildings remained essentially unchanged compared to 2024 (136 kWh/m² per year versus 137 kWh/m² per year). This stable performance was ensured through daily monitoring and control of heat energy consumption, as well as adjustments to system settings and indoor temperature schedules in line with the actual occupancy levels of the buildings.
5	Energy consumption for industrial buildings	kWh/m² per year	Maintain up to 49 kWh/m² per year.	86	81	74	72	The total energy consumption of industrial (warehouse) buildings in 2025 was calculated by dividing the heat and electricity consumption of industrial/warehouse-type buildings by the respective floor area of those buildings. In 2025, the average energy consumption of industrial buildings slightly decreased compared to 2024 (72 kWh/m² per year versus 74 kWh/m² per year). This improvement was supported by the fact that since mid-2024 all warehouse buildings have been connected to a unified Building Management and Monitoring System (BMS), which has been further enhanced to enable more efficient monitoring of energy consumption and adjustment of system settings according to the actual occupancy levels of the buildings.

[8] During the reporting year, the volume of purchased goods and services and the procurement value in monetary terms include the respective data of SIA NORDO, SIA Skanstes City, and SIA SG Capital Partners 1, obtained from the accounting and data management systems of these companies. Emission factors were sourced from databases such as Ecoinvent 3.10 and EXIOBASE.

6	Share of electricity from renewable sources	%	100	100	100	100	100	All electricity purchased from AS “Latvenergo” in 2025 was generated from renewable energy sources, as confirmed by the green energy certificates issued by AS “Latvenergo”.
7	Energy production from renewable energy sources (installed solar panel capacity)	kW	Solar panels with a capacity of 280 kW will be installed by 2025.	201	283,5	1483,5	1483,5	Since 2022, electricity has also been generated from solar energy within the Skanstes City office building complex. In total, 756 solar panels have been installed on the roof of one of the office buildings, covering an area of 1,386.13 m² with a total capacity of 283.50 kW. All electricity generated is used for self-consumption. In addition, in autumn 2024, SIA NORDO commissioned a solar power plant within its warehouse building area. The installed generation capacity of the facility is 1,200 kW, and the electricity produced is supplied to part of the industrial buildings.
C. Ensure the availability of waste sorting facilities in office and warehouse buildings for waste generated from operations.								
8	Provision of waste sorting facilities in the territories of office and warehouse buildings.	Compliant / Partially compliant / Non-compliant	The waste management infrastructure complies with BREEAM requirements.	N/A	N/A	N/A	Compliant	Waste sorting is ensured in all office and warehouse building territories of the Fund (the NORDO logistics park, the Skanstes City office complex, and the office building at Brīvības Street 39). Starting from the 2025 reporting year, the Fund reports on the compliance of waste sorting infrastructure with BREEAM certification requirements. In previous reporting periods, this indicator was not assessed. Compliance of the waste management infrastructure with BREEAM certification requirements is confirmed through BREEAM *In-Use* standard v6.0.0 compliance assessments conducted for each office or warehouse building. Within these assessments, one of the evaluated aspects is the provision of reuse and recycling facilities, which includes both the initial waste sorting and the subsequent recycling of waste.
D. Ensure that business relationships are established with suppliers that adhere to ethical standards and manage the sustainability impacts of their suppliers								

9	Share of construction and building management service providers that have signed the Code of Conduct.	% of the total number of construction and building management service providers	90	0	0	Skanstes City: 36 NORDO: 60 SG Capital Partners 1: 0	<u>Share of construction service providers:</u> Skanstes City: 100 NORDO: 100 SG Capital Partners 1: No such contracts <u>Share of building management service providers:</u> Skanstes City: 100 NORDO: 100 SG Capital Partners 1: 100	The implementation of the Code of Conduct was initiated in 2024. In the previous reporting year, the share of suppliers who had signed the Code was calculated in relation to strategic suppliers whose service volume exceeded EUR 100 000 during the respective reporting year. Starting from the 2025 reporting year, the Fund assesses the share of construction and building management service providers that have signed the Code of Conduct, considering that these sectors are exposed to a higher potential risk of human rights and labour rights violations. Due to this change in methodology, the data for 2024 and 2025 are not directly comparable.
10	Compliance with the requirements of the Code of Conduct, including those related to human rights and labour rights violations in supply chains.	Number of complaints received	0	N/A	N/A	0	0	During 2025, the Fund did not receive any reports from its business partners regarding breaches of the Code of Conduct or any complaints related to matters covered by the Code of Conduct.
E. Ensuring satisfactory conditions for tenants in rented properties								

11	Tenant satisfaction rate	Percentage of satisfied tenants (%)	Tenant satisfaction rate of at least 60%.	N/A	N/A	Skanstes City: 84,5 NORDO: 89,3 SG Capital Partners 1: 60	Skanstes City: 84,4 NORDO: 87,2 SG Capital Partners 1: 73,3	A tenant management survey was conducted in September and October 2025 among the tenants of the Fund's SPVs – SIA NORDO, SIA Skanstes City, and SIA SG Capital Partners 1. The share of respondents (tenants who completed the survey) was as follows: Skanstes City – 49%; NORDO – 38%; and SG Capital Partners 1 – 60%. In order to provide a more comprehensive view of tenant satisfaction and to take into account the different real estate assets and their tenant profiles, the results are presented at the level of each Fund SPV, indicating their respective satisfaction levels. The results for Skanstes City and NORDO have not changed significantly compared to 2024, while the SG Capital Partners 1 indicator has improved.
12	NPS indicator	Points	20	N/A	N/A	Skanstes City: 45 NORDO: 60 SG Capital Partners 1: 0	Skanstes City: 54 NORDO: 39 SG Capital Partners 1: 0	Within the tenant survey, the Net Promoter Score (NPS) was also calculated for each of the Fund's SPVs. To provide a more comprehensive view of the indicator's performance, the results are presented at the level of each Fund SPV. Compared to 2024, the NPS score for Skanstes City has increased, while the NORDO score has decreased. The decline at NORDO is mainly explained by some tenants' dissatisfaction with the availability of parking spaces, an issue that is currently being addressed. The SG Capital Partners 1 score has remained unchanged; however, unlike Skanstes City and NORDO, it is based on the responses of a very small number of tenants (3 out of 5), meaning that each individual response has a significantly greater impact on the overall NPS score.
F. Ensure effective management of impacts and risks through strong ESG performance								
13	Share of assets certified under green building certificates	% of total area	100	98,4	98,4	98,4	98,4	Currently, 1,61% of the Fund's total leasable area is not certified in accordance with green building certification standards. This area (2 534 m²) relates to assets that are planned to be demolished in the medium term, and therefore certification is not planned for these properties. Considering that all other Fund assets are either BREEAM *In-Use* certified or undergoing a re-certification process, and that the updated certificates for the respective office and warehouse buildings are expected to be obtained in 2026, the Fund's objective of ensuring green building

								certification for all assets has essentially been achieved, with the exception of the assets scheduled for demolition.
14	Share of certified office building assets achieving BREEAM *In-use Very Good* and above	% of total area	100	53,1	53,1	83,7	78,9	*Four* out of the seven office buildings (78,9% of the office building assets) have received a BREEAM *In-Use Very Good* certification, while *one* office building has been awarded a BREEAM *In-Use Good* certification. For *two* office buildings that previously held BREEAM *In-Use Good* and *Very Good* certifications, the documentation for the reassessment and renewal of the certification level was submitted to the certification body in September 2024. The assessment process for both buildings has taken longer than expected, as changes were introduced to the BREEAM certification methodology during the process (around mid-2025). As a result, additional documentation had to be submitted, which has since been provided. The final certification outcome (confirmation of the respective BREEAM *In-Use* level) is expected in 2026.
15	Share of certified industrial assets achieving BREEA*M In-use Good* certification and above	% of total area	100	0	0	100	55	In 2024, all of the Fund's industrial buildings held BREEAM *In-Use Good* certifications. In 2025, all of these buildings were required to undergo BREEAM certification renewal. *Three* buildings (29% of the industrial assets) received a BREEAM *In-Use Very Good* certification, while *one* building (26% of the industrial assets) received a BREEAM *In-Use Good* certification. Reconstruction works were initiated in the remaining *two* buildings during 2025. One of the buildings undergoing reconstruction is already in the certification process, with the certificate expected to be obtained around April 2026. For the second building, where construction works will continue into 2026, BREEAM certification will be carried out after completion of the construction works. Accordingly, the certification process has been carried out for all buildings where it was possible to do so, and the achieved certification levels are in line with the Fund's established targets.

16	Share of leased area under green lease agreements	% of leased area	More than 25% of the leased area will be covered by green lease agreements by 2025	0	0	Skanstes City: 28 NORDO: 44 SG Capital Partners 1: 42	Skanstes City: 62 NORDO: 46 SG Capital Partners 1: 42	In mid-2024, all of the Fund's SPVs began introducing "green" lease agreements with tenants. To ensure transparent and comparable reporting, the share of space leased under green lease agreements is presented separately for each SPV. In 2025, the volume of concluded green lease agreements increased. In 2026, the Fund's SPVs will continue their systematic implementation and conclusion of green lease agreements, with the objective of gradually increasing the share of space leased under such agreements.