

*Förordningen om hållbarhetsrelaterade upplysningar (SFDR)*  
*Produktupplysningar på webbplatsen för finansiella produkter som främjar*  
*miljörelaterade eller sociala egenskaper*

## **Alma Property Partners II**

### **Sammanfattning**

Denna finansiella produkt främjar miljörelaterade eller sociala egenskaper, men har inte hållbar investering som mål.

Alma Property Partners II förvaltas av Alma Property Partners AB och fonden fokuserar på att förbättra energieffektiviteten och minska miljöpåverkan i sina fastighetsinvesteringar. Den fastställer mätbara nyckeltal (KPI) för att säkerställa framsteg i fastigheternas miljöprestanda, med hållbarhetsmål som etableras under due diligence-processen och bibehålls under hela ägandeperioden.

Fondens investeringsstrategi omfattar den nordiska marknaden, inklusive Sverige, Finland, Danmark och Norge. Strategin syftar till att förbättra fastighetsinvesteringar och göra dem mer attraktiva för institutionella köpare genom att öka energieffektiviteten, implementera förnybar energi, erhålla miljöcertifieringar och implementera gröna hyresavtal.

Fonden investerar i både befintliga fastigheter och projekt, i enlighet med Almas policy för ansvarsfulla investeringar. Det finns ingen obligatorisk minimiandel av hållbara investeringar. Som en del av due diligence-processen utvärderar fonden miljöprestanda och hållbarhetsrisker för potentiella investeringar.

Viktiga indikatorer som bevakas inkluderar energiförbrukning och effektivitet, hållbarhetscertifieringar och utsläpp av växthusgaser. Datainsamling och bearbetning hanteras genom en dedikerad plattform för att säkerställa kvalitet och noggrannhet.

Tillgången på och noggrannheten i data är i vissa fall begränsad. Fonden strävar efter att förbättra datakvaliteten över tid. Due diligence-processen inkluderar också efterlevnad av penningtvättspolicys och andra regulatoriska krav, och undviker investeringar i fastigheter som är förknippade med olagliga aktiviteter.

Fonden har ett samarbetsinriktat förhållningssätt med hyresgäster för att förbättra ESG-profiler och övervakar regelbundet hållbarhetsrisker. Ingen specifik index används som referensmått för att mäta överensstämmelse med de främjade miljömässiga och sociala egenskaperna.

För mer detaljerad information, se Almas policy för ansvarsfulla investeringar på [www.almaproperty.se](http://www.almaproperty.se).

## *Sustainable Finance Disclosure Regulation (SFDR)*

### *Website product disclosure for financial products that promote environmental or social characteristics*

## **Alma Property Partners II**

### **Summary**

This financial product promotes environmental and social characteristics but does not have as its objective sustainable investments.

Alma Property Partners II is managed by Alma Property Partners AB, the Fund focuses on enhancing energy efficiency and reducing environmental impact in its real estate investments. It sets measurable key performance indicators (KPIs) to ensure progress in the properties environmental performance, with sustainability targets established during due diligence and maintained throughout the ownership period.

The Fund's investment strategy targets the Nordic Region, including Sweden, Finland, Denmark, and Norway. It aims to improve impaired assets to make them more appealing to institutional buyers by increasing energy efficiency, adding on-site renewable energy, obtaining environmental certifications, and implementing green leases.

The Fund invests in both standing assets and developments, adhering to Alma's responsible investment policy. There is no required minimum proportion of sustainable investments. As part of the due diligence process, the Fund evaluates the environmental performance and sustainability risks of potential investments.

Key indicators monitored include energy consumption and efficiency, sustainability certifications, and greenhouse gas emissions. Data collection and processing are managed through a dedicated platform to ensure quality and accuracy.

While the Fund acknowledges limitations in data availability and accuracy, it strives to improve data quality over time. The due diligence process also includes compliance with anti-money laundering policies and other regulatory requirements, avoiding investments in properties associated with illegal activities.

The Fund takes a collaborative approach with tenants to enhance ESG profiles and regularly monitors sustainability risks. No specific index is used as a reference benchmark to measure alignment with the promoted environmental and social characteristics.

For more detailed information, refer to Alma's Responsible Investment Policy at [www.almaproperty.se](http://www.almaproperty.se).

## **No sustainable investment objective**

This financial product promotes environmental and social characteristics but does not have as its objective sustainable investments.

## **Environmental or social characteristics of the financial product**

Alma Property Partners II (“the Fund”) is managed by Alma Property Partners AB (“Alma”).

The Fund promotes environmental characteristic by investing in real estate and real estate related investments with a focus on energy efficiency, and improving the environmental performance of the assets in which the Fund invests with an ambition to lower the negative environmental impact during the fund ownership.

The Fund sets measurable key performance indicators for environmental improvement to ensure progress in performance of the investments in relation to the environmental characteristic promoted. An in-depth analysis of the real estate sustainability characteristics is performed during in due diligence of new acquisitions and sustainability targets are set for the ownership period.

## **Investment strategy**

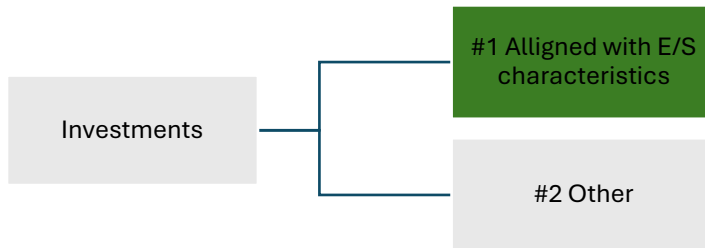
The geographic focus of the Fund is the Nordic Region of Sweden, Finland, Denmark and Norway. The Funds investment themes revolve around making impaired assets more attractive to institutional or core buyers, i.e. “manufacturing core,” through either repositioning, leasing up, developing new product or executing portfolio roll-up or break-up strategies while enhancing the sustainability characteristics of the investment.

The Fund work with the following actions and strategies to improve environmental characteristics of the Funds’ investments:

- increasing the energy efficiency of the assets and improving the EPC rating
- invest in adding on-site renewable energy production at suitable assets,
- obtaining environmental certification of assets where is meaningful to do so,
- implementing green leases

Alma’s sustainability strategy is to contribute to the reduction of global carbon dioxide emissions towards the net zero target in line with the 1.5 °C compliant-decarbonization-pathway as set out in the Paris Climate Agreement (2015) of the United Nations. Alma has set a Science based target to is carbon dioxide emissions in line with the Paris Climate Agreement.

## Proportion of investments



The Fund invests in real estate and real estate related investments, both standing assets and developments. All investments of the Fund will be subject to Alma's responsible investment policy to achieve the environmental and social characteristics as set out in the policy. There are no minimum proportion of sustainable investments required in the asset allocation of the Fund. All investments by Alma

## Monitoring of environmental or social characteristics

As part of the acquisition process, a due diligence process is performed including the evaluation of an investment's environmental performance and potential sustainability risks and opportunities. Mitigating actions are identified which can be implemented during the holding period to increase the building's environmental characteristics. Findings and conclusions are included in the business plan of the investment.

The Fund monitors its environmental and social characteristics on an ongoing basis. The following indicators are used to measure the environmental and social characteristics promoted by the Fund:

- Energy consumption and energy efficiency (EPC rating)
- New Build and In-use Sustainability certification (DGNB, LEED, BREEAM, other)
- Greenhouse gas emissions and energy intensity (CRREM)

Control mechanisms are in place to ensure that data is regularly collected for all investments.

## Methodologies for environmental or social characteristics

Share of investments in real estate assets involved in the extraction, storage, transport, or manufacture of fossil fuels (%).

Exposure to energy inefficient real estate (%)

Greenhouse gas emissions in scope 1, 2 and 3. Greenhouse gas emissions (GHG) are measured according to GHG Protocol and Alma Property Partners base year and Science Based Target (SBT) are validated by Science Based Target initiative (SBTi).

Energy consumption in GWh of owned real estate assets per square meter.

Share of investments in real estate with an environmental certification (% of lettable area)

Share of investments in real estate with green leases (% of lettable area).

### **Data sources and processing**

The Fund uses a sustainability data management platform to collect EPC ratings, installed capacity renewables, sustainability certification levels and green leases. Data sources used to monitor the environmental characteristics during ownership phase are the energy management system Mestro, the properties' energy suppliers, and individual meters in properties.

The process of quality checks of the data is in place to assure a high level of data quality. The data platform collecting sustainability data directly from the investments also mitigates any errors in data collection. Internal controls are setup to identify any outliers or obvious mistakes. The Fund seeks to limit data estimations but will assess the usage of estimations on a case-by-case approach.

The investments are assessed as part of the review of the business plan of the Fund, where the sustainability indicators are also reviewed and assessed. If any inconsistencies or abnormality of data is noted, it will be further investigated and resolved.

On external reporting frameworks Alma adhere to the rules of the individual framework and follow their guidelines for use of estimations.

### **Limitations on methodologies and data**

The methodologies and data sources used by the Fund have limitations in terms of availability, completeness, and accuracy. However, the data collected and disclosed by the Fund is considered valuable to understand the Fund's performance with regards to its environmental or social characteristics.

The Fund has an ambition to increase data coverage and data quality, in line with how the general ESG reporting area evolves with new international best practices and accounting standards going forward.

### **Due diligence**

Alma conducts a thorough due diligence process on all potential investments. The due diligence phase identifies important ESG risks and opportunities and governance in accordance with the Anti-Money Laundering (AML) policy, which includes clear Know Your Customer (KYC), Anti-Corruption & Anti-Terrorist Financing procedures, and compliance with Supplier Code of Conduct. Alma comply with regulations in the Nordic markets. The Fund do not invest in properties associated with illegal weapons, nuclear weapons and illegal drugs.

For more information see Alma's Responsible investment Policy at [www.almaproperty.se](http://www.almaproperty.se)

### **Engagement Policies**

The Fund does not have a formal engagement policy. The Fund takes a collaborative approach with its tenants to jointly agree on measures to improve the ESG profile of relevant assets.

The Fund monitors sustainability risks of the assets on a regular basis. Changes in the risk profile, including sustainability-related controversies, are dealt with according to internal escalation routines.

**Designated reference benchmark**

No specific index designated as a reference benchmark is used to determine whether the financial product is aligned with the environmental and/or social characteristics that it promotes.