

# STATEMENT ON PRINCIPAL ADVERSE IMPACTS OF INVESTMENT DECISIONS ON SUSTAINABILITY FACTORS

SFDR PAI Disclosure 2024

Alma Property Partners AB  
30 June 2025

## STATEMENT ON PRINCIPAL ADVERSE IMPACTS OF INVESTMENT DECISIONS ON SUSTAINABILITY FACTORS

- Financial market participant Alma Property Partners AB (Corporate identity number: 5569837585)
- Alma Property Partners AB ("Alma") considers principal adverse impacts of its investment decisions on sustainability factors.
- This statement on principal adverse impacts ("PAIs") on sustainability factors covers the reference period from 1 January to 31 December 2024 and Alma's impact on the mandatory indicators as well as the voluntary selected indicators applicable to investments in real estate assets.
- Alma has conducted this report and based the disclosure methodology on the Sustainable Finance Disclosure Regulation ("SFDR") and applicable technical standards; Alma will continuously follow the development of the regulation and technical standards to report accordingly.
- The information reported in the column "Impact 2024" covers the period of 1 January until 31 December of 2024. Information will be continuously published on an annual basis.

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30 June 2025

# DESCRIPTION OF THE PRINCIPAL ADVERSE IMPACTS ON SUSTAINABILITY FACTORS INDICATORS APPLICABLE TO INVESTMENTS IN INVESTEE COMPANIES

| CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS |    |   |   |             |             |             | Actions taken and actions planned, and targets set for the next reference period |
|--|----|---|---|-------------|-------------|-------------|--|
| Adverse sustainability indicator                 |    |   | Metric  | Impact 2024 | Impact 2023 | Explanation |  |
| Greenhouse Gas Emissions                         | 1. | GHG emissions   | Scope 1 GHG emissions   |             |             |             |  |
|  |    |   | Scope 2 GHG emissions   |             |             |             |  |
|  |    |   | Scope 3 GHG emissions   |             |             |             |  |
|  |    |   | Total GHG emissions   |             |             |             |  |
|  | 2. | Carbon footprint  | Carbon footprint  |             |             |             |  |
|  | 3. | GHG intensity investee companies                            | GHG intensity of investee companies   |             |             |             |  |
|  | 4. | Exposure to companies active in the fossil fuel sector      | Share of investments in companies active in the fossil fuel sector  |             |             |             |  |
|  | 5. | Share of non-renewable energy consumption and production    | Share of non-renewable energy consumption and nonrenewable energy production of investee companies from non-renewable energy sources compared to renewable energy sources, expressed as a percentage of total energy sources. |             |             |             |  |
|  | 6. | Energy consumption intensity per high impact climate sector | Energy consumption in GWh per million EUR of revenue of investee companies, per high impact climate sector  |             |             |             |  |
|  |    |   |   |             |             |             |  |

As property owner and fund manager Alma Property Partners report PAI indicators for investments in real estate assets.

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| CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS |    |  |   |             |             |             | Actions taken and actions planned, and targets set for the next reference period |
|--|----|--|---|-------------|-------------|-------------|--|
| Adverse sustainability indicator                 |    |  | Metric  | Impact 2024 | Impact 2023 | Explanation |  |
| Biodiversity                                     | 7. | Activities negatively affecting biodiversity sensitive areas | Share of investments in investee companies with sites/operations located in or near to biodiversity-sensitive areas were activities of those investee companies negatively affect those areas |             |             |             |  |
| Water  | 8. | Emissions to water   | Tonnes of emissions to water generated by investee companies per million EUR invested, expressed as a weighted average  |             |             |             |  |
| Waste  | 9. | Hazardous waste and radioactive waste radio                  | Tonnes of hazardous waste and radioactive waste generated by investee companies per million EUR invested, expressed as a weighted average   |             |             |             |  |

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# DESCRIPTION OF THE PRINCIPAL ADVERSE IMPACTS ON SUSTAINABILITY FACTORS

## INDICATORS FOR SOCIAL AND EMPLOYEE, RESPECT FOR HUMAN RIGHTS, ANTI-CORRUPTION AND ANTI-BRIBERY MATTERS

|                                  |     |   |   |             |             | Actions taken and actions planned, and targets set for the next reference period |
|----------------------------------|-----|---|---|-------------|-------------|--|
| Adverse sustainability indicator |     | Metric  | Impact 2024   | Impact 2023 | Explanation |  |
| Social and employee matters      | 10. | Violations of UN Global Compact principles and Organization for Economic Cooperation and Development OECD Guidelines for Multinational Enterprises    | Share of investments in investee companies that have been involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprises                                      |             |             |  |
|                                  | 11. | Lack of processes and compliance mechanisms to monitor compliance with UN Global Compact principles and OECD Guidelines for Multinational Enterprises | Share of investments in investee companies with sites/operations located in or near to biodiversity-sensitive areas were activities of those investee companies negatively affect those areas |             |             |  |
|                                  | 12. | Unadjusted gender pay gap   | Average unadjusted gender pay gap of investee companies   |             |             |  |
|                                  | 13. | Board gender diversity  | Average ratio of female to male board members in investee companies, expressed as a percentage of all board members   |             |             |  |
|                                  | 14. | Exposure to controversial weapons (anti-personnel mines, cluster munitions, chemical weapons and biological weapons)                                  | Share of investments in investee companies involved in the manufacture or selling of controversial weapons  |             |             |  |

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# DESCRIPTION OF THE PRINCIPAL ADVERSE IMPACTS ON SUSTAINABILITY FACTORS

## INDICATORS APPLICABLE TO INVESTMENTS IN SOVEREIGNS AND SUPRANATIONALS

| Adverse sustainability indicator |     |   |  | Impact 2024 | Impact 2023 | Explanation | Actions taken and actions planned, and targets set for the next reference period |
|----------------------------------|-----|---|--|-------------|-------------|-------------|--|
| Environmental                    | 15. | GHG intensity                                   | GHG Intensity of investee countries  |             |             |             |  |
| Social                           | 16. | Investee countries subject to social violations | Share of investee countries subject to social violations (absolute number and relative number divided by all investee countries) as referred to in international treaties and conventions, United Nations principles and, where applicable, national law |             |             |             |  |

As property owner and fund manager Alma Property Partners report PAI indicators for investments in real estate assets.

# DESCRIPTION OF THE PRINCIPAL ADVERSE IMPACTS ON SUSTAINABILITY FACTORS INDICATORS APPLICABLE TO INVESTMENTS IN REAL ESTATE ASSETS

| CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS |     |   |             |             |   | Actions taken and actions planned, and targets set for the next reference period   |
|--|-----|---|-------------|-------------|---|--|
| Adverse sustainability indicator                 |     | Metric  | Impact 2024 | Impact 2023 | Explanation   |  |
| Fossil fuels                                     | 17. | Share of investments in real estate assets involved in the extraction, storage, transport, or manufacture of fossil fuels | 0.5%        | 1.2%        | Within Alma Property Partners' Due Diligence process Alma is assessing the involvement in the extraction, storage, or manufacturing of fossil fuels in potential real estate assets. This is a natural part of our Responsible Investment policy and Responsible Investment approach.   | As part of Alma Property Partners' Responsible Investment policy, Alma aims to limit its exposure to the fossil fuel sector by engagement and potential exclusions.                        |
| Energy efficiency                                | 18. | Exposure to energy inefficient real estate Assets   | 49%         | 57%         | Through external technical expertise and internal experience, Alma is assessing energy efficiency and opportunities for improvement of any potential real estate investments. Within the business plan Alma is targeting energy efficiency measures. Energy efficient real estate assets are defined as real estate assets which have an EPC of A or B. | Alma measures energy efficiency and EPC levels, from our properties during our ownership. Alma strives to improve energy efficiency and EPC levels of our properties during our ownership. |

# DESCRIPTION OF THE PRINCIPAL ADVERSE IMPACTS ON SUSTAINABILITY FACTORS

## INDICATORS APPLICABLE TO INVESTMENTS IN REAL ESTATE ASSETS

| ADDITIONAL CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS |     |               |   |                             |                             |  | Actions taken and actions planned, and targets set for the next reference period  |
|---|-----|---------------|---|-----------------------------|-----------------------------|--|---|
| Adverse sustainability indicator                            |     | Metric        |   | Impact 2024                 | Impact 2023                 | Explanation  |   |
| Greenhouse gas emissions                                    | 18. | GHG emissions | Scope 1 GHG emissions generated by real estate assets | 32.9 tCO <sub>2</sub> e     | 767.1 tCO <sub>2</sub> e    | 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). | Alma Property Partners has committed to the SBTi and has received a validated SBT for SMEs. As part of the commitment and target, Alma is in the process of establishing a roadmap of milestones to reach Alma's SBT, as well as reduction of GHG emissions for Scope 3, which is the most material scope of Alma's emissions. Alma collects and discloses data from its investments on Scope 1, 2, and 3 GHG emissions according to GHG Protocol. Throughout the investment process Alma aims to increase climate efficient properties. Alma's ESG appendix ("green lease") for all leases was rolled out in 2024. |
|   |     |               | Scope 2 GHG emissions generated by real estate assets | 3,438.3 tCO <sub>2</sub> e  | 3,459.4 tCO <sub>2</sub> e  |  |   |
|   |     |               | Scope 3 GHG emissions generated by real estate assets | 14,554.5 tCO <sub>2</sub> e | 48,012.7 tCO <sub>2</sub> e |  |   |
|   |     |               | Total GHG emissions generated by real estate assets   | 18,025.7 tCO <sub>2</sub> e | 52,239.2 tCO <sub>2</sub> e |  |   |



# DESCRIPTION OF THE PRINCIPAL ADVERSE IMPACTS ON SUSTAINABILITY FACTORS

## INDICATORS APPLICABLE TO INVESTMENTS IN REAL ESTATE ASSETS

| ADDITIONAL CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS |     |                              |  |                              |                             |  | Actions taken and actions planned, and targets set for the next reference period   |
|---|-----|------------------------------|--|------------------------------|-----------------------------|--|--|
| Adverse sustainability indicator                            |     | Metric                       |  | Impact 2024                  | Impact 2023                 | Explanation  |  |
| Energy consumption  | 19. | Energy consumption intensity | Energy consumption in GWh of owned real estate assets per square meter | 0,0001054 GWh/m <sup>2</sup> | 0,000156 GWh/m <sup>2</sup> | Alma Property Partners collect and measure energy consumption of our real estate assets. To facilitate the data collection of energy consumption and monitoring, Alma connects properties to our EMS platform. | Alma Property Partners are dedicated to reviewing energy consumption and increasing energy efficiency. Alma is committed to increasing the share of renewable energy and procuring environmentally friendly energy from certified providers. Alma measures energy efficiency and EPC levels, from our properties during our ownership. Alma strives to improve energy efficiency and EPC levels. |

# POLICIES, ENGAGEMENT, INTERNATIONAL STANDARDS & HISTORICAL COMPARISON

## [1/2]

### References to international standards

- Alma is a signatory of the UN-supported initiative Principles for Responsible Investment (“PRI”) since 2020, adhering to the six principles for incorporating ESG issues into investment practice. Alma has committed to reducing its GHG emissions the Science-Based Target initiative aligned with the Paris Agreement. Alma measures our GHG emissions in accordance with GHG Protocol, the world's most widely used greenhouse gas accounting standards.
- Alma respects, protects and promotes internationally proclaimed human rights, which is highlighted in the company's Responsible Investment policy, Code of Conduct and Supplier Code of Conduct. Alma is committed to uphold the ten principles of the UN Global Compact (UNGC) as part of our Code of Conduct for all employees. The Supplier Code of Conduct is built upon international standards for responsible corporate behavior, including the ten principles of the UNGC and inspired by the OECD Guidelines for Multinational Enterprises.
- Throughout Alma’s investment process material ESG issues and efficiency measures are assessed, and Alma uses well-recognized tools to support investment decisions, such as Carbon Risk Real Estate Monitor (CRREM).
- To enable transparency on ESG performance, comparability, and informed decisions, Alma reports according to best practice sustainability reporting and well-established frameworks and accounting principles: Greenhouse Gas Protocol (GHG Protocol), Task Force on Climate-Related Financial Disclosures (TCFD), Principal Adverse Impact indicators (PAIs) within the Sustainable Finance Disclosure Regulation (SFDR) and reference to important elements derived from the Global Reporting Initiative (GRI). Alma reports annually to GRESB (Global Real Estate Sustainability Benchmark) and the UN Principles for Responsible Investment (“PRI”).
- Other initiatives and frameworks that Alma is a member of include:
  - INREV (the European Association for Investors in Non-Listed Real Estate Vehicles)
  - SGBC (Sweden Green Building Council)
  - FIGBC (Green Building Council Finland)
  - The Council for Sustainable Construction in Denmark

# POLICIES, ENGAGEMENT, INTERNATIONAL STANDARDS & HISTORICAL COMPARISON

## [2/2]

Description of policies to identify and prioritize principal adverse sustainability impacts

- Alma's Responsible Investment policy and Risk Management policy facilitate the governance of recognizing, monitoring and reducing its principal adverse sustainability impacts. Alma made a clear commitment to responsible investment practices when joining the UN-sponsored Principles for Responsible Investment (PRI) in 2020 and this commitment has become a central feature of Alma's investment and asset management processes. Alma's responsible investment approach is built upon its PRI commitment, material ESG aspects and Principle Adverse Impacts ("PAIs"). Alma has a structured approach to assessing and managing sustainability-related risks and opportunities throughout the investment and asset management processes. Material ESG aspects are assessed from the early screening and due diligence phases of Alma's investment process and through an active asset management approach during its ownership. The Investment Committee considers both financial and ESG aspects when making investment decisions.
- Alma's Risk Management policy includes ESG and climate-related risks. Alma pertains that ESG risks are drivers for the overall business risk assessment including operational and financial risks. The Risk Management policy was revised and updated in 2024 and refers to ESG risks as Environmental, social and governance risks ("ESG risks") related to adverse impacts on operational and financial performance, because of environmental concerns, regulatory changes, lack of governance and social considerations.

Engagement policies

- Alma manages real estate investments and has the mandate to make decisions that can reduce principal adverse impacts. Engagement with tenants and partners enable the opportunity to collect relevant data and reduce principal adverse impact. Material ESG issues including the PAIs are integrated in Alma's governance, strategy, investment process, risk management, metrics, targets and reporting.