

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: NORDICS RESIDENTIAL DEVELOPMENT DESIGNATED ACTIVITY COMPANY
Legal entity identifier: 2138007QYR17AHFE9L49

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

<input checked="" type="radio"/> <input type="radio"/> Yes	<input checked="" type="radio"/> <input type="radio"/> <input checked="" type="checkbox"/> No
<input type="checkbox"/> It made sustainable investments with an environmental objective: ___% <ul style="list-style-type: none"> <input type="checkbox"/> in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> It made sustainable investments with a social objective: ___%	<input type="checkbox"/> 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 <ul style="list-style-type: none"> <input type="checkbox"/> with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with a social objective <input checked="" type="checkbox"/> 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 include 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?

At the end of 2024 the fund had invested in 16 residential real estate assets. The fund thereby partially promoted its environmental and social characteristics as 9 of these assets (8 in 2023) corresponding to 59,28% (74,38% in 2023) of the fund's sustainability-related assets were DGNB Gold certified or had a comparable certification. The fund's investments

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

were thereby in line with the fund's strategy to finance residential real estate loans to housing projects with certified environmental and social characteristics.

16,60% of the fund's assets were allocated to cash positions for liquidity purposes.

The investments followed good governance practices that are common for real estate fund investments.

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

The fund's sustainability indicators were the DGNB Gold, LEED Gold or BREEAM Very Good certifications or other similar certifications. The indicator alignment did not increase during the reporting period. The certification requirements were instrumental to promote the fund's social and environmental characteristics.

	Indicator alignment 2024				
	DGNB Gold	LEED Gold certified	BREEAM Very Good	Other ESG certificats	No ESG certificates
Proportion of assets ex cash	33,70%	0,00%	0,00%	25,58%	40,72%
Number of assets	5	0	0	4	7

The fund's sustainability indicators performed satisfactory as 9 of the assets corresponding to 59,28% of the fund's sustainability-related assets complied with DGNB Gold certification or similar requirements. The certification requirements are categorized as following: Reduced pollution, Reduced emissions and energy efficiency, Sustainable use of resources, Labour standards and human rights, Accessible and connected spaces.

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

	Indicator alignment 2023				
	DGNB Gold	LEED Gold certified	BREEAM Very Good	Other ESG certificats	No ESG certificates
Proportion of assets ex cash	70,26%	0,00%	0,00%	4,12%	25,62%
Number of assets	7	0	0	1	8

	Indicator alignment 2024				
	DGNB Gold	LEED Gold certified	BREEAM Very Good	Other ESG certificats	No ESG certificates
Proportion of assets ex cash	33,70%	0,00%	0,00%	25,58%	40,72%
Number of assets	5	0	0	4	7

Compared to the fund's previous reporting period it decreased its exposure to sustainability-related assets decreased due to sell off of DGNB Gold certified assets.

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

The fund did not commit to make sustainable investments.

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

The fund did not commit to make sustainable investments.

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

The fund did not commit to make sustainable investments.

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

The fund did not commit to make sustainable investments.



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

The DGNB-Gold certificate – or similar certifications – contained a wide range of considerations in relation to adverse impacts on sustainability factors. Specifically, the fund considered the following mandatory principal adverse impacts on sustainability factors:

- Exposure to fossil fuels
- Energy inefficient buildings
- Waste production in operations
- Energy consumption

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?

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

15 Largest investments, 31/12 2023	Sector	% Assets	Country
Barkaby	<i>Real Estate</i>	22,55%	Sweden
Fredericia	<i>Real Estate</i>	12,44%	Denmark
Holbæk	<i>Real Estate</i>	12,43%	Denmark
Egedal Living	<i>Real Estate</i>	9,99%	Denmark
Jyllinge	<i>Real Estate</i>	7,57%	Denmark
Viby, Roskilde	<i>Real Estate</i>	2,66%	Denmark
Støvring	<i>Real Estate</i>	2,62%	Denmark
Ullerslev	<i>Real Estate</i>	6,62%	Denmark
Nr. Bjert	<i>Real Estate</i>	4,54%	Denmark
Bøgegade	<i>Real Estate</i>	4,43%	Denmark
Risskov, Nordlandsvej	<i>Real Estate</i>	4,17%	Denmark
Lund	<i>Real Estate</i>	4,12%	Denmark
Nynashamn	<i>Real Estate</i>	2,66%	Sweden
Strandpromenaden	<i>Real Estate</i>	1,50%	Denmark
Herning Wedellsborg	<i>Real Estate</i>	1,12%	Denmark

15 Largest investments, 31/12 2024	Sector	% Assets	Country
Stockholm Rågsved	<i>Real Estate</i>	13,97%	Sweden
Living	<i>Real Estate</i>	13,11%	Denmark
Nynäshamn	<i>Real Estate</i>	7,71%	Sweden
Jyllinge	<i>Real Estate</i>	7,53%	Denmark
Ullerslev	<i>Real Estate</i>	6,89%	Denmark
Århus Hasselager	<i>Real Estate</i>	5,76%	Denmark
Randers Haslund	<i>Real Estate</i>	4,25%	Denmark
Risskov Nordlandsvej	<i>Real Estate</i>	4,00%	Denmark
Bøgegade	<i>Real Estate</i>	3,19%	Denmark
Strandpromenaden	<i>Real Estate</i>	3,12%	Denmark
Herning	<i>Real Estate</i>	3,03%	Denmark
Lund	<i>Real Estate</i>	2,77%	Denmark
Nr. Bjert	<i>Real Estate</i>	2,74%	Denmark
Horsens Søvind	<i>Real Estate</i>	2,34%	Denmark
Vernum Gottsunda	<i>Real Estate</i>	1,99%	Sweden

What was the proportion of sustainability-related investments?

83,40% of the fund's assets were considered sustainability-related due to their allocation to residential real estate assets.

Asset allocation

describes the share of investments in specific assets.

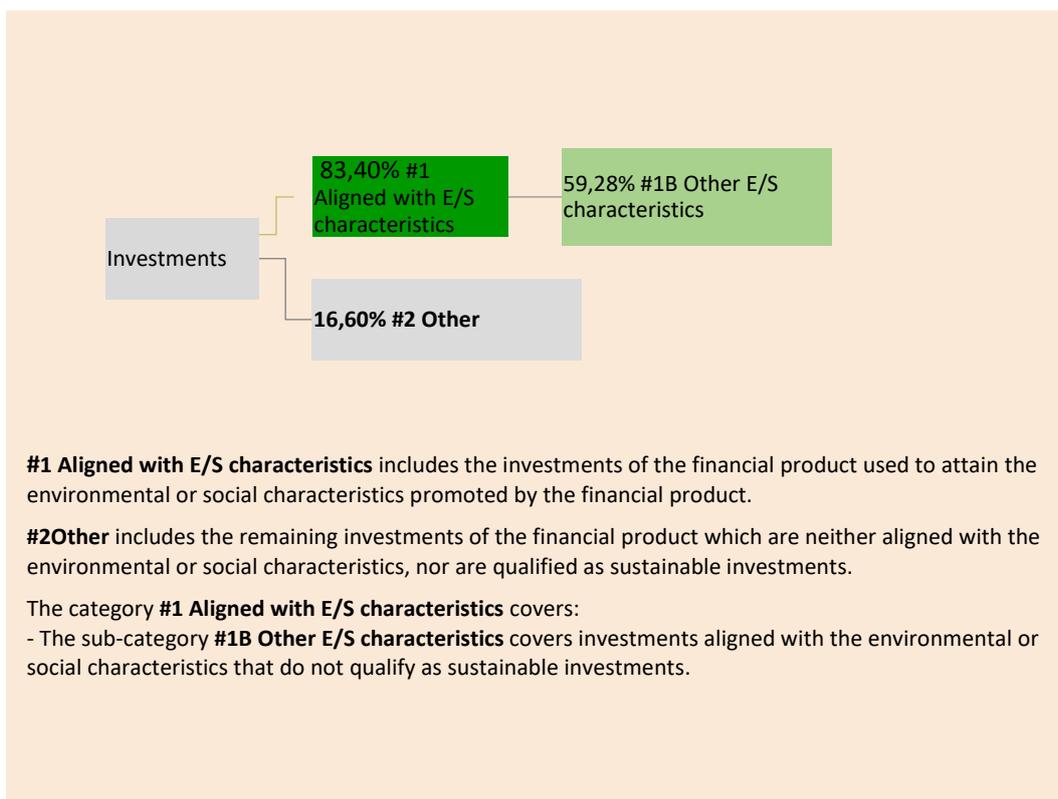
● *What was the asset allocation?*

The fund invested primarily in residential real estate.

83,40% #1 Aligned with E/S characteristics

59,28% #1B Other E/S characteristics

16,60% #2 Other



To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to fully renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

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.

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

The fund did only invest in the real estate sector, and held a 16,60% cash position for liquidity purposes.



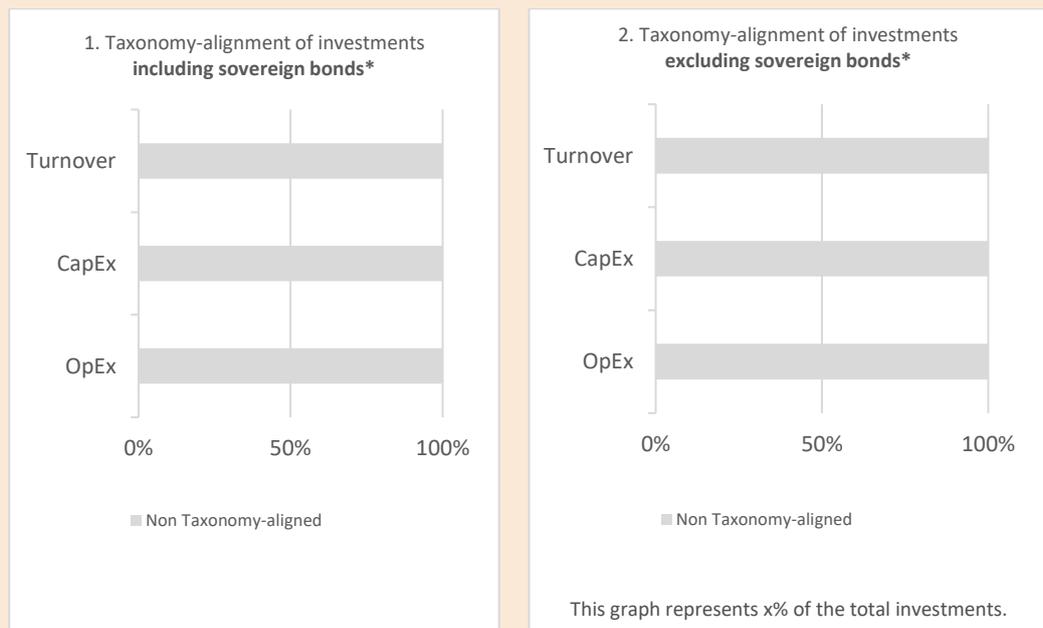
To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?

The fund did not commit to make sustainable investments aligned with the EU Taxonomy.

● Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy¹?

- Yes:
 - In fossil gas
 - In nuclear energy
- No

The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate 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.

¹ Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change ("climate change mitigation") and do not significantly harm any EU Taxonomy objective - see explanatory note in the left hand margin. The full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.



are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under Regulation (EU) 2020/852.

- **What was the share of investments made in transitional and enabling activities?**

The fund did not set a minimum share of investments in transitional and enabling activities.

- **How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?**

The fund did not commit to make sustainable investments aligned with the EU Taxonomy. The fund did not commit to make sustainable investments aligned with the EU Taxonomy in the previous reference period.



- **What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?**

The fund did not commit to make sustainable investments.



- **What was the share of socially sustainable investments?**

The fund did not commit to make sustainable investments.



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

During and at the end of the reporting period the fund had “Other” investments. Investments in this category cover cash positions. The purpose with the cash positions were to provide and manage liquidity for the fund’s primary investments. There were no minimum environmental or social safeguards for investments in this category.



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

The fund’s investments were made in line with the fund’s investment strategy and decision-making process. The fund’s strategy is to invest in DGNB Gold, BREEAM Very Good and LEED Gold certified assets – and assets that had similar sustainability related quality. The fund did also invest in assets that at the end of the reporting period did not have sustainability related certifications. These investments were primarily made before June 2023 where the fund changed its strategy only to invest according to the current sustainability-related characteristics. The fund increased its cash position due to a sell of one of its real positions.

Kinnerton Credit Management monitored the assets’ sustainability potential, and assessed the possibility to certify the in the coming reporting periods. Further some assets were sold, which decreased the fund’s total exposure to certified real estate assets.



How did this financial product perform compared to the reference benchmark?

A specific reference benchmark was not designated to the fund.

- ***How does the reference benchmark differ from a broad market index?***

The fund did not use a reference benchmark.

- ***How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?***

The fund did not use a reference benchmark.

- ***How did this financial product perform compared with the reference benchmark?***

The fund did not use a reference benchmark.

- ***How did this financial product perform compared with the broad market index?***

The fund did not use a reference benchmark.

Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.