

SUSTAINABILITY (SFDR) WEBSITE DISCLOSURES REGARDING URBANEA FASTIGHETER AB

Urbanea Fastigheter AB ("Urbanea" or the "Fund") is classified as an Article 6 Fund according to the SFDR. As required in Article 10 (1 d) of the Regulation, M&P Management AB, in its role as the AIFM, makes the following disclosures in relation to Urbanea.

1 NO SUSTAINABLE INVESTMENT OBJECTIVE

The Fund promotes environmental or social characteristics but does not have as its objective a sustainable investment. The Fund does not currently categorize its investments but instead follows other goals and objectives as outlined in its action plan which is reviewed regularly.

2 ENVIRONMENTAL AND SOCIAL CHARACTERISTICS OF THE FUND

Environmental and social characteristics are achieved by integrating what the Fund deems to be financially material environmental, social and governance (ESG) factors in its Investment research and its Investment decisions.

UN Sustainable Development Goals

The Fund will promote UN Sustainable Development Goals no. 11 and 12.

- Make cities and human settlements inclusive, safe, resilient and sustainable
- Ensure sustainable consumption and production patterns

3 INVESTMENT STRATEGY

The Fund has an investment strategy to acquire light industrial properties in the Greater Stockholm region. As part of the due diligence process, an investment's environmental impact is evaluated and initiatives for improvement are identified.

Energy Efficiency and Sustainability Focus

The energy consumption in properties held by the Fund is the single most important factor for the Fund's business in relation to climate and environmental effect. Taking the aforesaid into account, the Fund will integrate analysis pertaining to (i) choice of energy source, (ii) choice of energy efficient products, and (iii) efficient use of the energy provided to, or by, the properties in its investment research and decisions.

Contributing to a Sustainable Society

In carrying out its operations, the Fund values human rights and equality for all human beings. The Fund's operations shall be carried out in a responsible manner which takes into consideration the health and well-being of those affected by the Fund's operations.

The Fund has strict policies against discrimination and will not tolerate discrimination between tenants of different genders, ages, origins, religions or the like, and treats all customers equally.

4 PROPORTION OF INVESTMENTS

The Fund does not have as its objective to have sustainable investments, and at present, the investments in the Fund are not categorized according to the EU Taxonomy. M&P commits to working actively toward improving the sustainable impact of its assets under management by achieving the sustainability goals set out for the Fund and for each specific asset within the Fund. M&P will on an annual basis review and make an active decision as to when and to what degree assets shall be categorized over time.

5 MONITORING OF ENVIRONMENTAL OR SOCIAL CHARACTERISTICS

The Manager is responsible for monitoring the investments in the Fund throughout each investment's lifecycle. The Manager shall assess and calculate environmental and social impact during the initial due diligence process. Identified initiatives and measures shall be implemented and followed up as part of the Manager's active asset management and its commitment to strive toward continuously monitoring and improving its investments.

The Fund and its Manager will also be assessed, and its impact calculated based on the Global ESG Benchmark for Real Assets (GRESB) assessment methodology. The results from GRESB are used to further the Fund's sustainability approach and actions and to monitor and review the Fund's progress.

6 METHODOLOGIES

The Manager shall follow its internal routines and systems for efficient measuring of energy use.

External third-party certifiers such as Sweden Green Building Council will assess relevant certifications.

M&P Management's risk manager and compliance officer will monitor the internal compliance with the policies set out for governance and control.

The Fund shall, on an annual basis, report to GRESB.

7 DATA SOURCES AND PROCESSING

The Company will use inter alia data from energy suppliers and property technology installed in the buildings. At present, data is partially collected automatically using a data platform and partially collected manually with the help of the Manager's asset management team.

The data collected is reviewed by an external auditor.

8 LIMITATIONS TO METHODOLOGIES AND DATA

Certain data is often based upon estimates. This is especially the case in new construction. These estimates are then followed up upon completion of new construction to ensure that the building meets the requirements for the level of certification achieved.

Furthermore, upon hand-over, the asset management team will continue to monitor and work with each individual building to optimize its consumption statistics.

9 DUE DILIGENCE

Environmental and other sustainability factors, including an analysis of the possibility to ensure the fulfilment of energy efficiency and certification objectives described herein, will form an integral part of the transaction management process and thus be evaluated during the due diligence phase pertaining to each Investment. It will constitute one relevant factor for the Investment Committee to assess before making any portfolio management decision.

10 ENGAGEMENT POLICIES

Each investment has a specific business plan which includes environmental and social initiatives as applicable. As a part of the business plan, these initiatives are monitored and followed up by the Manager.

11 DESIGNATED REFERENCE BENCHMARK

The Company does not specifically use a benchmark index to achieve its objectives relating to environmental and social characteristics.

Information updated: March 1, 2023