*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: Amaron Real Estate Fund (D) och (E) AB Legal entity identifier:** 559370-1468

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

559370-1518

**Environmental and/or social characteristics**

|  |
| --- |
| **Did this financial product have a sustainable investment objective?** |
| **Yes** | **No** |
| It made **sustainable investments with an environmental objective:** \_\_\_%in economic activities that qualify as environmentally sustainable under the EU Taxonomyin economic activities that do not qualify as environmentally sustainable under the EU Taxonomy | It **promoted Environmental/Social (E/S) characteristics** andwhile it did not have as its objective a sustainable investment, it had a proportion of \_\_\_% of sustainable investments with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomywith an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomywith a social objective |
| 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?**

Environmental attributes was promoted by investing in underperforming or underdeveloped properties and improving their environmental performance.

**The fund promoted high standards in environmental properties of investment objects through:**

* + Setting a clearly defined ESG strategy including focus areas, targets and a clearly defined ESG Due Diligence process. The strategy and related activities will be fully implemented during 2023.

**The sustainability criteria evaluated before the fund made an investment and that was continuously evaluated during the investment period include the following:**

* + The fund did not make any aquistions in 2022. All assets were aquired before the fund was raised and our ESG strategy set. We aim to adhere to our strategy in all future aquistions as of 1 February 2023.

**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.

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

As Amaron started its fund Q4 2022 we in the process of defining how to collect and verify data. We will report our annual performance based on this for 2023.

**What were the top investments of this financial product?**

|  |  |  |  |
| --- | --- | --- | --- |
| **Largest investments** | **Sector** | **% Assets** | **Country** |
|  |  |  |  |
| ***Trelleborg Trucken 1***  | ***Commercial RealEstate*** |  ***35.07%***  | ***Swe*** |
| ***Lund Lerstenen 6***  | ***Commercial RealEstate*** | ***18,72%*** |  ***Swe*** |
| ***Skurup 51:86*** | ***Commercial Real Estate*** | ***18,25%*** |  ***Swe*** |
| ***Lund Kalkstenen 9*** | ***Commercial Real Estate*** | ***17,06%*** |  ***Swe*** |
| ***Lund DIabasen 9*** | ***Commercial Real Estate*** | ***10,90%*** |  ***Swe*** |
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**What was the proportion of sustainability-related investments?**

**Asset allocation** describes the share of investments in specific assets.

***What was the asset allocation?***

**#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.

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

The category #1 Aligned with E/S characteristics addresses:

- The Subcategory #1A Sustainable covers sustainable investments with environmental or social objectives.

- The sub-category #1B Other E/S characteristics covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

**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 has invested in the commercial real estate sector (e.g. office premises, industrial properties, logistics properties and properties for general use).

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

The fund has been holding cash positions due to e.g., sale of assets or new investors. This cash has been included in the “#2 Other” section above. Thus minimum safeguards analysis is thus not applicable.



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

**Amaron made no investments during 2022 and started the fund Q4 2022. However, as part of our ESG strategy the following will apply for the next reference period:**

* **Select properties/companies**

A fundamental starting point for Amaron's property portfolio management is that properties with sustainable business models which include sustainable operations that demonstrate social responsibility in a longer perspective constitute better long-term investments than less sustainable properties. This starting point means that Amaron reward the most sustainable investment in the investment processes in cases where the investment analysis identifies such an investment as the best for the fund's shareholders. In cases where two investment alternatives are otherwise equivalent, Amaron actively reward/invest in the more sustainable investment alternative. This refers to investments in properties or property-owning companies.

* **Opt out of properties/companies**

Amaron’s ethical investment guidelines exclude the acquisition of, or ownership in, properties/companies, which in any way prevents Amaron from influencing the sustainability work of an investment over time, or which in some other way hinders or opposes Amaron’s work in fulfilling Principles for Responsible Investment’s (PRI) stated objectives. Amaron has not chosen any index as a reference value due to the Amaron’s assessment that no fair index in relation to the real estate investments could be identified. Amaron has instead chosen to be a member company of PRI and has thus confirmed that the company is working to achieve the goals defined by PRI.

* **Influence properties/companies**

An important part of Amaron's work with responsible investments is to make sustainable changes in the property portfolio the Company manages through influence. This may involve changing a property's electricity contract to a greener option, deciding on renovations or additional insulation that contributes to reduced energy consumption or higher actual utilization of a property's surface. It can also include the choice of climate-smart materials when renovating properties, recycling, additional insulation, installation of solar energy panels, quick-closing doors or airlocks as well as the installation of charging stations for the tenants' electric cars or other measures that contribute to reducing the climate impact of the investment.