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: IAD INVESTMENTS FUND - IAD INVESTMENT REAL ESTATE FUND (IAD IRF) SUB-FUND (The Fund)
Legal entity identifier: 222100I3N6XODRU1KA05

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective? *[tick and fill in as relevant, the percentage figure represents sustainable investments]*

☐ **Yes**	✖ **No**
☐ It made **sustainable investments with an environmental objective:** ___%	☐ 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
☐ in economic activities that qualify as environmentally sustainable under the EU Taxonomy	☐ with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy
☐ in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy	☐ with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy
	☐ with a social objective
☐ It made **sustainable investments with a social objective:** ___%	✖ It promoted E/S characteristics, but **did not make any sustainable investments**

stainable 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.

e **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.

In 2025, the Fund's portfolio changed due to the acquisition of Bratislava Cargo ("BTC"). At the time of acquisition, BTC did not have a valid BREEAM or similar certificate. Given the size of the BTC this is not breach of the Fund's objectives to hold at least 75 % of properties in its investments in real estate portfolio with sustainability certification - BREEAM, LEED or similar or higher standards. The Fund intends to align BTC with the relevant characteristics in line with its strategy in due course. As a result of BTC acquisition, year-on-year comparisons should be interpreted in light of the expanded reporting perimeter.

To what extent were the environmental and/or social characteristics promoted by this financial product met?

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

The financial product, IAD INVESTMENT REAL ESTATE FUND (IAD IRF) promoted environmental and social characteristics through the following initiatives:

- Improving data collection, monitoring, and evaluation of various data incl. energy and water consumption.
- Calculating the GHG Emissions attributable to metered Consumed Energy of the buildings.
- Ensuring that at least 75% of properties in the real estate portfolio meet sustainability certifications such as BREEAM, LEED, or equivalent higher standards.
- Strengthening community engagement by organizing various tenants events.
- Maintaining zero exposure to activities incompatible with the Fund’s investment strategy criteria, such as tobacco, controversial weapons, gambling, coal and pesticide manufacturing, and single-use plastic production, involvement in human rights abuse, environmental degradation or illegal business.
- Maintaining zero exposure to investments in companies involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprises.
- Developing the basis for the Fund’s ESG strategy as a foundation for further sustainability advancements.

No reference benchmark has been designated for the purpose of attaining the environmental or social characteristics promoted by the Fund.

How did the sustainability indicators perform?

- **The energy and water consumption for each building in the Fund's portfolio**

2025								
Country	**Asset**	**Building Electricity Consumption from electric grid (kWh)**	**Building Gas Consumption (kWh)**	**Building District Heating Consumption (kWh) Hot water**	**Total Building Energy Consumption (kWh)**	**Total Building Energy Consumption (kWh) per m2 (GLA)**	**Water Consumption (m3)**	**Water Consumption (m3) per m2 (GLA)**
Slovakia	Twin City B	1,588,510.29	1,372,684.45	0.00	2,961,194.74	123.79	7,301.00	0.31
Slovakia	Twin City C	1,832,725.04	340,563.00	0.00	2,173,288.04	91.46	5,768.00	0.24
Slovakia	City Business Center I.	1,047,817.00	0.00	2,090,277.77	3,138,094.77	127.87	4,167.00	0.17
Slovakia	City Business Center II.	801,997.00	1,179,162.00	0.00	1,981,159.00	151.80	3,253.00	0.25
Czechia	Aupark Hradec Králové	5,730,213.00	340,563.00	2,268,056.00	8,338,832.00	357.12	15,860.00	0.68
Slovakia	Bratislava Cargo	425,145.00	127,828.00	98,161.00	651,134.00	170.77	1,374.00	0.36
	Total	**11,426,407.33**	**3,360,800.45**	**4,456,494.77**	**19,243,702.55**	**1,022.81**	**37,723.00**	**2.01**

…and compared to previous periods?

Year-on-year comparison (as reported, incl. BTC)

2025 vs 2024 vs 2023							
Reporting period	**Building Electricity Consumption from electric grid (kWh)**	**Building Gas Consumption (kWh)**	**Building District Heating Consumption (kWh) Hot water**	**Total Buildings Energy Consumption (kWh)**	**Total Building Energy Consumption (kWh) per m2 (GLA)**	**Water Consumption (m3)**	**Water Consumption (m3) per m2 (GLA)**
2025	11,426,407.33	3,360,800.45	4,456,494.77	19,243,702.55	1,022.81	37,723.00	2.01
2024	11,286,953.61	4,070,660.16	3,731,199.00	19,088,812.77	866.59	50,124.00	2.31
% vs 2024	**1.24%**	**-17.44%**	**19.44%**	**0.81%**	**18.03%**	**-24.74%**	**-13.25%**
2023	11,788,595.96	4,162,700.00	3,920,500.00	19,871,795.96	-	48,122.00	-
% vs 2023	**-3.07%**	**-19.26%**	**13.67%**	**-3.16%**	**-%**	**-21.61%**	**-%**

Year-on-year comparison (like-for-like, excl. BTC)

2025 vs 2024 vs 2023							
Reporting period	**Building Electricity Consumption from electric grid (kWh)**	**Building Gas Consumption (kWh)**	**Building District Heating Consumption (kWh) Hot water**	**Total Buildings Energy Consumption (kWh)**	**Total Building Energy Consumption (kWh) per m2 (GLA)**	**Water Consumption (m3)**	**Water Consumption (m3) per m2 (GLA)**
2025	11,001,262.33	3,232,972.45	4,358,333.77	18,592,568.55	852.04	36,349.00	1.65
2024	11,286,953.61	4,070,660.16	3,731,199.00	19,088,812.77	866.59	50,124.00	2.31
% vs 2024	**-2.53%**	**-20.58%**	**16.81%**	**-2.60%**	**-1.68%**	**-27.48%**	**-28.83%**
2023	11,788,595.96	4,162,700.00	3,920,500.00	19,871,795.96	-	48,122.00	-
% vs 2023	**-6.68%**	**-22.33%**	**11.17%**	**-6.44%**	**-%**	**-24.46%**	**-%**

In 2025, total building energy consumption amounted to 19,243,702.55 kWh and total water consumption amounted to 37,723 m³.

Year-on-year movements should be interpreted in light of (i) operational factors and (ii) the acquisition of Bratislava Cargo (“BTC”) in 2025, which expanded the reporting perimeter and affects comparability with prior periods.

Key drivers during the reference period included, among others:

– Weather and heating demand: 2025 conditions were closer to normal compared with the prior year in certain locations, affecting heating-related consumption.

– Occupancy and leased/heated area: changes in occupancy and an increase in heated/leased area impacted consumption patterns (in particular at CBCs).

– Operational optimisation: cooling optimisation measures (e.g., switching off chillers at night during summer months) contributed to efficiency improvements in certain assets.

Following changes in ownership/management in 2024, data collection processes were further standardised. 2024 remains the baseline year for consistent tracking, with improved comparability expected as these processes mature.

- **The Energy & Water Intensity**

  The Fund is currently developing a unified methodology to report on this indicator across all its assets.

  EUI/WUI figures are being monitored and will be reported consistently across assets as the methodology is finalised.

- **GHG Emissions attributable to metered Consumed Energy for the buildings (tCO_2e)**

2025					
Asset	Scope 1 t CO2e	Scope 2 (t CO2e) *(Market based method)*	Scope 2 t CO2e *(Location based method)*	Total Emissions Carbon Footprint (t) CO2e	Total Emissions Carbon Footprint (kg) CO_2e per m2 (GLA)
TWC B	278.20	531.10	157.50	809.30	33.83
TWC C	270.50	612.70	181.70	883.20	37.17
CBCs	270.20	984.90	549.80	1,255.10	33.39
AU HK	69.00	3,670.90	3,590.10	3,739.90	160.17
BTC	33.80	82.10	64.20	115.90	30.40
	921.70	5881.70	4543.30	6803.40	294.95

….and compared to previous periods?

Year-on-year comparison (as reported, incl. BTC)

2025 vs. 2024					
Reporting Period	GHG emissions from fuels and fugitive emissions (tCO_2e)	GHG Emissions from purchased electricity (tCO_2e) *(Market based method)*	Scope 2 t CO2e *(Location based method)*	Total GHG Emissions from consumed energy (tCO_2e)	Total GHG Emissions from consumed energy (kg) CO_2e per m2 (GLA)
2025	921.70	5,881.70	4543.30	6,803.40	294.95
2024	997.23	5,005.32	5,284.47	6,002.55	244.30
% vs 2024	-7.57%	17.51%	-14.03%	13.34%	20.73%

Year-on-year comparison (like-for-like, excl. BTC)

2025 vs. 2024					
Reporting Period	GHG emissions from fuels and fugitive emissions (tCO_2e)	GHG Emissions from purchased electricity (tCO_2e) *(Market based method)*	Scope 2 t CO2e *(Location based method)*	Total GHG Emissions from consumed energy (tCO_2e)	Total GHG Emissions from consumed energy (kg) CO_2e per m2 (GLA)
2025	887.90	5,799.60	4479.10	6,687.50	264.55
2024	997.23	5,005.32	5,284.47	6,002.55	244.30
% vs 2024	-10.96%	15.87%	-15.24%	11.41%	8.29%

The 2025 GHG emissions results reflect both operational performance and the acquisition of BTC in 2025. As the reporting perimeter expanded in 2025, total portfolio emissions are not directly comparable to prior-year totals without adjusting for the perimeter change.

Key drivers during 2025 included changes in heating demand (weather), occupancy/heated area, cooling optimisation measures, and asset-specific events (e.g., refrigerant-related incidents where applicable).

- **Carbon Footprint of investee companies per €M**

The carbon footprint of the investment portfolio in 2025 was approximately 22.36 tCO2e per €M. Only the investee companies that hold real estate assets were considered. The calculation currently focuses on GHG emissions linked to building operations (consumed

incipal 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.

energy). As the portfolio perimeter expanded in 2025 due to the acquisition of BTC, comparability with 2024 should be interpreted in light of this change.

Carbon Footprint 2025	tCO2e/€M
	22.36

- **GHG Intensity of investee companies per €M revenue**

The GHG intensity of investee companies in 2025 was approximately 213.80 tCO2e per €M revenue. Only the investee companies that hold real estate assets were considered. The calculation currently focuses on GHG emissions linked to building operations (consumed energy). As the portfolio perimeter expanded in 2025 due to the acquisition of BTC, year-on-year comparisons should be interpreted accordingly.

GHG Intensity 2025	tCO2e/€M revenue
	213.80

- **Share of investments in investee companies that have been involved in violations of the UNGC principles or OECD Guidelines for Multinational Entreprise (%)**

In 2025 the Fund had 0% share of investments in companies involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprise, based on internal screening.

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

Not applicable, as the Fund does not have a sustainable investment objective and does not commit to making sustainable investments (as defined in SFDR) during the reference period.

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

Not applicable, as the Fund does not have a sustainable investment objective and does not make sustainable investments (as defined in SFDR) during the reference period.

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

Not applicable, as the Fund does not consider principal adverse impacts of investment decisions on sustainability factors at product level.

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

Not applicable, as the Fund does not make sustainable investments (as defined in SFDR) during the reference period.

The EU Taxonomy sets out a "do not significant harm" principle by which Taxonomy-aligned investments should not significantly harm EU Taxonomy objectives and is accompanied by specific Union criteria.

The "do no significant harm" principle applies only to those investments underlying the financial product that take into account the EU criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

Any other sustainable investments must also not significantly harm any environmental or social objectives.

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

Not applicable, as the Fund does not consider principal adverse impacts on sustainability factors at product level.

What were the top investments of this financial product?

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.

abling activities directly enable other activities to make a substantial contribution to an environmental objective.

ansitional 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.

Largest investments	Sector	Assets (%)	Country
CBC I + II	*Commercial real estate – office*	*28,25%*	*Slovak Republic*
Aupark HK	*Commercial real estate – office*	*24,77%*	*Czech Republic*
Twin City C	*Commercial real estate – office*	*22,44%*	*Slovak Republic*
Twin City B	*Commercial real estate – office*	*21,87%*	*Slovak Republic*
BTC	*Commercial real estate – logistics*	*2,68%*	*Slovak Republic*

e list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is: 2024

During the reference period, the portfolio consisted of five real estate investments (with AU HK Services included in AU HK); therefore, the list above includes all investments.

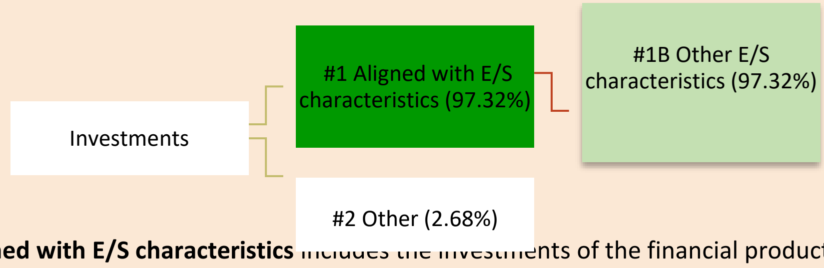
What was the proportion of sustainability-related investments?

The long-term methodology for assessing the proportion of sustainability-related investments (as defined in SFDR) is being established and is therefore currently 0%. This does not prevent the Fund from promoting environmental and/or social characteristics. The Fund expects, in line with its strategy, to hold a significant proportion of properties with sustainability certification; however, one newly acquired asset (BTC) is currently not certified/aligned and is planned to be aligned in due course .

What was the asset allocation?

In 2025, 97.32% of the Fund’s investments were allocated to #1B (Other E/S characteristics). The remaining 2.68% was allocated to #2 Other and relates to the newly acquired asset BTC, which is currently not aligned with the Fund’s environmental and/or social characteristics and is planned to be aligned in line with the Fund’s strategy due to missing BREEAM certificate which expired in end 2024 and was not renewed since then.

xonomy-aligned activities are expressed as a share of:
- **turnover** reflecting the share of revenue from green activities of investee companies.
- **capital expenditure** (CapEx) showing the green investments made by investee companies, e.g. for a transition to a green economy.
- **operational expenditure** (OpEx) reflecting green operational activities of investee companies.



#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.
#2 Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments. In 2025, this includes the newly acquired asset BTC, which is currently not aligned and is planned to be aligned in line with the Fund's strategy (details and timeline to be provided).
The category #1 Aligned with E/S characteristics covers:
- The sub-category #1A Sustainable covers environmentally and socially sustainable investments.
- The sub-category #1B Other E/S characteristics covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

In which economic sectors were the investments made?

Real estate, subsector commercial real estate (offices, shopping center and logistics).

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

The methodology and boundaries for assessing the proportion of investments with an environmental objective aligned with the EU Taxonomy are still being established. Therefore, Taxonomy-alignment is not reported for the reference period and is presented as 0% in charts.

Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy[1]?

Yes: *[specify below, and details in the graphs of the box]*

In fossil gas In nuclear energy

✖ No

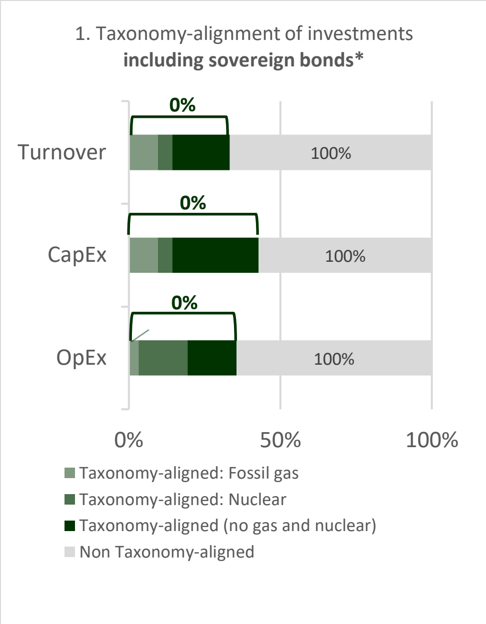
The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate methodology to determine the taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product

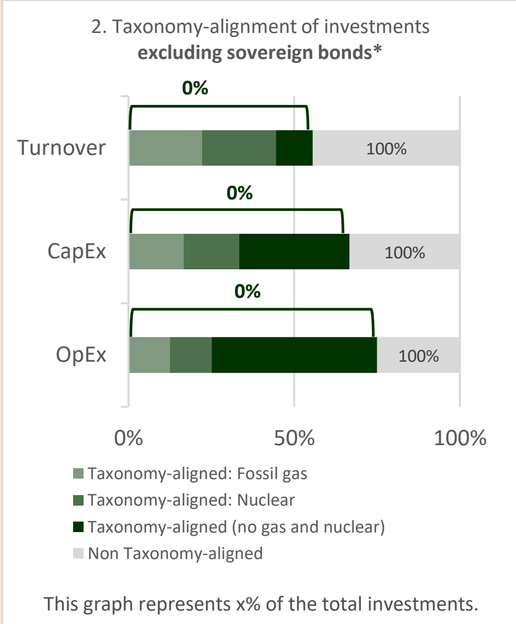
set allocation describes the share of investments in specific assets.

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.

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.

[Include information on Taxonomy aligned fossil gas and nuclear energy and the explanatory text in the left hand margin on the previous page only if the financial product invested in fossil gas and/or nuclear energy Taxonomy-aligned economic activities during the reference period]





This graph represents x% of the total investments.

* *For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.*

clude note for the financial products referred to in Article 6, first paragraph, of Regulation (EU) 2020/852 that invest in environmental economic activities that are not environmentally sustainable economic activities]

e 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 has no minimum proportion of investment in transitional or enabling activities.

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

Not applicable, as Taxonomy-alignment is currently assessed/reported as 0% for the reference period (2025) due to the methodology and boundaries for the assessment still being established.

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

Not applicable, as the Fund does not make sustainable investments (as defined in SFDR) during the reference period.

What was the share of socially sustainable investments?

The Fund does not have sustainable investments with a social objective.

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

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

In 2025, 97.32% of the Fund’s investments were made in real estate assets aligned with the environmental and/or social characteristics promoted by the Fund (#1B). The remaining 2.68% was included under ‘#2 Other’ and relates to the newly acquired asset BTC, which is currently not aligned and is planned to be aligned in line with the Fund’s strategy due to missing a valid BREEAM certificate which expired at the end of 2024.

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

During the reference period (2025), the Fund took actions to meet the environmental and/or social characteristics promoted by the financial product, including the following:

- Data collection and monitoring: The Fund continued to improve data collection, monitoring and evaluation of sustainability-related operational data (including energy and water consumption and related GHG emissions) across the portfolio, building on the baseline established in prior periods.
- Certifications and asset-level management: The Fund continued to pursue and monitor sustainability certifications across the portfolio (e.g., BREEAM/LEED or equivalent). Most assets in the portfolio are certified (ratings ranging from ‘Very Good’ to ‘Excellent’). The newly acquired asset BTC is currently not certified/aligned and is planned to be aligned in line with the Fund’s strategy in the future.
- Operational optimisation: In 2025, asset-level operational measures were implemented and/or continued to improve performance (e.g., cooling optimisation measures such as night switching off chillers during summer nights, and other efficiency measures where applicable).
- Investment strategy criteria and exclusions: The Fund maintained its exclusion approach and continued to have zero exposure to industries incompatible with the Fund’s investment strategy criteria, such as controversial weapons, tobacco, gambling, coal and pesticide manufacturing, and single-use plastic production.
- UNGC/OECD screening: The Fund did not make investments in companies involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprises (based on internal screening).
- Stakeholder engagement: The Fund carried out stakeholder/community engagement activities around its real estate projects during 2025. Example of events organized in 2025:

    - international women day
    - bike repair day
    - christmas markets
    - investment day

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

No reference benchmark has been designated for the purpose of attaining the environmental or social characteristics promoted by this financial product.

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

  Not applicable.

- ***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?***

  Not applicable.

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

  Not applicable.

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

  Not applicable.