

Statement on Principal Adverse Impact of Investment Decisions on Sustainability Factors

Financial market participant: Asia Green Real Estate AG

Summary

ASIA GREEN REAL ESTATE AG considers principal adverse impacts of its investment decisions on sustainability factors. The present statement is the consolidated principal adverse sustainability impacts statement of Fund Manager: Asia Green Real Estate AG.

This principal adverse impacts statement covers the reference period from 1 January to 31 December 2025.

Asia Green Real Estate AG considers Principal Adverse Impacts (PAI) indicators that are applicable specifically to investments in real estate assets taken from Table 1 and 2 of Annex I of the Sustainable Financial Disclosure regulation technical standards.

Zusammenfassung:

Asia Green Real Estate evaluiert die wesentlichen negativen Auswirkungen (Principal Adverse Impacts – PAI) von Anlageentscheidungen auf diverse Nachhaltigkeitsfaktoren. Dieses Dokument konsolidiert die PAI auf die Nachhaltigkeit der Vermögensverwalterin Asia Green Real Estate.

Diese Erklärung beinhaltet die Periode vom 1. bis zum 31. Dezember 2025.

Asia Green Real Estate berücksichtigt die PAI Indikatoren, welche speziell für Investitionen in Immobilienvermögen aus Tabelle 1 und 2 des Anhangs I der technischen Standards der Sustainable Financial Disclosure Regulation anwendbar sind.

Principal Adverse Impacts on sustainability factors

Table 1 – Climate and other Environment-Related indicators¹

Adverse sustainability indicator	Metric	Impact 2023	Impact 2024	Impact 2025	Explanation	Actions taken, planned, and targets set for the next reporting period
Exposure to fossil fuels through real estate assets	Share of investments	0%	0%	0%	The real estate assets are not involved in the extraction, storage, transportation, or manufacture of fossil fuels.	The same share of investments was maintained compared to 2025 and is planned to be maintained in 2026.
Exposure to energy-inefficient real estate assets	Share of investments	43%	43%	40% [†]	<p>7 out of 8 assets are awarded EDGE certification, which represents 60%[†] of REF's assets based on the NAV in 2025.</p> <p>The share of energy-inefficient investments decreased due to the additional ownership in Verde Two West, REF's newly acquired asset in Q2 2025 that represents 8.2% of the REF's total NAV.</p> <p>EDGE certification implies that the assets are energy-efficient, demonstrating at least 20% reduction in energy consumption compared to the reference buildings.</p>	<p>In April 2026, ABI Plaza obtained Preliminary EDGE Advanced green building certification following the green retrofit-to-green initiatives, bringing REF to a 100%[†] EDGE-certified portfolio.</p> <p>Following the EDGE certification of ABI Plaza, REF's assets demonstrate 32% energy savings on average.</p>

Description of policies to identify and prioritize principal adverse impacts on sustainability factors

The policies to identify and prioritize principal adverse impacts on sustainability factors are described in the Sustainable Investment Objective and Methodologies and Disclosure-Related Policies section of Asia Green Real Estate's website: <https://www.asiagreen.com/en/esg>.

¹ The PAI indicators coverage disclosed in this report reflects the proportion of eligible assets for which data is available and provided in this report. Eligible assets refer to all real estate investments under the Fund Manager. Data provided is derived from investment projects in Asia Green Real Estate Fund (REF). Data coverage on eligible asset: 86%. Eligible assets refer to all the investments in the umbrella, excluding derivatives, cash and cash equivalent.

[†]ABI Plaza received EDGE Preliminary Advance green building certification in April 2026, bringing REF's investments to a 100% EDGE-certified portfolio and 100% alignment with the EU Taxonomy.

Engagement policies

The engagement policy can be found in the Disclosure-Related Policies section of Asia Green Real Estate's website: <https://www.asiagreen.com/en/esg>.

References to international standards

Asia Green Real Estate is committed to certifying every investment with the appropriate green building standards. In close collaboration with our local partners, we optimize the performance of our investments in terms of sustainability to assure that we create environmentally, economically, and socially sound buildings. We established a long-standing partnership with the IFC World Bank Group to accredit our investments with EDGE green building certification. Furthermore, we have achieved the following sustainability and accreditations:

- Global Real Estate Sustainability Benchmark (GRESB)
- EDGE certification by IFC, a member of World Bank Group
- LEED
- Greenship and China Green Star
- United Nation Sustainability Development Goals alignment

Historical comparison

Historical comparison of the period reported on with the previous period reported has been included in this document.

Table 2 – Additional climate and other environment-related indicators²

Adverse sustainability indicator	Metric	Impact 2023	Impact 2024	Impact 2025	Explanation	Actions taken, planned, and targets set for the next reporting period
GHG emissions	Scope 1 GHG emissions	30.38 tCO ₂	284.96 tCO ₂	209.53 tCO ₂	Asia Green is committed to achieving net zero carbon emissions by 2050. To achieve this, 3 categories of measures are planned: 1) increasing energy efficiency; 2) using renewable energy; 3) carbon offsetting.	In 2025, total GHG emissions per m2 of rented area to reductions in emissions at some of REF's assets following the implementation of energy-saving measures—such as cooling sensors—at Newton in 2024. These measures resulted in an average of 20% reduction in cooling
	Scope 2 GHG emissions ³	714.48 tCO ₂	589.39 tCO ₂	610.72 tCO ₂		
	Scope 3 GHG emissions	1'991.8 tCO ₂	2'252.9 tCO ₂	2,284.57 tCO ₂		
	Total GHG emissions ⁴	2'736.6 tCO ₂	3'127.34 tCO ₂	3,104.82 tCO ₂		

² The PAI indicators coverage disclosed in this report reflects the proportion of eligible assets for which data is available and provided in this report. Eligible assets refer to all real estate investments under the Fund Manager. Data provided is derived from investment projects in Asia Green Real Estate Fund (REF). Data coverage on eligible asset: 86%. Eligible assets refer to all the investments in the umbrella, excluding derivatives, cash and cash equivalent.

³ Starting from 2024, Scope 2 emissions from purchased grid electricity are calculated using the market-based approach. Under the location-based method, absolute GHG emissions totaled 1'660 tCO₂.

⁴ Starting from 2024, Total GHG includes market-based approach for Scope 2 emissions. Under the location-based method, absolute GHG emissions totaled 4'155 tCO₂.

						<p>system energy consumption in 2025. Additionally, to further optimize the energy efficiency of the asset, ABI Plaza commenced its retrofit-to-green initiative in 2025 with completion target at the end of Q2 2026.</p> <p>Target 2025: achieve a 1% reduction of total GHG emissions per m2 of GFA.</p>
Energy consumption intensity	Energy consumption intensity	0.0001 GWh/m ²	0.0001 GWh/m ²	0.0001 GWh/m ²	<p>Building operators implement various energy saving initiatives, which include measures such as utilization of energy-efficient LED and motion sensor lights, turning off lighting and air filtration fans on unoccupied floors, and raising of tenant awareness on energy use. Building decarbonization effort is also conducted to improve energy savings.</p>	<p>Target 2026: achieve a 1% reduction of energy consumption per m2 of GFA through continued implementation of energy saving measures.</p> <p>For the actions taken and planned, please refer to the information under "GHG emissions".</p>
Waste production in operations	Share of investments	0%	0%	0%	100% of the REF's assets are equipped with facilities for waste sorting and recycling.	The same percentage was maintained compared to 2024 and is planned to be maintained in 2026.
Raw materials consumption for new construction and major renovations	Share of raw building materials (excluding recovered, recycled and bio sourced) compared to the total weight of building materials used in new construction and major renovations	0%	0%	0%	In 2025, the construction and installation of the retrofit-to-green initiative have commenced and are planned to be completed by end of Q2 2026.	Outlook 2026: no changes in the share.

Land artificialization	Share of non-vegetated surface area (surfaces that have not been vegetated in ground, as well as on roofs, terraces and walls) compared to the total surface area of the plots of all assets	90%	90%	88%	Vegetated areas are located in the common and facility areas of the buildings: outdoor parks, lobby areas, swimming pool areas, and tenant facility areas.	The same share of vegetated surface area was maintained compared to 2024 and is planned to be maintained in 2026.
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