



Asia Green Real Estate AG

Exclusion Policy

First Version 2021. Last Review in June 2026.

I. Introduction

The primary investment objective of Asia Green Real Estate AG (“Asia Green” or the “Investment Manager”) is to invest in sustainable real estate projects in Asia. By combining rigorous investment discipline with exceptional local execution capabilities, Asia Green aims to achieve solid financial performance and outstanding sustainability outcomes throughout the entire lifecycle of its buildings and portfolios. Sustainable investment objectives are one of the cornerstones of the Investment Manager’s mission and vision and an integral part of its investment processes.

This policy outlines the framework used by Asia Green Real Estate AG (“Asia Green”) to address the handling of business activities with organization, which undertakings are deemed unethical, harmful to society, or in breach of laws or regulations. As such, Asia Green uses ESG as a compass to determine criteria to define exclusion guidelines. To create the best value for investors, Asia Green focuses on a pragmatic and context relevant approach towards exclusion, which can evolve over time and depend on the company’s engagement with its business partners.

II. Exclusion

Asia Green has taken necessary steps to define objective criteria for its exclusion policy. Should these criteria not be met, this could lead Asia Green to withdraw from current or forfeit from future business enterprises.

Exclusion Category		Measure for screening investment in real estate assets and exclusions’ criteria
Norm based exclusion	Jurisdictional Exclusion	<ul style="list-style-type: none"> - Investors from, or asset located in, sanctioned jurisdiction from EU, US, SECO, UK or defined by the FATF as high risk or non-cooperative. - AML/CFT criteria in accordance with the Anti-Money Laundering Policy & Procedures.
	Fundamental Principles compliance test	<ul style="list-style-type: none"> - Due diligence for case-by-case investments based on UN Global Compact (UNGC) and OECD Guidelines for Multinational Enterprises.
Sector based exclusion	Controversial weapons	Investments in real estate assets involved in the development, storage, transport or production of: <ul style="list-style-type: none"> - Controversial weapons such as anti-personal mines, cluster munitions or chemical & biological weapons - Military contracting including weapons systems or related products and services - Firearms
Environmental exclusions	Oil and gas	Investments in real estate assets involved in the extraction, storage, transport, or manufacture of fossil fuels.

Social exclusions	Adult entertainment	Investments in real estate assets where more than 10% of activities are involved in the storage, production, or distribution of adult entertainment materials or services.
	Tobacco	Investments in real estate assets where more than 10% of activities are involved in the storage, transport, or manufacture of tobacco products.
	Alcohol	Investments in real estate assets where more than 10% of activities are involved in the storage, transport, or manufacture of alcohol products.

For the Environmental and Social Exclusion categories, exclusion is only used as a last resort when engagement is either not possible or has failed to achieve the required objective due to a lack of cooperation from the company.

III. Coverage of the Policy

The Policy applies to all employees of Asia Green Real Estate group of companies and applies to all investment projects of Asia Green S.A. SIF-SICAV (the “Fund”), managed by Asia Green. In case of any policy related issues, Asia Green is committed to working actively with the managers of these ventures and / or joint ventures to resolve the issues in the most effective manner.

IV. Implementation Mechanisms

The Board of Directors of Asia Green is responsible for ensuring adherence to the above commitments and management of individual entities within Asia Green Real Estate group bears responsibility for overseeing implementation.

V. Review of the Policy

The policy at hand is subject to annual review and, if necessary, update by the Sustainability Team of Asia Green. If no update is needed, the policy will be applied consistently over time. Where an update of the Policy is required, the formal approval of the management of Asia Green is necessary.



Juerg Syz
 Chairman of the Board of Directors



Andries Diener
 Managing Director