

## VIGA RE Management ApS

### Statement on principal adverse impacts of investment decisions on sustainability factors

#### Summary

VIGA RE Management ApS, (549300RKWYE61HRSP032), considers principal adverse impacts of the investment decisions on sustainability factors. The present statement is the consolidated statement on principal adverse impacts on sustainability factors of VIGA RE Management ApS. This statement on principal adverse impacts on sustainability factors covers the reference period of 1st of January 2023 to 31st of December 2023.

Further highlights:

- Key adverse impacts include energy efficiency, use of non-renewable energy sources, and greenhouse gas emissions
- VIGA has implemented an exclusion policy to avoid investments in fossil fuels, ensuring compliance during due diligence
- VIGA enforces a policy requiring properties to have an energy performance certificate rated at level C or above with regular reviews
- VIGA has set a net-zero target for greenhouse gas emissions, monitored and reviewed quarterly in ESG meetings.
- VIGA is committed to ESG principles, supporting UN Principles for Responsible Investments and the UN Global Compact Network in Denmark.
- VIGA monitors and manages energy usage and GHG emissions to support Paris Agreement targets

#### Description of the principal adverse impacts on sustainability factors

VIGA RE Management ApS considers principal adverse impacts of investment decisions on sustainability factors by including the assessment of these as part of the pre-investment ESG due diligence.

A selection of principal adverse sustainability impacts has been identified as relevant to prioritize for consideration as part investment decisions. These include the energy-efficiency of investment assets, use of non-renewable energy sources and greenhouse gas emissions associated with the operation of the asset.

Where relevant, actions shall be taken in relation to assessed adverse sustainability impacts to ensure continued positive progress on the indicators over the holding period of the assets. The nature of these actions depends on individually assessed risk profiles and will thus vary for each asset.

PAI Table

Table 1

Adverse sustainability indicator		Metric	Impact 2023	Impact 2022	Explanation	Actions taken, and actions planned and targets set for the next reference period
Fossil fuels	17. Exposure to fossil fuels through real estate assets	Share of investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels	0%	No data	N/A	VIGA RE A/S has an exclusion policy to prevent investments or involvement in activities related to fossil fuels. During the due diligence (DD) process, VIGA ensures compliance with established policies.
Energy efficiency	18. Exposure to energy-inefficient real estate assets	Share of investments in energy-inefficient real estate assets	50.7%	No data	N/A	VIGA has implemented a policy mandating that all properties or facilities must possess an energy performance certificate rated at level C or above. Regular reviews and updates are conducted to maintain compliance with this policy and to promote continuous improvement in energy performance.

Table 2

Adverse sustainability indicator		Metric	Impact 2023	Impact 2022	Explanation	Actions taken, and actions planned and targets set for the next reference period
Greenhouse gas emissions	18. GHG emissions	Total GHG emissions generated by real estate assets per square meter	16.1kg CO2/m2	No data	N/A	A robust approach was taken by setting a net-zero target, demonstrating our commitment to significantly reducing greenhouse gas emissions. Emissions are monitored and reviewed at quarterly Environmental, Social, and Governance (ESG) meetings to ensure progress toward this target.

### **Policies to identify and prioritize principal adverse impacts impact on sustainability factors**

In general, Viga RE A/S is committed to implementing environmental, social and governance (ESG) principles in management practices. For this purpose, the entity has adopted an ESG Policy and associated operational processes. The entity supports the UN Principles for Responsible Investments and is a member of the UN Global Compact Network in Denmark.

Viga undertakes multiple ESG actions including the following:

**Environment:** Energy usage and GHG emissions of owned properties are monitored and managed to support the Paris Agreement target for emissions reductions.

**Social:** Elements such as human rights, social conditions and well-being are monitored through risk screenings of significant transaction partners and by conducting tenant surveys.

**Governance:** Internal conduct policies are enforced within the organization, and a stakeholder grievance mechanism is established on the company website.

To demonstrate sustainability efforts, VIGA RE A/S annually participates in the Global Real Estate Sustainability Benchmark (GRESB), where the entity works to continually improve ESG performance.

### **Engagement policies**

As investments are only made within real estate assets, VIGA RE Management ApS does not implement engagement policies in accordance with Article 3g of Directive 2007/36/EC. However, where it is found relevant, general engagement is made with tenants and third-party contractors to ensure implementation of the ESG Policy.

### **Reference to international standards**

VIGA Real Estate Management is becoming a signatory of the United Nations Global Compact and the United Nations Principles for Responsible Investments. Further, the Fund plans to participate in assessments of the GRESB real estate assessment. The frameworks guide the Fund's policies for ESG due diligence and reporting.

### **Historical comparison**

Historical comparison not applicable until second year of publication.