

## **SUSTAINABILITY (SFDR) WEBSITE DISCLOSURES REGARDING RESINOVA BOSTADS AB**

Resinova Bostads AB (the "Fund") is classified as an Article 8 Fund according to the SFDR. As required in Article 10 (1 d) of the Regulation, M&P Management AB (the "Manager"), in its role as the AIFM, makes the following disclosures in relation to Urbanea.

### **1 NO SUSTAINABLE INVESTMENT OBJECTIVE**

The Fund promotes environmental or social characteristics but does not have as its objective a sustainable investment.

### **2 ENVIRONMENTAL AND SOCIAL CHARACTERISTICS OF THE FUND**

Environmental and social characteristics are achieved by integrating what the Fund deems to be financially material environmental, social and governance (ESG) factors in its Investment research and its Investment decisions.

#### *UN Sustainable Development Goals*

The Fund will promote UN Sustainable Development Goals no. 11 and 12.

- Make cities and human settlements inclusive, safe, resilient and sustainable
- Ensure sustainable consumption and production patterns

### **3 INVESTMENT STRATEGY**

The Fund has an investment strategy to acquire purpose built residential properties primarily in the Greater Stockholm, Gothenburg, and Malmö regions as well as select regional cities. As part of the due diligence process, an investment's environmental impact is evaluated and initiatives for improvement are identified.

The Fund will only invest in properties which either are or, in the Fund's reasonable assessment, have the possibility to become certified pursuant to Sweden Green Building Council's classification for silver level (the "Silver Level Classification") and will, consequently, apply a focus on environmental and social sustainability. Further, the Fund will largely focus on promoting energy efficiency.

With respect to energy, buildings which qualify for Miljöbyggnad Silver certification have a lower level of energy consumption than the average building. Beyond requiring less energy for heat in the colder months of the year, buildings with Miljöbyggnad certification are also planned, designed and built in a way that limits the need for cooling during the hottest period of the summer. Energy which the building nevertheless requires to function will, insofar as possible, come from a renewable source, and locally produced energy is rewarded.

With respect to indoor environment, buildings with Miljöbyggnad certification shall let in plenty of natural light and have a controlled and comfortable indoor climate both on warm summer days and in cold winter nights. Ventilation in the building must be sufficient in order to generate good and healthy indoor air quality. Adequate solar protection must be installed, or alternatively the building's residents or users must have the possibility to install such protection themselves. The indoor noise levels shall be measured and shall meet acceptable levels both with regards to noise between apartments and from technical installations and traffic.

With respect to the materials used to construct the buildings, these shall be correctly documented, and the most harmful chemicals cannot be used when building new construction which is Resinova Bostads AB's focus. There should always be documentation in place demonstrating that the materials used contain few hazardous or endocrine-disrupting substances. When a building with Miljöbyggnad certification is designed, a Life Cycle Assessment, LCA, is carried out on both the foundation and the frame to determine what level of carbon dioxide equivalents will be generated.

#### *Energy Efficiency and Sustainability Focus*

The energy consumption in properties held by the Fund is the single most important factor for the Fund's business in relation to climate and environmental effect. Taking the aforesaid into account, the Fund will integrate analysis pertaining to (i) choice of energy source, (ii) choice of energy efficient products, and (iii) efficient use of the energy provided to, or by, the properties in its Investment research and decisions.

#### *Contributing to a Sustainable Society*

In carrying out its operations, the Fund values human rights and equality for all human beings. The Fund's operations shall be carried out in a responsible manner which takes into consideration the health and well-being of those affected by the Fund's operations.

The Fund has strict policies against discrimination and will not tolerate discrimination between tenants of different genders, ages, origins, religions or the like, and treats all customers equally.

### **4 PROPORTION OF INVESTMENTS**

At present, the Fund has no investments under management. The Fund does not have as its objective to have sustainable investments, and at present, M&P does not intend to categorize the investments according to the EU Taxonomy. M&P commits to working actively toward improving the sustainable impact of its assets under management by achieving the sustainability goals set out for the Fund and for each specific investment within the Fund. M&P will on an annual basis review and make an active decision as to when and to what degree assets shall be categorized over time.

### **5 MONITORING OF ENVIRONMENTAL OR SOCIAL CHARACTERISTICS**

The Manager is responsible for monitoring the investments in the Fund throughout each investment's lifecycle. The Manager shall assess and calculate environmental and social impact during the initial due diligence process. Identified initiatives and measures shall be implemented and followed up as part of the Manager's active asset management and its commitment to strive toward continuously monitoring and improving its investments.

Upon stabilisation of the portfolio, which is estimated to be 2024, the Fund and its Manager will also be assessed, and its impact calculated based on the Global ESG Benchmark for Real Assets (GRESB) assessment methodology. The results from GRESB are used to further the Fund's sustainability approach and actions and to monitor and review the Fund's progress.

## **6 METHODOLOGIES**

The Manager shall follow its internal routines and systems for efficient measuring of energy use.

External third-party certifiers such as Sweden Green Building Council will assess relevant certifications.

M&P Management's risk manager and compliance officer will monitor the internal compliance with the policies set out for governance and control.

The Fund shall, on an annual basis, report to GRESB.

## **7 DATA SOURCES AND PROCESSING**

The Company will use inter alia data from energy suppliers and property technology installed in the buildings.

The data collected is reviewed by an external auditor.

## **8 LIMITATIONS TO METHODOLOGIES AND DATA**

Certain data is often based upon estimates. This is especially the case in new construction. These estimates are then followed up upon completion of new construction to ensure that the building meets the requirements for the level of certification achieved.

Furthermore, upon hand-over, the asset management team will continue to monitor and work with each individual building to optimize its consumption statistics.

## **9 DUE DILIGENCE**

Environmental and other sustainability factors, including an analysis of the possibility to ensure the fulfilment of energy efficiency and certification objectives described herein, will form an integral part of the transaction management process and thus be evaluated during the due diligence phase pertaining to each Investment. It will constitute one relevant factor for the Investment Committee to assess before making any portfolio management decision.

## **10 ENGAGEMENT POLICIES**

The Fund is an AIF, and the Manager is an AIFM. As a result, the Manager shall abide by its policies and instructions for good governance practices. Further, this is monitored by the Manager's compliance office, an external function mandated to oversee that the Manager complies with its policies and instructions which include but are not limited to sound management structures, employee relations, remuneration of staff and tax compliance.

Each investment has a specific business plan which includes environmental and social initiatives as applicable. As a part of the business plan, these initiatives are monitored and followed up by the Manager.

## **11 DESIGNATED REFERENCE BENCHMARK**

The Company does not specifically use a benchmark index to achieve its objectives relating to environmental and social characteristics.

---

*Information updated: March 1, 2023*