

Template pre-contractual disclosure for the financial products referred to in Article 9, paragraphs 1 to 4a, of Regulation (EU) 2019/2088 and Article 5, first paragraph, of Regulation (EU) 2020/852

Product name: Norselab Real Estate Credit Opportunities Legal entity identifier: 635400FDB7L5HSCKG228

Sustainable investment objective

Does this financial product have a sustainable investment objective?

<input checked="" type="radio"/> <input checked="" type="radio"/> <input checked="" type="checkbox"/> Yes	<input checked="" type="radio"/> <input type="radio"/> <input type="checkbox"/> No
<p><input checked="" type="checkbox"/> It will make a minimum of sustainable investments with an environmental objective: 75%</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input checked="" type="checkbox"/> in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy <p><input checked="" type="checkbox"/> It will make a minimum of sustainable investments with a social objective: 5%</p>	<p><input type="checkbox"/> It promotes Environmental/Social (E/S) characteristics and while it does not have as its objective a sustainable investment, it will have a minimum proportion of ___% of sustainable investments</p> <ul style="list-style-type: none"> <input type="checkbox"/> with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with a social objective <p><input type="checkbox"/> It promotes E/S characteristics, but will not make any sustainable investments</p>

Sustainable 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.

The **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.



What is the sustainable investment objective of this financial product?

The objective of Norselab Real Estate Credit Opportunities (“the fund”) is to achieve an attractive level of total return (income plus capital appreciation) predominantly from the high yield fixed income market through investment in issuers directly or indirectly exposed to the real estate sector that generate a net positive contribution, through their core products and services, to the UN Sustainable Development Goals.

The fund aligns with Norselab's proprietary impact philosophy, "Meaningfulness", as well as Norselab's "Meaningfulness policy". The policy describes Norselab's 10 principles for meaningful investments. This includes using the SDGs as a strategic framework to create a net positive impact, adopting long-term investment perspectives, taking active ownership through engagement with issuers, and requiring issuers to comply with all applicable laws and regulations as well as the ethical principles of the UN Global Compact.

Meaningfulness is built on three core pillars that describe the characteristics of the issuers the fund will invest in.

- **Product-driven impact:** creating positive impacts through their revenue-generating products and services
- **Net-positive impact:** accounting both for the negative and the positive effects of an issuer
- **Impact where it matters:** backing companies that accelerate the sustainable transition of their industries.

The fund's investment universe is defined by a structured and thorough assessment process, applying a multi-lens approach. The assessment will at a minimum include a screening for:

- **Contribution to SDGs:** Products and/or services of issuers must contribute at a substantial and concrete level to the achievement of at least one UN Sustainable Development Goal (SDG), as defined at the target level of the SDGs.
- **Exclusion factors:** Issuers that do not demonstrate a net positive contribution to the UN SDGs through their products and services may be excluded from consideration. This includes potential exclusions of issuers with ties to industries that have lasting negative impacts on one or more SDGs, issuers and/or that do not comply with the UN Global Compact, and issuers that significantly harm Principal Adverse Impact indicators.

The Investments Manager's impact team (within the Investment Manager but independent of the portfolio management team) conducts product-level and issuer-level assessments based on peer-reviewed and industry research, as well as sources deemed authoritative, for issuers with potential negative impacts on the SDGs. Issuers that do not demonstrate a net positive contribution to the UN SDGs through their products and services may be excluded from consideration.

However, if, through engagement, such issuers document a credible ambition to transform their core products and services to the point of a net positive contribution to the UN SDGs, they may still be considered for investment provided that a robust follow-up plan to drive such transformation is developed and they nonetheless, on balance, contribute positively to a sustainability objective and comply with the other sustainability assessments described in this section. In such events, the Investment Manager will engage with the issuer to favor progress toward the defined plan within the preset timeline.

● ***What sustainability indicators are used to measure the attainment of the sustainable investment objective of this financial product?***

The fund will report on the following indicators:

- % contributing to the SDGs
- Aggregated SDG-based net impact (based on data modeled by the Upright project. The Upright project is a quantification model to measure the net impact of companies.)
- % Taxonomy-aligned
- % impact-generating (as defined by Norselab's proprietary impact framework)
- % impact-aligned (as defined by Norselab's proprietary impact framework)

Sustainability indicators measure how the sustainable objectives of this financial product are attained.

All indicators are weighted based on the physical holdings of the fund (derivatives and cash excluded).

How do sustainable investments not cause significant harm to any environmental or social sustainable investment objective?

Through the structured assessment process described above, issuers will be assessed against several factors to ensure that the issuers included in the investment universe do not cause significant harm to the sustainable investment objective. This includes assessing that:

- The issuer's products or services do not have a significant negative impact on any of the SDGs.
- The issuer does not cause significant Principal Adverse Impacts benchmarked against industry peers. In any event, if significant harm is uncovered in the assessment of the Principal Adverse Impacts indicators of an issuer, the issuer is excluded from investment.
- Issuers do not have ties to industries that have lasting negative impacts on one or more SDGs and there are no known non-compliance issues with the UN Global Compact.
- There are no known good governance issues concerning the issuer.

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However, if, through engagement, such issuers document a credible ambition to transform their core products and services to the point of a net positive contribution to the UN SDGs, they may still be considered for investment provided that a robust follow-up plan to drive such transformation is developed and they nonetheless, on balance, contribute positively to a sustainability objective and comply with the other sustainability assessments described in this section. In such events, the Investment Manager will engage with the issuer to favor progress toward the defined plan within the preset timeline.

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

Through the structured assessment process described above, all potential investments are screened based on Principal Adverse Impact indicators. If significant harm is uncovered in the assessment of the Principal Adverse Impacts indicators of an issuer, the issuer is excluded from investment.

The impact team conducts product-level and issuer-level assessments based on peer-reviewed and industry research for issuers with potential negative impacts on the SDGs. This includes assessing the indicators for Principal Adverse Impacts and benchmarking these against industry peers. Inferior performance compared to industry peers may lead to engagement with the issuer or exclusion from the investment universe. In any event, if significant harm is uncovered in the assessment of the Principal Adverse Impacts indicators of an issuer, the issuer is excluded from investment.

— — *How are the sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights?*

As part of the assessment process to define the fund's investment universe, compliance with UN Global Compact is assessed. Companies with non-compliance issues with the UN Global Compact may be excluded from the investment universe. UN Global Compact Principle 1 is aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights. The Investment Manager also use the Principal Adverse Impact indicators to assess compliance with the OECD Guidelines for Multinational Enterprises.

The investment strategy guides investment decisions based on factors such as investment objectives and risk tolerance.



Does this financial product consider principal adverse impacts on sustainability factors?

Yes

Through the structured assessment process described above, all potential investments are screened based on Principal Adverse Impact indicators. If significant harm is uncovered in the assessment of the Principal Adverse Impacts indicators of an issuer, the issuer is excluded from investment. The Investment Manager monitors issuers in the fund and track their Principal Adverse Impact indicators quarterly. The data on indicators is provided by a third-party data provider. The third-party data provider has been chosen based on a data provider due diligence. Our use of third-party data provider is assessed regularly.

The Investment Manager publishes a Principal Adverse Impact statement by June 30th every year. The statement includes an average of the quarterly indicators provided by the third-party data provider.

No

What investment strategy does this financial product follow?

The investment policy is to invest predominantly in Nordic, corporate high yield fixed income securities directly or indirectly exposed to the real estate sector that are sustainable investments. The securities are selected using the Investment Manager's disciplined investment process which considers the issuer's credit risk, the characteristics of the security itself (eg, whether it is backed by any assets), as well as the real estate industry's characteristics and the issuer's financial prospects. The Investment Manager uses a combination of a global "top down" analysis of the macroeconomic and interest rate environment and "bottom up" research of corporate debt, from performing debt to stressed and distressed securities.

● **What are the binding elements of the investment strategy used to select the investments to attain the sustainable investment objective?**

The fund's binding elements are:

- Issuer has passed the thorough impact assessment process that ensures the sustainable investment objective of the fund
- Issuers' products and services must contribute to one or more SDGs at the target level
- No significant negative impact on any of the SDGs

Principal 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.

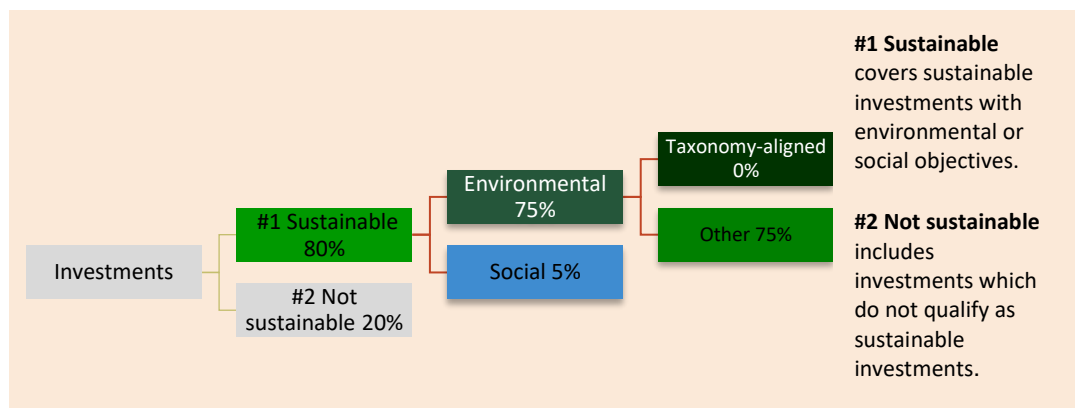


● **What is the policy to assess good governance practices of the investee companies?**

The Investment Manager assesses good governance as part of the risk assessment. This includes assessing four good governance areas: issuers' management structures, employee relations, remuneration policies, and tax compliance. The Investment Manager uses data provided by a third party to assess these four good governance areas and compare the data to the issuer's peers. The third-party data provider has been chosen based on a data provider due diligence. The use of third-party data providers is assessed regularly. The Investment Manager conducts more thorough research on issuers with potential negative impacts on the SDGs.



What is the asset allocation and the minimum share of sustainable investments?



The fund intends to make a minimum of 80% sustainable investments. The fund seeks to invest in issuers that generate a net positive contribution, through their core products and services, to the UN Sustainable Development Goals. Specifically, the investee company's product and services must contribute to one or more SDGs at the target level and cannot have a significant negative impact on any of the SDGs. All issuers have passed through the thorough impact assessment process.

A minimum of 20% of the fund does not intend to make sustainable investments. These are the fund's cash balances and derivatives.

● **How does the use of derivatives attain the sustainable investment objective?**

Derivatives will mainly be used for hedging purposes. For hedging purposes, the fund has a policy of hedging back all foreign currency investments to the base currency. Such hedging derivatives may be traded with our Nordic counterparty banks and our custodian bank.

In rare exceptions, the fund may use derivatives for portfolio exposure. In such cases, the same thorough assessment process described above applies to the derivatives in order to meet the sustainable objective of the fund.



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

Good governance practices include sound management structures, employee relations, remuneration of staff and tax compliance.

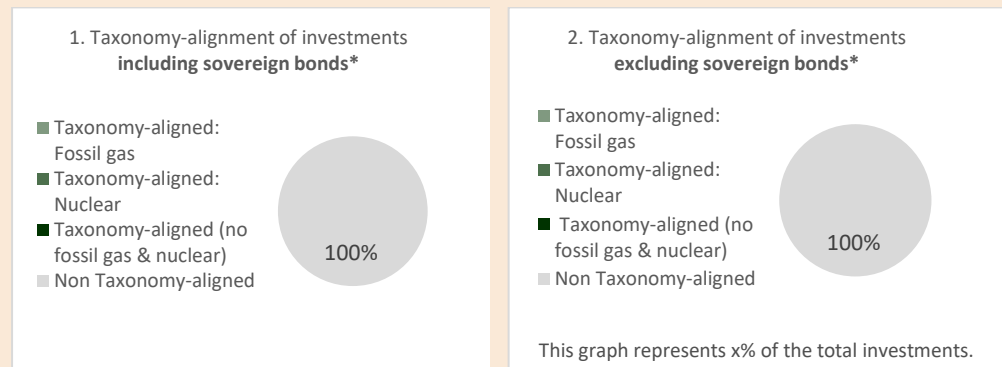
Asset allocation describes the share of investments in specific assets.

● **Does the financial product invest in fossil gas and/or nuclear energy related activities that comply with the EU Taxonomy¹?**

- Yes:
- In fossil gas In nuclear energy
- No

The intended minimum share of sustainable investments with an environmental objective aligned with the EU Taxonomy is at least 0%; the fund does not have a minimum required share of sustainable investments aligned with the EU Taxonomy. Taxonomy alignment will nevertheless be assessed and reported.

The two graphs below show in green the minimum percentage of investments that are 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 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.*



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

● **What is the minimum share of investments in transitional and enabling activities?**

The intended minimum share of sustainable investments designated for transitional and enabling activities is at least 0%; the fund does not have a minimum threshold for the share of investments that are designated for transitional and enabling activities under the EU Taxonomy.



What is the minimum share of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy?

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 objectives - 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.

are sustainable investments with an environmental objective that do not take into account the criteria for environmentally sustainable economic activities under the EU Taxonomy.

The intended minimum share of sustainable investments with an environmental objective will on average over the reporting period be 75%. These investments will primarily target an environmental objective, but may also, at the same time, target a social objective.



What is the minimum share of sustainable investments with a social objective?

The intended minimum share of sustainable investments with a social objective will on average over the reporting period be 5%. These investments will primarily target a social objective, but may also, at the same time, target an environmental objective.



What investments are included under “#2 Not sustainable”, what is their purpose and are there any minimum environmental or social safeguards?

The fund may hold cash balances as part of its investment strategy. Being an AIF, the fund does not have daily liquidity requirements and hence does not aim to hold significant cash beyond planned net withdrawals and margin calls on derivatives contracts. Cash may be held in periods where the fund managers have a market view that asset prices are about to fall in order to protect the value of the fund.



Is a specific index designated as a reference benchmark to meet the sustainable investment objective?

The fund does not intend to use a designated index to reference benchmark its investments.

- ***How does the reference benchmark take into account sustainability factors in a way that is continuously aligned with the sustainable investment objective?***

n/a

- ***How is the alignment of the investment strategy with the methodology of the index ensured on a continuous basis?***

n/a

- ***How does the designated index differ from a relevant broad market index?***

n/a

- ***Where can the methodology used for the calculation of the designated index be found?***

n/a



Where can I find more product specific information online?

More product-specific information can be found on the website:

<https://norselab.com/sfdr>