

Statement on principal adverse impacts of investment decisions on sustainability factors

Financial market participant Quantum Immobilien Kapitalverwaltungsgesellschaft mbH - LEI: 529900NILSUJ7UJVZ033						
Summary The Quantum Immobilien Kapitalverwaltungsgesellschaft mbH (529900NILSUJ7UJVZ033) and its 100% subsidiary, Gentum Immobilien Kapitalverwaltungsgesellschaft mbH, (together "Quantum") take into account the principal adverse impacts of their investment decisions on sustainability factors. This statement is the consolidated declaration on the principal adverse impacts on sustainability factors by Quantum. The purpose of this document is to provide mandatory information about the impact of principal adverse impacts of investment decisions on sustainability factors. Quantum considers the principal adverse impacts on sustainability factors when making investment decisions for directly held real estate as well as relevant adverse impacts of investment decisions on environmental factors. To this end, Quantum has established internal policies, risk management procedures, and digital solutions. According to the regulation on sustainable finance, sustainability factors are environmental, social, and employee concerns, respect for human rights, and the fight against corruption and bribery. These adverse impacts are measurable through sustainability indicators. The ability to consider the most significant adverse sustainability impacts largely depends on the availability of relevant information. In the context of real estate investments, examples of sustainability indicators include the energy efficiency or energy consumption of properties, as well as investments in fossil fuels supported by real estate. The principal adverse impacts of investment decisions on sustainability factors of the funds managed by Quantum, the strategies for their determination and weighting, and the relationship of these sustainability factors to international standards recognized by Quantum are listed below. Investment decisions related to the investment of the company's own funds by the KVG are not within the scope. Quantum manages real estate funds as a service KVG, and therefore the mandatory indicators "fossil fuels" and "energy efficiency" as well as an additional optional indicator "energy consumption" are considered in this statement. A climate scenario is not being used. The statement on the principal adverse impacts on sustainability factors covers the reference period from January 1, 2025, to December 31, 2025.						
Description of the principal adverse impacts on sustainability factors						
Indicators applicable to investments in real estate assets						
Adverse sustainability indicator		Metric	Impact 2025	Impact 2024	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	0,2%	0,2%	Only one property includes a gas station and therefore falls into this category.	No measures planned

Energy efficiency	18. Exposure to energy-inefficient real estate assets	Share of investments in energyinefficient real estate assets	45,7%	33,6%	The increase in the proportion of properties with poor energy efficiency is due to a methodological adjustment. All available valid energy performance certificates are used for the assessment. Where energy performance certificates do not contain a direct classification into an efficiency class, they are first converted into efficiency classes. The lowest energy efficiency class is then decisive in each case. This replaced the previous approach based on a PED threshold value for commercial properties with a more conservative approach. Energy performance certificates without a signature were fully included in the calculation. Energy performance certificates that were no longer valid and for which no current certificate was available as of the reporting date of 31 December 2025 were classified as inefficient, deviating from the prior-year methodology.	Measures tailored to individual properties are being reviewed as part of the management process.
Additional climate and other environment-related indicators						
Indicators for investments in real estate						

Adverse sustainability indicator		Metric	Impact 2025	Impact 2024	Explanation	Actions taken, and actions planned and targets set for the next reference period
Energy consumption	19. Energy consumption intensity	Energy consumption in GWh of owned real estate assets per square meter	0,0001	0,0001	100% of Quantum's investments were applicable for the "energy consumption" indicator (suitability). When determining the energy consumption of properties in GWh per square meter, actual data were used if available. In addition, estimated data were also considered based on the best-effort approach. The useful internal floor area of the properties was used as the reference area. This corresponds to the "useful internal floor area" within the meaning of the consolidated questions and answers of the European Supervisory Authorities on the SFDR (JC 2023 18, Section IV – PAI). Data that were not yet available as of the reporting date were primarily supplemented by actual prior-year data. Remaining data gaps were closed by means of extrapolations and estimates, preferably on the basis of energy performance certificates. The data coverage therefore amounts to 100%. At the same time, the informational value of the data has increased compared to	In the reporting year 2025, Quantum took further steps to systematically identify, assess, and mitigate negative impacts on sustainability factors. Building on the processes implemented in the previous year for evaluation during the acquisition and ownership phases, the integration of relevant ESG indicators into the risk assessment process was further advanced by the risk management department. In addition, the corporate-level sustainability strategy was further implemented. Parallel to this, the ESG data platform continued to be utilized and expanded. For this purpose, comprehensive consumption data requests were established in order to improve data quality, further enhance the informational value of the data basis, and support data-driven decision-making. Based on this, technical measures are developed in cooperation with property-specific analyses. The resulting measures to improve energy efficiency are implemented by the asset management team in cooperation with specialized

					the prior year, as the proportion of actually available data has risen and the estimated values used are now predominantly based on actual prior-year data. Where energy performance certificates were used to supplement missing data, this was done on the basis of the final energy consumption and final energy demand values indicated therein.	planners and executing contractors.
Description of Strategies for Identifying and Weighting the Principal Adverse Impacts on Sustainability Factors The integration of ESG aspects into all business areas of Quantum Immobilien Kapitalverwaltungsgesellschaft mbH and its wholly-owned subsidiary, Gentum Immobilien Kapitalverwaltungsgesellschaft mbH (together "Quantum"), contributes to the long-term preservation of the value of the properties held, as well as to the adaptation to changing legal and societal requirements. Quantum, therefore, considers the principal adverse impacts of investment decisions on sustainability factors ("adverse sustainability impacts" or "PAI") at the corporate level. The aim of considering adverse sustainability impacts is to measure, weight, and, if necessary, take measures to limit the identified negative sustainability impacts of investment decisions on sustainability factors. Sustainability factors are divided into environmental, social, and employee matters, respect for human rights, and the fight against corruption and bribery. Possible adverse sustainability impacts on sustainability factors are measured using sustainability indicators. Quantum believes that the relevance of the individual optional indicators, and thus the adverse sustainability impacts, can vary depending on the specific use of the properties. Therefore, Quantum differentiates between the purposes of use: residential, office, light industrial, retail, and parking, when selecting the optional indicators. This differentiation ensures that different optional indicators are selected, measured, documented, and reported for different uses at the corporate level. According to Quantum, only through such differentiation can the most important optional indicator for each type of use be selected. Methods for Selecting the Optional Indicator To select the optional indicator, it is necessary to weight sustainability indicators based on certain parameters regarding the potential adverse sustainability impacts associated with the respective indicators. This is done primarily based on the parameters: probability of occurrence, severity of the principal adverse impacts, and degree of irreversibility. Additionally, Quantum considers the optimization potential and the impact on Quantum as a company. Probability of Occurrence						

By probability of occurrence of the principal adverse impacts regarding a sustainability indicator or the likelihood of occurrence, Quantum understands the relative assessment of the probability of the negative impacts occurring ("relevance"). Quantum has chosen a percentage rating, where 0% represents an impossible event and 100% a certain event.

Impact on Quantum

Additionally, the negative impacts of the PAI on Quantum as a company and the investment assets managed by Quantum are considered. This is done by the relative assessment of the degree of possible negative impacts on Quantum's business, especially the impact of the PAI as a purchase price-relevant factor. The assessment is point-based, where 0 represents no negative impact and 3 represents a high negative impact. However, this criterion should not have a decisive influence on the selection of the optional indicator. Therefore, the optional indicators are weighted both considering and without considering this parameter. If the two assessments result in different optional indicators having the highest score and thus being selected, the optional indicator with the highest score without considering the parameter "impact on Quantum" will be considered.

Severity of the Principal Adverse Impacts

By "severity of the principal adverse impacts," Quantum understands the degree of potential negative impacts on the environment and society. For the evaluation and selection of the optional indicator, the estimated degree of relative negative impact on the environment and society is considered, with 0 = non-existent and 3 = high degree of impact.

Degree of Irreversibility

The selection, evaluation, and prioritization of the optional indicators are also carried out based on the potentially irreversible nature of the adverse impacts ("degree of irreversibility"). Here, the relative assessment of the irreversibility of adverse impacts is considered using a point-based assessment, where 0 = low degree of irreversibility and 3 = high degree of irreversibility.

Optimization Potential

Finally, Quantum uses the criterion "optimization potential" to evaluate the optional indicators. By this, Quantum understands the relative assessment of the optimization potential in terms of improving the current values to the PAI through measures that Quantum can initiate (e.g., switching energy supply to renewable energy sources, structural measures such as insulation). The evaluation of the individual optional indicators is point-based, with a maximum of 3 points, where a value of 3 represents the highest optimization potential.

Determination and Evaluation of the Optional Indicators

Based on the aforementioned parameters, Quantum has evaluated and weighted the optional indicators. Differentiation was made between the different uses of the portfolios managed by Quantum to account for the fact that the relevance of sustainability indicators and the associated PAI varies depending on the use of a property. The parameters "severity of the principal adverse impacts" and "degree of irreversibility" are considered independently of the specific use, as the specific use is irrelevant for these parameters.

The portfolios managed by Quantum with the use of parking are currently not considered in the context of PAI consideration at the corporate level due to their specific characteristics. As of the effective date of this guideline, Quantum manages three portfolios with the focus on parking. Quantum will transparently state in the PAI statement whether and, if so, how many portfolios with the focus on parking are managed. For completeness, Quantum has still evaluated the aforementioned parameters for the use of parking.

Error Margins

The methods for selecting the optional indicators described above reflect Quantum's assessment at the time of creating this PAI guideline. It cannot be ruled out that Quantum may need to adjust this assessment in the future due to changing circumstances or a different assessment. This may also result in a different optional indicator being selected. Quantum will therefore regularly review whether the described selection is still accurate and make adjustments if necessary.

The evaluation and determination of the selected optional indicator are based on the data sources presented below. Currently unavailable data are supplemented by estimates or projections. This may lead to inaccuracies and deviations from actual values. The proportion of estimated or projected data depends heavily on individual circumstances and cannot be generalized. Quantum will also strive to obtain missing data to provide more precise values in the future.

Data Sources

The identification and weighting of the PAI depend significantly on the availability of corresponding data. Not all assets managed by Quantum as a capital management company have sufficient data and information to measure and determine adverse sustainability impacts. Quantum regularly reviews the data situation and initiates measures to optimize it, for example by upgrading meters to smart meters. For any remaining data gaps, estimates based on energy performance certificates or extrapolations are used.

Data Source "Fossil Fuels"

To evaluate the mandatory indicator fossil fuels regarding PAI, Quantum determines the proportion of investments in properties involved in the extraction, storage, transport, or production of fossil fuels based on the property documents on a market value basis.

Data Source "Energy Inefficiency"

To evaluate the adverse sustainability impacts of the energy inefficiency indicator, energy performance certificates, especially for residential properties, are used. This applies equally to existing properties and the acquisition of additional properties. For 98.34% of the properties, measured by asset market value, valid energy performance certificates were available as of the reporting date. Buildings without a valid energy performance certificate were automatically allocated to the numerator of energy-inefficient buildings.

For commercial properties, energy performance certificates are also considered. Where these do not contain a letter scale for classifying the energy classes, a conversion into efficiency classes is carried out. For this purpose, Quantum applies the BVI method in its current version. The lowest available energy efficiency class is then decisive for the assessment in each case.

Data Source "Energy Consumption"

Quantum records the energy consumption for heating (heating and hot water), general electricity, and tenant electricity for most real estate investments in new buildings and existing properties as part of an annual portfolio screening. In this process, the heat consumption is directly requested from the utility companies and differentiated by energy source (district heating, natural gas, etc.). The energy consumption for general electricity is taken from the available bills. Where tenant electricity consumption is not available, it is determined on the basis of extrapolations.

Responsibility

The management is responsible for this PAI guideline. The management approved this PAI guideline on June 26, 2023 and it is valid as of the reporting date.. The management remains responsible for the implementation of the strategies and procedures outlined in this PAI guideline. The legal department will regularly review whether the strategies and procedures outlined in this PAI guideline comply with current legal and regulatory requirements and actual implementation and will adjust this PAI guideline to changing requirements if necessary. The adverse impacts on the selected sustainability indicators are measured and documented quarterly on March 31, June 30, September 30, and December 31.

Engagement Policy

Due to the nature of its business, Quantum has not implemented engagement policies in accordance with Article 3g of Directive 2007/36/EC.

Reference to internationally recognized standards

Quantum signed the United Nations Principles for Responsible Investment (PRI) in 2020. As a member of the Institute for Corporate Governance in the German Real Estate Industry (ICG), the German Investment and Asset Management Association (BVI) and the European Association of Investors in Non-Listed Real Estate Vehicles (INREV), Quantum also works in accordance with the relevant codes of conduct and guidelines for sustainable real estate portfolio management. Quantum's corporate governance is also based on the principles of the UN Global Compact. Quantum regularly carries out sustainability reporting in accordance with the EPRA sBPR standard. For selected investment properties, Quantum also carries out an assessment in accordance with the Global Real Estate Sustainability Benchmark (GRESB) in order to measure sustainability performance in comparison with other funds and continuously improve it in the coming years. Selected properties are DGNB-certified. A climate scenario is currently not being used.

Historical comparison

Compared to the previous reporting period, the proportion of energy-inefficient properties has increased. This increase is due to a methodological change in the calculation of the adverse impacts and should not be understood as a change in strategy with regard to sustainability. Sustainability, and energy efficiency in particular, remain a key component of Quantum's acquisition and holding strategy. This is also reflected in the growth of the overall portfolio: compared to the previous year, the portfolio was expanded by further funds. The properties allocated to these funds all meet the energy efficiency requirements for buildings constructed from 2021 onwards.

There has been no change for PAI 17, as Quantum is still only invested in one property that is involved in the extraction and storage of fossil fuels.