

## Website Product Disclosure, an article 8 fund<sup>1</sup>

### Storebrand Eiendomsfond Norge KS

Last updated 27.10.2025

#### a) **Summary (The Summary has been translated into the languages in which the fund is marketed)**

**English:** Storebrand Eiendomsfond Norge KS promotes, among other characteristics, environmental or social characteristics according to the SFDR article 8 classification. The Fund's investments in commercial properties aim to 1) contribute to the environmental objective of climate change mitigation in the strive to align with a 1,5 degree emission pathway, and 2) promote the social objective of health and wellbeing among tenants, users, suppliers and neighbors. Sustainability risks are considered in investment decisions. ESG due diligence in the acquisition process supports the post investment ESG optimization (monitoring, assessment and implementation of improvement measures) according to the building life cycle. Status and progress on selected indicators and adverse impacts will be tracked and reported. No specific index is designated as a reference benchmark to attain the environmental or social characteristics promoted. The Fund however will use the Global ESG Benchmark for Real Assets, GRESB, as an indicator for comparison of overall ESG performance.

**Norwegian:** Storebrand Eiendomsfond Norge KS (Fondet) fremmer blant annet miljømessige eller sosiale egenskaper i henhold til artikkel 8-klassifiseringen i SFDR. Fondets investeringer i næringseiendommer tar sikte på å 1) bidra til miljømålet begrensning av klimaendringer i streben etter å nå 1,5 graders målet for global oppvarming, og 2) fremme det sosiale målet om helse og velvære blant leietakere, brukere, leverandører og naboer. Bærekraftsrisiko vurderes i investeringsbeslutninger. ESG due diligence (DD) i kjøpsprosesser støtter ESG-optimalisering etter investeringen (overvåking, evaluering og implementering av forbedringstiltak) i henhold til eiendommenes livssyklus. Status og progresjon på utvalgte indikatorer og negative effekter vil bli målt og rapportert. Ingen spesifikk indeks er utpekt som en benchmark for å oppnå de miljømessige eller sosiale egenskapene som fremmes. Fondet vil imidlertid bruke Global ESG Benchmark for Real Assets, GRESB, som en indikator for sammenligning av samlet ESG-prestasjon.

#### b) **No sustainable investment objective**

This financial product promotes environmental or social characteristics, but it does not have as its objective sustainable investment.

#### c) **Environmental or social characteristics of the financial product**

- Environmental: The portfolio will strive to be aligned with the 1,5 degree emission pathway and science based targets, among others seeking means of reduced emissions through reduction in the consumption of energy and material resources, and promotion of renewable energy.
- Social: Promotion of healthy buildings and neighborhoods that support health, safety, well-being and productivity among tenants, users, suppliers and neighbors.

The indicators used to measure promoted characteristics are Environmental indicators: Carbon efficiency and Energy efficiency; Social indicator: Tenant satisfaction; and Combined environmental and social indicator: Building sustainability certification – share of investments certified.

#### d) **Investment strategy**

The Fund invests in unleveraged and fully developed real estate in Norway with long contractual, index-regulated revenue streams. ESG factors are emphasized both pre and post investment. The Fund will follow a Core /Core Plus strategy with the following characteristics of segments and geography:

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<sup>1</sup> According to SFDR Sustainable finance disclosure regulation, [EUR-Lex - 32019R2088 - EN - EUR-Lex \(europa.eu\)](https://eur-lex.europa.eu/eli/reg/2019/858/oj)

- Offices (including parking) in Greater Oslo and major Norwegian cities
  - Commercial property in South Norway
  - Warehouse with attractive logistics location
  - Hotels in Oslo and major Norwegian cities
- a. Pre investment, step one is a negative screening on investments that do not live up to the Storebrand sustainable investment policy, or that hold an ESG standard that cannot be improved properly to promote selected characteristics within acceptable effort or means. In step two, an asset-level environmental and/or social risk assessment is conducted as a standard part of the overall due diligence process, along with i.a. judicial, financial and technical assessments. The Fund shall to a greatest possible extent consist of properties with high environmental standard, and that hold a third-party environmental certification.
- b. Post investment sustainability is integrated in management and development of standing investments in order to best attain the E/S characteristics. This phase covers portfolio and property management, monitoring, communication, development and continuous improvement processes, including:
- i. Asset-level monitoring of E/S characteristics and principal adverse impacts in order to establish baseline and follow-up development.
  - ii. Based on environmental and social risk assessments include improvement strategies for the properties' environmental and social performance in property business plans and day-to-day optimization of building operation.
  - iii. Annual reporting to and sustainability rating by GRESB (Global sustainability benchmark for real assets) and other relevant international ESG leadership standards.
  - iv. Regular communication to investors and public disclosure on ESG performance
- c. Policy to assess good governance practices: The Fund will invest directly in properties through single purpose vehicles with no administration. Investments and management of investments follow the Storebrand sustainability policy, among others excluding certain tenants, suppliers or business partners. The Investment Advisor holds 1<sup>st</sup> line governance practices in transactions and property management, with 2<sup>nd</sup> line compliance officer reporting quarterly. Policies are continuously developed, 1<sup>st</sup> line personnel do annual mandatory courses and risk assessments covering i.a. Anti-Money Laundering, corruption and GDPR.

**e) Proportion of investments**

There is no planned asset allocation for this Fund. The aim is that all investments promote the chosen E/S characteristics. There is no guarantee however that there will not be a property for which it i.a. is not possible to get an environmental certificate.

**f) Monitoring of environmental or social characteristics**

For the investments that the Fund holds or will make, the information in most cases can be made directly available to the property management after acquisition and ESG due diligence. Through the installation and /or reading of meters (for energy and carbon efficiency), through annual tenant satisfaction surveys and through implementing in-use environmental certification, the chosen characteristics will be monitored throughout the lifecycle of the Fund at appropriate frequencies as part of the environmental management system and improvement program with internal control mechanisms. Progress will be tracked and reported annually.

**g) Methodologies**

The monitoring and measuring means described above give ground for observation of the indicator development. A positive year-by-year development, or the stabilization at a good performance level, will indicate that the Fund performs well on the chosen E/S characteristics.

**h) Data sources and processing**

The data monitoring described above shows the data are produced directly as part of activities in property management. First-hand source insight, using approved meters with automatic readings and monitoring systems, using third party tenant satisfaction surveys, building certifications and emissions accounting, safeguards data quality before and after the limited processing to present results. Apart from exceptions where tenant energy consumption is not available, nor the respective parts of GHG emissions, there will be no estimation of data.

**i) Limitations to methodologies and data**

There are no further limitations to the methodologies and to the data sources referred above.

**j) Due diligence**

Asset-level ESG and other thematic due diligences will be carried out by external advisors as a standard procedure in pre investment phase. The internal investment committee will assess the compiled findings before investment decision or a corresponding board recommendation is made.

**k) Engagement policies**

The investment strategy comprises an active ownership policy in the post investment phase. This is a prerequisite for, and directly linked to, the promotion of the chosen E/S characteristics, and producing a positive development in the indicators. A generally high sustainability focus, characterized by third party certified environmental management systems of main actors and suppliers as well as of the buildings and the property management, and also the scrutinizing GRESB benchmarking described below, constitutes a framework that prevents sustainability-related controversies in property management.

**l) Index designated as reference benchmark**

No specific index is designated as a reference benchmark to attain the environmental or social characteristics promoted by the Fund.

While not having a designated index as reference benchmark, the Fund will use the Global ESG Benchmark for Real Assets, GRESB, as an indicator for comparison of overall ESG performance with reference to best practice criteria of the GRESB framework, and on the specific environmental/social characteristics that the Fund promotes. The GRESB assessment is an annual investor-driven global ESG benchmark and reporting framework that measures absolute and relative quality within ESG areas material to the asset class, and corresponding to the E/S characteristics promoted by the Fund. More information in [Real Estate Assessments - GRESB](#).