Statement on the Principal Adverse Impacts of investment decisions on sustainability factors dated 30 June 2026

Financial market participant Adventum International Ltd., LEI:529900SSBWKEESF51507
Summary statement on the principal adverse impacts of investment decisions on sustainability factors Adventum Central Europe NAIF SICAV p.l.c. (LEI: 485100DSTXSEYXUAYL29) (the "Fund" or "Adventum") considers principal adverse impacts of its investment decisions on sustainability factors. The present statement is the consolidated statement on principal adverse impacts on sustainability factors of Adventum International Ltd. as a financial market participant, setting out fund-level disclosures required to be made under article 4 of Regulation (EU) 2019/2088 on sustainability‐related disclosures in the financial services sector (“SFDR”). The document will be updated and, where relevant, adapted based on new insights and objectives, available information, market developments, regulatory guidance, methodologies and changes in legislation (or the interpretation thereof). This disclosure also includes measures or targets planned for the subsequent reference period to avoid, reduce or mitigate the principal adverse impacts identified. This statement on principal adverse impacts on sustainability factors covers the reference period from 1 January 2025 to 31 December 2025, and the reference investments are those executed by the Fund until the end of the reference period. The Fund has established a framework for identifying, assessing and prioritising principal adverse impacts (PAIs) on sustainability factors, integrating ESG considerations into investment due diligence, acquisition decisions, asset management and ongoing portfolio monitoring. The mandatory real estate PAI indicators, including exposure to fossil fuels, energy-inefficient real estate assets, greenhouse gas emissions and energy consumption intensity, are monitored using asset-level data collected from property managers, utility providers and tenants. The Fund engages with property managers, tenants and technical service providers to improve environmental performance, data quality and resource efficiency, while continuously enhancing ESG reporting processes. Adventum is currently not a signatory to any codes of responsible business conduct or internationally recognised due diligence and reporting standards. Consequently, the Fund has not used indicators measuring compliance or alignment with such standards when considering the principal adverse impacts of its investment decisions on sustainability factors. As 2025 represents the Fund's first reporting period, historical comparisons are not yet available; however, future statements will include year-on-year comparisons and use the results to evaluate the effectiveness of ESG measures and support the continuous improvement of the Fund's sustainability strategy.

This statement consists of the following parts:

1.Description of the principal adverse impacts on sustainability factors;

2.Description of policies to identify and prioritise principal adverse impacts on sustainability factors;

3.Engagement policy;

4.References to international standards; and

5.Historical comparison.

Description of the principal adverse impacts on sustainability factors

The table below provides information on mandatory indicators on the principal adverse impacts on sustainability factors applicable to investments in real estate assets

Indicators applicable to investments in investee companies					
Adverse sustainability indicator	**Metric**	**Impact 2025**	**Impact 2024**	**Explanation**	**Actions taken, and actions planned and targets set for the next reference period**
CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS					

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Greenhouse gas emissions	1. GHG emissions	Scope 1 GHG emissions	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
		Scope 2 GHG emissions	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
		Scope 3 GHG emissions	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
		Total GHG emissions	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
	2. Carbon footprint	Carbon footprint	n/a	n/a	n/a	It cannot be interpreted with regard to the investment

						spectrum of the Fund.
	3. GHG intensity of investee companies	GHG intensity of investee companies	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
	4. Exposure to companies active in the fossil fuel sector	Share of investments in companies active in the fossil fuel sector	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
	5. Share of non-renewable energy consumption and production	Share of non-renewable energy consumption and non-renewable energy production of investee companies from non-renewable energy sources compared to renewable energy sources, expressed as a percentage of total energy sources	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
	6. Energy consumption intensity per high impact climate sector	Energy consumption in GWh per million EUR of revenue of investee companies, per high impact climate sector	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.

Biodiversity	7. Activities negatively affecting biodiversity-sensitive areas	Share of investments in investee companies with sites/operations located in or near to biodiversity-sensitive areas where activities of those investee companies negatively affect those areas	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
Water	8. Emissions to water	Tonnes of emissions to water generated by investee companies per million EUR invested, expressed as a weighted average	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
Waste	9. Hazardous waste and radioactive waste ratio	Tonnes of hazardous waste and radioactive waste generated by investee companies per million EUR invested, expressed as a weighted average	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
INDICATORS FOR SOCIAL AND EMPLOYEE, RESPECT FOR HUMAN RIGHTS, ANTI-CORRUPTION AND ANTI-BRIBERY MATTERS						
Social and employee matters	10. Violations of UN Global Compact principles and	Share of investments in investee companies that have been involved in	n/a	n/a	n/a	It cannot be interpreted with regard to the

	Organisation for Economic Cooperation and Development (OECD) Guidelines for Multinational Enterprises	violations of the UNGC principles or OECD Guidelines for Multinational Enterprises				investment spectrum of the Fund.
	11. Lack of processes and compliance mechanisms to monitor compliance with UN Global Compact principles and OECD Guidelines for Multinational Enterprises	Share of investments in investee companies without policies to monitor compliance with the UNGC principles or OECD Guidelines for Multinational Enterprises or grievance /complaints handling mechanisms to address violations of the UNGC principles or OECD Guidelines for Multinational Enterprises	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
	12. Unadjusted gender pay gap	Average unadjusted gender pay gap of investee companies	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.

	13. Board gender diversity	Average ratio of female to male board members in investee companies, expressed as a percentage of all board members	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
	14. Exposure to controversial weapons (anti-personnel mines, cluster munitions, chemical weapons and biological weapons)	Share of investments in investee companies involved in the manufacture or selling of controversial weapons	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
Indicators applicable to investments in sovereigns and supranationals						
Adverse sustainability indicator		**Metric**	**Impact [year n]**	**Impact [year n-1]**	**Explanation**	**Actions taken, and actions planned and targets set for the next reference period**
Environmental	15. GHG intensity	GHG intensity of investee countries	n/a	n/a	n/a	It cannot be interpreted with regard to the investment

EN 7 EN

						spectrum of the Fund.
Social	16. Investee countries subject to social violations	Number of investee countries subject to social violations (absolute number and relative number divided by all investee countries), as referred to in international treaties and conventions, United Nations principles and, where applicable, national law	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.
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%** Data coverage for the managed portfolio: 100%, of	The Fund is active as of 2025 thus historical data is not available.	The Fund has no investments in real estate assets involved in the extraction,	**Actions taken** Assessment conducted on exposure to fossil fuels through real estate assets. Exclude investments in real

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			which 100% is reported		storage, transport or manufacture of fossil fuels.	estate assets involved in the extraction, storage, transport or manufacture of fossil fuels. **Actions planned** Assure the share of investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels remains 0%. **Targets set for the next reference period** The Fund aims to keep the share of investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels at 0%
Energy efficiency	18. Exposure to energy-inefficient real estate assets	Share of investments in energy-inefficient real estate assets	**Not calculable**	The Fund is active as of 2025 thus	All assets are located in Poland where	**Actions taken** Maintain a valid energy performance

				historical data is not available.	EPC classes are not comparable with the A–G methodology required by the SFDR RTS. Therefore the indicator cannot be reliably calculated.	certificate for all assets in the portfolio. **Actions planned** Monitoring regulatory environment on the harmonization of EPC rating systems across Europe. **Target for the next reference period** Improve the energy efficiency of assets in the portfolio
Other indicators for principal adverse impacts on sustainability factors						
Indicators applicable to investments in real estate assets						
GHG emissions	18.	GHG emissions	Scope 1 emissions generated by real estate assets: 0 kgCO2	n/a	No landlord-controlled energy sources	Continue monitoring

			Scope 2 emissions by real estate assets: 0 kgCO2	n/a	No landlord-controlled energy sources	Continue monitoring
			Scope 3 emissions by real estate assets: **129 449 100 kgCO2** Data coverage for the managed portfolio: 100%, of which 100% is reported	The Fund is active as of 2025 thus historical data is not available.	Data has been collected from tenants based on metered consumption	**Actions taken** Started data collection and monitoring at all assets **Actions planned** Improve data quality and implement all assets to an ESG data management platform for better data analysis **Target set for next reference period** Improve data quality and implement all assets to an ESG data management platform for better data analysis

Energy consumption	19.	Energy consumption intensity	**261,4 kWh/m2** Data coverage for the managed portfolio: 100%, of which 100% is reported	The Fund is active as of 2025 thus historical data is not available.	Energy intensity has been calculated as the average intensity of assets derived from primer energy intensity data available on energy performance certificates	**Actions taken** Ensure that all EPCs used for the calculation were valid during the reference period **Actions planned** To calculate energy intensity based on actual operational performance through increased data quality **Target set for next reference period** To calculate energy intensity based on actual operational performance through increased data quality

Description of policies to identify and prioritise principal adverse impacts on sustainability factors

The Fund integrates ESG due diligence into acquisitions and monitors PAIs throughout the holding period. Material sustainability risks and PAIs are reviewed during investment decision-making, supported by annual ESG data collection, asset-level monitoring, energy performance certificates, GHG accounting aligned with the GHG Protocol, and regular management review.

Engagement policies

The Fund engages with property managers, tenants, technical service providers and advisers to improve environmental performance, increase data quality, reduce energy consumption, encourage efficient operation of buildings and support decarbonisation initiatives.
References to international standards Adventum is currently not a signatory to codes of responsible business conduct and internationally recognised due diligence and reporting standards. The Entity, as a financial market participant, has not used indicators that measure compliance or alignment with international standards to examine the main adverse impacts on sustainability factors.
Historical comparison The Fund started investment activities in 2025 therefore no previous historical data is available. Historical comparison will be made available starting from the next reference period.