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 International Ltd. ("Adventum" or the "AIFM") is a financial market participant within the meaning of Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector ("SFDR") and considers principal adverse impacts ("PAIs") of its investment decisions on sustainability factors in accordance with Article 4(1)(a) of the SFDR. This document sets out the entity-level disclosures on principal adverse impacts required to be published by Adventum as a financial market participant.

Adventum manages financial products classified under both Article 6 and Article 8 of the SFDR, for which the availability, coverage and quality of sustainability data differ. In particular, meaningful and sufficiently reliable data required for the calculation of PAI indicators cannot currently be collected for all assets held through Article 6 financial products. Consequently, the aggregation of PAI indicators at entity level is subject to material data limitations and may not provide a complete or representative picture of the adverse sustainability impacts of all investments and financial products managed by Adventum. The absence of reported data for certain investments should not be interpreted as indicating the absence of adverse impacts. The PAI information presented in this statement should therefore be read in light of these data availability and coverage limitations and together with the sustainability-related disclosures applicable to the individual financial products managed by Adventum.

This statement covers the reference period from 1 January 2025 to 31 December 2025 and relates to investment decisions made and investments managed by Adventum during the reference period, to the extent that relevant and sufficiently reliable sustainability data were available. The statement will be reviewed and, where relevant, updated to reflect developments in data availability and quality, methodologies, market practices, regulatory guidance, applicable legislation and the interpretation thereof. It also describes actions taken during the reference period and actions planned and targets set for the subsequent reference period to avoid, reduce or mitigate identified principal adverse impacts.

Adventum has established a framework for identifying, assessing and prioritising PAIs on sustainability factors by integrating ESG considerations into investment due diligence, investment decision-making, asset management and ongoing portfolio monitoring. Given the predominantly real estate investment strategies of the financial products under management, Adventum monitors the mandatory real estate PAI indicators applicable to its investments, including exposure to fossil fuels through real estate assets and exposure to energy-inefficient real estate assets, as well as selected additional indicators relating to greenhouse gas emissions and energy consumption intensity. Monitoring is based on available asset-level data collected from property managers, utility providers, tenants and other relevant sources. Adventum engages with property managers, tenants and technical service providers to improve environmental performance, data availability and quality, and resource efficiency, while continuously enhancing its ESG monitoring and reporting processes.

Adventum is currently not a signatory to any codes of responsible business conduct or internationally recognised due diligence and reporting standards. Consequently, Adventum 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 first reference period for which Adventum publishes this entity-level PAI statement, historical comparisons are not yet available. Future statements will include year-on-year comparisons of applicable PAI indicators, subject to data availability and comparability, to assess changes in adverse sustainability impacts, evaluate the effectiveness of measures taken and support the continuous improvement of Adventum's sustainability strategy and risk management processes. 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						
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	Share of non-renewable energy consumption and non-renewable energy	n/a	n/a	n/a	It cannot be interpreted with regard to the

	consumption and production	production of investee companies from non-renewable energy sources compared to renewable energy sources, expressed as a percentage of total energy sources				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 investmentspectrum 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	Tonnes of hazardous waste and radioactive waste generated by investee	n/a	n/a	n/a	It cannot be interpreted with regard to the

	radioactive waste ratio	companies per million EUR invested, expressed as a weighted average				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 Organisation for Economic Cooperation and Development (OECD) Guidelines for Multinational Enterprises	Share of investments in investee companies that have been involved in 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.
	11. Lack of processes and compliance mechanisms to monitor compliance with UN Global Compact principles and OECD	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	n/a	n/a	n/a	It cannot be interpreted with regard to the investment spectrum of the Fund.

	Guidelines for Multinational Enterprises	UNGC principles or OECD Guidelines for Multinational Enterprises				
	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 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 which 100% is reported	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, storage, transport or manufacture of fossil fuels.	**Actions taken** Assessment conducted on exposure to fossil fuels through real estate assets. Exclude investments in real 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 historical data is not available.	All assets are located in Poland where EPC classes are not comparable with the A–G methodology required by the SFDR RTS. Therefore the indicator cannot be reliably calculated.	**Actions taken** Maintain valid energy performance 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 paltform for better data analysis **Target set for next reference period**

						Improve data quality and implement all assets to an ESG data management paltform 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.

As an asset manager, the financial market participant is required to comply with Article 3g of Directive 2007/36/EC of the European Parliament and of the Council, or publicly disclose a clear and reasoned explanation why it has chosen not to comply with one or more of the requirements set therein. This is triggered by the listing of Urban Plaza Plus Nyrt (UPP), an asset of Adventum Quartum Central Europe SICAV p.l.c. (the "Quartum Fund"), on the Budapest Stock Exchange. The financial market participant has opted not to establish an engagement policy following consideration of the reasoning set out below.

The Quartum Fund is currently fully invested, with no further investment activity anticipated. Consequently, there remain limited opportunities to integrate shareholder engagement into the Fund's investment strategy. Moreover, the Quartum Fund is expected to expire by the end of 2027, leaving a relatively limited period during which a newly established engagement policy could be meaningfully implemented. Moreover, the financial market participant operates in accordance with established market practices and has implemented appropriate measures to ensure the ongoing oversight of Quartum Fund's investments. In particular, its risk management framework provides for the regular monitoring of investee companies and the underlying investments, assessment of relevant risk factors, and ongoing review of compliance with the investment strategy.

In light of the foregoing, the financial market participant considers that the establishment of a separate engagement policy would not be proportionate or appropriate in the present circumstances. The appropriateness of this position shall be continually assessed in light of any developments in Quartum Fund's investment activities, its remaining term and the applicable regulatory framework. Should the relevant circumstances change, or should the financial market participant become subject to any additional requirements under applicable laws, rules and regulations, it shall take the necessary steps to establish and publish an engagement policy as necessary and inform its investors accordingly.

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 availble. Historical comparison will be made available starting from the next reference period.