2025 RESPONSIBLE INVESTMENT REPORT

BAUMONT REAL ESTATE TWO

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About this report

This report outlines the ESG approach and performance of BauMont Real Estate Two (BRE II), a fund managed by BauMont Real Estate Capital, for the calendar year 2025. It provides a focused overview of the fund's sustainability strategy, key milestones, and progress against relevant ESG indicators.

BRE II is structured as a Luxembourg-based SCSp SICAV RAIF and is managed in accordance with the Alternative Investment Fund Managers Directive (AIFMD). BauMont Real Estate Capital is the investment adviser, with Langham Hall Management S.à r.l. as the AIFM, regulated by the Commission de Surveillance du Secteur Financier (CSSF).

Governance is overseen through a combination of fund-level agreements, including the AIFM Agreement and Depositary Agreement, and regular reporting and audit processes, with compliance supported by third-party service providers such as KPMG.

The fund does not employ staff directly; instead, BauMont acts as the investment adviser, providing operational and strategic recommendations, which are subject to review and approval by the AIFM. Implementation is carried out by BauMont and its appointed partners within a robust regulatory and fiduciary framework.

As BRE II is an investment vehicle with no direct employees, the report concentrates on fund-level governance, drawing on data collected by BauMont and its partners over the past 12 months.

This report has been prepared with reference to the following standards:

- Global Reporting Initiative (GRI)
- European Association for Investors in Non-Listed Real Estate Vehicles (INREV)

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BauMont Real Estate Two

BauMont Real Estate Two (BRE II) held its final close in November 2024, raising over €450 million of discretionary equity.

Deployment began in 2024, with a focus on acquiring living, logistics, and office properties across the UK and France. BRE II targets assets with strong repositioning potential, particularly those affected by shifting occupational demand, capital market repricing, and accelerated obsolescence.

Its strategy centres on two complementary approaches: a top-down value creation strategy focused on redeveloping and repositioning underutilised assets, and a bottom-up value investment approach targeting mispriced assets requiring intensive asset management.

Sustainability is embedded throughout the investment lifecycle, with ESG considerations guiding both acquisition and asset management decisions.

In line with our commitment, BRE II's 2025 environmental data has received limited assurance in accordance with the AA1000 Assurance Standard. This independent verification reinforces the integrity of our reporting and supports our ongoing efforts to align with best practices in ESG disclosure.

The chart on the right shows a snapshot of the fund, as of 31 December 2025.

€454 M

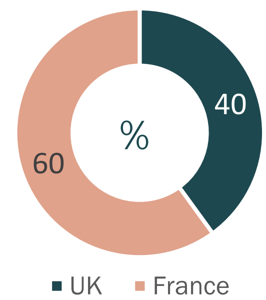
EQUITY COMMITED

53%
DEPLOYED

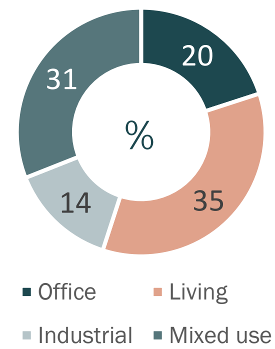
9
INVESTMENTS

OVER 114k
M² BUILT AREA

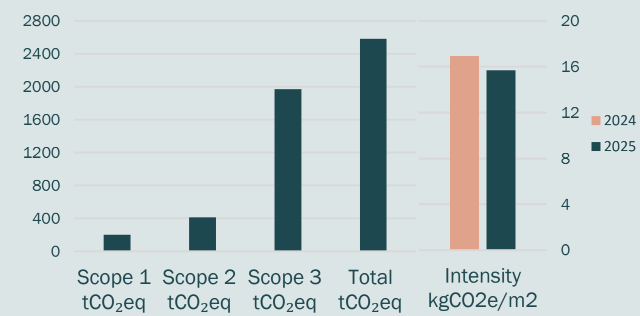
By country



By sector



Annual emissions



Overview

BRE II embedded sustainability principles at its core from the outset, combining Article 8 alignment with early action on data, risk, and performance.

BRE II is classified as an SFDR Article 8 fund and integrates ESG considerations across the investment lifecycle, from acquisition through asset management and reporting. The fund began deploying capital in 2024 and remains at an early stage of execution, with environmental performance improvements delivered progressively through asset-level business plans under a value-add strategy.

In 2025, BRE II reported to GRESB for the first time, achieving a score of 76, above the average of 68 for first-time reporters. Certain score components reflect the young vintage of the portfolio and the timing of refurbishment-led upgrades, with building certifications typically pursued following the completion of works rather than at acquisition.

Alongside benchmark reporting, environmental performance data has been collected for all assets under operational control during the reporting period, with near-total data coverage achieved across the portfolio.

As with many early-stage and growing funds, absolute year-on-year consumption figures are not directly comparable. This is primarily due to two factors. Multiple assets were acquired during the reporting period, meaning that 2025 data reflects partial-year performance from acquisition rather than a full calendar year, while equivalent coverage was not available in the prior year. In addition, the portfolio expanded significantly during the period, with a substantial increase in total gross floor area, which further affects absolute consumption totals. As a result, changes in absolute metrics largely reflect the growth of the portfolio and its reporting boundaries rather than underlying operational performance.

Against this backdrop, intensity-based metrics provide a more meaningful basis for assessment. On this basis, year-on-year intensity decreased across the portfolio, indicating improving resource efficiency as business plans are implemented and assets transition through the execution phase.

Our approach

Responsible asset management

We integrate ESG considerations throughout the investment lifecycle to ensure risk management and long-term value creation inform investment decisions and asset-level business planning.

This process begins at initial due diligence, where material risks and opportunities are identified. Our strategy includes assets that are environmentally underperforming at acquisition, where value can be created through targeted asset management and improvement measures.

Once exclusivity is secured, we conduct comprehensive technical and ESG due diligence, including a formal ESG risk assessments covering climate risk exposure and scenario analysis to inform investment decisions and business planning. Where material ESG risks are assessed as unmitigable in an economically viable way, the acquisition is not pursued.

Following acquisition, operating partners are responsible for implementing agreed measures and reporting on progress. Risks and opportunities are reviewed periodically to ensure mitigation measures remain appropriate as assets and operating conditions evolve.

Tenant engagement

We work closely with occupiers at every stage of their journey, providing fit-out and building guides to help them make the most of the building and embed sustainability from day one. Our initiatives are designed to align our ESG goals with those of our tenants, fostering a shared sense of responsibility and long-term partnership. This includes the implementation of green lease clauses that formalise commitments, the sharing of consumption data to encourage behavioural change, and the development of collaborative ESG planning frameworks tailored to each asset.

At certain assets, this approach is exemplified by tenant-led green committees, which play an active role in identifying and implementing energy-saving measures. These committees not only drive operational improvements but also cultivate a culture of shared ownership and accountability across the asset.

To ensure our approach remains responsive and tenant-focused, we carry out tenant surveys across our entire portfolio at least every three years. Feedback is reviewed in collaboration with operating partners and property managers and is integrated into future planning and decision-making.

The role of benchmarks

Benchmarks are used as practical tools to monitor performance, identify gaps, and support continuous improvement across our ESG approach. They provide a consistent framework to assess progress over time, compare performance against peers, and align with evolving regulatory and industry expectations.

GRESB

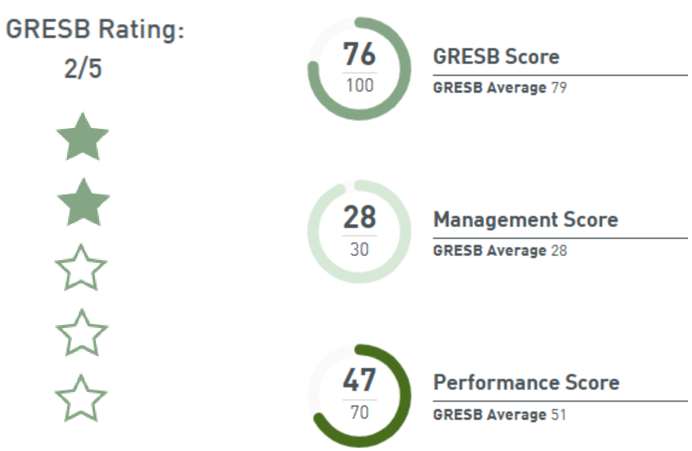
BRE II submitted to GRESB for the first time in 2025 and it achieved a score of 76, exceeding the average score of 68 for first-time reporters.

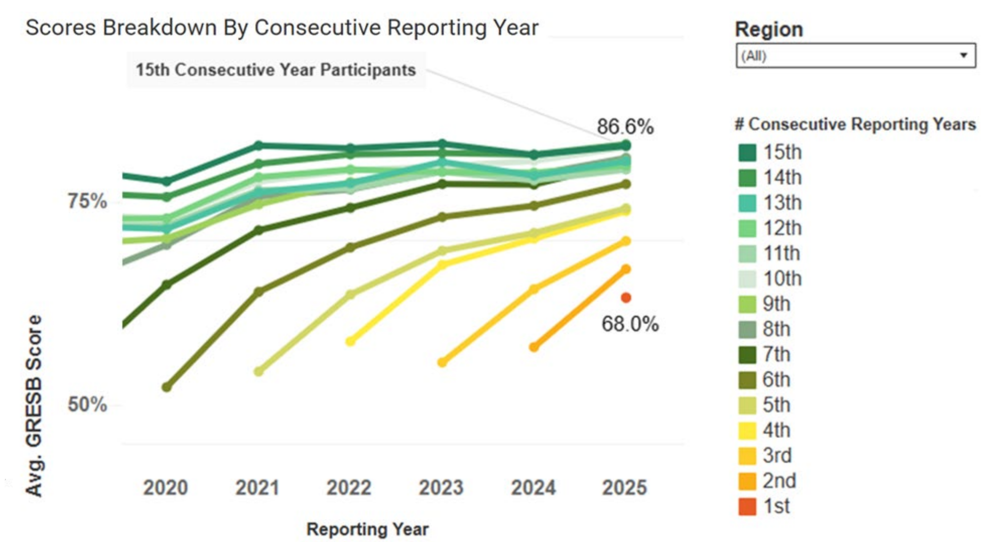
The result reflects a strong initial performance, despite the fund being at an early stage of deployment.

The lower score under Building Certifications reflects both the fund's young vintage and its value-add strategy, whereby assets are certified following the completion of refurbishment works rather than at acquisition.

As business plans are implemented and refurbishment works completed, building certifications will be pursued where relevant and appropriate. Scores in this area are therefore expected to improve over time, as the portfolio matures and assets transition to post-execution phase.

Overall, this first submission provides a robust baseline against which future improvements can be measured, while highlighting the inherent limitations of cross-strategy comparability between early-stage value-add funds and more stabilised core portfolios.





SFDR

BRE II is classified as an SFDR Article 8 fund and, while it does not have a sustainable investment objective, it integrates ESG considerations throughout the investment lifecycle, from acquisition to asset management and reporting.

In line with Article 8 requirements, BauMont has developed a dedicated ESG Fund Action Plan, which defines the environmental characteristics promoted by the fund. These include:

- Climate change mitigation and adaptation
- Carbon footprint improvement
- Water and energy management
- Policies and processes

As of 31 December 2025, 69% of BRE II's investments are aligned with the action plan, with nearly 100% energy data coverage across the operational portfolio. BauMont also tracks Principal Adverse Impacts (PAIs) at both asset and fund level, with reporting aligned to the EU's regulatory technical standards.

BRE II follows an investment strategy focused on improving asset performance over the hold period. As a result, assets are often acquired prior to the implementation of efficiency upgrades, which explains the fund's current exposure to energy-inefficient assets, given that deployment only began in 2024 and most business plans are still being executed.

2025 PAIs

Mandatory indicators applicable to investments in real estate assets		
Adverse sustainability indicator	Metric	Impact 2025
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	0.0%
Exposure to energy-inefficient real estate assets	Share of investments in energy inefficient real estate assets	60.38%

Additional indicators applicable to investments in real estate assets		
Adverse sustainability indicator	Metric	Impact 2025
Greenhouse gas emissions	Scope 1 GHG emissions generated by real estate assets	175.84 tCO_2e
	Scope 2 GHG emissions generated by real estate assets	356.50 tCO_2e
	Scope 3 GHG emissions generated by real estate assets	2,051.64 tCO_2e
	Total GHG emissions generated by real estate assets	2,583.98 tCO_2e
Energy consumption intensity	Energy consumption in kWh of owned real estate assets per square meter	77.62 kWh/m^2
Waste production in operations	Share of real estate assets not equipped with facilities for waste sorting and not covered by a waste recovery or recycling contract	0.0%

Case study: Camberley

The recent refurbishment of the Camberley site reflects our approach to sustainability and tenant experience. One of the key outcomes was the improvement of the building's EPC, which rose from a C to an A rating. The building now operates fully on electricity, and the gas supply has been deactivated.

To support wellbeing and encourage sustainable travel, new outdoor areas were introduced for tenant use, and the capacity for bicycle storage was increased. These additions aim to enhance the day-to-day experience of those working in the building.

A major focus of the project was responsible waste management. Overall, 96% of all refurbishment waste was successfully recycled, with only 4% sent to landfill. Materials recycled included metal, wood, brick, soil, and paper. In total, over 50 tonnes of waste have been recycled and diverted from landfill.

Importantly, no hazardous waste was produced on site, underscoring the project's commitment to environmentally responsible practices.

Performance data

Reporting period and organisational boundary

This report presents environmental performance data for the two-year period from 1 January 2024 to 31 December 2025. The data is reported using the operational control approach and includes all assets under BRE II that were active throughout the reporting year.

Data coverage in 2025 is near total across the portfolio. Coverage is calculated based on the Gross Floor Area (GFA) of the relevant properties to ensure that the reported data reflects the proportional significance of each asset within the portfolio.

Scope 2 data is calculated using the location-based approach.

Comparability and portfolio evolution

Between 2024 and 2025, the portfolio expanded significantly, with total GFA increasing from 55,580 sqm to 99,990 sqm. As a result, absolute consumption figures are not directly comparable across the two years.

Intensity-based metrics provide a more meaningful basis for comparison; however, these should still be interpreted with care. Several assets were acquired during the reporting period, meaning that consumption data reflects performance from the date of acquisition rather than a full calendar year. This consideration applies to both reporting years and partially limits strict year-on-year comparability.

Notwithstanding these limitations, intensity metrics show a reduction across all three investment sectors represented in the portfolio, indicating improved resource efficiency as the business plans are implemented.

Data collection and assurance

All 2025 data was collected using the Deepki platform, ensuring consistency and accuracy across the portfolio. Waste data for residential assets has been estimated commencing in 2025, using a standard market approach. The data has been assured by an independent third party in accordance with the AA1000 Assurance Standard, and the certificate is available upon request.

Data presentation

All quantitative data presented in the following tables is reported in aggregate form. This approach is used to preserve confidentiality and to prevent the extrapolation of commercially sensitive information relating to individual assets.

Environmental performance 1/4

Topic	INREV Indicator	GRI indicator	Metric	Total	Measure
Floor Area	/		Floor area	99,990	m^2
	/		Floor area N-1	55,580	m^2
Energy consumption	ENV1	103-2	Landlord total consumption	2,689.75	MWh
	ENV1		Landlord total consumption N-1	1,357.41	MWh
	ENV2	103-3	Tenant total consumption	9,843.88	MWh
	ENV2		Tenant total consumption N-1	3,323.38	MWh
	ENV3	103-2	Landlord filling total consumption	0	MWh
	ENV3		Landlord filling total consumption N-1	0	MWh
	ENV3	103-3	Tenant filling total consumption	0	MWh
	ENV3		Tenant filling total consumption N-1	0	MWh
	ENV4		Total consumption	12,533.62	MWh
	ENV4		Total consumption N-1	4,680.79	MWh
	ENV5		Total Energy Data Coverage	100%	weighted percentage
	ENV5		Total Energy Data Coverage N-1	95%	weighted percentage
	ENV6	103-4	Energy Intensity	77.96	kwh/m^2
	ENV6		Energy Intensity N-1	88.69	kwh/m^2
	ENV7		Energy intensity, office	193.8	kwh/m^2
	ENV7		Energy intensity, office N-1	223.3	kwh/m^2
	ENV7		Energy intensity, residential	87.46	kwh/m^2
	ENV7		Energy intensity, residential N-1	90.27	kwh/m^2
	ENV7		Energy intensity, industrial	24.02	kwh/m^2
	ENV7		Energy intensity, industrial N-1	43.29	kwh/m^2
	ENV29	103-2	Landlord fuels consumption	947.18	MWh
	ENV29		Landlord fuels consumption N-1	296.64	MWh
	ENV30		Landlord renewable fuels consumption	570.81	MWh
	ENV30		Landlord renewable fuels consumption N-1	296.64	MWh

Environmental performance 2/4

Topic	INREV Indicator	GRI indicator	Metric	Total	Measure
Energy consumption	ENV31	103-3	Tenant fuels consumption	8,523.27	MWh
	ENV31		Tenant fuels consumption N-1	2,510.99	MWh
	ENV32		Fuels data coverage	100%	weighted percentage
	ENV32		Fuels data coverage N-1	92%	weighted percentage
	ENV33	103-2	Landlord DH&C consumption	0	MWh
	ENV33		Landlord DH&C consumption N-1	0	MWh
	ENV34		Landlord renewable DH&C consumption	0	MWh
	ENV34		Landlord renewable DH&C consumption N-1	0	MWh
	ENV35	103-3	Tenant DH&C consumption	0	MWh
	ENV35		Tenant DH&C consumption N-1	0	MWh
	ENV36		DH&C data coverage	100%	weighted percentage
	ENV36		DH&C data coverage N-1	100%	weighted percentage
	ENV37	103-2	Landlord electricity consumption	1,742.57	MWh
	ENV37		Landlord electricity consumption N-1	1,060.77	MWh
	ENV38		Landlord off-site renewable electricity consumption	59%	weighted percentage
	ENV38		Landlord off-site renewable electricity consumption N-1	83%	weighted percentage
	ENV39	103-3	Tenant electricity consumption	1,320.60	MWh
	ENV39		Tenant electricity consumption N-1	812.39	MWh
	ENV40		Electricity data coverage	100%	weighted percentage
	ENV40		Electricity data coverage N-1	100%	weighted percentage
Renewable energy	ENV8	103-2	Generated and consumed on-site by landlord	0	MWh
	ENV8		Generated and consumed on-site by landlord N-1	0	MWh
	ENV9		Generated on-site and exported by landlord	0	MWh
	ENV9		Generated on-site and exported by landlord N-1	0	MWh
	ENV10	103-3	Generated and consumed on-site by third party or tenant	0	MWh
	ENV10		Generated and consumed on-site by third party or tenant N-1	0	MWh

Environmental performance 3/4

Topic	INREV Indicator	GRI indicator	Metric	Total	Measure
Renewable energy	ENV11	103-2	Generated off-site and purchased by landlord	1,674.08	MWh
	ENV11		Generated off-site and purchased by landlord N-1	1,270.41	MWh
	ENV12	103-3	Generated off-site and purchased by tenant	0	MWh
	ENV12		Generated off-site and purchased by tenant N-1	0	MWh
	ENV13		Renewable energy coverage	100%	weighted percentage
	ENV13		Renewable energy coverage N-1	100%	weighted percentage
Greenhouse gas emissions	ENV14	102-5	Landlord total GHG Emissions - Scope 1	201.91	tCO_2e
	ENV14		Landlord total GHG Emissions - Scope 1 N-1	63.22	tCO_2e
	ENV15	102-6	Landlord total GHG Emissions - Scope 2	414.69	tCO_2e
	ENV15		Landlord total GHG Emissions - Scope 2 N-1	253.1	tCO_2e
	ENV16	102-7	Tenant total GHG Emissions - Scope 3	1,967.37	tCO_2e
	ENV16		Tenant total GHG Emissions - Scope 3 N-1	587.99	tCO_2e
	ENV17	102-5	Estimated scope 1 emissions	0	tCO_2e
	ENV17		Estimated scope 1 emissions N-1	0	tCO_2e
	ENV17	102-6	Estimated scope 2 emissions	0	tCO_2e
	ENV17		Estimated scope 2 emissions N-1	0	tCO_2e
	ENV17	102-7	Estimated scope 3 emissions	0	tCO_2e
	ENV17		Estimated scope 3 emissions N-1	0	tCO_2e
	ENV18		Total operational carbon	2,583.98	tCO_2e
	ENV18		Total operational carbon N-1	904.3	tCO_2e
	ENV19		Operational carbon data coverage	100%	weighted percentage
	ENV19		Operational carbon data coverage N-1	95%	weighted percentage
	ENV20	102-8	Operational carbon intensity	15.65	$kgCO_2e/m^2$
	ENV20		Operational carbon intensity N-1	16.93	$kgCO_2e/m^2$
	ENV21		Operational carbon intensity, office	45.29	$kgCO_2e/m^2$
	ENV21		Operational carbon intensity, office N-1	57.96	$kgCO_2e/m^2$

Environmental performance 4/4

Topic	INREV Indicator	GRI indicator	Metric	Total	Measure
Greenhouse gas emissions	ENV21	102-8	Operational carbon intensity, residential	18.7	$kgCO_2e/m^2$
	ENV21		Operational carbon intensity, residential N-1	19.13	$kgCO_2e/m^2$
	ENV21		Operational carbon intensity, industrial	1.36	$kgCO_2e/m^2$
	ENV21		Operational carbon intensity, industrial N-1	2.51	$kgCO_2e/m^2$
Climate change - Transition risks	ENV22		Exposure to fossil fuels	0%	weighted percentage
	ENV22		Exposure to fossil fuels N-1	0%	weighted percentage
Water consumption	ENV24	303-5	Landlord water consumption	5,685	m^3
	ENV24		Landlord water consumption N-1	2,467	m^3
	ENV54		Tenant water consumption	59,703.56	m^3
	ENV54		Tenant water consumption N-1	13,675.41	m^3
	ENV59		Water data coverage	99%	weighted percentage
	ENV59		Water data coverage N-1	96%	weighted percentage
Waste management	ENV25	306-3	Landlord Waste Production	0	tonne
	ENV25		Landlord Waste Production N-1	0	tonne
	ENV60		Tenant Waste Production	1,089.65	tonne
	ENV60		Tenant Waste Production N-1	160.46	tonne
	ENV65	306-5	Energy Recovery Waste Production	23%	percentage
	ENV65		Energy Recovery Waste Production N-1	39%	percentage
	ENV65	306-4	Recycled Waste Production	53%	percentage
	ENV65		Recycled Waste Production N-1	61%	percentage
	ENV66	306-3	Coverage waste	100%	% of area
	ENV66		Coverage waste N-1	49%	% of area
Building certifications	ENV26		Percentage of assets with a certificate (area)	27%	weighted percentage
	ENV26		Percentage of assets with a certificate (area) N-1	0%	weighted percentage
Energy rating	ENV27		Percentage of assets with an energy rating (area)	100%	weighted percentage
	ENV27		Percentage of assets with an energy rating (area) N-1	100%	weighted percentage
	ENV28		Exposure to energy-inefficient real estate assets	60%	weighted percentage
	ENV28		Exposure to energy-inefficient real estate assets N-1	85%	weighted percentage

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2,500
4,567
2,315
7,325
Link One
Link Eight
Daily active users
Daily active users
Top 5
Disbursement
Progress
Marketing
Media
Engagement
Awareness
Account Balance:
123K
53K
23K
3k

GRI content index

Statement of use	BauMont Real Estate Capital Ltd has reported the information cited in this GRI content index for the year 2025 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI STANDARD	DISCLOSURE	LOCATION
GRI 2: General Disclosures 2021	2-1 Organizational details	page 3
	2-2 Entities included in the organization's sustainability reporting	page 3
	2-3 Reporting period, frequency and contact point	page 3
	2-5 External assurance	page 10
	2-6 Activities, value chain and other business relationships	page 3
	2-22 Statement on sustainable development strategy	page 4
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	2-28 Membership associations	page 7, 8
	2-29 Approach to stakeholder engagement	page 6
GRI 102: Climate Change 2025	102-5 Scope 1 GHG emissions	page 13
	102-6 Scope 2 GHG emissions	page 13
	102-7 Scope 3 GHG emissions	page 13
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GRI 103: Energy 2025	103-2 Energy consumption and self-generation within the organization	page 11, 12, 13
	103-3 Upstream and downstream energy consumption	page 11, 12, 13
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	103-5 Reduction in energy consumption	page 11, 12, 13
GRI 303: Water and Effluents 2018	303-5 Water consumption	page 14
GRI 306: Waste 2020	306-3 Waste generated	page 14
	306-4 Waste diverted from disposal	page 14
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Topic	Recommended ESG KPIs		Location
Water consumption	ESG4.5.3	Actual water consumption - tenant controlled (m3/yr)	page 14
	ESG4.5.4	Water consumption data coverage (% of area)	page 14
Waste management	ESG4.6	Actual waste generated - tenant controlled (tonne/yr)	page 14
	ESG4.6.5.5	Proportion of disposal route; other (please specify in comments) (%)	page 14
	ESG4.6.6	Waste data coverage (% of area)	page 14