Southbay Equity AB – Entity-Level SFDR Disclosures

Southbay Equity AB ("Southbay") is a Nordic alternative investment fund manager specialising in logistics real estate and is subject to Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector ("SFDR").

This statement describes Southbay's entity level disclosures under the SFDR. Fund-specific disclosures, including disclosures relating to funds classified under Article 8 SFDR, are available separately on Southbay's website.

Integration of sustainability risk in investment decision-making process

Southbay integrates sustainability risks into its investment decision-making processes to strengthen the resilience and long-term performance of the alternative investment funds it manages. The consideration of sustainability risks is a core element of Southbay's investment strategy and governance framework, including its ESG policy.

Sustainability risks are identified with reference to the overall portfolio composition, asset characteristics, and lifecycle stages. In the pre-investment process, all investments must align with the ESG policy, and any additional fund-specific commitments outlined in the governing legal documentation. In the due diligence phase, all investments are screened for potential sustainability risks. After completion of the due diligence, the Investment Memo is created which includes any material sustainability-related risks and opportunities.

Southbay applies an active ownership and sustainability risks are reviewed as part of ongoing asset management and may be reassessed over time as external conditions, regulatory requirements, or assets characteristics evolve. Southbay encourage the assets to report on selected KPIs related to sustainability.

No consideration of adverse impacts of investment decisions on sustainability factors

Southbay has considered the requirements of Article 4 of the SFDR regarding the consideration of principal adverse impacts of investment decisions on sustainability factors. Taking into account the size, nature, and scale of its activities, as well as the current structure and resources of the organisation, Southbay does not consider principal adverse impacts at entity level.

This approach reflects a proportionate application of the SFDR, consistent with Southbay's role as a specialised real estate investment manager focused on logistics assets.