

Periodic disclosure for financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: Camplus Sviluppo – Closed-end Alternative Real Estate Investment Fund
Product identification code: IT0005586042 (Class A units), IT0005586059 (Class B units)

A sustainable investment is an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not cause significant harm to any environmental or social objective and that the company benefiting from the investment complies with good governance practices.

The EU taxonomy is a classification system established by Regulation (EU) 2020/852, which sets out a list of **environmentally sustainable economic activities**. This regulation does not include a list of socially sustainable economic activities. Sustainable investments with an environmental objective

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?



☐ Yes



☒ No

☐ Made **sustainable investments with an environmental objective**: __%

☐ in economic activities considered environmentally sustainable in accordance with the EU taxonomy

☐ in economic activities that are not considered environmentally sustainable in accordance with the EU taxonomy

☐ Made **sustainable investments with a social objective**: __%

☐ Promoted **environmental/social (E/S) characteristics** and, while not targeting sustainable investment, had a share of __% in sustainable investments

☐ with an environmental objective in economic activities considered environmentally sustainable in accordance with the EU taxonomy

☐ with an environmental objective in economic activities that are not considered environmentally sustainable in accordance with the EU Taxonomy

☐ with a social objective

☒ Promoted E/S characteristics **but did not make any sustainable investments**



To what extent have the environmental and/or social characteristics promoted by this financial product been met?

In the investment evaluation process, the Camplus Sviluppo Fund (the "Fund") promotes specific environmental and social characteristics. In this process, the manager selects investments not only on the basis of the ESG performance of the assets at the time of acquisition, but also on the basis of the potential for improvement in both ESG and economic performance.

As part of this strategy, the Fund has identified five environmental and social characteristics ("**E/S Characteristics**") in accordance with Article 8 of Regulation (EU) No. 2088/2019 on sustainability-related disclosures in the financial services sector (the "**SFDR**"), which are promoted among its investments:

Environmental characteristics ("E"):

1. **Mitigation of the impact on climate change through investments aimed at more efficient use of resources.** The Fund intends to promote (within the limits of

technical feasibility and financial availability and where not already present at the date of purchase) energy-saving solutions within its assets.

2. **Promotion of sustainable mobility among end users.** The Fund intends to promote, among the users of its assets, alternative mobility systems that contribute to encouraging sustainable practices and mitigating climate change, including through the presence of dedicated infrastructure (within the limits of technical feasibility and financial availability and where not already present at the date of purchase).

Social characteristics (“S”):

3. **Enhancement of accommodation facilities dedicated to secondary education and young workers.** The Fund invests in residential projects that are capable of promoting social characteristics, without making sustainable investments, and of generating an additional, measurable and favourable social impact, and/or that are suitable for expanding the supply of accommodation for university students in order to create a fair and efficient tertiary education system, aimed at developing skilled human capital and overcoming social and economic inequalities. In particular, the Fund invests in new assets used as university residences and accommodation for young workers, also investing in secondary cities that have a shortage of beds.

4. **Increased inclusiveness of spaces, comfort and well-being of end users of the Fund’s properties.** The Fund intends to select residential properties with high standards of comfort and inclusiveness aimed at ensuring greater well-being and social inclusion of the population and younger age groups. The Fund intends to select residential properties that guarantee accessibility for people with reduced mobility and/or disabilities. Finally, the Fund invests in the creation of study areas, gyms and other common services aimed at promoting access to services and points of interest that can strengthen social relations and the wellbeing of residents.

5. **Safety and respect for the rights of workers and tenants of the Fund’s properties and contractors involved in development projects.** The Fund ensures the involvement of contractors and the selection of tenants who comply with safety requirements and workers’ rights. In addition, the Fund will ensure the safety and respect for the rights of contractors’ workers operating in its properties through a selection process and a system of periodic monitoring of their performance.

The SGR, on behalf of the Fund, has adopted specific indicators (the “**Indicators**”) to measure the performance of the Fund’s investments against the identified E/S Characteristics. The list of these indicators is provided below:

A/S Characteristic	Indicator
Mitigation of the impact on climate change through investments aimed at more efficient use of resources	% of buildings (in square metres) with energy class greater than or equal to class B
	% of energy from renewable sources (production from on-site renewable plants as a percentage of total electricity consumption)
Promotion of sustainable mobility among end users	% of assets with electric charging stations installed
	% of assets with bicycle and/or scooter parking spaces installed
Upgrading of accommodation facilities dedicated to	Number of facilities (or beds) in the reference area before, during and after investment

<i>secondary education and young workers</i>	
	Percentage of buildings with adequate accessibility features
<i>Increased inclusivity of spaces, comfort and well-being of end users of facilities owned by the Fund</i>	Level of customer satisfaction before, during and after investment through specific surveys
	Percentage of buildings equipped with areas for sports/recreational activities/outdoor areas/green areas
<i>Safety and respect for the rights of workers and tenants of the Fund's properties and contractors involved in development work</i>	Number of accidents at work (both property workers and contractors)
	Percentage of buildings with access security systems

The Fund has developed a proprietary tool for monitoring the Indicators defined in the pre-contractual phase, in addition to additional indicators in line with industry best practices, European Investment Bank requirements and the *Do Not Significant Harm* (“DNSH”) principles of European Regulation 2020/852 (European Taxonomy). During the reporting period (January 2024 – December 2024)¹, the Fund did not make any investments.

Sustainability indicators measure how well the environmental or social characteristics promoted by the product are respected.

What was the performance of the sustainability indicators?

Not applicable as the Fund did not make any investments.

...and compared to previous periods?

Not applicable as this is the Fund’s first report.

What were the sustainable investment objectives that the financial product has partially achieved, and how has sustainable investment contributed to these objectives?

The Fund has no sustainable investment objectives.



How did this financial product take into account the main adverse impacts on sustainability factors?

The Fund does not take into account the main adverse impacts on sustainability factors (“PAI”) in accordance with the provisions of Delegated Regulation (EU) 1288/2022. However, on behalf of the Fund, the SGR has initiated an internal process of structured collection of data and information relating to the properties held, with a view to reporting to stakeholders on the negative externalities produced by them, while identifying opportunities for enhancement and improvement of performance, particularly in the environmental field. In addition, the Fund has created a proprietary tool for collecting and monitoring ESG data, which will also allow tracking of indicators related to the “Do Not Significant Harm” (DNSH) principle of the European Taxonomy.

What were the main investments of this financial product?

Not applicable as the Fund has not made any investments.

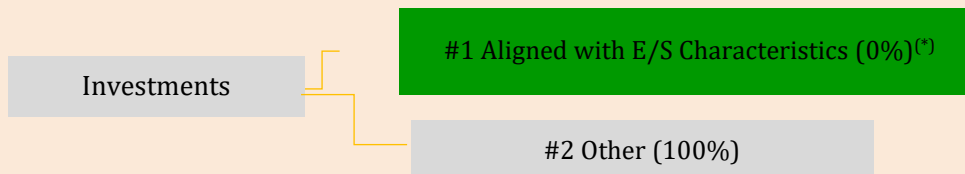


¹ Please note that the Fund commenced operations on 31 July 2024.



What was the percentage of sustainability-related investments? What was the asset allocation?

Asset allocation describes the proportion of investments in specific assets.



#1 Aligned with A/S characteristics: includes investments made by the financial product to comply with the environmental or social characteristics promoted by the financial product.

#2 Other: includes the remaining investments of the financial product that are not aligned with environmental or social characteristics, nor are they considered sustainable investments.

(*)The Fund did not make any real estate investments during the reporting period. Looking ahead, in accordance with the pre-contractual information, the Fund intends to maintain an asset allocation aimed at promoting E/S Characteristics in line with the SFDR and the binding elements described above, in an amount of not less than 50%. The Fund does not target any sustainable investments as defined by the SFDR.

In which economic sectors have investments been made?

Not applicable as the Fund has not made any investments.



To what extent were sustainable investments with an environmental objective aligned with the EU taxonomy?

The Fund has no sustainable investment objectives. However, the Fund integrates indicators aligned with compliance with DNSH for all environmental objectives under the European Taxonomy into its monitoring process.



What was the share of sustainable investments with an environmental objective that were not aligned with the EU taxonomy?

Not applicable as the Fund has not currently made any sustainable investments.



What was the share of socially sustainable investments?

Not applicable as the Fund has not currently made any sustainable investments.



What investments were included in the “Other” category and what was their purpose? Were there minimum environmental or social safeguards in place?

As at 31 December 2024, the Fund did not make any real estate investments during the reporting period, therefore the investments included in the “Other” category refer solely to cash and receivables from suppliers.



What actions were taken to meet environmental and/or social characteristics during the reporting period?

Not applicable as the Fund did not make any investments.



How did this financial product perform relative to its benchmark index?

The Fund does not use a specific index as a benchmark.



Where can I find more specific information about the product online?

More specific information about the product can be found on the website: [Sustainability - preim-it - Praemia REIM](#)