

**INFORMATION TO BE PROVIDED BY THE FUND MANAGER UNDER CHAPTER 10, SECTION 1 OF THE ALTERNATIVE INVESTMENT FUND MANAGERS ACT (SW. LAG (2013:561) OM FÖRVALTARE AV ALTERNATIVA INVESTERINGSFONDER; THE “AIFMA”)**

**20 February 2024**

SBP Kredit AB, reg. no. 559242-5945 (the “**Fund**”) managed by AIFM Capital AB, reg. no. 556737-5562 (the “**Manager**”)

*Capitalised terms not defined herein have the same meanings given to them in the Terms and Conditions of the Fund.*

#	Relevant provision in the AIFMA and/or the Swedish Financial Supervisory Authority Regulation 2013:10 (the “SFSA Regulations”)	Information requirement	Information
1	Chapter 10, Section 1, Item 1 of the AIFMA	<i>a description of the investment strategy and objectives of the AIF;</i>	The investment strategy of the Fund is to grant credits to companies which directly or indirectly own Real Estate.
2	Chapter 10, Section 1, Item 2 of the AIFMA	<i>if the AIF is a feeder AIF, information on where the master AIF is established;</i>	N/A
3	Chapter 10, Section 1, Item 2 of the AIFMA	<i>if the AIF is a fund of funds, information on where the underlying funds are established;</i>	N/A
4	Chapter 10, Section 1, Item 3 of the AIFMA	<i>a description of the types of assets in which the AIF may invest;</i>	The type of assets in which the Fund may invest in are Loans and credit for the purpose of financing Real Estate and Real Estate Companies which, directly or indirectly, own or have rights of

			<p>disposal or other seminal rights in respect of Real Estate:</p> <ul style="list-style-type: none"> <li>a) located in Sweden; and</li> <li>b) for which a construction or other project is being carried out that require financing during a defined project period.</li> </ul>
5	Chapter 10, Section 1, Item 3 of the AIFMA	<p><i>the investment techniques that the AIF, or the AIFM on behalf of the AIF, may employ and all associated risks, and any applicable investment restrictions;</i></p>	<p><i>Investment techniques</i>  The investments will be in form of Loans. All Loans shall be secured by appropriate Security. Such Security shall preferably consist of first or second ranking security in mortgage on any Real Estates financed by the loan, shares in the relevant Real Estate Company and companies owning Real Estate or guarantees from the parent company of a Real Estate Company or other appropriate security. The Fund shall be permitted to obtain other security such as over condominium (Sw. <i>bostadsrätt</i>) rights, contractual rights, securities, etc.</p> <p><i>Risks</i>  The Fund is exposed to, among other things, credit risk and counterparty risk. The Fund is dependent on the borrower's repayment ability to receive interest and repayment of the amount lent. Since the Fund also issues so-called junior financing, the Fund's issued credits may be may be subordinate to the claims of other lenders.</p>

			<i>Investment restrictions</i> See Disclosure 4.
6	Chapter 10, Section 1, Item 3 of the AIFMA and Chapter 13, Section 2, Item 1 of the SFSA Regulations	<i>the circumstances in which the AIF may use leverage;</i>	The Fund may raise other debt financing (leverage) as well as to provide Security over the assets included in the Credit Portfolio as collateral, in each case subject to the provisions of Clauses 15 ( <i>General Undertakings</i> ) and 16 ( <i>Financial undertakings</i> ) of the Terms and Conditions of the Fund.
7	Chapter 13, Section 2, Item 2 of the SFSA Regulations	<i>the types and sources of leverage permitted and the associated risks;</i>	The Fund may not incur or permit to be outstanding any Financial Indebtedness.  This does not apply to:  <ul style="list-style-type: none"> <li>a) any Financial Indebtedness incurred under the Finance Documents,</li> <li>b) any other Financial Indebtedness so long as the Indebtedness Ratio does not exceed seventy-five per cent; and</li> <li>c) any Financial Indebtedness constituting Junior Fund Units or Subordinated Capital.</li> </ul> A financial risk is loans that may be taken out by the Fund may be affected by changes in interest rates, which may negatively affect the cash flow.
8	Chapter 13, Section 2, Items 3-4 of the	<i>any restrictions on the use of leverage and any collateral and asset reuse arrangements; and</i>	See Disclosure 7 for restrictions on the use of leverage.

9	Chapter 13, Section 2, Item 5 of the SFSA Regulations	<i>the maximum level of leverage which the AIFM is entitled to employ on behalf of the AIF;</i>	The maximum leverage of the Fund is three times the amount of loans.
10	Chapter 10, Section 1, Item 1 of the AIFMA	<i>a description of the procedures by which the AIF may change its investment strategy or investment policy, or both;</i>	The investment strategy may be modified with the consent of the Holders.
11	Chapter 10, Section 1, Item 4 of the AIFMA	<i>a description of the main legal implications of the contractual relationship entered into for the purpose of investment, including information on jurisdiction, the applicable law and the existence or absence of any legal instruments providing for the recognition and enforcement of judgments in the territory where the AIF is established;</i>	<p>The Fund is a Swedish limited liability company formed under the Swedish Companies Act (2005:551). The Terms and Conditions of the Fund, and any non-contractual obligations arising out of or in connection therewith, is be governed by and construed in accordance with the laws of Sweden. The Fund has moreover submitted to the non-exclusive jurisdiction of the City Court of Stockholm (Sw. <i>Stockholms tingsrätt</i>). The Fund therefore falls within Swedish jurisdiction and is subject to Swedish law.</p> <p>This means that rules on the recognition and enforcement of judgments in accordance with Regulation 2001/44/EC on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters (the Brussels I Regulation), the Convention on Jurisdiction and the Recognition and Enforcement of Judgments in Civil and Commercial Matters (the Lugano Convention), Regulation 1346/2000/EC on insolvency proceedings (the Insolvency Regulation), the Convention between Denmark, Finland, Iceland, Norway and Sweden on Bankruptcy (the Nordic Bankruptcy Convention)</p>

			<p>or the New York Convention on the Recognition and Enforcement of Foreign Arbitral Awards (the New York Convention) may be applicable.</p> <p>The Fund may acquire rights and assume obligations. This means that the Fund's assets can be seized and the Fund can be declared bankrupt. The capital and profit-sharing loans will be treated as other unsecured and unprioritised claims of the Fund. This means that if the Fund has obligations and liabilities to another party, there is a risk that such obligations and liabilities may take precedence and/or be repaid before the Fund's interest payments and/or repayment under the terms of the capital and profit-sharing loans.</p>
12	Chapter 10, Section 1, Item 5 of the AIFMA	<i>the identity of the AIFM, the AIF's depositary, the auditor and any other service providers and a description of their duties and the investors' rights;</i>	<p><b>AIFM</b>  AIFM Capital AB  Larmgatan 50  392 32 Kalmar  +46 480 36 36 36  <a href="http://www.aifmgroup.com">www.aifmgroup.com</a></p> <p><b>Auditor</b>  Öhrlings PricewaterhouseCoopers AB  Daniel Algotsson is the responsible auditor.</p> <p><b>Other service providers</b>  The Manager has signed an agreement with Svensk Bostadspartner AB (publ) regarding portfolio management of the Fund and an agreement with GotYourBack Fund Services AB, Org. no.</p>

			556954-3993 regarding custodian services for the Fund.
13	Chapter 10, Section 1, Item 6 of the AIFMA	<i>a description of how the AIFM complies with the requirements (professional negligence) relating to professional liability risk;</i>	The Manager holds additional own funds in order to cover any claims for damages in accordance with Chapter 7, Section 5 of the AIFMA.
		<i>a description of:</i>	
14	Chapter 10, Section 1, Item 7 of the AIFMA and Chapter 13, Section 3, Item 1 of the SFSA Regulations	<i>any AIFM management function delegated by the AIFM;</i>	The Manager has signed an agreement with Svensk Bostadspartner AB (publ) regarding portfolio management of the Fund. This delegation arrangement may involve a conflict of interest as the basis for decision-making and the investment decisions taken by Svensk Bostadspartner AB (publ) may not always be the best in relation to the Fund, which may affect the value of the Fund. In order to manage and prevent the occurrence of conflicts of interest, the Fund has adopted rules for identifying and managing conflicts of interest.

<b>Regulation No (EU) 2019/2088 on sustainability-related disclosures in the financial services sector (the “SFDR”)</b>	<b>Information requirement</b>	<b>Information</b>
Article 6.1(a) of the SFDR	<i>A description of the manner in which sustainability risks are integrated into the investment decisions; and</i>	The sustainability risk, i.e. an environmental, social or governance related circumstance which could have a significant negative impact on the value of the investment, is managed by integrating sustainability into investment decisions. By evaluating which projects and properties to be financed and choose energy-efficient properties which are built with sustainable materials, the Fund can contribute to reduce emissions and negative climate impact.
Article 6.1(b) of the SFDR	<i>the results of the assessment of the likely impacts of sustainability risks on the returns of the financial products they make available.</i>	The fund managers assessment is that the management of sustainability risks will provide a better risk-adjusted return over time.
<b>Disclosure under Regulation EU 2020/852 (“Taxonomy Regulation”)</b>	<b>Information requirement</b>	<b>Information</b>
Article 7	<i>Transparency of financial products that promote environmental characteristics in in pre-contractual disclosures and in periodic reports</i>	The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities.