

Sustainability-related disclosures - IIP CO-INVEST I K/S

These sustainability-related disclosures have been prepared pursuant to Article 10 of Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector ("SFDR").

Summary

Financial product: IIP CO-INVEST I K/S (the "Fund" or the "Partnership"), business registration no. 45159043, managed by IIP Denmark P/S, business registration no. 40101799 (the "Manager" or "IIP").

This financial product is classified as an Article 8 fund under SFDR. It promotes environmental and/or social characteristics but does not have sustainable investment as its objective. The Fund focuses on co-investments made alongside selected private equity fund managers ("General Partners" or "GPs"), with the aim of contributing to long-term value creation while supporting responsible business practices.

IIP Denmark applies environmental and social considerations throughout the investment process, from initial screening to post-investment monitoring. The Fund is subject to investment restrictions, and companies involved in certain activities – such as fossil fuel extraction, controversial weapons, tobacco, adult entertainment or gambling – are excluded from the investable universe.

Pre-investment due diligence: IIP assesses each co-investment's alignment with the environmental and/or social characteristics promoted by the Fund as part of its due diligence process. This includes evaluating the company's exposure to material ESG risks, sector and geography-specific considerations, and consistency with IIP's investment restrictions. The assessment draws on public sources, third-party data (if available), and IIP's own sustainability analysis and in-house ESG expertise.

Post-investment diligence and engagement: After an investment is made, IIP regularly engages with the GPs to follow up on how environmental and social considerations are being managed and incorporated into policies, processes, and value creation plans. If gaps or concerns arise, IIP may request additional information or updates on the implementation of relevant ESG measures to support continued alignment with the Fund's profile.

Ongoing monitoring: IIP monitors the co-investments' performance in relation to the Fund's environmental and social characteristics throughout the holding period. This includes periodic ESG data collection (where feasible), informal updates from the GPs or companies, and follow-up on material ESG incidents. IIP uses this information to assess whether the companies continue to operate in a manner consistent with IIP's ESG policies and engages as necessary to support improvements.

The Fund does not use a reference benchmark to attain the environmental or social characteristics it promotes.

No sustainable investment objective

The Fund makes investments which promote environmental and/or social characteristics. While integrating ESG considerations, the Fund adopts a precautionary approach and cannot commit to a minimum proportion of sustainable investments as defined under SFDR or the EU Taxonomy.

Environmental and social characteristics of the financial product

The environmental and social characteristics of the Fund are promoted through IIP's sustainability due diligence process and ongoing dialogue with GPs during the ownership phase. Prior to making an investment, IIP conducts a qualitative assessment (pre-investment due diligence) of the company's exposure to material ESG risks and the GP's ability to manage these issues in practice. The approach is informed by international standards, including the UN Principles for Responsible Investment (PRI), the UN Guiding Principles on Business and Human Rights (UNGPs), and the OECD Guidelines for Multinational Enterprises on Responsible Business Conduct, and aims to assess whether their practices are reasonably aligned with IIP's ESG policies and expectations.

Investment strategy

The investment strategy of the Fund is set out in the Limited Partnership Agreement (the "**LPA**") Section 4. Besides the LPA, the investment strategy of the Fund is governed by IIP's ESG objectives as described in IIP's ESG policies.

Investments made by the Fund must be within scope of the investment strategy as set out in the LPA. Furthermore, The Fund's investment restrictions identify sectors/activities deemed inconsistent with the Fund's ESG objectives. Examples of excluded activities include controversial weapons, tobacco, gambling, adult entertainment, coal, oil, gas, and oil sands extraction, and coal-related energy production (>20% revenue). The Fund is also prohibited from investing in companies that are subject to international sanctions or companies engaging in aggressive tax planning through harmful tax regimes.

As part of the Fund's pre-investment due diligence process – as well as during the ownership period – the investments may be assessed in relation to the Fund's general expectations for good governance practices. This includes consideration of whether the portfolio company is considered to have sound management structures in place, and follows responsible practices concerning employee relations, staff remuneration and tax compliance. While the Fund does not typically have a direct role in the governance of the company, IIP seeks to understand how such matters are handled by the company and the GP. Governance forms part of the broader ESG assessment and helps inform whether the investment continues to support the environmental and/or social characteristics promoted by the Fund.

Proportion of investments

The information disclosed pursuant to Article 8(1), (2) and (2a) of Regulation (EU) 2019/2088, about the environmental and social characteristics of the Fund, is available as an annex to the Investor Disclosure Document made available to all prospective investors.

The Fund promotes environmental and social characteristics but does not commit to make sustainable investments and does not have a sustainable investment objective as set out in the SFDR pre-contractual disclosure statement for the Fund:

Does this financial product have a sustainable investment objective? <i>[tick and fill in as relevant, the percentage figure represents the minimum commitment to sustainable investments]</i>	
Yes	No
<input type="checkbox"/> It will make a minimum of sustainable investments with an environmental objective: ____% <input type="checkbox"/> in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy	<input type="checkbox"/> It promotes Environmental/Social (E/S) characteristics and while it does not have as its objective a sustainable investment, it will have a minimum proportion of ____% of sustainable investments <input type="checkbox"/> with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with a social objective
<input type="checkbox"/> It will make a minimum of sustainable investments with a social objective: ____%	<input checked="" type="checkbox"/> It promotes E/S characteristics, but will not make any sustainable investments

Monitoring of environmental and social characteristics

The environmental and social characteristics promoted by the Fund are monitored throughout the holding period to ensure continued alignment with the Fund's ESG policies and expectations. As a co-investor, IIP Denmark does not typically have direct oversight of portfolio company operations but maintains a close dialogue with the GP, who has primary responsibility for managing the investment.

Monitoring activities include periodic collection of ESG-related data (where feasible), as well as informal updates through ongoing interaction with the GP. Where relevant, IIP may request further information or clarification regarding a company's ESG performance or response to specific developments. In cases where material ESG incidents arise – such as serious environmental harm, labour rights issues, or breaches of agreed ESG principles – IIP engages with the GP to understand how the issue is being addressed and whether sufficient corrective actions are being taken.

Monitoring also includes a review of whether the company continues to operate in a manner consistent with the Fund's exclusion criteria. While ESG data availability in private markets remains limited, IIP seeks to identify and respond to any developments that may materially affect the investment's alignment with the characteristics promoted by the Fund.

Methodologies for environmental or social characteristics

IIP collects key performance indicators from GPs in alignment with the ESG Data Convergence Initiative (EDCI), an industry-led effort to standardize ESG data reporting within private equity. These indicators cover areas such as greenhouse gas emissions, renewable energy usage, board diversity,

and employee health and safety, enhancing transparency and comparability across the portfolio. However, given that the private equity asset class remains at a relatively early stage in its ESG maturity, not all investments are able to provide this data.

At entity level, IIP also collects and reports (as of FY 2024) Principal Adverse Impact (PAI) indicators, as defined under SFDR. These indicators include greenhouse gas emissions, biodiversity impacts, social violations, and other key ESG factors outlined in Annex I of the SFDR Regulatory Technical Standards (RTS). As part of its ESG data collection and engagement efforts, IIP aims to facilitate investor access to relevant sustainability information from the portfolio companies.

Through this combination of SFDR PAI indicators and EDCI metrics, the Fund intends to ensure a structured and comprehensive approach to measuring ESG performance, in order to support both regulatory compliance and investor expectations. IIP will continue to improve data collection processes in order to address issues related to data coverage and data quality.

Considering the early stage of ESG maturity of the private equity asset class, the availability and quality of ESG data are continually evolving. IIP will closely monitor industry developments and regulatory advancements to continually enhance its approach to ESG data collection and reporting.

Data sources and processing

Please refer to "Methodologies for environmental or social characteristics" above.

Limitations to methodologies and data

Please refer to "Methodologies for environmental or social characteristics" above.

Due diligence

IIP's sustainability due diligence process is based on the UN Principles for Responsible Investments, the UN Guiding Principles on Business and Human Rights as well as the OECD Guidelines for Multinational Enterprises on Responsible Business Conduct.

Pre-investment due diligence: IIP assesses each co-investment's alignment with the environmental and/or social characteristics promoted by the Fund as part of its due diligence process. This includes evaluating the company's exposure to material ESG risks, sector and geography-specific considerations, and consistency with IIP's investment restrictions. These restrictions are in the Investment Strategy section above. The assessment draws on public sources, third-party data (if available), and IIP's own sustainability analysis and in-house ESG expertise.

Post-investment diligence and engagement: After an investment is made, IIP regularly engages with the GP to follow up on how environmental and social considerations are being managed and incorporated into policies, processes, and value creation plans. If gaps or concerns arise, IIP may request additional information or updates on the implementation of relevant ESG measures to support continued alignment with the Fund's profile.

The sustainability due diligence process is further described in IIP's ESG policies.

Engagement policies

As a minority co-investor, IIP Denmark does not typically have direct influence over portfolio company decisions. However, IIP aims to promote the environmental and social characteristics of the Fund by

maintaining a constructive dialogue with the GP, who holds primary responsibility for ownership and oversight of the company.

IIP raises relevant environmental or social considerations where appropriate, for example in connection with due diligence follow-up or ongoing contact with the GP. Where ESG-related incidents or concerns arise during the holding period, IIP may engage with the GP to understand how these are being addressed and whether sufficient corrective actions are being taken.

Designated reference benchmark

No reference benchmark has been designated for the Fund.

Change log

Version	Changes	Date
V1		1 July 2025

This website product disclosure has been prepared and published based on the facts, information and legislative guidance available in relation to the SFDR as of the date hereof. This statement may be subject to changes, updates and general revision in connection with any developments in that respect; especially following the disclosure of any further legislation, guidance and recommendations concerning the Regulation (including any delegated acts thereto) by the Danish or EU legislators and/or supervisory authorities. A clear explanation will be published if any changes or amendments are made to the below.