

Sustainability goals

Generally, Niam sets common minimum standards and ambitions at the group level, while the operationalisation of these is the responsibility of each platform, department and subsidiary.

This means procedures and routines may differ within the group. A fund may have additional goals to the ones presented here.

Climate goals and ambitions

Platform/level	Near-term	Long-term
Niam Group	No	Niam Group commits to reach net-zero GHG emissions across own operations and the value chain by 2045.
Real Estate funds	<p>Operational emissions Use CRREM* decarbonization pathways as our point of reference for reducing operational emissions. During 2026, standing assets in all funds should be assessed for CRREM alignment on carbon emissions and energy use intensity, with the ambition to set CRREM aligned targets.</p> <p>New construction emissions During 2026 calculate upfront embodied emissions for all new constructions and major renovations exceeding 1 MEUR, with the ambition to continuously reduce the carbon emission intensity.</p>	100% of our applicable financial activities 'Asset owner investing', as defined by SBTi**, will have reached a net-zero state by 2045.
Infrastructure funds	In each new fund raised until 2030, at least 25% of the fund's assets should be taxonomy aligned by end of the fund's holding period.	100% of our applicable financial activities 'Asset owner investing', as defined by SBTi, will have reached a net-zero state by 2045.
Credit funds	Use CRREM decarbonization pathways as our point of reference for working with borrowers to reduce operational emissions. During 2026, assets in all funds should be assessed for CRREM alignment on carbon emissions and energy use intensity, to guide further activities with borrowers.	100% of our applicable financial activities 'Lending', as defined by SBTi, will have reached a net-zero state by 2045.

These climate goals and ambitions will guide Niam Group going forward. Near-term targets to be reviewed and updated annually. Infra has ambition to increase to 50% Taxonomy alignment by 2030.

Environmental

Real Estate funds

- Fossil-free electricity – 100% fossil-free facility electricity in our properties
- Fossil-free heating/cooling – 100% fossil-free heating/cooling
- Waste – All our Standing assets are to have at least four different waste fractions, while all our contractors in New construction and renovation must sort waste in six fractions for recycling, plus energy recovery, hazardous and other
- Building certifications – All new constructed buildings and major renovations must be certified

Infrastructure funds

- Increased renewable energy capacity
- Increased renewable energy generation
- Avoidance of CO₂e emissions

Credit funds

- At least 50% loans with sustainability aspects

Social

Niam Group

- Employee satisfaction – eNPS 30 (Net Promoter Score)
- Investor satisfaction – ISI 4.2 (Investor Satisfaction Index)
- Gender diversity at different levels of the organization

Real Estate funds

- Social initiative – In new construction and major renovation projects, a social screening shall be conducted and social initiatives implemented where needed

Governance

Niam Group

- All staff of functions-at-risk covered by training programs for example in AML, anti-corruption and anti-bribery
- Zero convictions for violation of anti-corruption and anti-bribery laws
- Full data coverage and quality of Sustainability data

* CRREM = Carbon Risk Real Estate Monitoring, more info on page 44.

** SBTi=Science Based Targets initiative, more info, see CRREM on page 44.