

NOTICE TO INVESTORS AND DISCLOSURES RELATED TO SUSTAINABILITY

General information: The Company ALFI RE, Management of Alternative Investment Funds, Verovškova ulica 55A, 1000 Ljubljana, Slovenia, registration number: 8512906000, VAT ID: 41265076 (hereinafter referred to as the "Fund Manager"), manages ALFI RE, Specialised Investment Fund (hereinafter referred to as the "Fund"). The sole purpose of the Fund is to invest the Investors' assets in accordance with the Fund's investment strategy and policy in various forms of investments on the principle of risk diversification to the sole benefit of the Fund unit holders. In view of the complexity and characteristics of the investments in which it imposes its assets, the Fund is defined as a real estate fund. The Fund has no legal personality but represents a separate portfolio of assets managed by an alternative investment fund manager in accordance with the ZUAIS Law.

Information for investors: Only (i) professional investors or (ii) the following non-professional investors may invest in the Fund: (a) a person who is one of the eligible counterparties as defined in the ZTFI-1; (b) a natural or legal person and other entity governed by public or private law who declares in writing that he/she is aware of all the risks associated with an investment in the Fund and, at the same time, undertakes in the Subscription Agreement with the Fund Manager to invest in the Fund at least a minimum amount as defined in the Fund Management Rules (hereinafter referred to as the "Investor").

Potential Investors should consider risk factors before investing in the Fund. Potential Investors are also advised to inform themselves and, where appropriate, consult their own professional advisers, as to the tax consequences of purchasing, holding, exchanging, redeeming or otherwise disposing of units of the Fund, under the legislation of their country of residence or domicile.

Investors may request detailed information about the Fund or its Manager by sending a written request to the Fund Manager to ALFI RE Ltd., Verovškova ulica 55A, 1000 Ljubljana, Slovenia, or by e-mailing alfire@alfi.si.

The Fund Manager shall disclose detailed information only to eligible investors in accordance with the Fund Documentation and applicable law.

Disclosures related to sustainability: 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 (hereinafter referred to as the "**SFDR Regulation**") requires that alternative investment fund managers, as financial market participants, publish a statement on their websites of their due diligence policies regarding the main adverse impacts of investment decisions on sustainability factors, taking into account their size, the nature and scope of their activities and the type of product they offer or, where they do not take into account the adverse impacts of investment decisions on sustainability factors within the meaning of the SFDR Regulation, the reasons why they disregard them, including, where appropriate, information on whether and when they intend to take such adverse impacts into account.

The Fund Manager has assessed with due care the scope and characteristics of the business and, at the same time, based on an assessment of the adverse impact of investment decisions on sustainability factors and the resulting marginal sustainability risk, has decided not to take them into account in the meaning of the SFDR Regulation. The investments underlying the Fund's operation or which the Fund is invested in are not aligned with the EU criteria for environmentally sustainable economic activities.

Notwithstanding the above, the Fund Manager ensures a high level of due diligence in the Fund's investment decisions and, in addition to ensuring that investments are consistent with the investment policy and investment limitations as set out in the Fund Documentation, also follows the overall sustainability objectives in the selection and management of the Fund's investments and takes into account potential sustainability risks in the selection and monitoring of investments by considering environmental, social and governance conditions that could have a significant negative impact on the value of investments in accordance with Commission Delegated Regulation (EU) 231/2013 of 19 December 2012.

Ljubljana, 2 November 2023

ALFI RE Ltd.