Principal Asset Management SAS
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PRINCIPAL ASSET MANAGEMENT SAS

REPORTING ARTICLE 29 OF THE ENERGY-CLIMATE ACT

YEAR 2025

Contents

Introduction

This report concerns the company Principal Asset Management SAS.

As of 31/12/2025, Principal Asset Management SAS was operating under its former name Principal Real Estate SAS. The company name was changed in Q1 2026, without any impact on its activities and authorizations.

In the objective of clarity and alignment with the other public documents of the company, it has been decided to write this report with the current name of the company, thus Principal Asset Management SAS.

Definitions

In addition, for clarity of reading, the following definitions and acronyms will be used throughout this report:

- Principal Asset Management SAS ("PrinAM SAS" or the "Entity" or the "Company"): this is the entity that is the object of this report.
- Principal Real Estate ("PRE"): this is the real estate division to which the Company belongs, with presence both in Europe and in the United States of America. PRE is part of the wider asset management branch of the Group (Principal Asset Management).
- Principal Real Estate Europe ("PREE"): this is the European Real Estate Branch of PRE and ultimately of the Group, which includes the Company.
- Principal Asset Management ("PrinAM"): this is the asset management branch of the Group to which Principal real Estate is part of as the dedicated real estate division.
- Principal Financial Group ("PFG" or "Principal" or the "Group"): this is the ultimate mother entity of the Company and represents the whole group containing Principal Asset Management, itself containing Principal Real Estate and itself containing the Company.

A. General ESG approach

a. Overview of the entity's general approach for taking account of environmental, social and governance quality

Principal Asset Management SAS is part of the Principal Financial Group (listed on the NASDAQ: PFG), and more specifically of its asset management branch, Principal Asset Management, within which it forms part of the dedicated real estate division, Principal Real Estate. Principal Real Estate has a longstanding commitment to corporate governance and responsible investment, launching the first version of its Responsible Investment Property Framework in 2008. Since then, this framework has been extended and enhanced, becoming the Pillars of Responsible Property Investing ("PRPI") sustainable investing platform. This platform guides Principal Real Estate 's investment practices throughout the lifecycle for private equity and debt investments. The main pillars of the Principal Real Estate's responsible investment approach are as follows:

Information on Principal's approach to responsible investment is available at the following address: https://www.principal.com/sustainability.

In 2019, Principal Real Estate Europe adopted the Group's ESG Policy and Guidelines which are implemented at the property and fund level. These policies inform our approach to real estate investment and management while emphasizing ESG considerations as an integral approach to our fiduciary responsibility, and they play a crucial role in achieving risk adjusted returns.

PRE ESG Policies incorporate ESG factors into all stages of the real estate investment lifecycle, as illustrated by the following practices.

- ESG Policy: documents the ESG strategies that are integrated into our real estate equity and lending operations.

- Guidelines documentation:
    - Health and wellness guidelines: provides an overview of our health and wellness goals and healthy building practices for operational assets.
    - Real estate development guidelines: framework on the incorporation of ESG considerations for new development and major renovation activities.
    - Building technology and innovations guidelines: documents our approach to ensuring specialized smart building aspects are appropriately incorporated into each of our individual assets.
    - Responsible Contractor guidelines: documents our expectations that all contractors maintain a work environment where people are treated with dignity and respect and comply with all applicable laws and regulations.
    - Guidelines for Emissions Reduction: detail Principal's definition and boundaries for net zero and provide strategies for emission reduction.
    - Biodiversity guideline: the guideline aims to address the material risks that biodiversity loss poses to real estate assets by identifying, managing, and disclosing nature-related dependencies, impacts, and risks across both asset and portfolio levels. It provides a structured framework and practical strategies to integrate biodiversity considerations into investment decisions, operations, and stakeholder engagement, supporting long-term asset resilience and value creation.

The ESG Policy and Guidelines of PRE guide our approach to real estate investment and management and states that appropriate consideration of environmental issues is integral to our fiduciary responsibility and critical in delivering superior risk adjusted returns. The following actions are applicable to PrinAM SAS and its most recent funds are integrated into every stage of the real estate investment lifecycle – including acquisitions, development, operations, and dispositions:

- Partner with clients and investors to implement ESG strategies and best practices.
- Engage property tenants, residents, and guests to build partnerships and programs that meet the needs of our communities.
- Collaborate with joint-venture partners, property managers, technicians, vendors, service providers, and lenders to implement our responsible property investing strategies, help ensure best-in-class operations, and help to potentially increase the value of our investments.
- Evaluate ESG aspects in due diligence activities of new acquisitions, including utility performance, quality of building systems, resilience, transportation options, health and wellbeing aspects, and socio-economic factors.
- Monitor and track the sustainability performance of our investments including energy use, greenhouse gas (GHG) emissions, water use, and waste production in addition to building-level sustainability attributes such as certifications.

- Optimize building performance, decrease risk, and reduce climate and environmental impacts of investments by:
    - Implementing best-practice operational policies and energy, GHG, water, and waste management techniques, as applicable.
    - Enforcing compliance of operational and/or utility management requirements.
    - Pursuing cost-effective development and management strategies that enhance operational and environmental performance.
    - Requiring all properties to meet or exceed all applicable ESG laws and regulations.
    - Achieving portfolio-wide energy, GHG, water, and waste performance targets for investments, as applicable.
    - Promoting accomplishments in the market, share best practices with the industry, and certify properties in LEED, BREEAM, and other industry recognized certification programs where appropriate.
    - Implementing carbon reduction strategies across all assets.

Governance of ESG Matters

PrinAM SAS benefits from the sustainability governance framework established by Principal Financial Group and Principal Real Estate, which provides strategic direction, oversight and operational support for the integration of environmental, social and governance considerations across investment activities.

At PRE level, several governance bodies contribute to the oversight of ESG matters:

- **The Strategic Working Group**, composed of senior decision-makers from across the organization, is responsible for defining and approving the Group's sustainability and responsible investment strategy and objectives
- **The Sustainability Team**, led by the Managing Director of ESG and Operations, oversees the operational implementation of PRE's ESG strategy. The team is responsible for ESG data collection and analysis, sustainability reporting, regulatory monitoring and the tracking of sustainability objectives
- **The Sustainability Working Groups**, bringing together representatives from investment, asset management, acquisitions, engineering, operations, marketing and portfolio management teams, contribute to the definition and implementation of ESG priorities across the Group's investment strategies
- The Group's **Sustainability Task Force**, whose members are appointed by the President and Chief Executive Officer of Principal Financial Group, brings together senior leaders from across the organization and reports regularly to the Board of Directors. The Sustainability Task Force is responsible for ensuring that material sustainability issues are integrated into business decision-making processes, monitoring ESG commitments and supporting the implementation of the Group's long-term sustainability strategy.

At the level of PrinAM SAS, ESG considerations are integrated into investment and asset management activities through collaboration between investment, asset management and compliance functions. The Executive Management of Principal Asset Management SAS oversees the integration of sustainability considerations into investment processes and ensures compliance with applicable regulatory requirements, including SFDR and Article 29 disclosure obligations. In addition, a specific ESG Committee has been defined at the Company level to cover the SCPI Principal Inside ESG activities. The Investment Committee of the Company is also involved in reviewing ESG aspects notably at acquisition.

Investment and asset management teams are responsible for implementing ESG policies and methodologies throughout the investment lifecycle, including ESG due diligence, monitoring activities and the implementation of ESG improvement initiatives where relevant. The Compliance and Internal Control function provides oversight of sustainability-related regulatory requirements and supports the monitoring of ESG-related policies, procedures and disclosures.

b. Extra-financial reporting

The ESG objectives, targets and strategy for investment funds/mandates are communicated to investors through a range of different documents and updates provided in quarterly and annual investor meetings or report. These documents will include:

- Private Placement Memorandum (or equivalent document)
- Marketing materials, including examples of ESG focused documents
- Quarterly and annual investor reporting
- Quarterly and annual investor meetings

The Principal Eurozone Durable Income Funds (PEDIF), the Principal European Data Centre Fund (PEDCF), the Principal European Core Fund (PECF) as well as the Data Center Growth and Income Fund (DCGIF) for which Principal Asset Management SAS is the Management Company, participate in the GRESB ESG benchmark on an annual basis. The GRESB benchmark includes information on the funds' ESG targets and progress towards achieving those targets. Copies of GRESB benchmarking reports are made available to investors on request. Information is also made available to investors through our website, this includes Principals' commitment to sustainable investing, ESG policies and regulatory disclosures. Relevant links to the Principal website are provided below. A specific website is dedicated to Principal Asset Management SAS and its Principal Inside SCPI and includes all the documentation of this fund, including ESG documentation, specific framework linked to the French SRI Label that the fund obtained in April 2026 and specific SFDR statements.

Principal Real Estate Sustainability Report: https://brandassets.principal.com/m/fbb8e4224a8495f/original/ESG-at-Principal-Real-Estate.pdf

Principal Finance Group Sustainability Report:
Principal Financial Group Sustainability Report 2025 – Shaping a Future That Works for Everyone

Principal Inside SCPI – specific documentation:
https://fr.principalam.com/

c. List of financial products mentioned under Article 8 and 9 of the Disclosure Regulation (SFDR)

As of 31 December 2025, Principal Asset Management SAS was managing 3 OPPCIs, 11 Luxembourg AIFS for 5 funds[1] and 1 SCPI, for a total of € 653M assets under management. Principal Asset Management SAS manages funds solely investing in real estate.

Six of the funds were classified as Article 8 according to the SFDR, representing € 498M€ and 76% as a percentage of the outstanding amount managed. These funds are dedicated to professional investors, except Principal Inside, that targets both retail and professional investors.

Fund	AUM (in €M)	Classification	Initiative / label[2]
Principal European Data Centre Fund	141	Article 8	GRESB ESG Benchmark Score: 74 Stars: 2
Principal European Core Fund	201	Article 8	GRESB ESG Benchmark Score: 90 Stars: 5
Principal Eurozone Durable Income Fund	52	Article 8	GRESB ESG Benchmark Score:76 Stars: 2
Principal Data Center Growth & Income Fund	86	Article 8	GRESB ESG Benchmark Score: 72 Stars: 2
Principal Inside	18	Article 8	French SRI label (obtained in April 2026)
Principal U.S. Property Luxembourg Feeder Fund SCSP	0[3]	Article 8	-

The remaining funds are classified as Article 6 according to the SFDR regulation. Those represent € 155M and 24% as a percentage of the outstanding amount managed.

d. Adherence of the entity to a charter, code, initiative, or obtaining certification for taking account of environmental, social and governance quality criteria

The Group has a long-standing commitment to corporate stewardship and an established track record in responsible property investing, starting with the first iteration of the responsible property investing framework in 2008.

Principal Real Estate is actively engaged in several leading responsible investment initiatives. These commitments reflect its determination to integrate robust ESG practices and to promote best practices

[1] Master Feeder structure
[2] the GRESB scores are from 2025 but are based on the data from 2024. The data for 2025 will be available in October.
[3] The Principal U.S. Property Luxembourg Feeder Fund currently holds no assets and, as a result, has no associated assets under management (AUM).

within the sustainable real estate sector. Among the key initiatives and organizations to which Principal Real Estate adheres, the following may be cited:

- **Principles for Responsible Investment** (PRI) – A signatory since 2010, the Principal Real Estate Group integrates these principles into its sustainable investment strategies.
- **Task Force on Climate-related Financial Disclosures** (TCFD) – Commitment to transparency and climate risk management.
- **UN Global Compact** – Participation in the United Nations Sustainable Development Goals (SDGs) and commitment to sustainable business practices.
- **GRESB** (Global Real Estate Sustainability Benchmark) – Regular participation in this benchmark, which assesses the ESG performance of real estate funds.
- **U.S. Green Building Council** – Involvement in the development and adoption of environmental certifications such as LEED.
- **Carbon Disclosure Project** (CDP) – Commitment to transparency and carbon emission reduction across real estate portfolios.
- **French ISR Label** (Investissement Socialement Responsable) – Adherence to the French responsible investment label framework through the ISR certification of Principal Inside SCPI managed by Principal Asset Management SAS, supporting the integration of ESG criteria into investment and asset management decisions (the SCPI obtained the ISR Label in April 2026).

Balanced representation of women and men

Principal has a long-standing commitment to diversity and inclusion. Principal recognized the value of diversity almost 50 years ago by adding a woman to the Board of Directors. As of year-end 2025, at Group level, 42 % of our 12 members executive leadership team consisted of women, and 40% of our Senior Management Team were women. Additionally, employees resource groups are highly focused on cultivating relationships and driving inclusion.

At Principal Asset Management SAS level, as of year-end 2025, the Board of Directors is balanced equally in term of women and men representation.

For additional information about our Group commitment to accountability in these efforts including policies, goals, actions, and measurement, please see our website:

https://www.principal.com/sustainability/global-inclusion

B. INTERNAL RESOURCES DEPLOYED BY THE ENTITY

a. Description of the financial, human, and technical resources dedicated to ESG

i) Internal resources

The investment and asset management team of Principal Asset Management SAS is responsible for defining and implementing the ESG strategy, collecting and verifying data, and deploying ESG improvement plans. To this end, and in relation to the 653M€ assets under management[4], it draws on:

- The local acquisition and management teams of Principal Real Estate in the various countries of investment,
- The Core Sustainability Team of Principal Real Estate (5 FTEs), which monitors, analyses and processes ESG data from assets (collected by Property Managers / Asset Managers), coordinates the PRE's sustainability policies, and organizes ESG training and awareness sessions for all PRE employees. This team is also supported by several ESG resources within PRE. In addition, they utilize various sustainability consultants who provide support for ESG strategy, sustainability program oversight, data collection and analysis, and property initiatives.

ii) External resources

- External partners and auditors are involved during acquisition due diligence to supplement the ESG analysis, particularly about environmental and social aspects.
- Property/facility managers, service providers and tenants contribute to the collection of information and the promotion of best practices, notably through the integration of ESG clauses in contracts.
- External tools, frameworks and benchmarks are used as part of the analysis:
  - Moody's Climate on Demand: used to analyze the climate resilience of assets against physical hazards (flooding, extreme heat, drought, etc.), this tool provides a risk rating based on forward-looking scenarios.
  - CREEM (Carbon Risk Real Estate Monitor) to evaluate transition risks associated with future decarbonization pathways and regulatory developments.
  - Energy Star Portfolio Manager/Cambio: enables the collection of building consumption data, which is subsequently analyzed.
  - Bridger (Lexis Nexis): deployed during the acquisition phase to identify risks related to anti-money laundering, terrorism financing and international economic sanctions.
- Frameworks and benchmarks are used to establish and maintain the ESG assessment methodology, particularly BREEAM, WELL and HQE certifications and the resources of the OID (Observatoire de l'Immobilier Durable), as well as the DEEPKI ESG index. Country-specific equivalents applicable to the markets in which the SCPI invests may also be considered to ensure

[4] With 498M€ assets under management which are article 8 SFDR

consistency with local standards (such as, for example, studies published by the US Energy Information Administration).

- In regard to budget allocated to ESG and governance quality data, for instance, the European team spent 332,000€ on Cambio, RE Tech and C&W, and which included data management, quality checks notably.
- A specific internal ESG scoring grid was designed in collaboration between Principal Asset Management SAS and a consultancy specializing in sustainable real estate, for the purpose of assessing assets at acquisition and throughout the management period for the Principal Inside SCPI.

b. Actions undertaken to strengthen the entity's internal capacities

The employees of Principal Asset Management SAS, regularly receive ESG training and communication. All employees receive ESG education upon joining and throughout their career at the firm. This includes the following but is not limited to:

- Quarterly updates to ESG Working Groups, PRE's ESG Teams on progress towards targets, key initiatives, building certifications, and industry trends
- Governance training videos
- Code of Conduct and Ethics training
- Fiduciary due diligence
- Environmental, social, and governance trends
- Principal-specific ESG initiatives
- Sustainability webinars for property managers, asset managers, and fund managers.

Additionally, PRE and our sustainability consultants provide regular training sessions to property and asset management teams. These trainings provide information about the Pillars of Responsible Property Investing platform, Property and Asset Managers responsibilities, resources and best practices.

C. Approach to take account of environmental, social and governance quality criteria at entity governance level

a. Knowledge, skills and experience of governance bodies

Principal Asset Management SAS relies on the governance framework established at Principal Financial Group level to ensure the consistent integration of environmental, social and governance (ESG) considerations across its asset management activities.

Investment Oversight and Governance

Investment governance is supported by a robust oversight framework designed to ensure sound investment decision-making, effective risk management and the prevention of conflicts of interest. Portfolio management teams are responsible for the day-to-day management of portfolios and submit investment recommendations to the relevant decision-making bodies for review and approval. Investment opportunities are assessed through a structured process that incorporates environmental, social and governance considerations both during the acquisition phase and throughout the ongoing management of assets.

Certain funds also benefit from advisory committees composed of investor representatives, which provide oversight of fund performance and strategic guidance to fund managers.

During the reporting period, the Sustainability Task Force met regularly to discuss sustainability reporting frameworks, including GRI, SASB, TCFD and CDP, environmental and social key performance indicators, ESG target-setting initiatives, stakeholder engagement and the Group's long-term sustainability objectives.

The governance body of Principal Asset Management SAS, as described above, also participated in training sessions of the Group but also some training sessions tailored to the SCPI Inside and the ESG topics related to it.

Compliance and control framework

The Board of Principal Asset Management SAS operates within a comprehensive compliance and control framework designed to ensure adherence to applicable regulatory requirements, internal policies and fiduciary obligations towards investors.

For that, the Company has established standardized procedures and control mechanisms across its investment and asset management activities to promote consistency, transparency and effective risk management. These procedures support the integrity of investment decision-making processes and contribute to the identification, assessment and monitoring of sustainability-related risks.

Key elements of the control framework include:

- Ongoing oversight and review of investment management activities and services,
- Periodic compliance monitoring and internal control programs designed to assess adherence to regulatory requirements and internal policies,
- Independent third-party audits of investment management processes and operational controls,
- Annual external audits of the financial statements of investment vehicles managed by the Company,
- Continuous monitoring of applicable regulatory developments and compliance obligations.

All employees are subject to the Group and the Company's Code of Conduct and Ethics. Compliance with these principles is monitored by the Compliance and Internal Control functions.

Principal Asset Management SAS also performs due diligence and oversight of key stakeholders, including service providers, joint venture partners and external counterparties. This due diligence process may include financial assessments, reference checks, compliance reviews and verification procedures designed to ensure alignment with the Group's standards regarding ethics, governance and business conduct.

Where appropriate, the Company leverages the expertise of independent third-party sustainability consultants to support ESG strategy development, technical assessments, reporting processes, certifications, regulatory monitoring and the implementation of sustainability-related initiatives.

b. Inclusion in remuneration policies of information on how those policies are consistent with the integration of sustainability risks ESG matters

Principal Asset Management SAS' remuneration policy incorporates sustainability-related considerations and ESG risk management objectives. For employees directly involved in investment activities, asset management and portfolio oversight, the achievement of sustainability-related objectives may be considered as part of individual performance assessments and variable remuneration determinations.

This approach aims to promote the effective integration of sustainability risks and ESG considerations into decision-making and management processes while ensuring alignment with the Group's long-term objectives.

Further information regarding the remuneration framework and the integration of sustainability risks is available through the disclosures published in accordance with the Sustainable Finance Disclosure Regulation (SFDR).

Documents applicable to the funds managed, except Principal Inside SCPI:

Sustainability Risk Policy:

https://brandassets.principal.com/m/34270c7ea6201b31/original/SFDR-Sustainability-Risk-Policy.pdf

Documents applicable to Principal Inside SCPI:

SFDR Remuneration Disclosure:

https://brandassets.principal.com/asset/b87e76ab-3f83-4f04-94ff-7b816bb691f3/2026_04_Declaration-relative-a-la-politique-de-remuneration.pdf

Sustainability Risk Policy:

2026_03_ESG_Politique-d-inte-gration-des-risques-de-durabilite.pdf

c. Integration of environmental, social and governance quality criteria into the by-laws of the entity's board of directors or supervisory board

The Principal Sustainability Task Force is made up of members appointed by President, and CEO Deanna Strable. The members are leaders across the organization and report quarterly to the Nominating and Governance Committee of the Board of Directors. The role of the Sustainability Task Force is to ensure that material issues are integrated into and help guide our business decisions, drive our comprehensive Sustainability strategy, and continually engage with stakeholders. This keeps us aligned with internal goals, third-party standards and other business groups and signatories, such as the United Nations Global Compact.

Throughout 2025, the Sustainability Task Force met monthly to discuss our approach to sustainability reporting frameworks, such as GRI, SASB, TCFD, and CDP, public policy engagement, social and environmental key performance indicators, goal setting, performance against our ESG commitments, and the company's long-term purpose strategy.

In conjunction with our corporate strategy, three employees are dedicated to enterprise sustainability on a full-time basis. Our Director of ESG and Emerging Strategies works closely with her team, which is made up of a Senior ESG Strategist and an ESG Strategist. Each who are responsible for managing and advancing Principal Financial Group's sustainability strategy and goals.

As we further operationalize our efforts, we are adding sustainability-related accountabilities into more job descriptions, performance management goals and day-to-day agile workstreams.

At Principal Asset Management SAS level, and as of the date of this report, Principal Asset Management SAS included in the Terms of Reference of the Board («Reserved Matters to the Board») that the Board is responsible for ESG matters.

For the SCPI Inside, a specific ESG Committee has been defined in 2025 at the Company level to cover the SCPI Principal Inside ESG activities.

D. Engagement strategy and its implementation

Not applicable to Principal Real Estate.

E. European taxonomy

The EU Taxonomy Regulation requires EU financial undertakings subject to the Non-Financial Reporting Directive (NFRD) / Corporate Sustainability Reporting Directive (CSRD) to disclose their share of EU Taxonomy-aligned investments. Principal Asset Management SAS falls below the regulatory thresholds under the definition of a 'large company' and therefore is not required to disclose the share of EU Taxonomy-aligned investments at the present time.

F. Information on the strategy for alignment with the international climate change limitation objectives of the Paris agreement

a. Climate Strategy and Long-Term Ambitions

Principal Asset Management SAS benefits from the climate risk management framework and sustainability expertise developed at Principal Financial Group and Principal Real Estate level. Climate-related considerations are integrated into investment and asset management processes with the objective of identifying, assessing and managing both physical and transition risks that may affect the long-term value and resilience of assets under management.

Principal Real Estate has established long-term decarbonization ambitions for certain investment platforms and strategies. Notably, funds within the Principal Real Estate Private Income (PRPI) platform have adopted a target of achieving Net Zero emissions by 2050, together with an interim objective of reducing greenhouse gas emissions by 40% by 2035 compared with a 2019 baseline. In addition, the Principal European Core Fund (PECF) and the Principal Europe Durable Income Fund (PEDIF) have established Net Zero Carbon targets by 2030.

It is however noted that such decarbonization strategies do not apply to Principal Inside SCPI. For Principal Inside SCPI, the climate-related objective is an outperformance objective over a three-year period, based on energy and carbon indicators compared with benchmarks defined by asset typology and asset class. The current monitoring focuses on operational energy-related GHG emissions, expressed as an intensity indicator in $kgCO_2e$/sqm/year and calculated from available building energy consumption data. At this stage, the reporting does not provide a full breakdown of direct and indirect GHG emissions in absolute terms against a baseline scenario and base year. The objective should therefore not be understood as a full portfolio decarbonization or Net Zero target.

All funds managed by PrinAM SAS invest exclusively in real estate, the portfolio carries no exposure to fossil fuel-related activities.

These commitments are supported by greenhouse gas measurement, climate risk analysis and asset-level improvement initiatives aimed at enhancing energy performance, reducing emissions and increasing resilience to climate-related risks.

Given the diversity of the funds managed by Principal Asset Management SAS, the extent of climate-related objectives, decarbonization initiatives and reporting practices may vary depending on the investment strategy, asset class, geographical exposure and operational characteristics of each fund. Consequently, climate-related targets established for specific investment platforms or funds do not necessarily apply to all funds within the reporting perimeter.

b. Greenhouse Gas Accounting Methodology

The Group's greenhouse gas emissions accounting framework is aligned with the Greenhouse Gas Protocol and is based on the operational control approach. This means that emissions are included in the inventory where the relevant Principal-managed vehicle has the ability to introduce and implement operating policies at asset level.

Under this methodology, emissions are classified as direct emissions from sources under operational control (Scope 1) and indirect emissions associated with purchased energy and other activities occurring outside the direct operational control of the asset (Scopes 2 and 3).

For funds pursuing a Net Zero objective, where appropriate and where data is available, other indirect emissions occurring outside the direct operational control of the asset, such as tenant-controlled energy consumption, may also be considered as Scope 3.

For Principal Inside SCPI, the climate-related approach is not based on a Net Zero target. The fund monitors outperformance indicators over a three-year period, including energy intensity and GHG emissions intensity, compared with benchmarks defined by asset typology and asset class. These indicators are used to monitor asset-level performance and support action plans aimed at improving the energy and carbon performance of the portfolio.

Environmental and energy performance data are collected through dedicated ESG data management systems, including Cambio, and are monitored regularly to support emissions tracking, climate reporting and long-term decarbonization but not limited to:

- Building energy performance and resource efficiency,
- Greenhouse gas emissions and decarbonization opportunities,
- Exposure to physical climate risks,
- Regulatory and transition risks,
- Environmental compliance and certifications,
- Health, safety and indoor environmental quality considerations.

The outcomes of these assessments are integrated into investment decision-making processes and asset management plans. Sustainability-related information is reviewed regularly throughout the holding period to identify risks, monitor performance and evaluate opportunities for improvement.

c. Monitoring and Continuous Improvement

Progress against climate-related objectives is monitored through internal governance and reporting processes.

Climate-related information is reviewed regularly to support risk management, investment decision-making and sustainability reporting. Methodologies, data collection processes and monitoring tools continue to evolve in line with regulatory developments, market practices and stakeholder expectations.

Principal Asset Management SAS remains committed to strengthening its climate risk management framework, improving data quality and enhancing the integration of climate considerations into investment and asset management activities in line with the long-term objectives of the Paris Agreement.

Specific Climate Approach – Principal Inside SCPI

Principal Inside SCPI incorporates climate-related considerations through a dedicated ESG framework applied throughout the investment and asset management lifecycle. Climate resilience is one of the five pillars of the responsible investment framework implemented by Principal Real Estate and constitutes a key component of the fund's ESG strategy.

The fund seeks to improve both the environmental performance of its assets and their resilience to the physical and transition risks associated with climate change.

During the acquisition process, climate-related considerations are integrated into the ESG assessment of each asset. The evaluation includes criteria relating to energy performance, greenhouse gas emissions, climate resilience and environmental management practices. Physical climate risks, such as flooding, storms, extreme heat events and other climate-related hazards, are assessed alongside transition risks arising from evolving regulations, changing market expectations, increasing energy performance requirements and the transition towards a low-carbon economy.

The ESG scoring methodology includes dedicated climate resilience indicators, notably the completion of climate risk assessments and the implementation of resilience action plans. Environmental criteria also cover building energy performance, energy consumption monitoring, greenhouse gas emissions, water management and biodiversity-related considerations.

For assets identified as having improvement potential, dedicated ESG action plans are developed following acquisition and incorporated into asset management strategies. These plans may include measures aimed at improving energy efficiency, reducing greenhouse gas emissions, strengthening resilience to climate-related events, improving building systems performance and enhancing the long-term sustainability of the assets. The objective is to deliver measurable improvements in ESG performance over a three-year period.

Climate-related performance and the implementation of resilience and improvement measures are monitored throughout the holding period through a dedicated quarterly ESG Committee, which reviews ESG indicators, monitors the progress of asset-level action plans and assesses the achievement of sustainability objectives.

Through this approach, Principal Inside SCPI seeks to anticipate climate-related risks, improve the resilience of its portfolio and support the long-term preservation of asset value in a changing climate environment.

d. Climate engagement and indicators

Fund	Climate approach	Target
Principal European Data Centre Fund	Climate risk integration[5]	Specific targets[6]
Principal European Core Fund	Net Zero Carbon commitment	Net Zero by 2030
Principal Eurozone Durable Income Fund	Net Zero Carbon commitment	Net Zero by 2030
Principal Data Center Growth & Income Fund	Climate risk integration[5]	Specific targets[7]
Principal Inside	Climate risk integration[5]	Overperform benchmark on energy and carbon indicators over 3 years
Principal U.S. property Luxembourg feeder fund SCSP[8]	N/A	N/A

[5] Climate risk integration refers to the integration of climate-related considerations into the investment and asset management process, including the assessment of physical climate risks, transition risks, energy performance, greenhouse gas emissions and potential improvement actions. It does not constitute a Net Zero Carbon target. For Principal Inside SCPI, the climate-related approach is based on the monitoring of energy and carbon outperformance indicators over a three-year period, compared with benchmarks defined by asset typology and asset class.

[6] PEDCF has no NZ target nor interim targets. However, the fund has its own targets:
By January 1, 2030, data centres operating at full capacity in cool climates will meet an annual PUE target of 1.3, and 1.4 for data centres operating at full capacity in warm climates.
• Data centre electricity demand will be matched by 75% renewable energy or hourly carbon free energy by December 31, 2025, and 100% by December 31, 2030,
• Collaborate with tenants on conducting annual greenhouse gas (GHG) inventories for 100% of data centre funds.
• Achieve LEED, BREEAM, or equivalent green building certification for all new construction, achieve 50% certification coverage for all existing buildings in the fund by floor area.
• Engage 100% of tenants on ESG issues and incorporation of best practices into properties.
• Incorporate standard data centre green lease language into 100% of newly executed leases where relevant local legislation permits

[7] PDCGIF has no NZ interim targets. However, the fund has its own targets:
100% of operating data centers will be benchmarked using EPA ENERGY STAR Portfolio Manager or comparable regionally applicable program (January 2024)
• 100% of new data centers constructed in dry climate zones ("B" as described by ASHRAE Standard 169-2021) will be air cooled, avoiding the evaporation of water to reject data center heat (WUE=0). (January 2025)
• 100% of data centers will offer Renewable Energy (Scope 2) in the form of Renewable Energy Credits (RECs) to 100% of Fund tenants. (January 2025)
• 100% of data centers will utilize Renewable Energy (Scope 2), purchased in the form of Renewable Energy • • Credits, for 100% back of house loads (defined as loads that are not tenant critical loads or related to mechanical, electrical, and plumbing supporting loads). (January 2025)
• 100% of data centers will make a Zero Waste to Landfill program (according to UL2799) available to tenants. (January 2025)

[8] The Principal U.S. Property Luxembourg Feeder Fund currently holds no assets and, as a result, has no associated assets under management (AUM).

Climate and energy indicators by fund*:

Funds	GHG emissions (kgCO2e/m².an)	Data Coverage (% AUM)
Principal European Data Centre Fund	43.2	92.5%
Principal European Core Fund	14.41	100%
Principal Eurozone Durable Income Fund	21.1	80%
Principal Data Center Growth & Income Fund	1,624	100%
Principal Inside	27.02	57.95%
Principal U.S. property Luxembourg feeder fund SCSP	N/A	N/A

Funds	Energy consumption (kWh/m².an)	Data Coverage (% AUM)
Principal European Data Centre Fund	311.7	92.5%
Principal European Core Fund	101.53	100%
Principal Eurozone Durable Income Fund	296.5	80%
Principal Data Center Growth & Income Fund	5,063	100%
Principal Inside	77.84	57.95%
Principal U.S. property Luxembourg feeder fund SCSP	N/A	N/A

* As of December 31, 2025

GHG emissions for European funds*

Funds	Scope 1 (tCO2e/y)	Scope 2 (tCO2e/y)	Scope 3 (tCO2e/y)
Principal European Data Centre Fund	-	-	3 138,2
Principal European Core Fund	639	1 211	508
Principal Eurozone Durable Income Fund	-	-	524,9

* As of December 31, 2025

CRREM (Carbon Risk Real Estate Monitor) alignment by fund*:

Funds	% of alignment (% of GIA)	Year of misalignment
Principal European Data Centre Fund[9]	67.8%	2035
Principal European Core Fund	71.4%	2030

[9] The CRREM analysis only included data for 3 assets.

Principal Eurozone Durable Income Fund[10]	88.5%	2028
Principal Data Center Growth & Income Fund	0%	2024
Principal Inside	N/A	N/A
Principal U.S. Property Luxembourg feeder fund SCSP	N/A	N/A

*As of December 31, 2025.

G. Information on the strategy for alignment with long-term biodiversity goals

a. Biodiversity Strategy

Principal Asset Management SAS seeks to contribute to the preservation of biodiversity and ecosystem resilience by integrating nature-related considerations into its investment and asset management processes. Biodiversity-related risks and opportunities are considered where relevant, considering the characteristics, location and environmental context of the underlying assets.

As part of acquisition and asset management activities, environmental assessments may include the analysis of land use, ecological sensitivities, water resources, soil quality, pollution risks and potential impacts on local ecosystems. These assessments support the identification of environmental risks and opportunities and may contribute to the development of asset-level improvement plans.

Where relevant, biodiversity-related considerations may be incorporated into asset management strategies through measures aimed at preserving natural habitats, limiting environmental degradation, reducing pollution risks and enhancing ecological performance. Principal Asset Management SAS continues to strengthen its understanding of nature-related risks and dependencies in line with evolving market practices and regulatory expectations.

At this stage, Principal Asset Management SAS has not defined a quantified 2030 biodiversity alignment target and does not use a dedicated biodiversity footprint indicator at portfolio level. The current biodiversity approach contributes qualitatively to the objectives of the Convention on Biological Diversity.

With regard to the main biodiversity pressures identified by IPBES, the approach focuses on the pressures most relevant to real estate assets, including land use and habitat degradation, water and soil management, pollution risks, climate-related impacts and the preservation or enhancement of local ecological features. However, the current framework does not yet allow PRINAM SAS to quantify its contribution to reducing all biodiversity pressures or to measure portfolio-level alignment with international biodiversity targets. PRINAM SAS will continue to strengthen its biodiversity approach.

b. Integration of Biodiversity Considerations into Investment Processes

Biodiversity-related considerations are integrated into environmental due diligence processes and may be evaluated alongside broader ESG criteria during the acquisition and management of assets.

[10] The CRREM analysis only includes data for the 4 commercial assets.

Environmental reviews may consider factors such as habitat preservation, soil quality, water management, ecological connectivity and the potential impact of development or refurbishment activities on local ecosystems. Where biodiversity-related risks or opportunities are identified, appropriate mitigation measures may be incorporated into asset management plans and monitored throughout the holding period.

c. Specific Biodiversity Approach – Principal Inside SCPI

Within Principal Inside SCPI, biodiversity considerations form part of the ESG assessment framework applied throughout the investment lifecycle. Biodiversity-related topics are integrated into the environmental analysis of assets and may be reflected in both acquisition due diligence and asset management plans.

The fund's ESG framework integrates a criterion related to the preservation and enhancement of local biodiversity through the implementation of ecological features and nature-based solutions where appropriate. Examples include green roofs, biodiversity-friendly landscaping, insect hotels, beehives, nesting boxes, planter boxes and eco-grazing initiatives designed to support local fauna and flora.

The assessment framework also considers the availability and quality of green spaces, recognizing their contribution to ecosystem services, biodiversity preservation and occupant well-being. Environmental criteria relating to water management, soil quality and the broader ecological performance of assets are also incorporated into the ESG evaluation process.

H. Accounting for environmental, social and governance quality criteria in risk management

a. ESG Risk Management Framework

Principal Asset Management SAS integrates environmental, social and governance ("ESG") considerations into its investment and risk management processes to identify, assess, monitor and mitigate sustainability-related risks that may affect the long-term value, performance and resilience of assets under management.

The assessment of sustainability risks is embedded throughout the investment lifecycle and complements traditional financial, legal and technical analyses. ESG considerations are integrated during acquisition, asset management and portfolio monitoring activities, enabling the management company to identify potential risks and opportunities that may have a material impact on investment performance.

Principal Asset Management SAS benefits from the broader sustainability and risk management framework developed by Principal Real Estate and Principal Financial Group, while adapting its approach to the characteristics of the funds and assets under management.

Principal Asset Management SAS does not report on Principal Adverse Impacts (PAIS) under the Sustainable Finance Disclosure Regulation (SFDR) at the entity level, due to concerns around the availability and quality of data required to comply with the entity level PAI reporting. In addition, the entity falls below the regulatory thresholds for mandatory reporting.

A statement on the entity level PAI regime is published on the Group website and Principal Asset Management SAS website:

Documents applicable to the funds managed, except Principal Inside SCPI:

https://brandassets.principal.com/m/63dad84566d71cb0/original/Statement-on-the-SFDR-Principal-Adverse-Impacts-Regime.pdf

Document applicable to Principal Inside SCPI:

2026_03_ESG_Principales-incidences-negatives-en-matiere-de-durabilite.pdf

b. Sustainability Risk Categories

Environmental Risks

Environmental risks include physical climate risks arising from acute and chronic climate events, transition risks associated with the transition towards a low-carbon economy, biodiversity-related risks and broader environmental impacts that may affect asset performance and value.

Physical climate risks may result from events such as flooding, storms, hurricanes, wildfires, extreme heat, droughts, water stress or sea level rise. Transition risks may arise from evolving regulations, environmental taxation, increasing energy performance requirements, changing investor and occupier expectations, carbon-related costs and risks of asset obsolescence associated with the transition towards a low-carbon economy.

Social Risks

Social risks may arise from impacts on local communities, accessibility and social inclusion considerations, working conditions within construction and property operations activities, stakeholder relations and broader reputational issues.

Inadequate management of these matters may affect project acceptability, generate disputes with local stakeholders, reduce asset attractiveness, delay project implementation or negatively impact the reputation of the management company and its funds.

Governance Risks

Governance risks may result from insufficient transparency in investment selection processes, conflicts of interest, inadequate oversight of capital allocation and investment activities, weaknesses in independent control mechanisms, or failures to comply with applicable regulatory, tax and accounting requirements.

Such risks may lead to sub-optimal investment performance, legal or regulatory sanctions, reputational damage and potential misalignment of interests between the management company and investors. Governance failures may also manifest through incidents such as corruption, fraud, negligence or lack of accountability.

c. ESG Risk Assessment Methodology

Sustainability risks are assessed throughout the investment lifecycle using a combination of internal expertise, third-party assessments and dedicated analytical tools.

As part of the acquisition process, ESG due diligence is conducted alongside financial, legal and technical reviews. Depending on the nature of the asset and investment strategy, assessments may cover climate-related risks, environmental liabilities, biodiversity considerations, energy performance, governance matters, health and safety considerations and stakeholder-related issues.

The scope of due diligence is determined according to the level of risk identified during the preliminary assessment and may involve external consultants carrying out environmental audits, climate risk assessments or other specialized sustainability risk assessments, covering physical, transition, biodiversity, social and governance risks as relevant to the asset.

The findings of these assessments are taken into account in the investment decision-making process and may inform the definition of mitigation measures, asset-level improvement actions or monitoring requirements. During the holding period, identified ESG risks may be reviewed as part of asset management processes and annual business planning, where relevant.

d. Quantitative Assessment of ESG Risk Exposure and Financial Impacts

Principal Asset Management SAS uses quantitative tools for certain climate-related risks. Physical climate risks are assessed using Moody's Climate on Demand, which provides an annualized damage rate expressed as a monetary amount and as a percentage of asset value under RCP 4.5 and RCP 8.5 scenarios.

For certain funds, where relevant and where data is available, transition risks are assessed using CRREM, which provides transition value-at-risk indicators.

However, Principal Asset Management SAS does not yet produce a fully consolidated and systematic quantitative assessment of the financial impact of all identified environmental, social and governance risks across all funds, nor a comprehensive assessment of the proportion of exposed assets and their impact on portfolio valuation. The current approach remains primarily qualitative, supported by quantitative data and tool outputs where available, notably for certain climate-related risks.

Biodiversity-related risks are assessed qualitatively, where relevant, by considering both potential impacts of real estate assets on biodiversity, such as land use, soil sealing, pollution, water management or habitat degradation, and dependencies on ecosystem services, such as water availability, soil stability, flood regulation, heat mitigation and the presence of green spaces. These risks may depend on both the asset typology and its geographical location.

At this stage, Principal Asset Management SAS does not yet use a consolidated biodiversity footprint indicator or a quantitative methodology allowing the systematic assessment of the financial impact of biodiversity-related risks across all assets.

The time horizons considered in the current ESG risk analysis are aligned with existing investment and asset management processes, including acquisition due diligence, annual business planning and, where applicable, longer-term climate-related assessments.

Principal Asset Management SAS will continue to strengthen this approach progressively, subject to data availability and methodological developments, with a focus on improving asset-level data and assessing the feasibility of further quantifying the financial impacts of the most material ESG risks, including biodiversity-related risks.