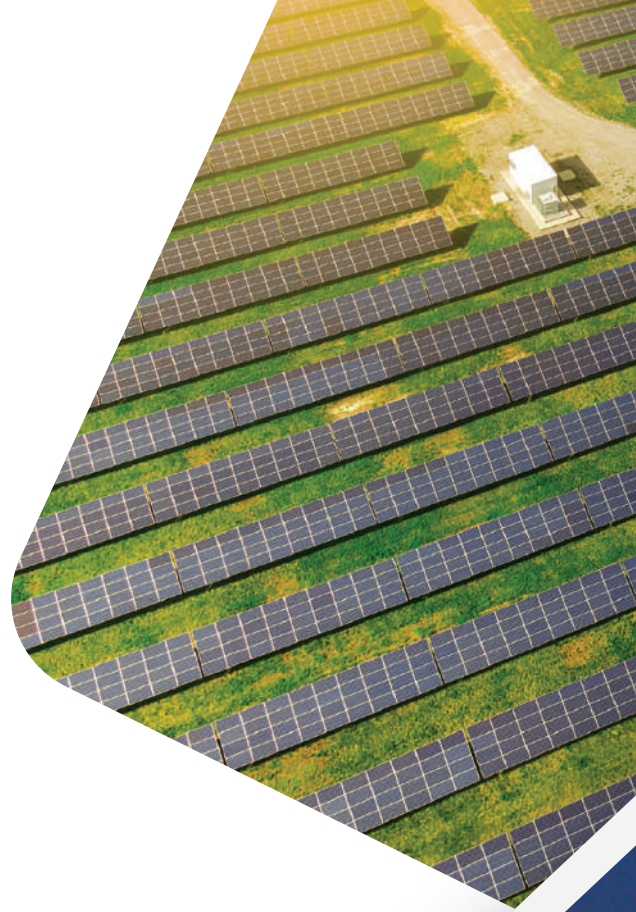




SUNDARAM ALTERNATES
— Sundaram Finance Group —



Responsible Capital, Tangible Impact

ESG & Climate Impact
at Sundaram Alternates



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About Sundaram Alternates

Sundaram Alternates

Rapidly Scaling Alternatives Platform

SEBI

Registered AIF and PMS

2018

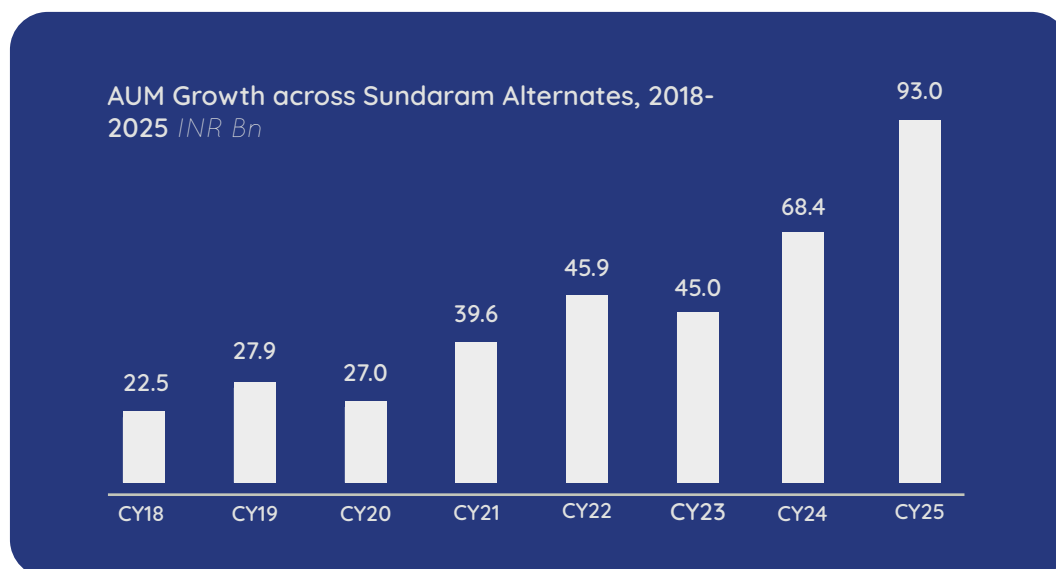
Incorporated

Investment Manager for Funds & Vehicles to manage Thematic Listed Equities, Private Credit (Real Estate, Corporate Credit), & Corporate Bonds

AUM
~INR 128 Bn

across funds and managed accounts

As on August 2026



Investment Philosophy

Capital protection first

Senior Asset Backed and Cashflow structures backed

Risk management embedded across the lifecycle

Industry, promoter, ALM-level risk frameworks

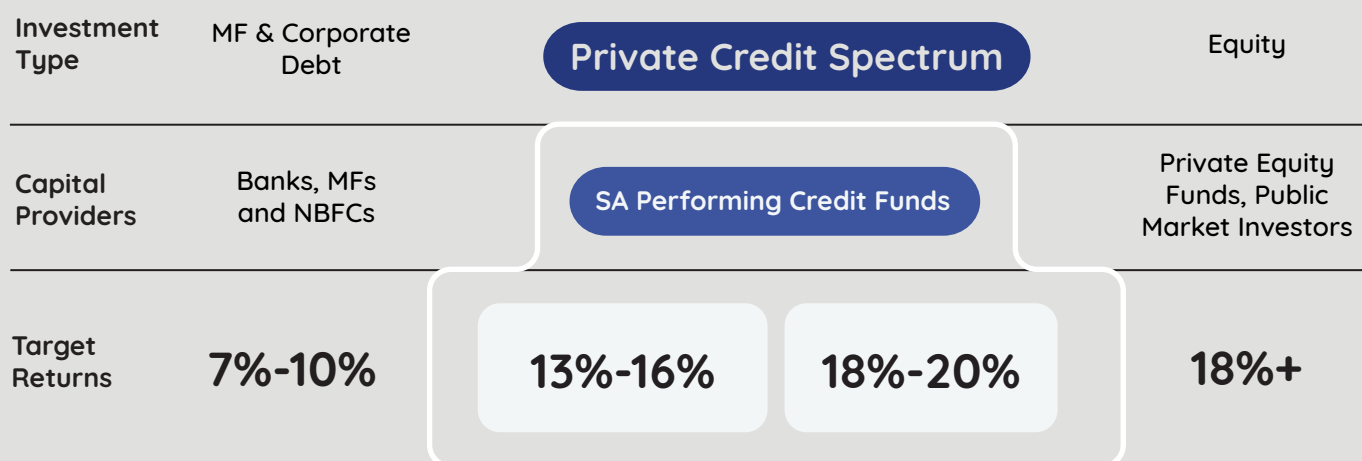
Process led execution

Templatized underwriting with minimal subjectivity

Built to scale with discipline

Consistent replication without dilution of standards

Sundaram Alternates Private Credit Offerings



Capital Raised INR 79.5 Billion

Capital Deployed INR 91.8 Billion

Till date 31st August 2026

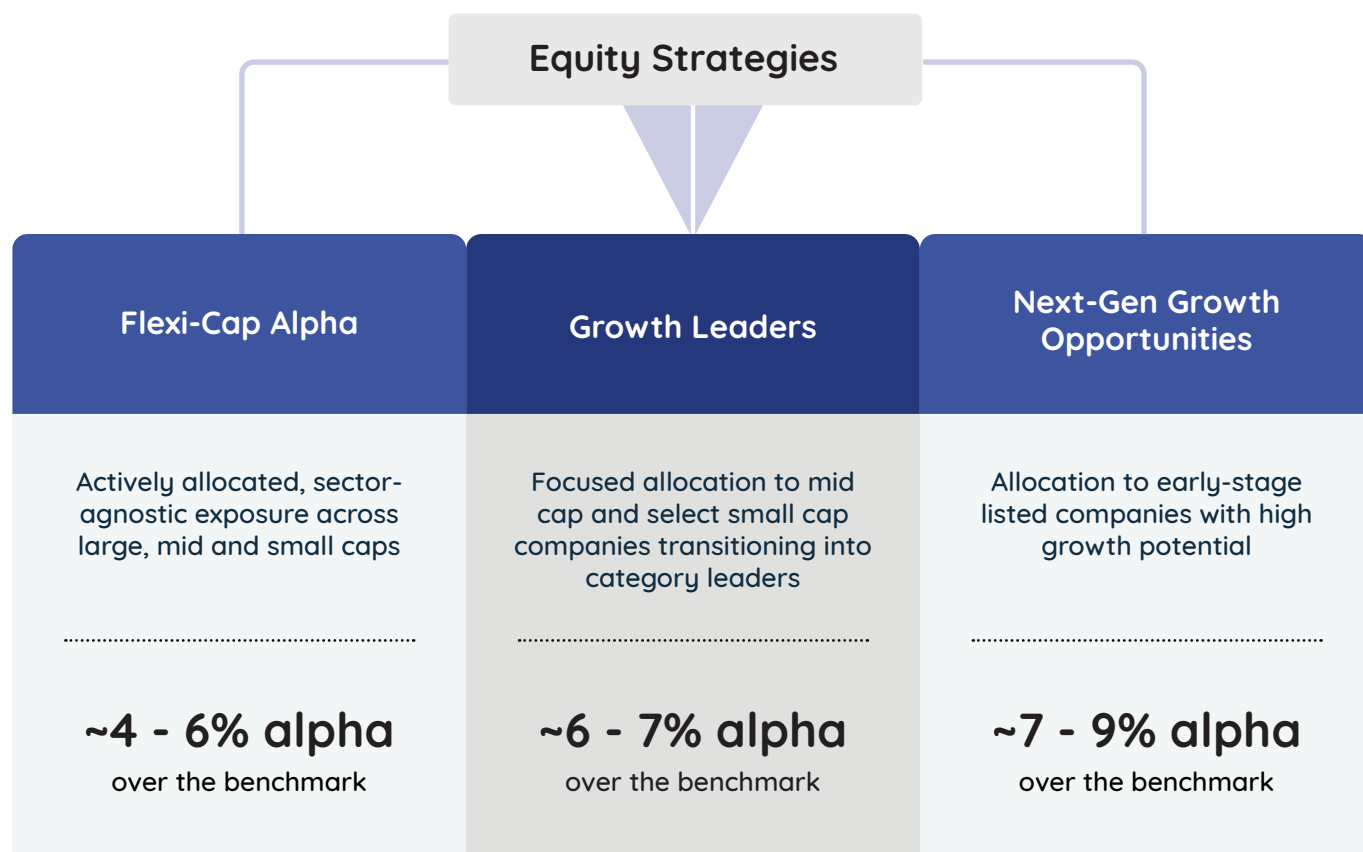
Aligned capital through up to 15% sponsor commitment.

Disciplined underwriting and proactive portfolio monitoring backed by Sundaram's 70-year heritage.

*Based on prevailing market conditions. Actual returns may differ substantially in future.

Sundaram Alternates

Public Equity Offerings



AUM across all Equity Offerings ~ **INR 63.2 Billion**

As on date 31st August 2026

ATLAS



ATLAS II



ACORN



*Based on prevailing market conditions. Actual returns may differ substantially in future.

Impact Investment Philosophy

Embedding ESG & Climate into investment decisions



Our Approach to Responsible Investing

At Sundaram Alternates, ESG is embedded into how we originate, underwrite, structure and monitor investments across private credit and public markets.

We integrate ESG considerations alongside financial fundamentals across the investment lifecycle, from deal origination and risk assessment to portfolio management and stewardship.

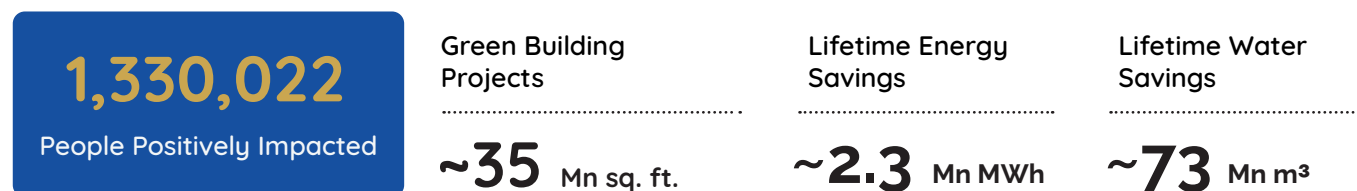
How ESG is embedded in practice:

- ESG Management System (ESG-MS): Lifecycle integration from origination, screening, due diligence, monitoring and reporting
- Materiality-led assessment: Double materiality approach identifying financially material ESG risks and impact priorities
- ESG Due Diligence: Third-party assessment covering environmental, social and governance parameters with ESG action plans
- Green certification pathway: EDGE / equivalent certification encouraged across eligible real estate investments to validate energy, water and material efficiencies
- Embedded accountability: Material ESG findings formalized as Conditions Precedent (CPs) and Conditions Subsequent (CSs) within investment documentation

**Responsible investing goes
hand-in-hand with disciplined investing**

Impact at Sundaram Alternates

Impact at a Glance



Impact Across Asset Classes

Real Estate Performing Credit	Corporate Credit	Public Equities
Financing resource-efficient residential developments with improved climate resilience and operational efficiency	Supporting enterprises delivering access to essential services across healthcare, logistics and MSME value chains	Allocating capital towards businesses participating in climate-transition and development-linked value chains

Commitments And Global Principles




Guidance From








Impact Pillars Guiding our Capital Allocation

Sundaram Alternates allocates capital across these pillars through private credit, public debt and public equity strategies



Social Infrastructure

Healthcare, education and essential services that expand access and improve service quality



Green and Affordable Housing

Affordable housing and sustainable real estate development supporting urbanisation and environmental efficiency



Financial Inclusion

MSMEs, underserved borrowers and NBFC-led credit ecosystems that deepen formal financial access



Clean Energy and Climate Transition

Renewable energy and climate-aligned industries supporting India's low-carbon transition

Intensity of ESG integration across credit strategies

Our Climate & ESG Philosophy is built on creating environmental value, social inclusion, and governance accountability – without compromising financial returns.

Impact Theme	RE performing Credit	Debt PMS (F.I.R.S.T.)	Emerging Corporate Credit	Performing Credit Opportunities
Green built infrastructure	Core theme	Transitional	Transitional	Transitional
Financial inclusion	Transitional*	Core theme	Transitional	Enabling
Social infrastructure	Enabling	Enabling	Core theme	Transitional
Clean energy & climate transition	Transitional	Transitional	Enabling	Core theme
ESG integration	Core theme	Core theme	Core theme	Core theme

A majority of residential RE counterparties represent transitional financing — SA capital bridges developers from unorganised private funding toward institutional-grade growth financing, with ESG covenants as a condition of that transition.

Across strategies, SA's role extends beyond capital allocation — ESG is embedded as a structural condition that shapes borrower behaviour and improves sector-level outcomes.

Core Theme:

Direct contribution to the impact outcome

Enabling:

Secondary impact outcomes achieved through supporting ecosystems

Transitional:

Financing supporting a shift toward stronger ESG and institutional practices

Sustainability Integration in Credit Strategies

Impact Framework

Real Estate Performing Credit Fund

Our Climate & ESG Philosophy is built on creating environmental value, social inclusion, and governance accountability – without compromising financial returns.



Environmental Stewardship

Resource efficiency, climate resilience and verified sustainability outcomes



Social Inclusion

Worker welfare, affordable housing and community impact



Governance Excellence

Policy-led governance, ESG accountability and transparent reporting

1

Screening

- Exclusion list assessment
- Initial ESG and materiality screening

4

Monitoring & Certification

- KPI tracking and remediation monitoring
- EDGE / equivalent certification encouraged across eligible projects

2

Due Diligence

- Third-party ESG assessment
- Site visits and risk scoring

5

Reporting & Impact Measurement

- Portfolio ESG outcomes tracked
- Annual impact reporting to stakeholders

3

Investment Structuring

- ESG findings integrated into IC decisions
- ESG Action Plans and CP/CS embedded

6

Continuous Improvement

- Feedback into ESG-MS and underwriting models
- Capacity building and framework enhancement

Real Estate Performing Credit Funds Impact Overview

Through Green Certification and Proprietary ESG Due Diligence

>45 Unique

Projects Assessed

~18k Units

Green Dwellings

3.2 Million m²

Green Building Area
Total Saleable Area across
projects

~ 77,912 MWh

Annual Energy Savings

~28,150 tCO₂

Operational CO₂
savings

~2.4 Million m³

Annual Water Savings

~1.0 Million tCO₂e

Embodied Carbon Savings

Data based on Edge-Assessed products

Efficiency Metrics*

27%

Energy Efficiency

40%

Water Efficiency

34%

Material Efficiency

1,330,022

People Positively Impacted

* Average values across EDGE assessed products

Embedded at Every Investment Stage

Through our proprietary
ESG Scorecard which is
guided by national and
international guidelines

We Track and Enforce

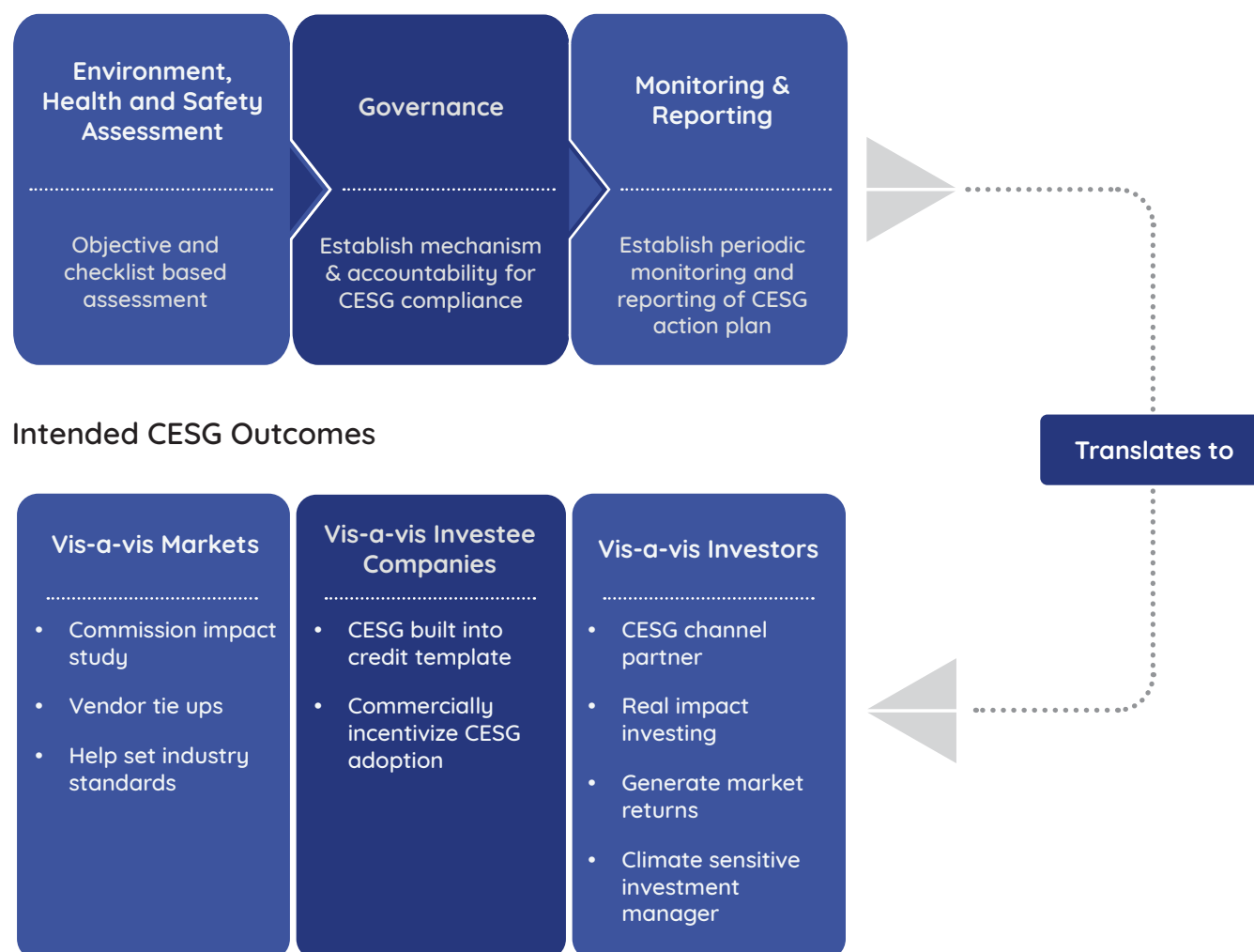
Comprehensive ESG
parameters integrating
national ESG compliance
and relevant global
frameworks

Independent Oversight

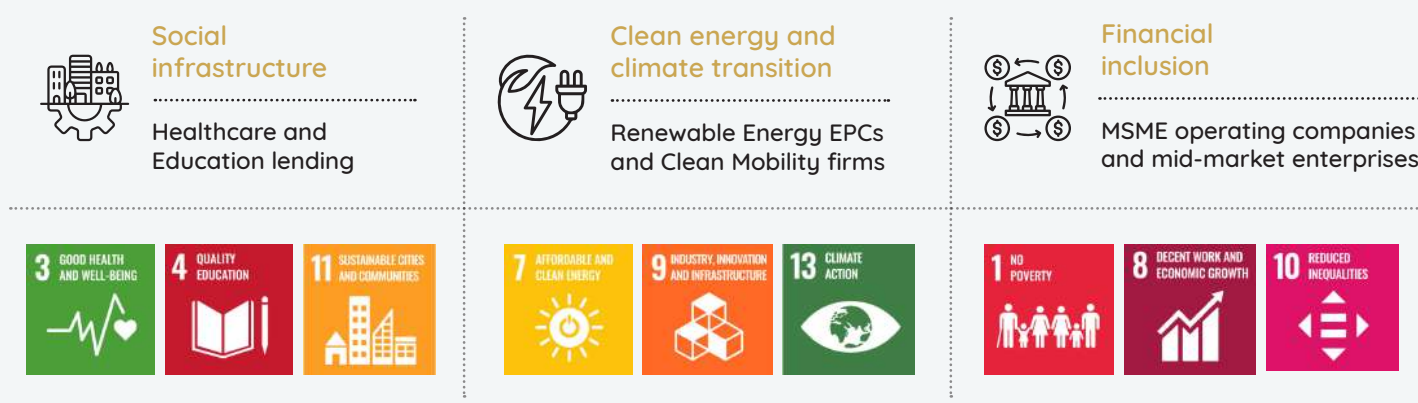
Covenants embedded in
all term sheets, ensuring
proactive ESG & Climate risk
management at fund and
product level

Corporate Lending Funds Impact Overview

Climate, Environmental, Social and Governance (CESG) intervention as part of our portfolio construction



Capital deployment across SDG-linked economic sectors



F.I.R.S.T.

Our DEBT PMS Strategy invests in listed bonds of firms focused on impact themes

Social Infrastructure

NBFCs financing educational institutions, training centres and healthcare providers



Green and Affordable Housing

Housing Finance companies providing home loans to low-and-middle income borrowers



Financial Inclusion

Microfinance and MSME lenders serving small businesses and self-employed individuals



*This is indicative, non-exhaustive list.

₹ 50+ Bn

Disbursed in
Education Loans

12000+

Affordable private
schools financed

₹ 2.1 Mn

Average ticket size
of loans

350+

Districts penetrated
through home lending

5+ Million

Women borrowers
financed

10k+

MSMEs supported
through credit

*Metrics represent cumulative borrower outreach as reported by underlying NBFCs

Select Impact Case Studies

Impact Track Record

Select Private Credit Deals

Investments	Fund	Segment in Location	Deal Size	Returns (INR)	Impact Theme	Key Metrics
Deal 1	Real Estate Performing Credit Fund	Residential in Pune	₹ 1.2 Bn	> 18%	Green & Affordable Housing	4,362 affordable housing units enabled - EWS & LIG focused housing under PMAY framework 267k/unit potential subsidy support for eligible beneficiaries - EDGE certification and ESG DD underway
Deal 2	Real Estate Performing Credit Fund	Residential in Hyderabad	₹ 1.1 Bn	> 18%	Green & Affordable Housing	- Improved workforce safety standards - Enhanced emergency preparedness across project sites - Strengthened EHS monitoring and governance systems - Reduced operational and compliance risks
Deal 3	Real Estate Performing Credit Fund	Residential in Kochi	₹ 600 Mn	> 18%	Green & Affordable Housing	100% ESG action closure achieved 0 major compliance escalations - Structured monitoring and governance systems embedded - Enhanced execution resilience and audit preparedness
Deal 4	Real Estate Performing Credit Fund	Residential in Hyderabad	₹ 1.2 Bn	> 18%	Green & Affordable Housing	7k MWh/yr energy savings 133k m³/yr water savings 2.7k tCO₂/yr avoided 24k tCO₂e embodied carbons avoided
Deal 5	Emerging Corporate Credit Fund	Healthcare in Vellore	₹ 700 Mn	> 18%	Social Infrastructure	500-bed multi-speciality hospital platform 25+ specialties and advanced care units 70% paper reduction through EMR digitisation 4,000+ preventive healthcare beneficiaries
Deal 6	Emerging Corporate Credit Fund	Education in Bengaluru	₹ 900 Mn	> 18%	Social Infrastructure	200+ academic programs offered - Students from 35+ countries supported - Capacity expansion enabled - Expanded access to higher education services
Deal 7	Performing Credit Opportunities Fund	Energy Generation in Delhi	₹ 1.2 Bn	> 15%	Clean Energy & Climate Transition	8.3+ GWp solar project capacity 3.6+ GW manufacturing capacity - Clean energy infrastructure expansion enabled - Climate transition outcomes supported
Deal 8	Performing Credit Opportunities Fund	FinTech in Ahmedabad	₹ 330 Mn	> 15%	Financial Inclusion	- MSME borrower access expanded - Faster credit access enabled through digital lending platform - Underserved and thin-file borrower segments supported - Technology-led underwriting improving financial inclusion
Deal 9	Performing Credit Opportunities Fund	Data Infrastructure in Bengaluru	₹ 300 Mn	> 15%	Social Infrastructure & Financial Incl.	~28.8% CO₂ emissions reduction ~2.3 Mn kg CO₂ emissions mitigated 265 kW solar installation integrated - Enhanced enterprise cloud service capacity

Detailed case studies in subsequent slides

Real Estate Fund – Impact Case Studies (1/2)

A PMAY-linked affordable housing development in Pune focused on expanding access to home ownership for lower- and middle-income households. The investment integrates ESG due diligence, green certification initiatives and sustainability covenants into the financing structure to strengthen long-term environmental and social outcomes.

Deal Snapshot

Location	Pune, India
Sector	Affordable Housing
Project Scale	Area - ~1.57 Mn sq ft 4,362 units
Investment Amount	INR 1.2 Bn
Impact Focus	Affordable housing access, ESG system strengthening and worker welfare

Impact Achieved

4,362 units Affordable housing units enabled	~ INR 267k Potential interest subsidy per eligible unit
EWS & LIG focused Homes aligned to PMAY eligibility criteria	EDGE Certification Certification process initiated

Our Interventions

- Financing supports the development of one of Maharashtra's largest PMAY-linked housing projects
- Enabling access to housing for EWS (Economically Weaker Sections) and LIG (Low Income Group) beneficiaries through affordable, lower ticket-size housing
- ESG due diligence and green covenants embedded within the investment process
- EDGE certification and sustainability measures integrated to improve long-term resource efficiency

Social Impact

- Creation of affordable housing units targeted toward underserved households
- Expansion of home ownership accessibility through PMAY-linked financing support and interest subsidies
- Improved access to formal housing and community infrastructure for first-time homebuyers

Financial Impact

- Funding flexibility supporting execution of large-scale affordable housing development
- Potential enhancement in long-term asset resilience through ESG and green building measures

Real Estate Fund – Impact Case Studies (2/2)

A residential project in Hyderabad where ESG monitoring and targeted interventions strengthened site safety, hazardous material management and emergency preparedness practices. The investment supported improved EHS systems and enhanced operational governance across the project lifecycle.

Deal Snapshot

Location	Hyderabad, India
Sector	Mid-Income Housing
Investment Amount	INR 1.1 Bn
Impact Focus	Governance Strengthening, Execution Risk Mitigation, Labour Formalisation, Emergency Preparedness
Instrument Type	Senior Secured Credit (NCDs)

Impact Achieved

Stronger EHS governance Structured monitoring and documentation practices embedded	100% Critical ESG gaps time-bound and actioned under ESGAP
Site-level compliance and monitoring trackers institutionalised with mandatory documentation & safety checks	Improved emergency preparedness Response protocols and communication systems institutionalised

Our Interventions

- Identified and addressed gaps in fire safety infrastructure and maintenance practices
- Strengthened storage and handling controls for chemicals and hazardous materials
- Institutionalised health check-ups, EHS trainings and emergency mock drills
- Established site-wide emergency communication and compliance tracking mechanisms

Social Impact

- Improved workforce safety and site welfare conditions
- Reduced exposure to workplace health and operational risks

Governance Impact

- Transition from ad hoc practices to structured EHS monitoring systems
- Enhanced audit readiness through formalised documentation and reporting mechanisms

Financial Impact

- Reduced execution and regulatory risks
- Improved operational resilience and project continuity

Emerging corporate credit opportunities fund

Impact Case Studies

A structured financing transaction supporting a multi-specialty healthcare platform in Vellore. The investment enabled infrastructure expansion and operational enhancements, strengthening healthcare delivery capacity and improving access to quality medical services.

Deal Snapshot

Location	Vellore, India
Sector	Healthcare
Investment Amount	INR 700 Mn
Impact Focus	Healthcare accessibility, operational efficiency and healthcare infrastructure strengtheningSenior
Type of Instrument	Secured Credit (NCDs)

Impact Achieved

500-bed capacity Multi-specialty healthcare infrastructure enabled	25+ specialties Advanced healthcare services supported
~70% paper reduction EMR digitisation Digital healthcare systems implemented	Healthcare Access Expanded tertiary care capability

Our Interventions

- Capex refinancing supporting hospital infrastructure expansion
- Digitisation of patient and operational systems through EMR implementation
- Support for medical technology and service capability enhancement
- ESG-aligned operational and healthcare management practices embedded

Social Impact	Governance Impact	Financial Impact
• Improved access to tertiary healthcare services • Enhanced availability of critical care infrastructure • Expanded delivery of preventive health services	• ESG monitoring frameworks implemented • Enhanced governance around healthcare operations • Digitized documentation and audit trail strengthening	• Improved operational efficiency and scalability • Strengthened long-term healthcare delivery capability • Enhanced infrastructure utilisation and resilience

Performing credit opportunities fund

Impact Case Studies

A senior secured credit facility of INR 1.25 Bn supporting a renewable energy platform focused on accelerating clean energy generation and decarbonization. The financing enabled expansion of renewable energy capacity and supported India's transition toward sustainable energy infrastructure.

Deal Snapshot

Location	Delhi, India
Sector	Renewable Energy Infrastructure
Investment Amount	INR 1.25 Bn
Impact Focus	Clean Energy, Climate Action and Energy Transition
Type of Instrument	Senior Secured Credit (NCDs)

Impact Achieved

8.3+ GWp Solar project capacity supported	3.6+ GWp Module manufacturing capacity
Clean Energy Transition Renewable infrastructure expansion enabled	Enhanced Energy Productivity Decarbonization impact Reduced dependence on fossil-fuel generation

*Based on the group's reported footprint

Our Interventions

- Working capital and growth capital support for renewable energy expansion
- Supporting development of solar and sustainable energy infrastructure
- Enabling capacity creation across renewable energy value chains
- Strengthening scalable clean energy solutions and operational resilience

Social Impact

- Expanded access to clean and sustainable energy infrastructure
- Contribution toward employment generation across energy value chains

Governance Impact

- Structured monitoring and governance oversight embedded within financing framework
- Strengthened sustainability and operational reporting mechanisms

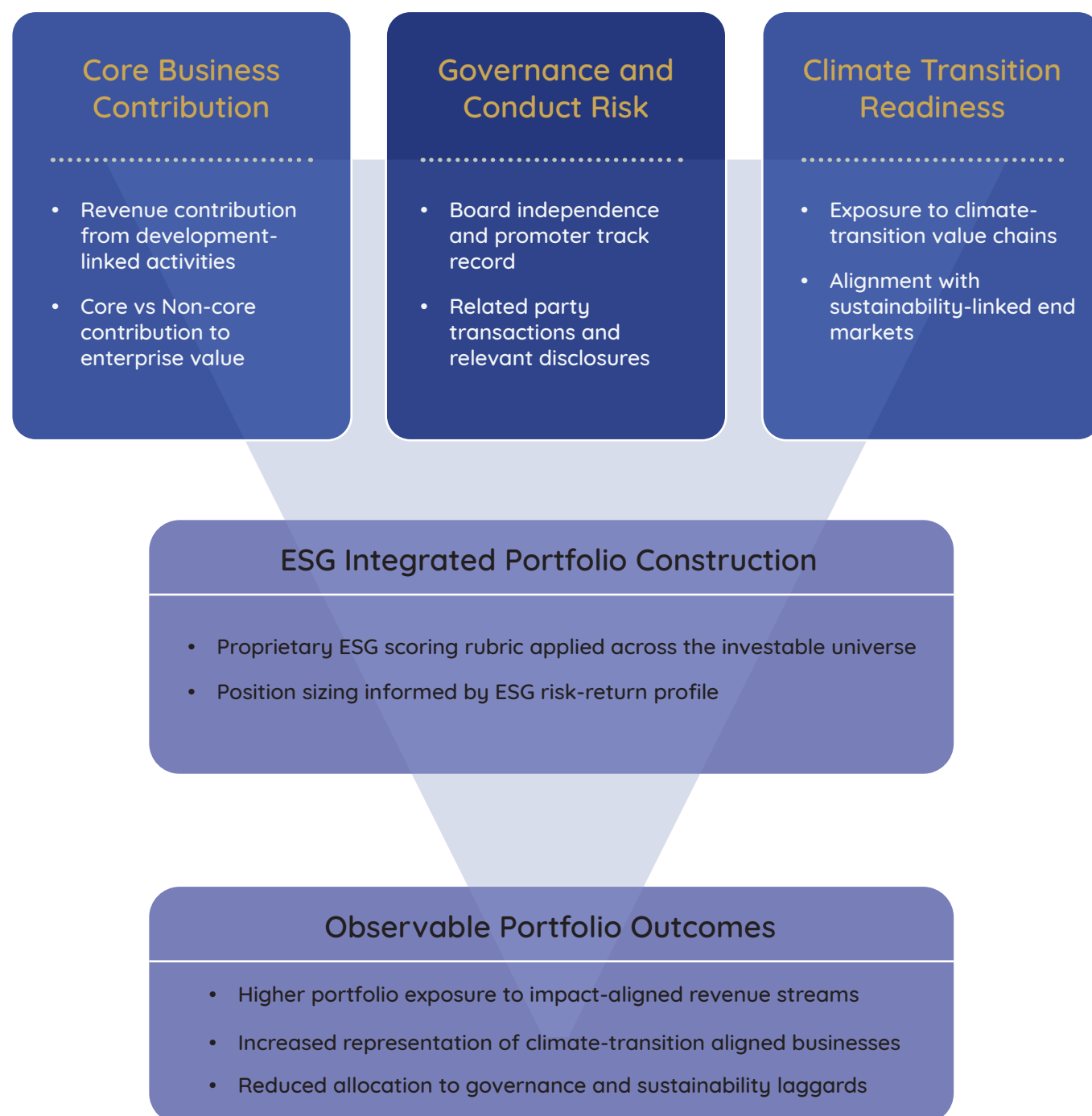
Financial Impact

- Capital support for scalable renewable energy expansion
- Enhanced long-term resilience through growing renewable energy assets

Responsible Investment in Public Equities

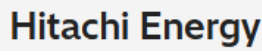
Equity ESG

Framework guiding our portfolio construction



ESG considerations are integrated into portfolio construction and inform relative position sizing within the investable universe, rather than acting as hard inclusion or exclusion criteria.

Portfolio wise exposure aligned to our impact themes

Impact Pillar	% of Portfolio	Focus	Select Investments
Clean Energy and Climate Transition	33%	Exposure to energy transition value chains including grid infrastructure, storage and clean mobility	 GE VERNOVA  Dynamic Cables Limited  GRAVITA  Hitachi Energy  EXIDE  MTAR  UNO MINDA  tdps
Social Infrastructure	13%	Supporting access to healthcare, nutrition and pharmaceutical delivery ecosystems	 TCPL packaging limited  ASTER DM HEALTHCARE  neuland  Persistent
Financial Inclusion	11%	Core exposure to retail and MSME credit delivery platforms	 FIVE STAR Business Finance Limited  UJJIVAN SMALL FINANCE BANK  CreditAccess Grameen  Chola Enter a better life  KVB
Green and Affordable Housing	7%	Exposure to affordable housing finance and residential infrastructure value chains	 homefirst We'll take you home  BIRLA CORPORATION LIMITED NP BIRLA GROUP  POWER MECH growth unlimited

*This is indicative, non-exhaustive list.

Sundaram Alternates

Responsible Capital, Tangible Impact

Our Publications



Read our FY25 Impact Report [here](#)

ESG and impact considerations continue to inform our capital allocation and engagement across asset classes.

For further information, please write to us at:
esg@sundaramalternates.com