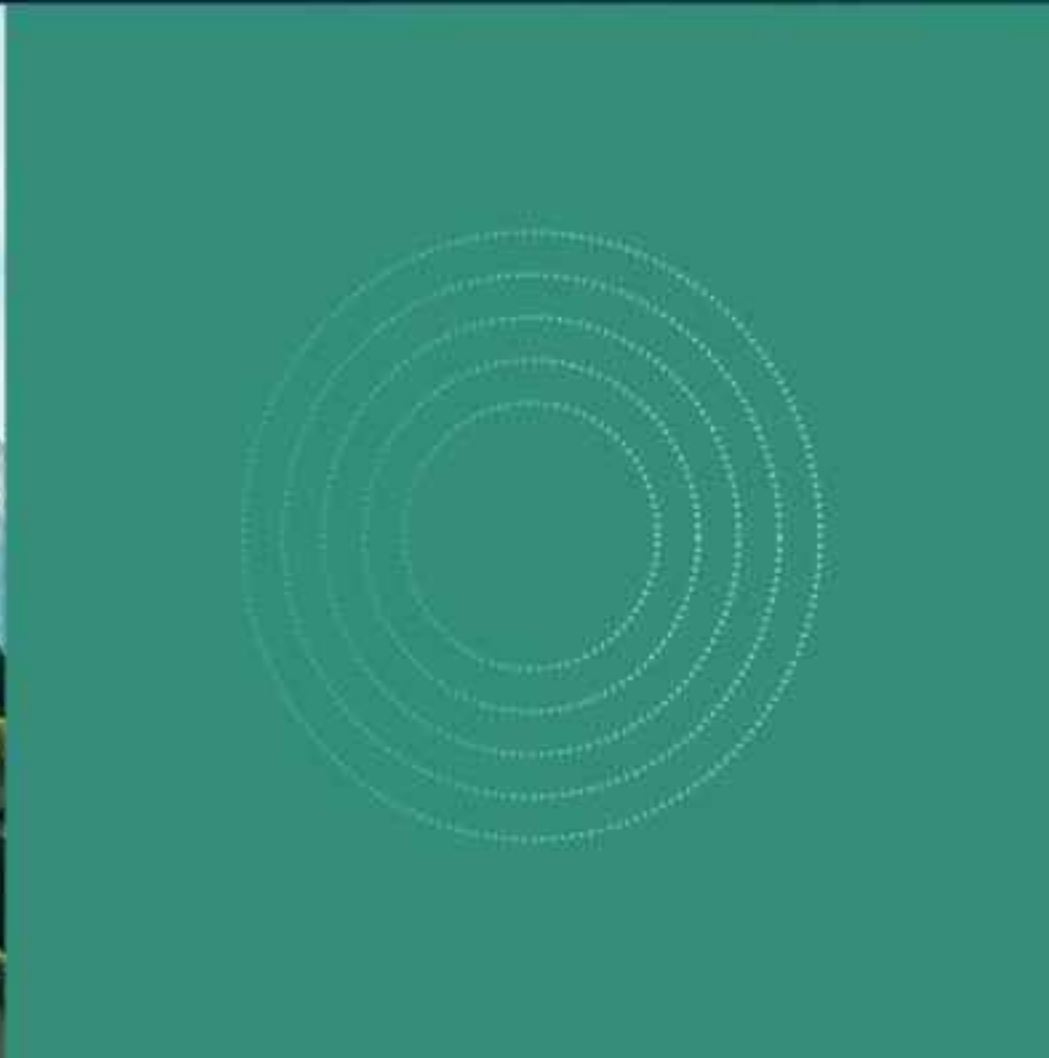


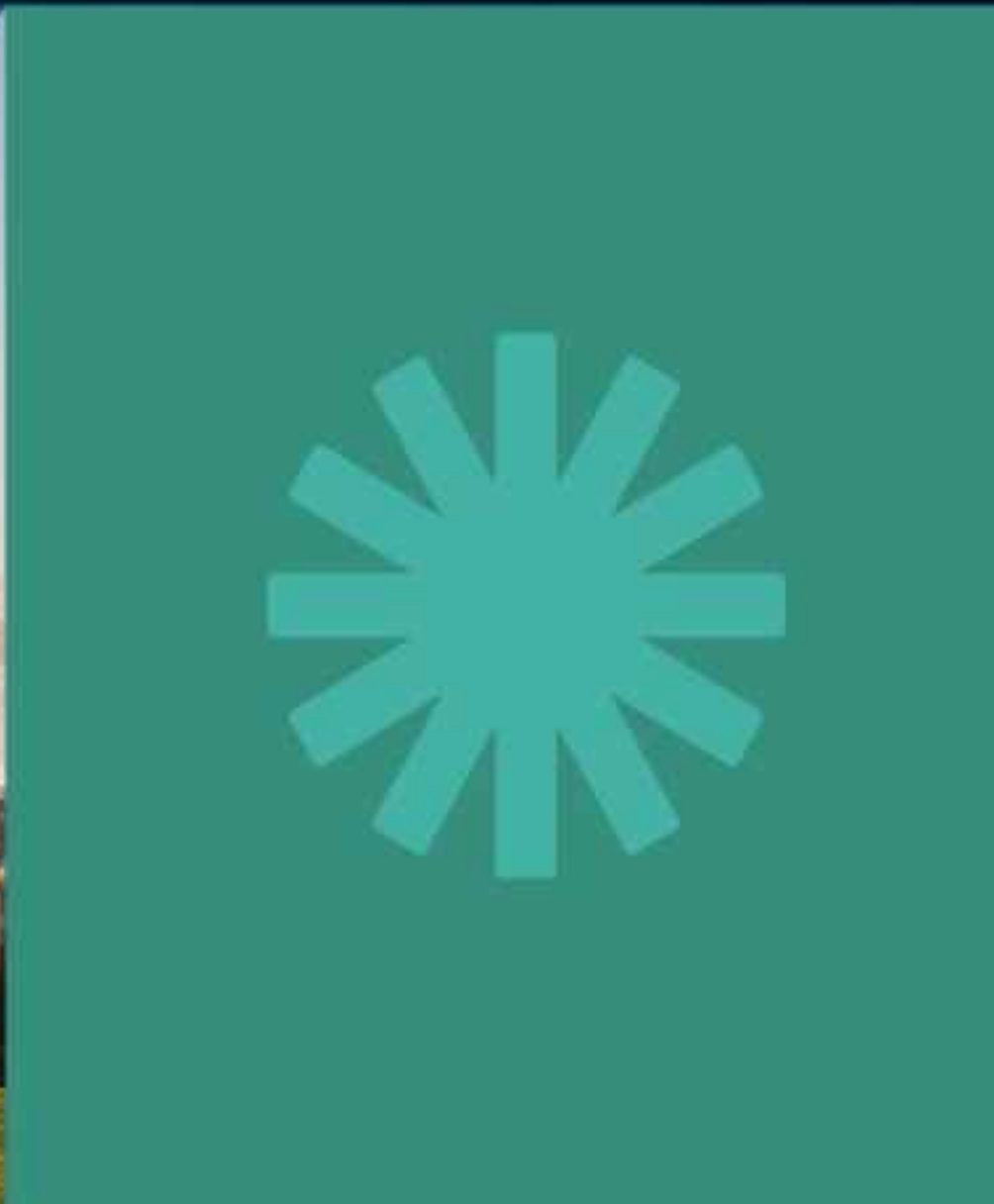


SUNDARAM ALTERNATES
— Sundaram Finance Group —



Climate & **ESG Impact**

Sustainability Report 2024 - 25





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Message from the Managing Director

Dear Stakeholders,

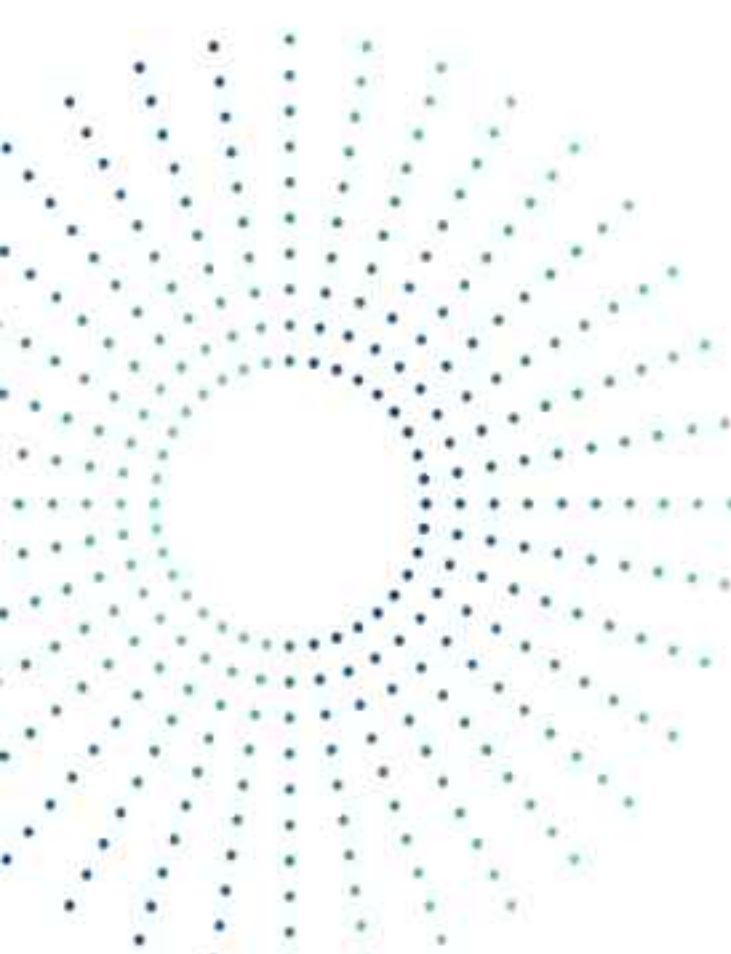
At Sundaram Alternates, we believe that private capital is one of the most powerful levers for shaping the future. In the face of climate volatility, rapid urbanisation, and widening social gaps, our mission is clear: to direct capital towards climate-resilient, inclusive, and well-governed investments that deliver both financial and societal value.

Backed by the legacy and stability of Sundaram Finance, we have built a distinctive approach to real estate private credit—rooted in rigorous ESG integration, disciplined underwriting, and a deep commitment to transparency. For investors and partners, this means your capital is deployed in ways that not only generate stable, risk-adjusted returns but also create measurable, long-term impact.

Private capital, when deployed responsibly, has the power to shape a climate-resilient, inclusive, and well-governed future—delivering lasting value to both investors and communities. This untapped potential is especially critical in the real estate sector, which accounts for nearly 40% of global carbon emissions and consumes over a third of the world’s natural resources.

“

Private capital, when deployed responsibly, has the power to shape a climate-resilient, inclusive, and well-governed future—delivering lasting value to both investors and communities.



In India, this challenge presents a generational opportunity, which is tangible. With this sector poised to grow at an exponential rate, we stand at a pivotal moment to design an urban future that is both sustainable and equitable. A well-planned residential development, guided by ESG principles, provides a blueprint for climate conscious development and transforms the built environment and the communities it serves.

This year, our portfolio has demonstrated that sustainable investment is not an aspiration but a proven strategy. Across 20 million sq. ft. of green-built projects, we have saved around 19,300 MWh of energy, 970 thousand m³ of water, and nearly 9,000 tons of CO₂ emissions every year. and expanded access to green-certified housing in underserved markets. Our investments have created over 50,000 jobs, strengthened local supply chains, and channelled growth into underserved markets—where the need, and the opportunity, is greatest.

Our Theory of Change ensures that every rupee is aligned to clear outcomes—environmental stewardship, social inclusion, and governance excellence. This is not about ticking compliance boxes; it is about setting

new benchmarks for what responsible private credit can achieve in emerging markets and establish a replicable model for responsible investment across emerging markets.

As you read this report, I invite you to see beyond the metrics. This is a story of partnerships—between investors, developers, and communities—coming together to build a resilient, equitable, and sustainable built environment.

We thank you for your trust and look forward to deepening our shared commitment to creating a legacy of sustainable growth.

Warm regards,

Karthik Athreya

Managing Director, Sundaram Alternates

About the Report

This impact report marks a significant milestone in Sundaram Alternates' journey towards fostering a more sustainable, inclusive and responsible financial ecosystem – particularly in the private credit space. It is designed to help investors, partners, and stakeholders evaluate not only our financial performance, but also the measurable environmental and social outcomes of our investments. Guided by our unwavering commitment to transparency, accountability & responsible investment practices, this report presents a comprehensive overview of our ESG strategy, performance and impact across our real estate private credit portfolio. It reflects how we create long-term investor value while contributing to climate action, social equity, and robust governance practices.

The report is aligned with the Global Reporting Initiative (GRI) Standards and maps disclosures and performance metrics to globally recognised frameworks including UN PRI, SASB, SDGs, EDGE, and relevant national ESG regulations. This report also incorporates our Theory of Change model, showing how our strategic inputs and investment activities translate into measurable outputs and outcomes, guided by our ESG philosophy — built on three interconnected pillars:

Through this report, we seek to provide our stakeholders with a comprehensive and verifiable account of our ESG performance, demonstrating our belief that responsibly deployed private capital can generate sustainable financial returns while delivering tangible environmental and social benefits.

Scope of Report

This report covers **ESG performance and impact outcomes** for Sundaram Alternates' **Real Estate Funds III and IV** as of June 30, 2025. The portfolio impact metrics presented are derived from these funds, which focus on financing green-built real estate projects.



Environmental Stewardship

Prioritising investments that reduce carbon emissions, enhance energy and water efficiency, and promote climate-resilient assets.



Social Impact

Enabling inclusive growth, job creation, and affordable housing while upholding ethical labour and community engagement practices.



Governance Excellence

Upholding transparent decision-making, strong oversight, and compliance with the highest ethical and regulatory standards.

Portfolio Impact

ENVIRONMENT

We proactively manage both physical and transition climate risks by integrating environmental sustainability into every stage of investment. Our approach prioritizes green buildings, resource efficiency, and climate aligning our portfolio with global commitments. This not only strengthens performance but also enhances credibility and investor confidence.

Material Topics Addressed

 <div>Green Building Certification</div>	 <div>Waste Circularity & Minimization</div>	<div>6 CLEAN WATER AND SANITATION</div> 
 <div>Energy & Water Efficiency</div>	 <div>Adapting to Heat & Water Scarcity for Resilience</div>	<div>7 AFFORDABLE AND CLEAN ENERGY</div> 
 <div>Regulatory Landscape</div>	 <div>Environmental Monitoring</div>	<div>11 SUSTAINABLE CITIES AND COMMUNITIES</div> 

Portfolio Impact

<div>~20 Million sq. ft.</div> <div>Green Building Projects</div>	<div>~837,000 tCO₂e</div> <div>Embodied Carbon Savings</div>	<div>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</div> 
<div>~579,000 MWh</div> <div>Lifetime Energy Savings</div>	<div>~268,000 tCO₂</div> <div>Lifetime Operational CO₂ Savings</div>	<div>13 CLIMATE ACTION</div> 
<div>~28.9 Million m³</div> <div>Lifetime Water Savings</div>	<div>Green Built Homes</div> <div>Actively underwritten projects designed to meet certification standards</div>	

*Lifetime savings are calculated over a 30-year building lifecycle.

SOCIAL

We are committed to fostering safe, inclusive, and equitable working environment within our portfolio companies. Partnering with our investee companies, we promote forward-looking practices that go beyond compliance, protecting employee health, ensuring fair treatment, and supporting long-term resilience of our partners and communities we serve.

Material Topics Addressed

	Worker Health & Safety		Fair Wages & Timely Payments	
	Employment & Community Engagement		Wellness Focussed Design & Occupant Safety	
	Labour Accommodation & Welfare		Emergency Preparedness & Fire Safety	
				
				

Portfolio Impact

<div>~ 50,000+</div> <div>No. Of Jobs Created (Direct + Indirect)</div>	<div>1,323,569</div> <div>People Positively Impacted</div>	<div>11 SUSTAINABLE CITIES AND COMMUNITIES</div> <div></div>
<div>Over 1000</div> <div>No. of Women Positively Impacted (Direct)</div>	<div>Over 50%</div> <div>Of Residential Units in our Portfolio Designed with Universal Accessibility Features.</div>	<div>16 PEACE, JUSTICE AND STRONG INSTITUTIONS</div> <div></div>

Reduction in Lost Time

Injury Frequency Rate Across Monitored Construction Sites

GOVERNANCE

Our ESG risk management framework ensures that potential risks are proactively identified, addressed, and monitored systematically. These systems support sustainable value creation by reducing negative adverse impacts on the environment and society. Our Investment Committee embeds ESG considerations into every stage of decision-making, ensuring objectivity, fairness, and compliance with all regulatory requirements. This governance framework equips us to effectively manage challenges and achieve long-term, responsible growth.

Material Topics Addressed

	Anti Corruption & Business Ethics		Board Level Oversight	<div> <div>8</div> <div>DECENT WORK AND ECONOMIC GROWTH</div> </div> <div> <div>9</div> <div>INDUSTRY, INNOVATION AND INFRASTRUCTURE</div> </div> <div> <div>16</div> <div>PEACE, JUSTICE AND STRONG INSTITUTIONS</div> </div>
	Key Policies & Procedures		Trainings & Awareness	
	Regulatory Compliance & Disclosure Accuracy		Monitoring & Reporting	

Portfolio Impact

<div>~ 2700</div> <div>Safety and Environmental Awareness Training on Site</div>	<div>~25,000</div> <div>Site Workers Underwent Workforce Training and Awareness Programs</div>
<div>~100%</div> <div>Of Projects Undergo ESG Due Diligence</div>	<div>ANNUAL</div> <div>ESG Reporting for all Stakeholders</div>
<div>ZERO</div> <div>Tolerance to Labour Rights Violations</div>	



About Sundaram Alternates

Sundaram Alternates (SA), headquartered in Chennai (India), is the dedicated investment manager for the private credit and alternatives business of the Sundaram Finance Group. We manage Category II/III AIFs and PMS mandates across real estate, corporate and performing credit, as well as structured products. In the last seven years, SA has built end-to-end capabilities across the investment lifecycle, enabling it to scale differentiated strategies. As the next-generation growth engine of the Sundaram Finance Group, SA brings the Group's financial heritage into private markets.

SA is a wholly owned subsidiary of Sundaram Asset Management Company (SAMC), which has a 25-year history and currently manages ~₹800 billion in AUM. SAMC in turn is backed by Sundaram Finance Limited (SFL) — one of India's most trusted NBFCs. With an AAA (Stable) rating from ICRA, a market capitalization of over ~₹500 billion and ~₹1.5 trillion in managed assets, the Sundaram Finance Group brings a 70+ year legacy of disciplined growth, resilience, and trust to its asset management businesses.



Key Highlights of our Private Credit Strategies

Group Synergies

Backed by **Sundaram Finance**
(~₹1.5 Trillion AUM, AAA-rated NBFC, 70+ years legacy).

Track Record

15-18% IRR

7+ years of private credit investing; consistent 15-18% gross IRRs; zero capital losses.

Scale

~₹45.96 Billion Raised

~₹60.13 billion deployed; diversified across performing real estate and corporate credit.

Risk Culture

Strict underwriting rules; senior-secured structures; multi-layered diligence; over 100 ESG factors integrated.

ESG Leadership

Dedicated ESG officer; climate & ESG diligence embedded in every deal; focus on resource efficiency, climate resilience, and social inclusion.

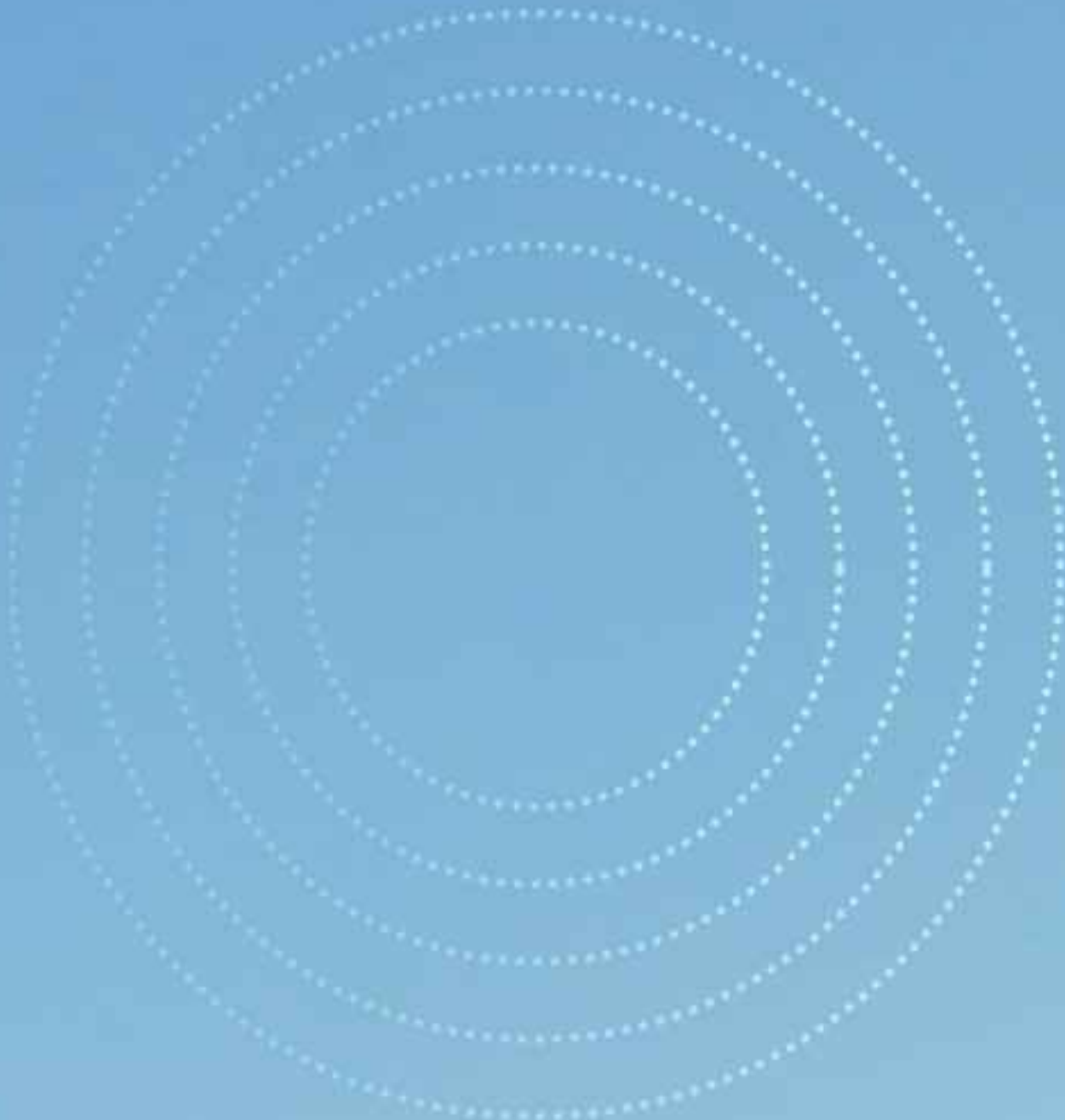
Resilience

Navigated market shocks: demonetization, RERA, GST, NBFC crisis, and COVID-19.

Investor Base

HNIs, family offices, corporates, and financial institutions — domestic and international.

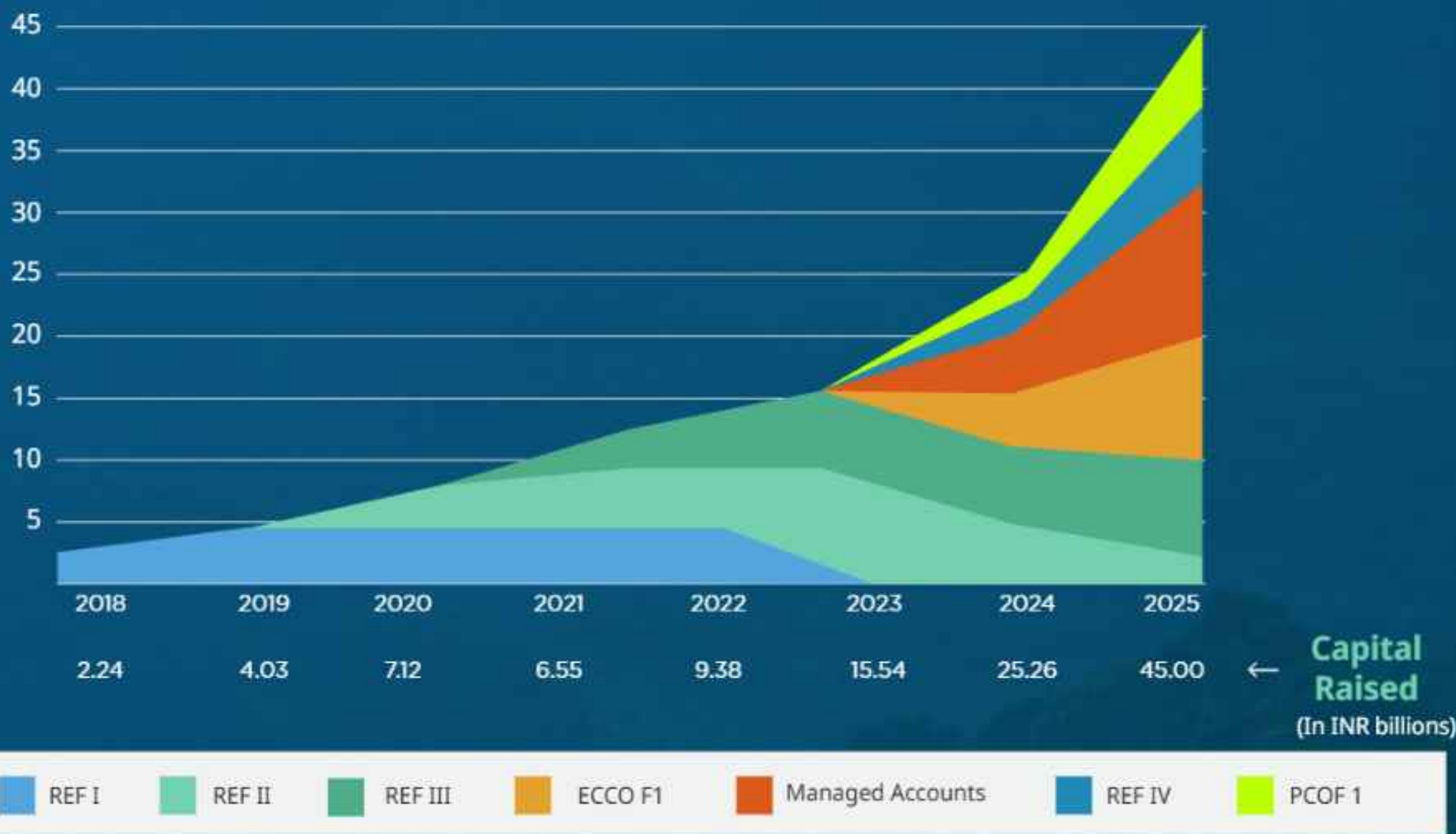
Note: Data as of June 2025



Leveraging the institutional strength and governance ethos of its parent, SA delivers Portfolio Management Services (PMS) and Alternative Investment Funds (AIFs). Our approach combines:

- Deep networks and relationships built through over 70 years of Sundaram Finance Group heritage, enabling deal access, faster diligence, and enhanced monitoring capabilities.
- Proprietary, ESG-integrated underwriting that prioritize capital protection and deliver consistent yields while aligning investments with climate resilience and inclusive growth goals.
- Active asset management model with quarterly performance audits, on-site ESG monitoring, and engagement programs that drive continuous improvement in both financial and impact outcomes.

SA (Private Credit) - Snapshot



2017

- Launched Real Estate Credit Fund I in August 2017; raised ~INR 4.04 billions
- Exited with 15% investor returns and zero capital loss

2019

- Launched Real Estate Credit Fund II in April 2019; raised ~INR 4.34 billions
- Exited with ~17% investor returns and zero capital loss

2021

- Launched Real Estate Credit Fund III in June 2021; raised ~INR 5.57 billions
- Launched Managed Accounts Program (MAP) to create custom credit portfolios for ~INR 3.40 billions

2022

- Launched Corporate Credit Fund I in December 2022; raised ~INR 10.43 billions

2023

- Launched Real Estate Fund IV in June 2023; raised ~INR 12.17 billions

2024

- Launched PCOF I in October 2024 – Raised ~INR 5 billions till date (target raise ~INR 15 billions)

Note: Data as of August 2025



Real estate credit

The High Yield Secured Real Estate Credit Funds (I-IV) provide senior secured credit to mid-market and affordable real estate projects across key cities in India. These funds are backed by rigorous due diligence and strong collateral coverage.



Corporate credit strategies

Includes the Emerging Corporate Credit Opportunities (ECCO) Fund, which provides ESG-integrated financing to MSMEs, fintech, manufacturing, and service sector businesses, targeting 17-20% IRR, and the Performing Credit Opportunities Fund (PCOF), which invests in senior debentures and mezzanine securities of mid- to large-cap corporates, offering quarterly payouts and targeting 13-16% IRR.

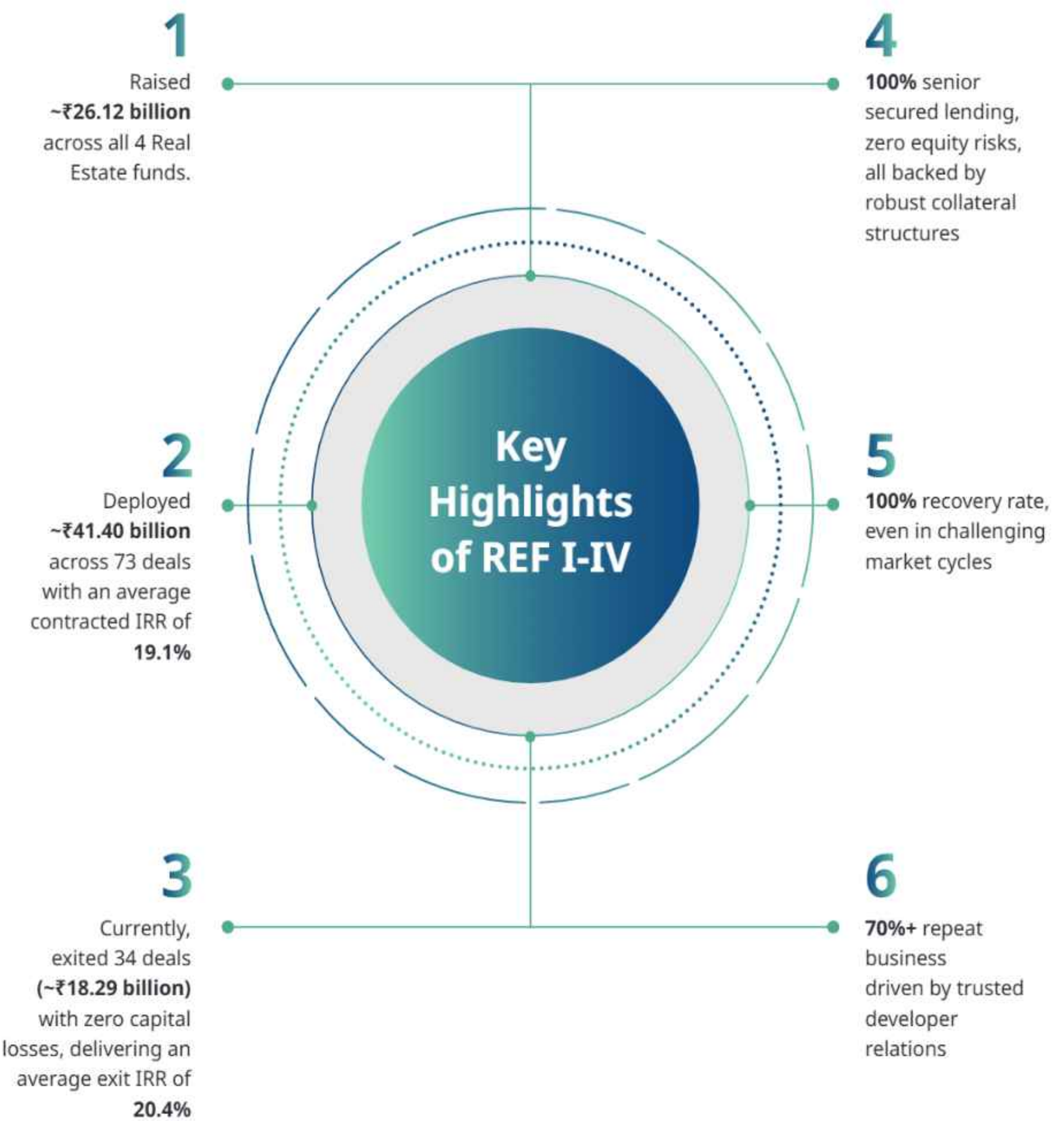


Other strategies beyond private credit

Beyond private credit, SA also manages Thematic Listed Equities (Voyager, Rising Stars, S.E.L.F., SISOP, ATLAS) focused on long-term capital growth across multi-cap and small/mid-cap opportunities, and Listed Corporate Bonds (Debt PMS), which offer steady income through investments in high-quality listed corporate debt instruments.

Real Estate Credit Fund (I-IV)

The High Yield Real Estate Credit Funds provides financing for the construction of mid-market and affordable residential real estate projects across key cities in India. Since inception, the funds have executed 73 deals, deploying ~₹41.40 billion in senior secured investments through disciplined capital allocation, structured strategies, and a deep ESG integration.



Note: Data as of June 2025

SA's ESG Philosophy & Alignment

At SA responsible investing is not an adjunct - it is at the core of how we create lasting value for all stakeholders. We recognize the global imperative for ESG integration and have ingrained it holistically into investment analysis, fund structuring and operational oversight. This includes materiality analysis, rigorous due diligence and performance evaluation. Our approach is designed to both enhance risk-adjusted returns and ensure that our portfolios contribute to a sustainable, inclusive and climate resilient future.

Our ESG Policy and Management System (ESG-MS) is guided by globally recognized sustainability standards and aligned with international development goals and principles. Together, these frameworks define how we manage ESG performance and disclose our impact transparently. We are:

- ❖ Signatory to the UN Principles for Responsible Investment (UN-PRI): Embedding responsible investment principles across the full investment lifecycle—from origination to exit.
- ❖ Committed to the UN Sustainable Development Goals (UN-SDGs): Aligning investments to advance measurable environmental and social outcomes.
- ❖ Guided by the International Finance Corporation's Performance Standards (IFC-PS) and the International Labour Organization (ILO) Standards: Providing comprehensive direction on social, labour, and community rights.
- ❖ Reporting with reference to the Global Reporting Initiative (GRI) Standards: Providing transparent, comparable, and verifiable ESG disclosures across environmental, social, and governance dimensions.

Through this alignment, we ensure that impact measurement and accountability are embedded in our decision-making, supported by continuous stakeholder engagement. Our ESG Management System (ESG-MS) is also aligned with and guided by leading global sustainability frameworks, including:

Commitments & Global Principles





Reporting & Disclosure Frameworks








Through adherence to global standards and best in class approach to ESG Integration, SA can become a catalyst for sustainable transformation. As we scale, we remain committed to shaping a resilient, inclusive and climate-conscious investment ecosystem that delivers long term value for our stakeholders.

Sustainability Strategy & Materiality

Globally, the built environment accounts for nearly 40% of energy use and carbon emissions, making it one of the most critical sectors in the fight against climate change. With the world's urban populations set to expand by another 2.5 billion people by 2050, the decisions made in real estate today will define climate and social outcomes for generations.

Nowhere is this truer than in India. By 2036, India's cities will need to home nearly 600 million people, and more than 70% of the buildings that will exist in 2047 are yet to be constructed. Real estate already consumes 40% of national energy and accounts for

more than 60% of carbon emissions in urban cities. If developed along business-as-usual lines, this sector alone can overshoot India's carbon budget by 2070.

At the same time, rapid urban growth, and rising demand for green, affordable, and resilient housing opens a once-in-a-generation chance to create climate-aligned, socially inclusive cities. IFC estimates green real estate could represent a ~ \$1.25 trillion market by the end of this decade, and the sector's transformation will play a critical role in realizing India's ambition of becoming a developed country by 2047, the 100th year of independence.

This convergence of risk and opportunity makes embedding ESG principles into real estate finance not just urgent but essential. Responsible private capital can shape this transformation — channelling funds into climate-resilient infrastructure, resource-efficient housing, and inclusive capital flows. At SA we see beyond near-term risks to capture long-term value, deploying disciplined credit that delivers both financial resilience and measurable impact. Our ESG strategy is built on three strategic pillars

70%

of India's 2047 building stock is yet to be built (World Bank)

40%

of total emissions come from buildings (NetZero India, 2025)

~ \$1.25 Trillion

Estimated market size of green real estate by 2030 (IFC)



Funding Climate Resilient Infrastructure

Financing certified green housing and resilient urban assets that can withstand physical climate risks while reducing long-term emissions.



Integrating ESG in Decision Making

Embedding sustainability and governance considerations into every stage of the investment process — from deal sourcing to monitoring — to ensure accountability and risk-adjusted returns.



Stakeholder Awareness & Engagement

Building a culture of sustainability through education, awareness, and continuous engagement with developers, residents, and communities — ensuring ESG adoption is not a one-time compliance exercise, but an ongoing transformation.

Lifecycle hotspots & where we act

Real-estate emissions occur across a building’s life — from material production and transport (embodied carbon), through construction and operational use, to repair and end-of-life disposal. Policymakers and codes in India (for example, ECBC and Eco-Niwas Samhita) focus largely on operational energy performance, which is necessary but incomplete: as operational energy becomes cleaner through grid decarbonisation, embodied carbon (materials, manufacture, transport, construction) becomes an increasingly dominant share of the sector’s total footprint.

A true life-cycle approach therefore requires action across both material and operational use stage.



Where SA Comes In

Lifecycle decarbonisation

We focus on the points in the real-estate value chain where capital and active stewardship change developer behaviour and material outcomes:

Project design & specification

Influence early design choices (orientation, passive cooling, material selection) that reduce resource use and embodied carbon.

Material procurement & construction practice

Promote low-carbon material mixes, reuse/recycling of demolition material, and prefabrication to cut waste and on-site emissions.

Certification & independent verification

Require EDGE/IGBC/other third-party pathways where relevant, ensuring claimed savings are verified and comparable.

Finance & commercial incentives

Embed green covenants, disbursement triggers and financing terms that reward performance.

Technical assistance & capacity building

Provide developer training, design support, and access to databases to de-risk low-carbon choices.

Operational stewardship

Monitor performance post-disbursement to ensure savings persist and asset value is protected.

Market shaping & policy engagement

Collaborate with industry bodies and certification agencies to scale low-carbon materials.

SA focuses capital, technical assistance and contractual levers at the Material Use and Operational Use stages — because early design and procurement choices, together with verified operational performance, determine a building’s total life-cycle emissions.

Through targeted capital deployment, we aim to deliver measurable environmental and social outcomes - such as reduced carbon footprints, energy efficiency gains, and inclusive job creation—while maintaining a sharp focus on risk-adjusted returns.

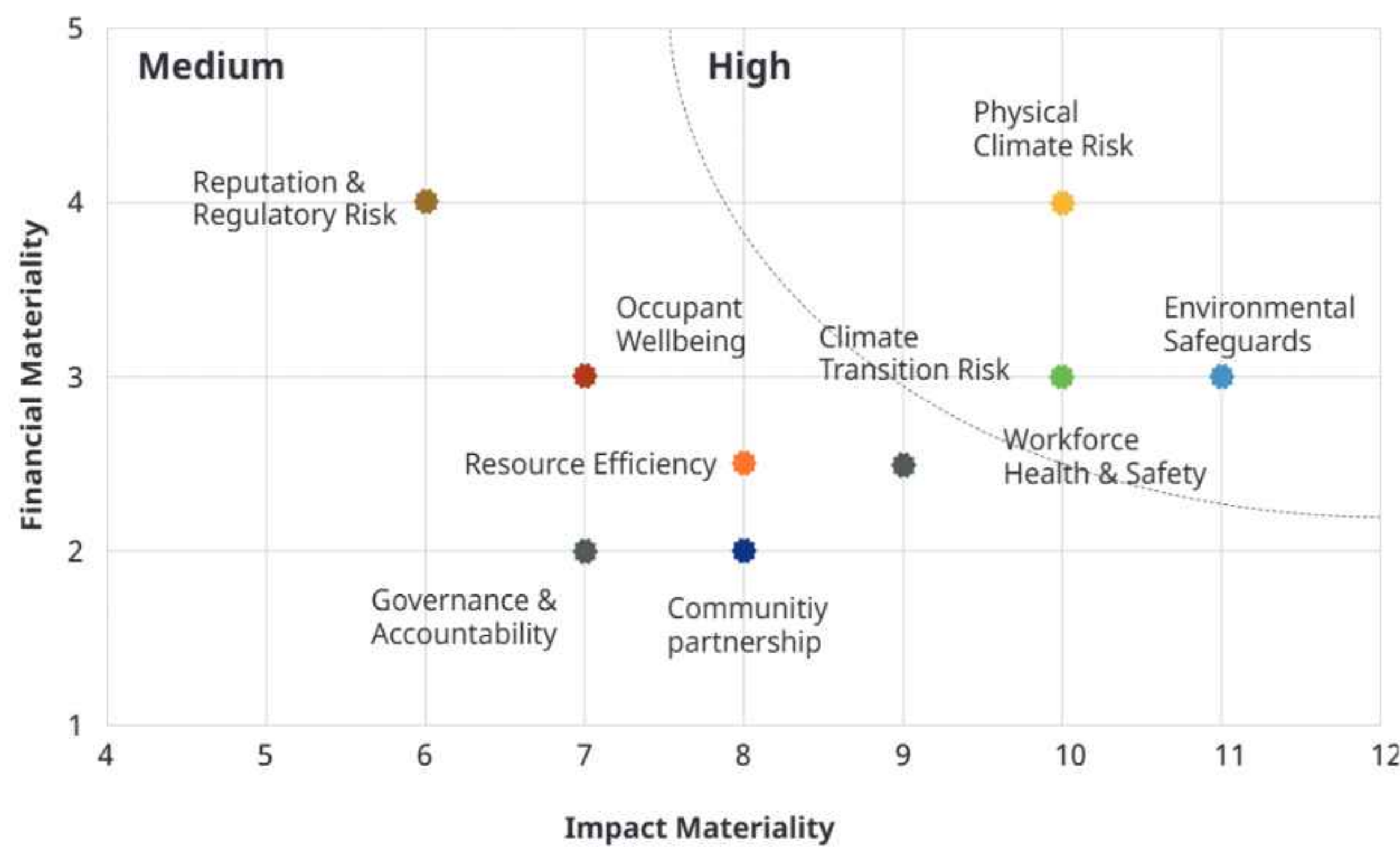
Integrating Materiality

Our sustainable strategy is anchored in a nuanced understanding of the priorities and concerns of our key stakeholders. Through continuous engagement with our investors, portfolio companies, employees, and the communities where we operate, we gain actionable insights that directly inform our approach to ESG.

This is underpinned by a robust materiality assessment, undertaken using a double materiality approach, which considers both:

- ❖ **Impact Materiality** – how our investments affect people and the environment
- ❖ **Financial Materiality** - the ESG-related risks and opportunities that can influence long-term portfolio value.

These priorities shape the investment due diligence & risk monitoring and are reviewed annually to align with evolving stakeholder expectations and global ESG benchmarks. In defining our materiality framework, we have also cross-referenced the SASB Standards for Asset Management & Custody Activities, and Real Estate & Homeowners to ensure our assessment addresses the most financially material and investor-useful ESG issues in our industry.



High Materiality Topics

Our ESG strategy is shaped by a focused set of material topics that reflect both stakeholder priorities and long-term value creation. Some of the high materiality topics, which are critical for our business from both financial perspective and an impact perspective are as follows:



● Environmental Safeguards:

We proactively manage the financial and strategic risks associated with deficiencies in environmental safeguards—particularly the monitoring of key environmental parameters such as air and water quality, waste streams, and energy and water consumption. Insufficient or unreliable monitoring may lead to undetected regulatory non-compliance, market penalties, and impact the credit quality.



● Physical Climate Risk:

We also monitor the risks arising from the physical impacts of climate change. This includes heightened exposure to extreme weather events such as storms, floods, heatwaves and long-term shifts like rising sea temperatures and sea levels, all of which can impact the value of our assets and hence the underlying credit.



● Workforce Health & Safety:

The health and safety of the workforce on our financed projects is a fundamental social responsibility. Our commitment to high standards in this area mitigates operational and reputational risks while ensuring ethical practices.



Medium Materiality Topics

While not as critical as the high materiality topics, the medium materiality issues remain important to our strategy and are consistently addressed in our operations such as



- **Occupant Wellbeing, Resource Efficiency, and Climate Transition Risk:**

These topics are deeply interconnected. By promoting healthy indoor environments and resource-efficient designs, we not only create a positive social impact but also enhance the marketability and value of our real estate assets. Proactively addressing the risks associated with the transition to a low-carbon economy can safeguard the value of our assets.



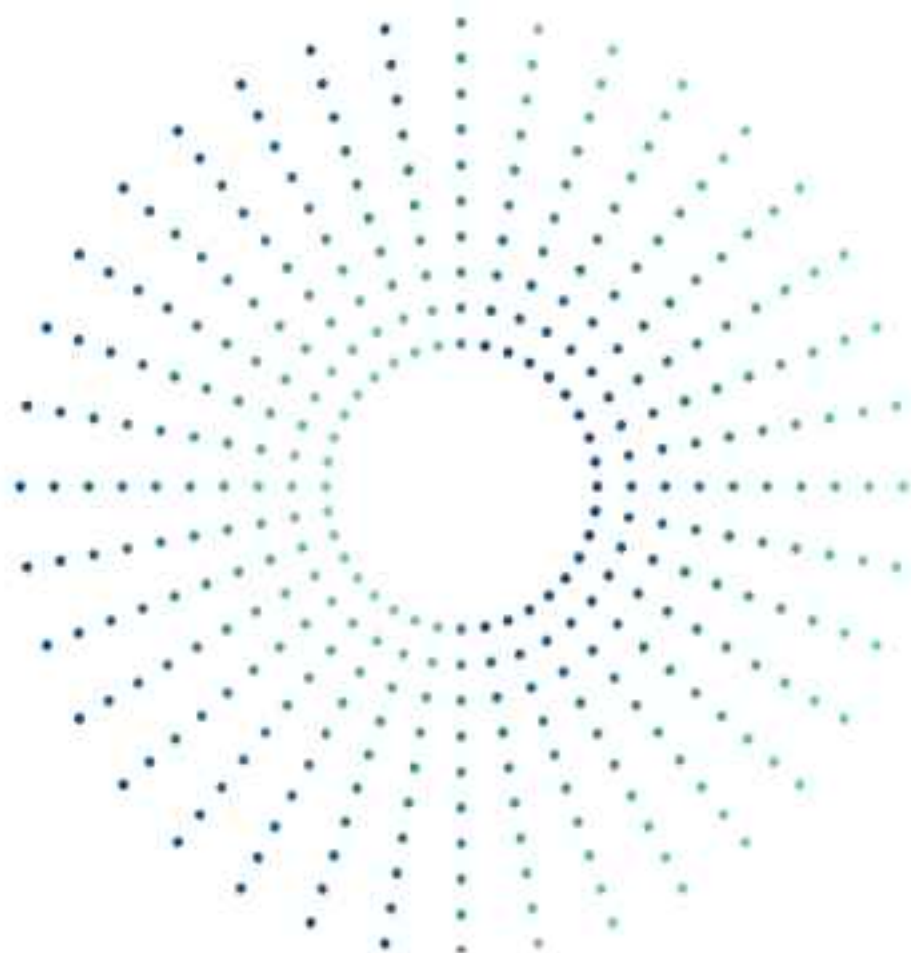
- **Community Partnership, Governance and Accountability:**

Our investments are intended to create a positive social impact, and strong relationships with communities and stakeholders are essential to our long-term success. We prioritize transparent engagement to foster trust and ensure our projects contribute to local well-being.



- **Reputation & Regulatory Risk:**

We recognize the importance of maintaining a strong reputation and complying with all regulatory requirements. Our robust governance framework is designed to proactively manage these risks.



These topics guide our investment decisions, risk management, and impact measurement across private credit and real estate portfolios. By embedding them into our ESG linked fund structures, materiality informed strategy and Theory of Change model, we position private capital as a catalyst for measurable transformation delivering consistent returns while enabling housing access, employment creation and promoting environmental stewardship.

Theory of Change

Our sustainability strategy is brought to life through SA's Theory of Change model – a framework that maps how we leverage capital to drive measurable climate and social impact. The Theory defines the cause-and-effect logic between our inputs and long-term outcomes. It shows how strategic capital deployment, when aligned with ESG principles, can generate both financial and societal value.

Our Change model is the foundation of our ESG-integrated private credit strategy. It provides a clear and systematic framework for our investments by outlining the progression from our core inputs to the desired outcomes, guided by strategic activities, a set of key assumptions, and clear change pathways.

At its core, the model transforms financial capital, human expertise, robust ESG systems, and developer partnerships into targeted value-creation activities. These inputs are transformed into action through a cyclical process of value creation activities.



These activities yield tangible outputs: green-certified and climate-resilient buildings, safer workplaces, transparent disclosures, and community benefits such as affordable housing and job creation. Progress is tracked through annual ESG and impact reporting, ensuring accountability to stakeholders. These outputs translate into outcomes across short, medium and long-term horizons.

The model rests on key assumptions:



It operates through change pathways, our mechanisms through which we translate our activities into long-term impact including



Our Theory of Change is more than a model; it is our strategic roadmap for responsible investing. By systematically linking our foundational inputs and value creation activities to concrete outputs, we ensure that our strategy delivers tangible, long-term impact. This deliberate process not only mitigates risks and enhances financial returns but also positions us to catalyse socio-economic development, establish a replicable model for responsible investing in emerging markets, and contribute to a more sustainable and equitable future for all stakeholders.

By integrating materiality insights with our Theory of Change, moves beyond ESG compliance to a strategy-led sustainability model, evolving as a future ready asset manager, creating enduring value for all stakeholders.

Theory of Change

Catalyse a robust ESG-aligned private credit market, financing sustainable infrastructure and delivering measurable sustainable impact.

Inputs → Value Creation Activities



Outputs



Physical Assets

- Green certified buildings
- Climate resilient designs
- Smart building systems integration



Reporting & Disclosure

- Annual ESG reports published
- PRI transparency and reporting maintained
- Continuous stakeholder engagement



Social

- Jobs (direct & indirect) creation in our portfolio
- 100% regulatory compliance across funded projects
- Affordable & Safe housing units created
- Compliance with safety audits and zero fatality targets



Environmental

- Energy conservation across all new projects
- Water savings across all projects through design and technology
- Tracking GHG emissions and embodied carbon reductions

Outcomes

Short Term Outcome

- All assets undergo ESG screening.
- Eligible projects obtain third-party green certification.
- Baseline impact data established and disclosed.



Medium Term Outcome

- Portfolio shows measurable reductions in carbon emissions, water use, and resource intensity.
- Improved occupant wellbeing (air quality, comfort, safety).
- Enhanced asset resilience to climate and regulatory risks.



Long Term Outcome

- Portfolio contributes materially to India's net-zero and inclusive growth goals.
- Proven, scalable private credit model for climate-resilient infrastructure.
- Recognition as a leading ESG-aligned private markets platform.

Change Pathways



Impact aligned
financing



Reduced
credit risk

ESG Leadership

Governance Framework

The ESG team at SA plays a crucial role in stewarding responsible investment practices. Members across all levels participate in ESG integration, ensuring effective implementation. This approach helps us to meet expectations which extend much beyond regulatory compliances. The roles and responsibilities across various levels are:



This governance framework provides a tailored adaptation of global ESG best practices for SA. While the flow illustrates oversight and execution levels, it is underpinned by regular reporting cycles, clear decision authorities at each tier, and integration with evolving disclosure norms.

Our ESC - comprising the ESG Officer, Fund Manager, and members of diverse functional teams ensures that critical ESG covenants are embedded into term sheets, encourages green building certifications, and drives consistent sustainability reporting on performance metrics. By fostering collaboration among ESG, legal, finance, asset management, operations and compliance, the ESC integrates ESG obligations into commercial documentation and builds organizational consistency in sustainability reporting.

As ESG investing becomes the norm, sustainable real estate will be a cornerstone of resilient portfolios. In line with this vision, SA will continue to:



Scale
ESG-aligned AUM across private credit and real estate



Deliver
Verified climate and social impact through structured monitoring

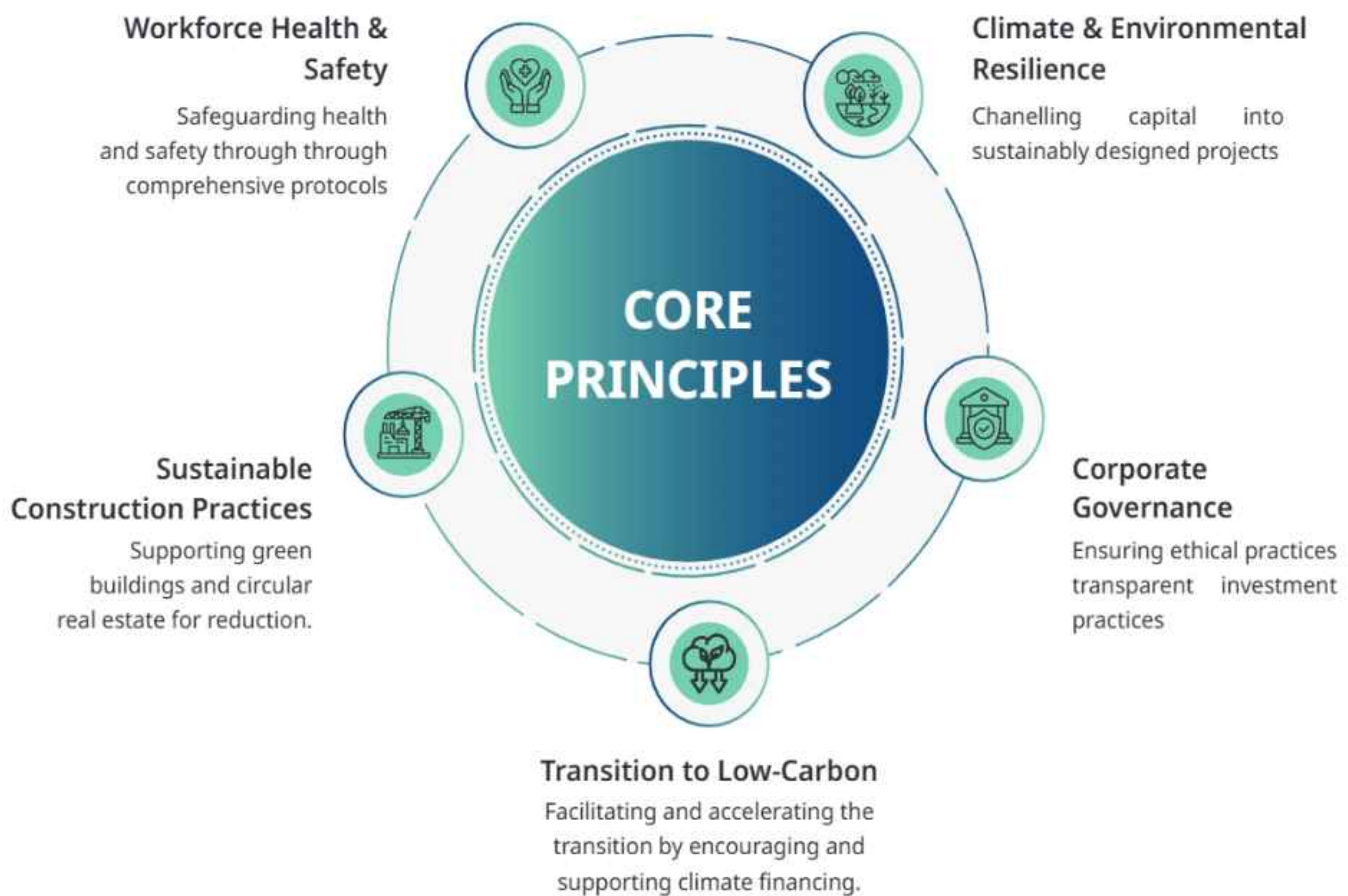


Pioneer
Replicable models for responsible investing in emerging markets.

ESG

in Investments

ESG Policy - Key Strategic Elements



Our ESG policy integrates global sustainability standards and national regulations into a structured investment process, delivering on three key objectives: capital protection, yield generation and measurable impact. These elements reflect our commitment to delivering risk-adjusted returns and ESG impact, while aligning with investor priorities and expectations for environmental and social accountability. Our strategy is anchored on five core principles.

Our philosophy is centred on generating environmental value, advancing social inclusion and upholding governance accountability - without compromising on financial performance. A materiality-led approach, aligned with global standards, ensures we focus on areas most relevant to both our portfolio and our stakeholders.

ESG Management System - Lifecycle Integration

Our ESG Management System (ESG-MS) forms the foundations of our approach to sustainable and responsible investing. This integrated framework ensures that environmental, social and governance considerations are embedded throughout the investment lifecycle, from origination to ownership throughout, initial screening and due diligence to post investment monitoring and reporting. Designed to deliver long term value, the system helps mitigate risks while co-creating opportunities for measurable impact.

Evolving from our overarching ESG Management System, this integrated framework seamlessly translates principles into action, ensuring that sustainability considerations are in every stage of the investment process. Every investment undergoes a rigorous exclusionary screening process, and a thorough due diligence process is undertaken, where ESG risks and opportunities are quantified using a structured scoring matrix alongside financial metrics. The identified ESG commitments are then embedded into investment agreements as Conditions Precedent and Conditions Subsequent, aligning accountability with legal and operational mechanisms.

Our engagement continues beyond capital deployment. We collaborate with portfolio companies to co-create tailored sustainability action plans for the projects and annual reviews are conducted to monitor the overall progress. A robust Monitoring & Evaluation framework based on a rigorous materiality assessment supports consistent performance tracking.

Our lifecycle ESG approach embodies our core philosophy, enhancing investment resilience, catalysing sustainability outcomes and safeguarding long-term value. In 2024, we significantly strengthened our ESG initiatives by rooting sustainability responsibilities directly into investment conditions. We pro-actively collaborated with portfolio companies to mitigate and reduce project level ESG risks. Through this comprehensive integration, we move beyond compliance to a model that safeguards assets, enhances resilience, and delivers measurable outcomes.



Lifecycle Integration

1

Origination & Screening



At the outset, we deploy exclusionary screening to flag and filter unsustainable opportunities. This early filter reduces exposure to high-risk assets and embeds ESG alignment from the very first stage of evaluation.



Investment Agreements

2

ESG findings are integrated into the IC memorandum and shape decision-making at the approval stage. ESG commitments are embedded as formal Conditions Precedent (CPs) and Conditions Subsequent (CSs), anchoring accountability for identified risks.

3

Due Diligence & Investment Strategy



Thorough ESG due diligences are conducted through empaneled third-party experts to identify the risks and opportunities. A structured scoring matrix is used to quantify ESG performance and integrate it into the investment committee's discussions.



Materiality & Monitoring

4

Once invested, we maintain close oversight through active monitoring and stewardship. This includes developer disclosures, site inspections, worker trainings. We collaborate with portfolio companies to co-create and implement tailored ESG action plans and conduct monthly reviews.

5

Exit & Reporting (Post Investment Stewardship)



Outcomes are aggregated across the portfolio and reported to investors through structured impact reporting. They disclose ESG outcomes alongside financial metrics. This transparency reinforces accountability and demonstrates measurable progress against global ESG benchmarks.



Learning & Continuous Improvement

6

Insights from ESG monitoring and reporting are fed back into screening criteria, underwriting frameworks, and developer training. This feedback loop ensures our ESG process evolves with market realities and strengthens accountability across the investment lifecycle.

Risk & Opportunity Analysis

ESG Integration allows us to uncover risks that traditional financial metrics may overlook. Our approach expands the lens of conventional metrics to include environmental compliance, climate resilience, human rights (social safeguards) and ethical governance factors. By ingraining ESG throughout the investment lifecycle, we move beyond reactive compliance and towards proactive value creation. Our ESG management system is designed to systematically identify, assess and integrate material ESG risks and opportunities across our investment lifecycle.

Risk Management

Material risks are identified early in the investment lifecycle through exclusionary screening and diligence, then addressed through contractual and operational safeguards. This reduces exposure to environmental non-compliance, worker safety issues, and governance failures, protecting both capital and reputation.

Risks identified during diligence are formalized in investment agreements. This ensures that remediation is not optional, but contractual. Post-investment, our stewardship model supports portfolio companies in implementing tailored Sustainability Action Plans, with progress tracked through annual reviews and ESG dashboards.

Opportunity Creation

Through this proactive approach, we unlock strategic opportunities. ESG integration is also a lever for value creation. Green-certified assets command higher premiums and stronger tenant demand, operational efficiencies (energy, water, materials) improve cashflows and lower operating volatility resilient infrastructure mitigates climate shocks, and transparent governance reduces credit risk while attracting long-term investors.

By identifying and contractually addressing material ESG risks early in diligence we materially reduce downside exposure; our stewardship then ensures remediation is implemented and tracked. Beyond risk mitigation, this disciplined approach creates clear investor-facing upside, together improving exit prospects and access to dedicated climate and sustainability capital. In short, ESG integration at SA is both a protective guardrail and a strategic lever that enhances asset resilience, supports superior risk-adjusted returns, and broadens investor appetite.

By design, our strategy aligns with national ambitions and global ESG benchmarks, positioning our portfolio to benefit from the transition to a more sustainable economy. Through these opportunities, sustainability linked financing is not just a risk filter but a strategic lever that drives asset resilience, premium valuation, and stable returns.

1

Environmental Risks

Elevated risks from inefficient resource use, unsafe construction, and climate shocks, both physical and transition-related risks.

2

Climate Resilience

Investing in climate-resilient infrastructure and green-certified assets enhances long-term value through increased premiums and market appeal.

3

Social & Safety Risks

Risks include worker safety gaps, labor rights violations, and adverse community impacts.

4

Social Inclusion

Addressing worker safety, labor rights, and community impact presents an opportunity to enhance operational stability, legal resilience, and stakeholder trust.

5

Regulatory & Compliance

Governance risks include lack of formal policies, weak compliance systems, and poor transparency.

6

Governance Strength

Embedding ESG due diligence and covenants not only secures compliance with regulations, but also builds investor confidence and reduces credit risk.

Integrating Impact

Embedding ESG to Strengthen Housing Resilience and Long-term Value

ICON HOMZ is a mid-income housing developer located in Bengaluru. As part of SA's portfolio, ICON Micasa represents our focus on financing sustainable, affordable housing with embedded ESG practices. While the project addressed a critical need for quality housing, initial site assessments revealed several gaps in environmental management, worker welfare, and governance compliance.



CASE STUDY:

Icon Micasa
Mid Income Housing

The Challenge - Pre-Integration Gap

Upon conducting our ESG Due Diligence assessment of the project, several critical risks and gaps were identified. Some issues identified include:

Workforce Health & Safety Risks

Limited access to personal protective equipment (PPE), inadequate emergency signage, and firewood-based cooking in labour camps.

Environmental Gaps

No clear waste segregation or sustainable construction practices; dependence on non clean fuels.

Compliance Risks

Contractor agreements lacked updated compliance clauses; documentation gaps in statutory approvals.

SA Intervention - ESG Integration and Remediation

Through our ESG-integrated underwriting and monitoring, we worked closely with the developer to address these gaps. Key actions included:

Workforce Safety

Ensured PPE was distributed, safety signage installed across the site, and emergency response measures strengthened. First aid stations were provided at the site and in labour camps. Comprehensive safety signage and hazard symbols were displayed at strategic points.

Cleaner energy & welfare

Facilitated transition from firewood to LPG cooking in labour camps, improving health outcomes for workers.

Environmental Management

Introduced waste segregation and encouraged adoption of resource-efficient practices. Waste oil drums were relocated to secure containment zones.

Governance improvements

Supported contract renewals and reinforced monitoring mechanisms for regulatory adherence.

Output

- ② Safer working conditions for labourers through PPE, first-aid, and signage.
- ② Transition from firewood to LPG cooking in labour camps, improving air quality & health.
- ② Zero compliance gaps post-ESG remediation, ensuring full regulatory compliance.

EDGE-certified efficiencies:

- ② ~ 48% water efficiency → ~ 39,850 m³/year water savings
- ② ~ 43% material efficiency → ~ 2,257 tCO₂ operational emissions avoided annually

Outcome

These interventions transformed a mid-income housing project into a certified green, compliant, and socially responsible asset, safeguarding long-term value for both communities and investors.

Case Studies on Resilience and Inclusion

PARKWOODS is a mid-income housing development located in Thane. Rapid urbanisation has amplified demand for affordable housing, but also exposed gaps in compliance, worker safety, and environmental safeguards. This project offered SA the opportunity to embed ESG standards into a high-growth urban context, ensuring that expansion is both sustainable and accountable.



CASE STUDY: Dynamix Parkwoods D5 & D6

The Challenge - Pre-Integration Gap

While the project addressed a critical need for quality housing, initial site assessments revealed several gaps in environmental management, worker welfare, governance:

Workforce Health & Safety Risks

Lack of safe drinking water on site, poor provision of PPE, and limited awareness of worker rights. Inconsistent compliance with mandated welfare facilities.

Environmental Gaps

No provision for waste segregation or dust control near worker accommodations, raising risks for both workers and surrounding communities.

Compliance Risks

Absence of structured tracking for statutory renewals, exposing the project to potential delays and regulatory penalties.

SA Intervention - ESG Integration and Remediation

We worked closely with the Developer team to undertake the following interventions

Workforce Health & Safety Risk

Provision of treated drinking water facility for labours, worker-rights display set up (wages, timings, entitlements, grievance), adequate PPEs have been provided to all workers, enhancing the workers safety. Increased awareness among workers, leading to better safety practices and overall well-being.

Environmental Management

Dustbins for segregating wet and dry waste have been installed near worker accommodations, provision of green net on site, implementation of dust control measures on site.

Governance Improvements

Legal register has been established and is being regularly maintained providing a structured record for easier audits and inspections, ESG action plan integrated with owners and timelines. Stronger accountability, policies institutionalized (HSE, POSH), evidence-based monitoring begun (photos, checklists, certificates). Better audit trail, BOCW renewal tracking included in compliance calendar.

Output

- Workers received better welfare amenities on site including drinking water and PPE kits.
- Dustbins for segregating wet and dry waste have been installed near worker accommodations.
- Implementation of Dust Control measures on site.
- BOCW renewal tracking included in compliance calendar.

Outcome

By embedding ESG at site level, the project now demonstrates stronger governance, safer workplaces, and improved environmental safeguards — enhancing resilience and reducing investment risk.

Demonstrating Environmental & Social Impact

Prospera

Prospera is a residential project that integrates diversity, equity, and inclusion (DEI) into its core design. The project prioritises the needs of modern working women and families through amenities that enhance safety, wellness, and work-life balance. From 24/7 secured access and dedicated wellness spaces to a creche facility supporting working mothers, Prospera reflects our commitment to creating residential communities that advance both social equity and long-term resilience.

Women Friendly Amenities



SHE Corner

A dedicated community space where women can connect, collaborate, and pursue personal growth in a safe, welcoming environment.



Creche

On-site childcare designed for working families, supporting modern lifestyles and women’s participation in the workforce.



Priority on Safety

Round-the-clock gated security, surveillance, and backup power systems ensure residents feel safe and supported at all times.



Women’s Gym

Exclusive fitness facilities tailored for women, promoting holistic health, well-being, and community bonding.



The Grand Entry

The Grand Entry is a residential project in Cochin that demonstrates how sustainability can be embedded in luxury housing. The development integrates climate conscious amenities such as on-grid solar systems, rainwater harvesting, EV charging infrastructure, and EDGE green certification, ensuring resource efficiency throughout the building lifecycle. By coupling modern design with climate-conscious features, the project shows how sustainable infrastructure can be scaled beyond affordability housing to the aspirational market segment as well.

Sustainable Amenities

Developer Accolades

The project's focus on sustainability and safety has been recognised through multiple awards, including the Best Green Infra Project of the Year (PMI Kerala, 2025) and the Suraksha Puraskar Award for safety practices (2025) — reinforcing its position as a benchmark for ESG-led housing in India.



RWH System



Green Rated Swimming Pool



Miyawaki Garden & Green Spaces



On Grid Solar System



Common EV Charging Points

EDGE Efficiencies Achieved -	
Energy	26.20%
Water	28.44%
Materials	40.00%

Championing Sustainability

Inclusive Investment & Progressive Policies

At SA we are deeply committed to fostering a diverse, equitable, and inclusive workplace where every individual is valued, respected, and empowered. We believe that leveraging diverse skills and perspectives drives innovation, resilience and collective success and that reflects into our annual ESG reporting for all developers and investors.

Our employees, procedures, and training programs are aligned with our vision to consistently enhance a fair, meritocratic, and inclusive culture, ensuring equal opportunities for all. Some of our policies that align with our vision are:



Prevention of Sexual Harassment



Child Labor & Forced Labor Policy



Non-discrimination



Whistle Blower Policy



Human Dignity



Grievance Redressal



Health & Safety

Employee Well-Being & Benefits

We believe that attracting and retaining top talent goes far beyond competitive compensation. Our holistic benefits program fosters employee well-being, professional growth and inclusive culture. Policies are designed to support the diverse needs and aspirations of our team - supporting their financial, physical and emotional wellbeing.



Professional Development Policy

Employees are encouraged to undertake professional trainings and certifications aligned with evolving business landscape, supported by our structured learning and performance management systems.



Fair Compensation & Performance Management

Driven by SMART goals and KRAs, ensuring meritocracy and recognition. In FY 2024, 100% of eligible employees participated in the appraisal process. We are committed to ensure fair compensation, acknowledging the value each employee brings.



Flexible Leave Policies

Comprehensive leave provisions, including parental leave and part-time options, to support personal and family needs.



Ethical Governance, Safety & Transparency

We are deeply committed to transparency and ethical conduct. All employees undergo mandatory training on POSH, anti-bribery, and anti-corruption, underscoring our zero-tolerance approach.

Beyond ensuring best employee and governance practices in our company operations, we are equally committed to incorporating best governance practices across our portfolio operations. We encourage our portfolio companies to conduct training and awareness sessions, particularly on safety and environmental awareness related topics for site workers. We mandate Zero exposure to labour rights violations or adversely impacting activities. We mandate that 100% of our projects undergo ESG due diligence.

Institutional Partnerships & Stakeholder Relations

We believe that collaboration at scale is essential to unlocking the full potential of impactful private credit and advancing sustainable development. At SA we actively engage with local, regional, and global sustainability initiatives to shape industry standards, accelerate solutions, and open new markets. We actively collaborate with developers and actively encourage them to incorporate ESG practices on site and encourage them to adopt sustainable policies and practices.

As a proud signatory to the United Nations Principles for Responsible Investment (UN-PRI), we are committed to deepening the industry's understanding of how impact performance, ESG risk, and financial returns can be measured and enhanced together.

We also support green building initiatives through EDGE certification, delivered by Sintali-SGS, which provides third-party validation of resource-efficient design and construction. This helps us quantify sustainability metrics across energy, water, and materials, reinforcing our commitment to climate-conscious investments and measurable environmental impact.

Our ESG strategy is closely aligned with the United Nations Sustainable Development Goals (SDGs), particularly SDG 8 (Decent Work and Economic Growth), SDG 9 (Industry, Innovation and Infrastructure), SDG 11 (Sustainable Cities

and Communities), and SDG 13 (Climate Action). We also adhere to global frameworks such as the IFC Performance Standards and GRI Standards, ensuring our practices are transparent, accountable, and globally benchmarked for sustainable development.

Through strategic partnerships, we work to bridge sustainable financing gaps — using the flexibility of private capital to design innovative solutions that go beyond conventional financing models. Over the past year, our team has participated in a diverse range of events, workshops, and trainings, fostering knowledge exchange, staying ahead of evolving ESG frameworks, and strengthening our network of like-minded partners. A few of the events and trainings our team attended over the last year are shown below:

ESG Workshops
conducted for employees

NISM Certified ESG Risk Analyst
Course done by ESG Analysts.



Corporate Governance

Governance is the cornerstone of our operations - ensuring transparency, accountability, and ethical decision-making at every level. Our governance philosophy is deeply aligned with the Sundaram Finance Group Code of Business Conduct and Ethics, which emphasizes integrity, fairness and responsible leadership as the bedrock of sustainable enterprises. Our approach goes beyond compliance, reflecting this core philosophy and influencing all operations and stakeholder relationships.

Inspired by the "Sundaram Way," we uphold values such as honesty, humility, discipline, and openness to scrutiny, principles that guide not only our internal conduct but also our engagement with stakeholders. This ethical framework goes beyond regulatory compliance; it shapes our culture, informs our investment decisions, and reinforces our role as custodians of long-term value and trust.

Our diverse Board of Directors provide strategic oversight, fostering inclusivity, balanced decision making and long-term vision. Transparency is central to our operations - we provide timely, accurate updates on financial performance, risks, and ESG progress, with regular engagements facilitating direct dialogue with stakeholders.

Our financial reporting adheres to the highest standards, enabling stakeholders to make informed decisions with confidence. Resilient ESG risk management frameworks help us identify, assess and mitigate potential risks, ensuring sustainable value creation while minimizing adverse impacts. Key policies that administer our ethical business conduct with integrity are:



Code of Conduct for Board & Senior Management



Related Party Policy



Anti-Bribery & Anti-Corruption Policy

Through these frameworks, we uphold ethical business conduct while equipping the organisation to navigate complex challenges, safeguard stakeholder interests, and deliver sustainable, responsible outcomes.

Our compliance mechanisms are anchored in national and global standards, including the National Guidelines on Responsible Business Conduct (NGRBC), ILO conventions, and ESG covenants embedded in investment agreements. Regular audits, policy reviews, and ESG performance reporting ensure that regulatory alignment is maintained and accountability is enforced across all levels of operation.

Strong stakeholder relationships are central to our investment philosophy. We maintain active engagement with developers to co-create sustainability roadmaps, implement ESG action plans, and ensure on-ground execution aligns with our standards. Simultaneously, we foster transparent and consistent communication with our key stakeholders, providing detailed annual impact reports, and regular updates on portfolio-level progress. This dual engagement model ensures alignment of expectations, strengthens trust, and reinforces our shared commitment to responsible investing and long-term value creation.



Remuneration Policy

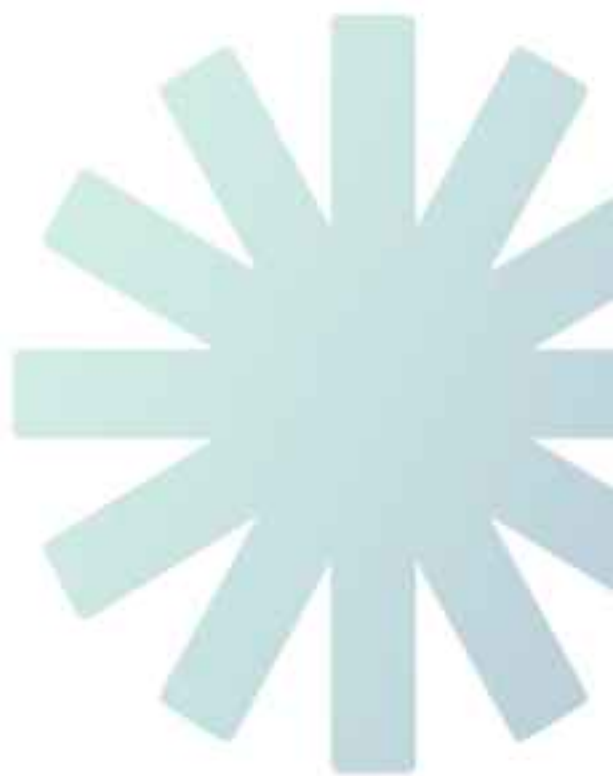


Employee Code of Conduct



Whistleblower Policy

Stakeholder Thoughts



Employees

When ESG is part of every decision, it doesn't feel like an extra checklist — it's just how we work.

I like that our HR policies on health and safety go beyond compliance; it feels like they're actually meant for us.



Workers

Earlier we cooked with firewood in the camps — switching to LPG has made things healthier for our family.

The PPEs and safety training mean fewer accidents. It's the first time I've seen my employer take this so seriously.



External Advisors

The governance framework is lean but robust — it sets the right tone without adding layers of bureaucracy.

What stands out is the willingness to adapt global standards to the Indian context, rather than copying and pasting.



Developers

Collaborating with Sundaram has helped us identify cost-effective solutions that reduce environmental impact.

The sustainability action plans give us a clear roadmap — it's practical and helps us avoid surprises later.



Investors (LPs)

The transparency in reporting makes it easy to see where our capital is driving impact.

It's not just risk mitigation; ESG here has become a lever for long-term value creation.



Fund Manager

Our goal isn't to make green optional — we want it to become the default for real estate.

The most satisfying part is seeing data-backed results: fewer risks, lower emissions, and resilient portfolios.

Advancing Responsible Capital

At SA sustainability is not just a milestone, it is a continuous journey guided by a robust Theory of Change. As we deepen our ESG integration throughout private credit and real estate portfolios, we remain committed to evolving our practices, expanding our impact, and setting new benchmarks for responsible investing in India's private markets. Our commitment to sustainability and our journey is powered by strategic inputs, rigorous value creation activities and a vision for long term transformation.

Scaling For Climate & Equity

With over 70% of India's 2047 building stock yet to be constructed, the decisions we make today will define the country's climate and social outcomes for generations. Building on our existing AUM deployed through ESG integrated underwriting, we are scaling investments to create more impact focussed investments. Our focus will be on funding infrastructure that significantly reduces greenhouse gas emissions and aligns with a low-carbon economy. We aim to ensure that all our assets are 100% green certified and climate resilient buildings, thereby ensuring energy, water and CO2 emission savings and atleast 50% of the new projects have smart energy/water systems.

These outcomes are enabled by proprietary ESG systems, active portfolio management, and developer partnerships that align incentives with sustainability goals. The same is communicated to all our stakeholders through an annual GRI aligned ESG report. This is a direct pathway toward our long-term outcome of catalyzing socio-economic development and establishing a replicable model for responsible investments in emerging markets.

Institutionalizing Diversity, Equity & Inclusion

Our DEI policy is designed to embed equity and inclusion in our operations and supports inclusive hiring and leadership development. The Policy also covers safety compliance in all funded projects, with zero fatality targets. We aim to ensure that maximum jobs are created across our portfolio, and decent accommodation and workplace amenities are provided on site along with ensuring 100% compliance to safety audits. This policy will serve as a foundational pillar of our social impact strategy, ensuring fair opportunities and fostering a culture of inclusion both within our firm and among our partners.

Elevating Transparency & Accountability

Transparency is a cornerstone of our commitment. We will continue to enhance our reporting and disclosure, moving beyond standard compliance to provide stakeholders with even greater visibility into our ESG performance. This includes refining our data collection and verification processes, expanding our impact metrics to align with additional global standards, and providing more granular insights into how our investments are contributing to positive change. These efforts reinforce our governance culture and position SA as a replicable model for responsible investing in emerging markets.

Looking Ahead

As India advances toward its 2047 development vision, we see a once-in-a-generation opportunity for private capital to build resilient cities, empower communities, and accelerate a low-carbon economy. At SA we are committed to being at the forefront of this transformation — promising to continue to **SCALE, DELIVER** and **PIONEER**



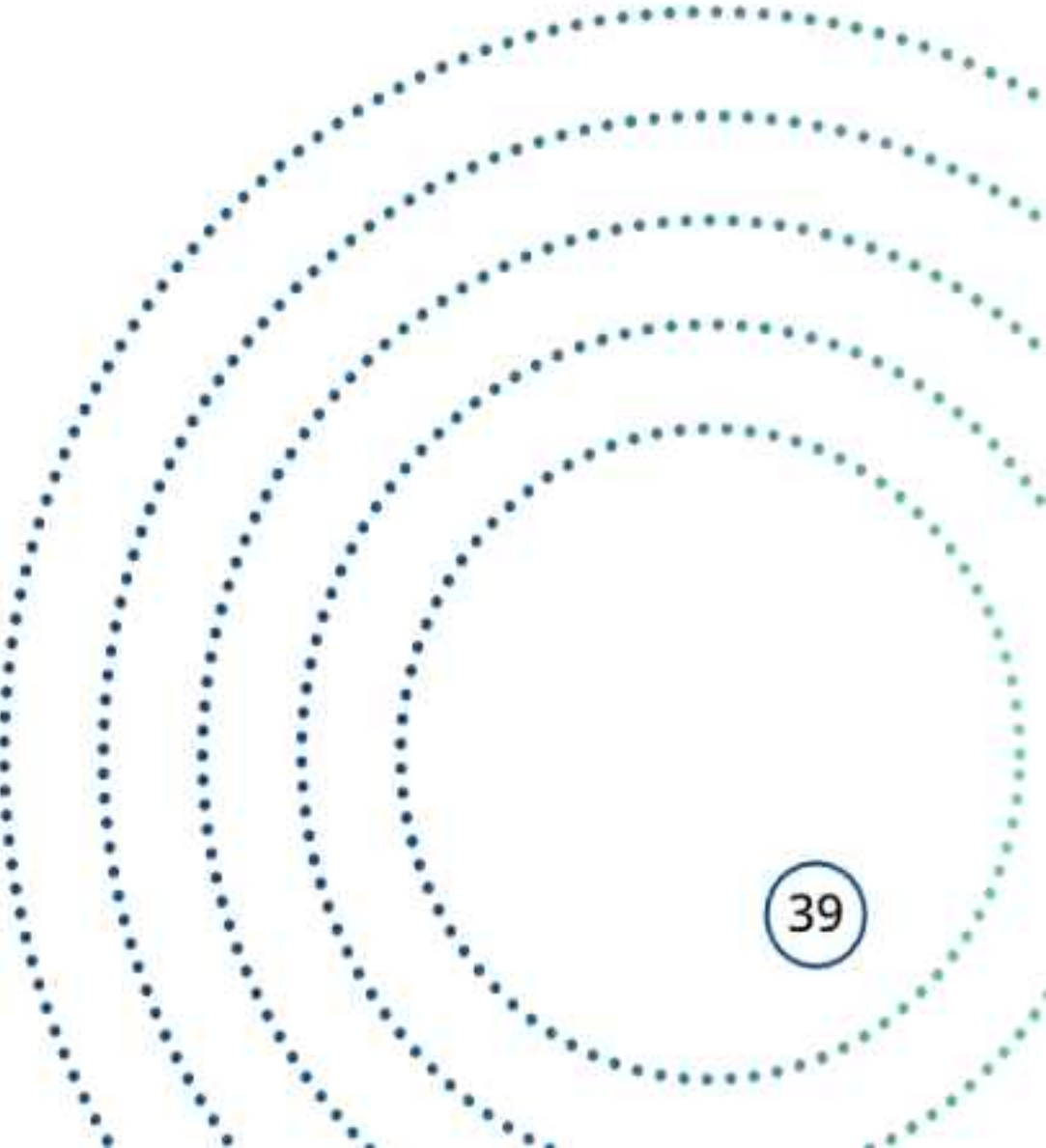
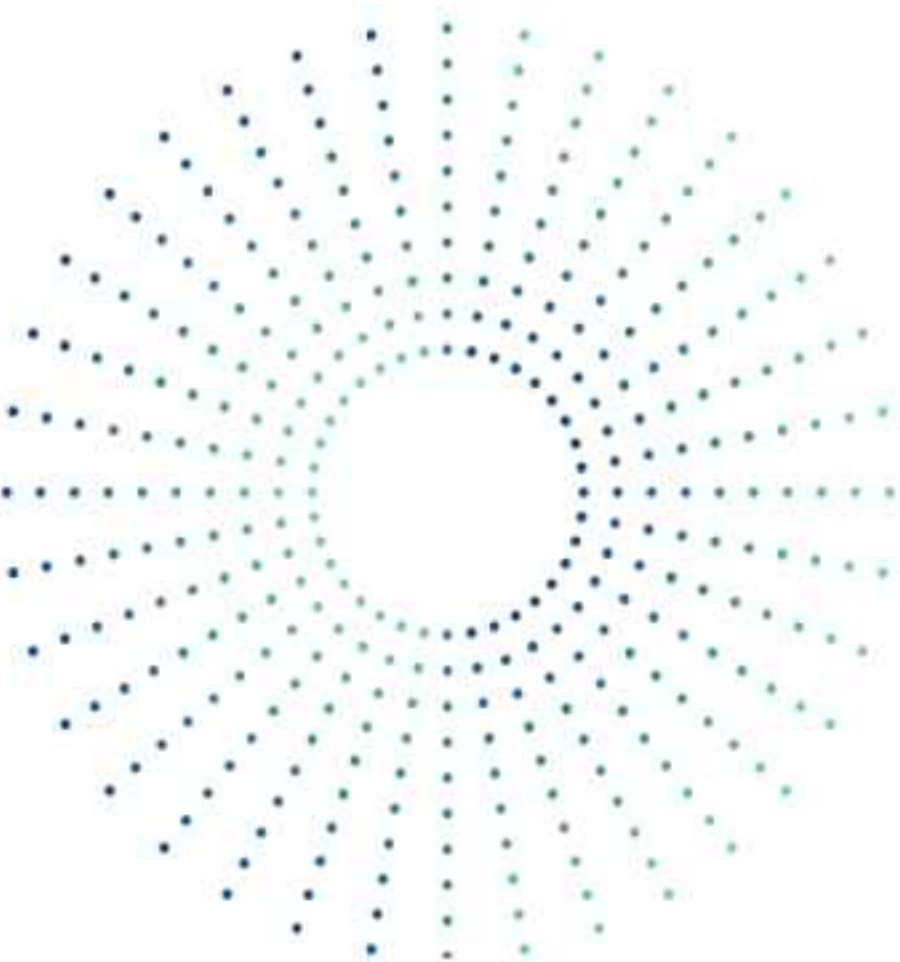
Annexures

GRI Alignment

	GRI Disclosure	Topic/Requirement	Report Reference/Note
GRI - 2 General Disclosures 2021	2-1	Organizational Details	Pg - 8
	2-2	Entities included in sustainability reporting	Pg - 4
	2-3	Reporting period, frequency, contact point	Pg - 4
	2-5	External Assurance	Annexure
	2-6	Activities, value chain	Pg - 11
	2-7	Employees	Pg - 33
	2-9	Governance structure & committees	Pg - 22
	2-12	Role of highest governance body in overseeing impacts	Pg - 22
	2-22	Statement on sustainable development strategy	Pg - 2
	2-23	Policy commitments	Pg - 23
	2-24	Embedding policy commitments	Pg - 24
	2-25	Remediation mechanisms	Pg - 35
	2-27	Compliance with laws & regulations	No material fines or sanctions in FY25
	2-28	Membership associations	Pg - 13
	2-29	Approach to stakeholder engagement	Pg - 34
GRI - 3 Material Topics 2021	3-1	Material topics process	Pg - 16
	3-2	List of material topics	Pg - 17
GRI - 300 Environmental	302-4	Reduction of energy consumption	Pg - 5
	303-3	Water withdrawal	Pg - 5
	305-5	Emissions reductions	Pg - 5
GRI - 401 Social	401-2	Benefits provided to full time employees that are not provided to temporary or part-time employees	Pg - 33
	401-3	Parental Leave	Pg - 33
	403-1	Occupational health & safety management system	Pg - 33
	404-2	Programs for upgrading employee skills and transition assistance programs	Pg - 33
	413-1	Local community engagement	Pg - 34
	417-1	Marketing & labelling	EDGE labels verified by Sintali-SGS.
	418-1	Data privacy breaches	No data breaches FY25

Alignment With United Nations Principles Of Responsible Investing (Pg 23 - 25)

	Disclosure
Principle 1	We will incorporate ESG issues into investment analysis and decision-making processes.
Principle 2	We will be active owners and incorporate ESG issues into our ownership policies and practices
Principle 3	We will seek appropriate disclosure on ESG issues by the entities in which we invest
Principle 4	We will promote acceptance and implementation of the principles within the investment industry.
Principle 5	We will work together to enhance our effectiveness in implementing the principles
Principle 6	We will each report on our activities and progress towards implementing the principles



Alignment With Un Sustainable Development Goals

(Pg 5 - 7)

Goal	Mission Statement
	Achieve gender equality and empower all women and girls
	Ensure availability and sustainable management of water and sanitation for all
	Ensure access to affordable, reliable, sustainable, and modern energy for all
	Promote sustained, inclusive, and sustainable economic growth, full and productive employment, and decent work for all
	Build resilient infrastructure, promote inclusive and sustainable industrialization, and foster innovation
	Make cities and human settlements inclusive, safe, resilient, and sustainable
	Ensure sustainable consumption and production patterns
	Take urgent action to combat climate change and its impact
	Promote peaceful and inclusive societies for sustainable development, provide access to justice for all, and build effective, accountable, and inclusive institutions at all levels.
	Strengthen the means of implementation and revitalize the global partnership for sustainable development

Glossary

AIF	Alternative Investment Fund
AUM	Assets Under Management
CP	Conditions Precedent
CS	Conditions Subsequent
DEI	Diversity, Equity & Inclusion
ESG	Environment, Social And Governance
ESG-MS	Environment, Social And Governance Management System
GRI	Global Reporting Initiative
IFC	International Finance Corporation
ILO	International Labour Organization
IRR	Internal Rate Of Return
IVCA	Indian Venture Capital Association
KRA	Key Result Areas
NISM	National Institute Of Securities Market
NGRBC	National Guidelines On Responsible Business Conduct
REF	Real Estate Fund
SA	Sundaram Alternate Assets Ltd
SASB	Sustainability Accounting Standards Board
SAMC	Sundaram Asset Management Company
SDG	Sustainable Development Goals
SMART	Specific, Measurable, Achievable, Relevant And Time Bound
PMS	Portfolio Management Services
POSH	Prevention Of Sexual Harassment
UN-PRI	United Nations Principles Of Responsible Investing
UN-SDG	United Nations Sustainable Development Goals

External Assurance



Statement on ESG Impact Report 2025– Sundaram Alternate Assets Ltd.

Cholamandalam MS Risk Services has compiled and reviewed the Sundaram Alternates Impact Report 2025, including its ESG disclosures, impact metrics and alignment with global sustainability frameworks. The scope of our work is limited to the data and disclosures explicitly identified in the report contents and the data tables.

Our review was conducted using established procedures appropriate for a limited-scope engagement. We evaluated the consistency of qualitative disclosures with the reporting protocols stated in the report, including references to recognized sustainability principles such as those outlined by the Global Reporting Initiative (GRI).

The data in this report has been provided by Sundaram Alternate Assets Ltd. (SAAL), and has been consolidated to reflect portfolio-level impact. Responsibility of data collection, calculation, presentation and maintenance of information to support its accuracy and completeness is with SAAL.

Our validation confirms that the report demonstrates a clear commitment to responsible investing, climate resilience, and inclusive development in accordance with the stated reporting criteria. The methodologies applied for ESG integration, data sourcing, and impact measurement are consistent with recognized global frameworks, including the IFC Performance Standards, GRI, and SDG indicators. Supporting documentation for energy, water, and embodied carbon savings was found to be traceable and aligned with the stated outcomes. The inclusion of verification matrices and compliance annexes contributes to the report’s transparency.

Our review does not cover future-oriented statements, targets or ambitions, data or information derived from third parties outside SAAL’s direct control except where specifically stated and excludes the completeness of disclosures beyond the presented information.

Sincerely,



Ramesh Ramalingam
Chief Executive
Cholamandalam MS Risk Services
2nd Floor, Parry’s House
N.S.C Bose Road, Parrys, Chennai-600001

Cholamandalam MS Risk Services Limited
Reg. Off.: “Dare House” 2nd Floor, No.2, NSC Bose Road,
Chennai - 600 001, India. ☎ +91 44 2530 6703 / 04 / 05
🌐 www.cholarisk.com ✉ inquiry@cholams.murugappa.com
PAN No. : AABCC6610Q CIN : U74140TN1994PLC029257



Offices : Mumbai, Noida, Gurgaon, Pune, Vadodara, & Kuwait

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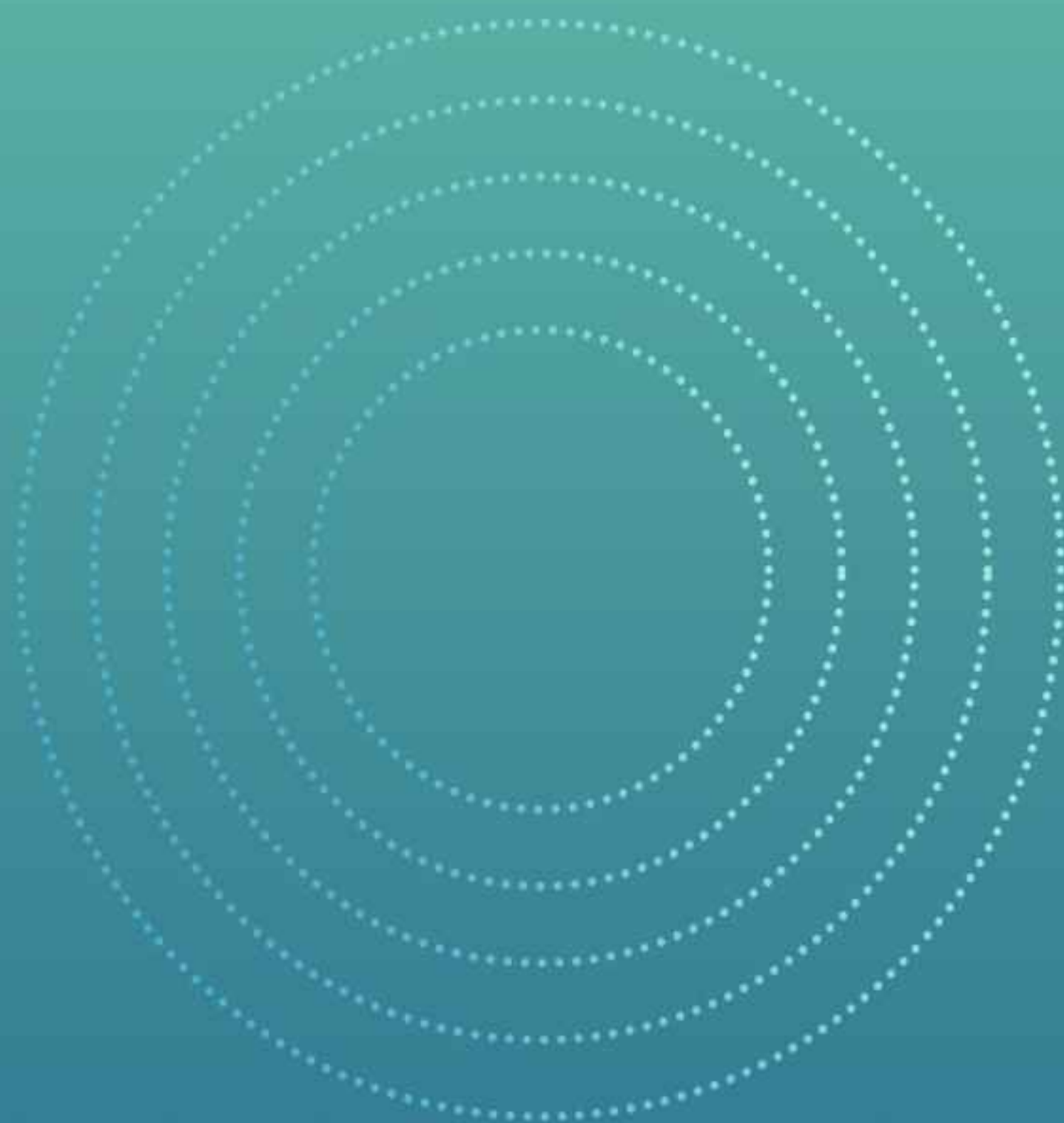
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Let's talk!

Write to us at : esg@sundaramalternates.com



SUNDARAM ALTERNATES
— Sundaram Finance Group —

esg@sundaramalternates.com

www.sundaramalternates.com