

PRE CONTRACTUAL DISCLOSURES – TGP VIII Feeder 1 A/S

1. BASIC INFORMATION

Assure Alternatives A/S, CVR-no. 42611433 ("Fund Manager") manages the alternative investment fund TGP VIII Feeder 1 A/S, CVR-no. 44411881 (the "Feeder Fund").

The sole purpose of the Feeder Fund is to be an investor in TG Partners VIII Holding K/S, CVR-no. 43807277 ("Master Fund"). Thus, the Feeder Fund does not make any investments other than its investment in the Master Fund. The Master Fund and Feeder Fund are each a feeder fund and a master fund, respectively, within the meaning of the Danish Alternative Investment Fund Managers etc. Act.

The Master Fund's investment strategy is to invest in real estate assets for rental purposes. It promotes environmental characteristics and while it does not have as its objective a sustainable investment, it will have a minimum proportion of sustainable investments with an environmental objective; either climate change mitigation or climate change adaptation, in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy. Reference is made to the pre-contractual disclosure of the Master Fund which can be found in appendix 6.1.

1.1 If Fund Manager does deem sustainability risks to be relevant

"Sustainability risks" refers to environmental, social or governance ("ESG") events that, if they occur, could cause an actual or a potential material negative impact on the value of the Feeder Fund's investment. Due to the nature and the sole purpose of the Feeder Fund being to exclusively invest in the Master Fund, the sustainability risks deemed to be most relevant are the sustainability risks related to the investments underlying the Master Fund. Such sustainability risks are primarily the sustainability risks identified by the Master Fund which are further described at the website of the Master Fund to be accessed on <https://thylander.dk/>. Further, the sustainability risks deemed to be relevant are those related to the activities performed and services provided by the fund manager of the Master Fund, including breaches in data security, lack of ability to ensure practices that embrace diversity and inclusion to attract talent and the fund manager's approach to managing risks and opportunities surrounding ethical conduct of business, including fraud, corruption, bribery and facilitation payments, fiduciary responsibilities, and other behaviour that may have an ethical component, including the ability to provide services that satisfy the highest professional and ethical standards of the industry, including to avoid conflicts of interest, misrepresentation, bias, and

negligence. In its decision to invest in the Master Fund, the Feeder Fund has looked at these sustainability risks and the likely impact such risks may have on the Feeder Fund's investment in the Master Fund. Based on this assessment, the Feeder Fund believes there is a low to minimal risk to the returns due to those sustainability risks.

1.2 No consideration of adverse impacts of investment decisions on sustainability factors

The Master Fund has opted to consider principal adverse impacts of the Master Fund's investment decisions on sustainability factors. See Master Fund's "Statement on principal adverse impacts of investment decisions on sustainability factors" in the footer on <https://thylander.dk/policies>

As the Feeder Fund's sole purpose is to hold an investment in the Master Fund, the Fund Manager does, however, not consider the adverse impact indicators set out in Annex 1 of the Commission's delegated regulation (EU) 2022/1288 of 6 April 2022 supplementing Regulation (EU) 2019/2088 (the Sustainable Finance Disclosure Regulation) in its investment decisions on sustainability factors in regard to the Feeder Fund.

1.3 Taxonomy-related disclosures

The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities.