

UB European Real Estate Equity | Monthly Report | October 2025



All return and performance figures are based on fund's K series

FUND OBJECTIVE

The Fund invests its assets primarily in European listed real estate investment shares. A substantial portion of the Fund's investments are made into companies with a so-called REIT (Real Estate Investment Trust) status. Favouring REIT companies and high cash flow enables the Fund to earn a steadier return as compared to the share price performance of listed real estate companies, at a lower risk. The Fund's equity exposure may vary between 0-100 %. All of the Fund returns are reinvested. The Fund does not have any official benchmark index. The Fund returns are determined based on the value fluctuation of the underlying shares. The Fund's investment decisions are based on the long term return outlook, and so the Fund's risk and reward profile may in the short term deviate considerably from the below description.

PORTFOLIO MANAGER'S COMMENT

Mid-month trade tensions rattled the markets in October, but the late-month truce between U.S. and China and Fed rate cut soothed the investor nerves. Early month gains sheltered the European equity markets (STOXX 600) and the index traded in positive territory throughout the month ending up by 2.6%. European listed property companies were somewhat off-sync with the rest of the equity market but rather correlated with the long-term interest rate movements. The intra month highs peaked at close to +5% but retracted back as the declining interest rates reversed towards the end of the month. UB Europe Real Estate Equity Fund posted -0.1% return in October.

The best performing sector in October was self-storage, where Blackstone is considering making a cash offer for Big Yellow Group. Big Yellow Group gained 14% and rival Safestore 8 %. Slowing bookings in UK's student housing escalated to a nosedive for the sector in October, as Unite Group failed to stage a late quarter comeback on its occupancy rate. Unite Group closed the month with a 22 % decline.

FUND FACTS

EU SFDR Classification	Article 8
Currency	Euro
Inception Date	10.5.2004
Morningstar Category Broad Group	Equity
Morningstar Category	EAA Fund Property - Indirect Europe
Morningstar Rating	★★★★

Fund size (Million) 38,15

KEY FIGURES SINCE INCEPTION

Return, % p.a.	5,2
Volatility, %	20,1
Sharpe Ratio	0,25
Max Drawdown, %	-63,4

PERIODIC RETURNS, %

1 month	-0,1
Year-to-date	7,1
1 year	1,7
3 years, p.a.	4,3
5 years, p.a.	2,9
Since inception, p.a.	5,2

FUND PERFORMANCE SINCE INCEPTION



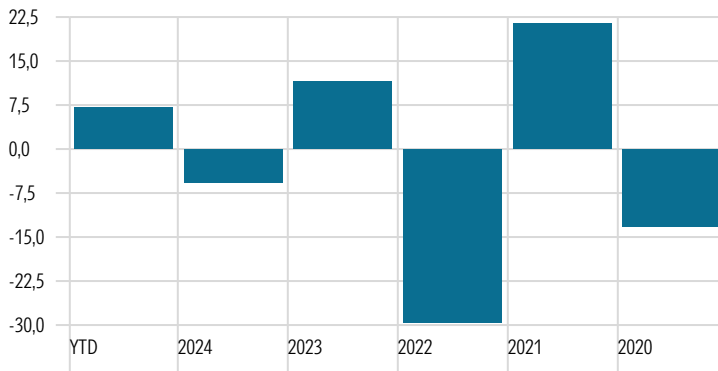
—UB Europa Fastighetsaktie K

UB European Real Estate Equity | Monthly Report | October 2025



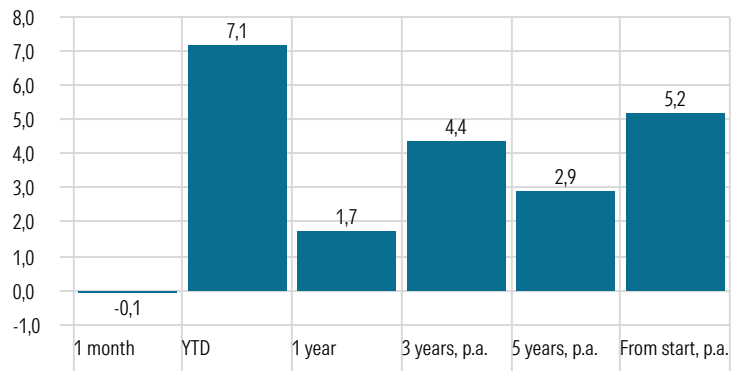
All return and performance figures are based on fund's K series

RETURN PER CALENDAR YEAR, %



■ UB Europa Fastighetsaktie K

PERIODIC RETURNS, %



■ UB Europa Fastighetsaktie K

MONTHLY RETURNS, %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2025	2,9	0,4	-1,5	5,0	3,8	0,2	-2,8	-0,5	-0,2	-0,1			7,1
2024	-3,2	-8,1	7,6	-0,9	5,4	-4,2	3,7	3,1	4,8	-7,6	0,0	-5,1	-5,8
2023	8,7	-0,8	-9,4	4,7	-7,1	-1,7	5,9	0,1	-4,5	-3,3	11,6	9,2	11,3
2022	-2,1	-3,1	2,3	-2,4	-3,4	-12,5	8,4	-8,1	-17,2	5,4	1,9	-0,8	-29,6
2021	-1,2	0,3	3,7	3,6	3,8	-0,4	6,2	2,8	-6,3	4,7	-0,7	3,6	21,3
2020	1,3	-5,9	-24,2	7,6	-1,8	2,8	-1,4	0,6	-4,4	-3,2	17,7	2,1	-13,4
2019	9,3	-1,1	4,4	0,5	-2,5	-0,1	1,6	2,2	3,6	3,8	2,1	2,9	29,6
2018	-1,0	-4,3	1,5	4,0	0,6	-0,7	1,3	-0,3	-2,3	-1,7	-2,0	-4,0	-8,7
2017	-2,7	2,3	-0,4	4,5	1,7	-1,4	1,3	-0,2	0,6	0,5	1,5	3,9	12,1
2016	-4,7	-0,7	5,8	0,3	2,3	-4,3	5,8	1,7	-1,6	-4,5	-1,2	3,7	1,7
2015	12,3	3,9	1,5	-2,2	-1,6	-5,5	4,9	-2,8	-0,6	7,0	-0,8	-1,2	14,4

LARGEST POSITIVE CONTRIBUTION, 1 month

	Weight, %	Return, %	Contribution, %
Big Yellow Group PLC	2,0	13,7	0,27
Segro PLC	3,9	5,7	0,22
Merlin Properties SOCIMI SA	4,0	5,2	0,21
British Land Co PLC	2,5	8,3	0,21
Safestore Holdings PLC Ordinary Shares	2,2	8,0	0,18
Warehouses De Pauw SA	3,8	3,5	0,13
Land Securities Group PLC	2,0	6,1	0,12
Primary Health Properties PLC	2,3	3,9	0,09
Fastighets AB Balder Class B	2,1	4,3	0,09
LondonMetric Property PLC	2,1	3,9	0,08

LARGEST NEGATIVE CONTRIBUTION, 1 month

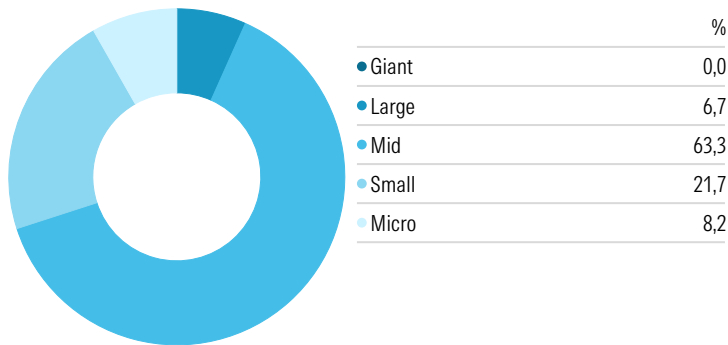
	Weight, %	Return, %	Contribution, %
UNITE Group PLC	2,3	-21,7	-0,51
Cellnex Telecom SA	3,3	-8,3	-0,28
CTP NV Ordinary Shares	3,4	-4,6	-0,16
Hamborner REIT AG	1,5	-8,5	-0,13
Covivio SA	3,3	-2,8	-0,09
NSI NV	2,3	-4,0	-0,09
LEG Immobilien SE	3,6	-2,4	-0,09
Mercialys SA	2,6	-3,5	-0,09
Gecina Nom	1,6	-5,6	-0,09
TAG Immobilien AG	3,6	-2,1	-0,08

UB European Real Estate Equity | Monthly Report | October 2025

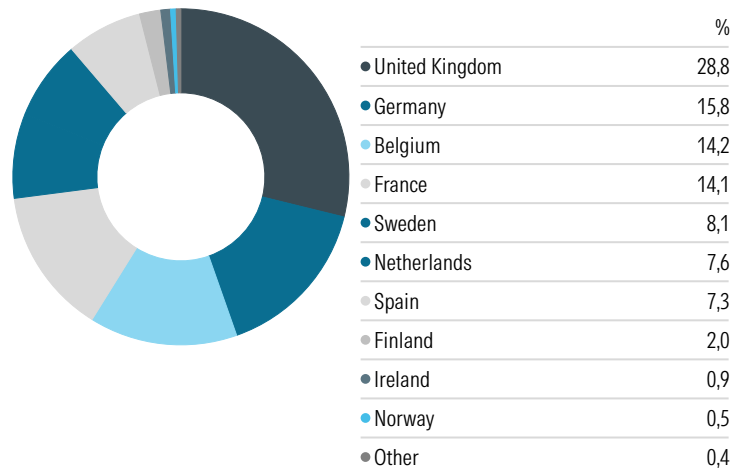


All return and performance figures are based on fund's K series

HOLDINGS BY MARKET VALUE



HOLDINGS BY COUNTRY



HOLDINGS BY PROPERTY TYPE

Residential	21,0 %
Industrial/Logistics	19,7 %
Retail	19,0 %
Office	16,5 %
Healthcare	9,8 %
Other	11,9 %

PROPERTIES BY LOCATION

United Kingdom	28,4 %
Germany	17,8 %
France	11,0 %
Netherlands	7,6 %
Sweden	7,4 %
Spain	5,5 %
Belgium	5,2 %
Italy	2,5 %
Finland	2,1 %
USA	0,9 %
Others	9,4 %

LARGEST HOLDINGS

	Weight, %	Return to date, %	Country
Merlin Properties SOCIMI SA	4,0	34,1	ESP
Segro PLC	3,9	0,6	GBR
Unibail-Rodamco-Westfield Act. SIIC ET STES FONC.EUROP.	3,7	28,1	FRA
Warehouses De Pauw SA	3,7	22,6	BEL
TAG Immobilien AG	3,7	-0,4	DEU
LEG Immobilien SE	3,5	-10,7	DEU
Vonovia SE	3,4	-9,2	DEU
Aedifica SA	3,4	24,4	BEL
CTP NV Ordinary Shares	3,1	25,3	NLD
Shurgard Self Storage Ltd	2,9	-9,4	GBR



All return and performance figures are based on fund's K series

KEY SUSTAINABILITY INFORMATION

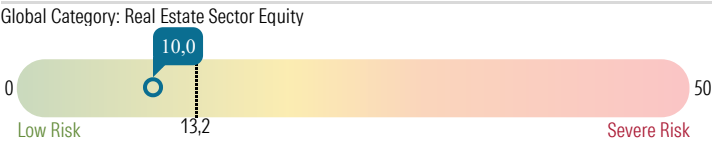
EU SFDR Classification	Article 8
Fund Sustainability Risk (ESG)	10,0
Fund Sustainability Risk, Environmental (E)	2,2
Fund Sustainability Risk, Social (S)	2,4
Fund Sustainability Risk, Governance (G)	3,0
Fund Sustainability Risk, Unallocated	2,4
Carbon Intensity (tCO2e/USDm in Revenues)	42,2
Carbon Risk	Low Risk
EU Taxonomy Aligned Revenues (%), Including Sovereign Reven	—
EU Taxonomy Aligned Capital Expenditures (%), Including Sover	—
Percent of UN Global Compact Violations (%)	0,0
Percent of Eligible Portfolio Covered (%)	99,7
Number of Securities Scored	49

SUSTAINABILITY RATING



The Morningstar Sustainability Rating is based on relative fund comparison according to Morningstar's methodology, where Morningstar benchmarks funds according to their current and historical sustainability risk factors. The Fund's rating relative to its peer group is measured by the number of globes ranging from five (the top performing 10%) to one (the least performing 10%).

SUSTAINABILITY RISK RELATIVE TO PEER GROUP



The Sustainalytics ESG Risk Rating measures the degree to which a company's economic value is at risk due to Environmental (E), Social (S), and Governance (G) factors. The Fund's sustainability risk is calculated as an asset-weighted average and classified on a five-point numerical scale: negligible (0-10), low (10-20), medium (20-30), high (30-40), and severe (≥40).

UB European Real Estate Equity | Monthly Report | October 2025



All return and performance figures are based on fund's K series

Alpha describes the effect of the portfolio manager's investment choices on the fund's return compared with the return of an index portfolio with corresponding market risk, i.e. the additional returns attained by the fund in relation to its market risk.

Beta describes the sensitivity of the fund's value to changes in the benchmark index. If the value of the benchmark index changes by one per cent, the expected change in the fund's value is beta x 1 percent. On average, the fund's value will change more than the value of the benchmark index if the beta value is greater than 1. A beta value less than 1 indicates the opposite, i.e. that the fund's value will change less than the benchmark value.

Sharpe Ratio indicates the size of return relative to risk taken. The Sharpe ratio measures the fund's return (with volatility of one per cent) in excess of a risk-free return. The higher the Sharpe ratio, the more favorable the relationship between return and risk.

Tracking Error indicates the risk of active portfolio management in relation to the risk of the benchmark index. The higher the number, the more the fund's performance differs from the benchmark's performance. If the tracking error is 5 %, the fund's return will deviate in about two years out of three ± 5 % of the benchmark's return. The tracking error is zero if the relative weights of the fund's investments are exactly the same as in the benchmark index. Tracking error increases if investment weights are changed relative to the weights of the benchmark index.

Volatility is a risk measure generally used in financial markets. It reflects variability in the return of an investment or a portfolio. The higher the volatility, the greater the variability in return and the risk involved. If the fund's expected return is 12 % and the volatility is 20 %, then the fund's return for two years out of three is 12 ± 20 %, that is, between -8 % and +32 %.

EU SFDR Classification. In accordance with the EU Sustainable Finance Disclosure Regulation (SFDR, 2019/2088), United Bankers' funds are classified into three categories in terms of their sustainability factors. Article 6 ("ordinary") funds do not have a defined sustainability scope, Article 8 ("light green") funds promote sustainability factors, and Article 9 ("dark green") funds pursue to make sustainable investments.

EU Taxonomy The EU taxonomy is part of the European Green Deal, which promotes the EU's goal of achieving a carbon neutral economy by 2050. The EU taxonomy is a classification system which defines environmentally sustainable economic activities and promotes at least one of the EU's six environmental objectives. In the report, the average percentages of revenues, capital expenditures, and operational expenditures generated from taxonomy-aligned economic activities are stated for the Fund's investments.

Carbon intensity measures the ratio of a company's greenhouse gas emissions (Scope 1 and Scope 2) to its revenues. Carbon intensity can be divided into the following categories: very low (0–15), low (15–70), medium (70–250), high (250–525), and very high (≥ 525). As there is no upper limit to the metric, very large greenhouse gas emissions can lead to a very high carbon intensity.

Carbon Risk. The Sustainalytics Carbon Risk Rating measures the extent to which the value of an investment is impacted by the removal of fossil fuels and the transition to a low-carbon economy, i.e., the transition risks caused by climate change. According to the TCFD (Task Force on Climate-Related Financial Disclosures), transition risks are market-based risks related to legislation, technology, markets, and reputational harm driven by the green transition. Sustainalytics classifies carbon risk on a five-point numerical scale: negligible (0), low (0–10), medium (10–30), high (30–50), and severe (≥ 50).

Sustainability Risk. Sustainability risk refers to an event or circumstance related to Environmental (E), Social (S), or Governance (G) factors, the realization of which could have an actual or potential negative material impact on the value of an investment. The realization of material sustainability risks can affect investment returns and thus fund returns. The information on sustainability risks presented in this report is based on the information on sustainability risks in Sustainalytics' ESG database. Sustainalytics' company-level risk assessment methodology considers the sustainability risks typical of the company's industry group, the realization of sustainability risks in the company, and the company's actions to manage sustainability risks. Sustainalytics classifies sustainability risk on a five-point numerical scale: negligible (0–10), low (10–20), medium (20–30), high (30–40), and severe (≥ 40). The Fund's sustainability risk is calculated as an asset-weighted average of the individual sustainability risks of the Fund's investments.

Sustainability Rating. The Morningstar Sustainability Rating is based on relative fund comparison according to Morningstar's methodology, where Morningstar benchmarks funds according to their current and historical sustainability risk factors. The Fund's rating relative to its peer group is measured by the number of globes: five globes (the top performing 10% of funds), four globes (the following 22.5% of funds), three globes (the middle 35% of funds), two globes (the following 22.5% of funds), and one globe (the least performing 10% of funds). The Morningstar Sustainability Rating covers over 40,000 funds worldwide.

The United Nations (UN) Global Compact Principles and Violations Monitoring. The UN Global Compact is the world's largest corporate responsibility initiative which consists of 10 principles in the areas of human rights, labor, the environment, and anti-corruption. The principles are based on the UN Universal Declaration of Human Rights, the ILO Declaration on Fundamental Principles and Rights at Work, the UN Rio Declaration on Environment and Development, and the UN Convention against Corruption. Sustainalytics' norms-based screening assesses companies' impact on stakeholders and the extent to which a company causes, contributes, or is linked to violations of international norms and standards. Sustainalytics uses four categories in norms-based screening: no violations (Compliant), monitored by Sustainalytics (Watchlist), violations (Non-compliant), and unclassified, in which case no data is available. Sustainalytics' norms-based screening covers more than 13,000 companies worldwide.

UB European Real Estate Equity | Monthly Report | October 2025



All return and performance figures are based on fund's K series



United Bankers Oyj

Helsinki · Aleksanterinkatu 21 A · unitedbankers.com

Information contained in this report should not be considered a recommendation to acquire, redeem or exchange units in the mentioned fund. On no account should any investment decisions be based on the information contained in this report. UB Fund Management Company Ltd (hereinafter referred to as UB) has made every effort to carefully research all information in this presentation. The information, on which the conclusions and other information are based on has been obtained from sources which UB believe to be reliable. This material does not claim completeness regarding all the information on the financial instruments or markets or developments referred to in it. UB accepts no liability whatsoever for any direct or consequential loss or damages of any kind arising out of the use of this document or any part of its content. The investor shall acquaint himself/herself with the fund's official information material where the fund specific risks are described, prior to making any investment decisions.

Key investor information documents (KIID), fund prospectuses and fund rules for each of the funds managed by UB can be obtained from UB and the website www.unitedbankers.fi in Finnish, Swedish and English upon request. An economic risk is always associated to investing in funds. Historical performance is not a guarantee of future returns and cannot be used to predict future risk of the fund mentioned in this report. The value of the investment made in the fund may increase and decrease and investors may lose part or all of the invested capital.

Remarks regarding foreign investors: The preparation of this report is subject to regulation by Finnish law. The distribution of this document in other jurisdictions may be restricted by law, and persons into whose possession this document comes should inform themselves about, and observe, any such restrictions. Foreign laws may preclude investors abroad from investing in UB funds. It is on the responsibility of each investor to make sure that the investments in UB funds will be made in accordance with all applicable laws.