Notice 1.7.2026

eQ Social Infrastructure Fund: Status and processing of redemption payments

eQ Social Infrastructure Fund will pay the rest 60% of the redemptions submitted during the redemption window from 1 July to 31 December 2024, with a redemption date of 30 June 2025 and an original payment date that, under normal circumstances, would have been July 2025. The redemptions (60 %) can be executed now based on the unit value calculated as of 30 June 2026, and these redemptions will be paid to unitholders by 31 July 2026

However, the payment date for redemptions with a 30 June 2026 redemption date—that is, redemption orders submitted between 1 July and 31 December 2025—will have to be postponed in accordance with Section 8 of the fund's rules. The postponed redemptions will be executed at a later date to be announced separately and will be paid at the fund unit value applicable at that time.

The table below provides a summary of the fund's redemptions for which the payment date has been postponed:

Redemptiondate	Notified payment date	Payment	Date	Payment notification date
30.06.2025	02.07.2025	40 %	by 30.1.2026	05.01.2026
		60 %	by 31.7.2026	01.07.2026
31.12.2025	05.01.2026	-	*Payment date postponed*	-
30.06.2026	01.07.2026	-	*Payment date postponed*	-

The extension applies uniformly to all redemption requests, regardless of their size. Redemptions will be processed and executed in the order in which they are received, in accordance with the Fund Rules, so that all redemption requests received by the same redemption date will be executed simultaneously. No action is required from unitholders.

The Funds aim to facilitate redemptions in an orderly manner whenever market conditions permit. This requires successful property disposals, as rental income alone is not sufficient to finance redemptions. Decisions to sell properties are made on a case-by-case basis, taking prevailing market conditions into account, with the objective of maximizing the value realized from each property. This approach ensures the equal treatment of all unitholders while preserving the Funds' long-term return potential.

During the spring, we successfully completed transactions, demonstrating that high-quality assets continue to attract investor demand even in the current market environment.

Market environment and Fund operations

In the current market environment, social infrastructure properties account for a significant share of the Finnish real estate transaction market, highlighting the sector's relative resilience and the continued interest of investors. Although the sector continues to represent a substantial proportion

of domestic transaction volumes, the overall level of real estate transactions remains well below its long-term average. Geopolitical uncertainty during the spring, together with interest rate developments, has slowed the recovery of the market and reduced buyer activity. As a result, property disposals now require more time, careful preparation and appropriate timing than previously. (Source: KTI Property Information Ltd.)

The Fund continues to actively pursue property sales in a systematic manner, taking prevailing market conditions into account. The objective is to complete transactions on market terms in a way that supports the Fund's long-term development and ensures the equal treatment of all unitholders.

The Fund's operational performance has remained stable. The properties continue to be managed with a long-term approach, occupancy rates and rental income have remained at healthy levels, and tenants have continued to meet their contractual obligations as normal. (Source: Fund Financial Review Q1 2026.)

In addition, the Fund has recently refinanced almost its entire loan portfolio, reducing financing costs and supporting the Fund's return potential in the years ahead.

Investor perspective and contact information

Real estate investing is inherently long-term in nature, and it is normal for the asset class to experience periods when transaction activity is lower and market conditions are more challenging. Nevertheless, the role of real estate within a diversified investment portfolio remains unchanged. Real estate continues to offer stable cash flow, diversification benefits relative to equity and fixed income markets, and attractive long-term return potential.

If your investment objectives and financial situation have not changed, the current market environment alone would not generally be a reason to alter a long-term investment strategy. The expected long-term annual return on real estate investments remains approximately 5–8%. (Source: INREV and eQ Asset Management.)

Should you have any questions, wish to discuss your alternatives, or would like to review your situation in more detail, please do not hesitate to contact your relationship manager or our Customer Service team. We will be happy to assist you.

We have also updated the financial reporting for our real estate funds. The new financial reports are available on the Fund's website.

If you wish, you may withdraw your redemption request by sending an informal cancellation request by email to eQ Asset Management Customer Service or to your relationship manager. Please remember to include your contact details, such as your name and telephone number, in your message. eQ Fund Management Company will decide whether to accept the cancellation request, and any accepted cancellation will be confirmed separately to the unitholder by email.

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