

SUSTAINABILITY-RELATED DISCLOSURES

HEALTHCARE RESORTS PROGRAM, FCRE, S.A

LEGAL ENTITY IDENTIFIER : [PENDING LEI CODE]

Summary

In accordance with Article 5 of the Final Report on the draft Regulatory Technical Standards under Regulation (EU) 2019/2088 on sustainability-related disclosures, the following summary has been translated into Spanish, English, and German. Translations into the remaining official EU languages are available upon request (see the summaries in the languages below).

(EN)

Sustainability factors¹, also referred to as ESG (environmental, social and governance) have become increasingly important within the private investment landscape. Given their active ownership role in value creation, fund managers are often well-positioned to identify and address sustainability risks and opportunities² at an early stage.

Altamar Private Equity, S.G.I.I.C., S.A.U. ("AltamarCAM"), as the Alternative Investment Fund Manager (the "AIFM"), integrates sustainability risks and factors into its investment decision-making process. To reinforce transparency and inform investors, AltamarCAM details its approach to ESG in its publicly available [ESG Policy](#), accessible through the [ESG section](#) of its website.

This Information Statement has been prepared to comply with Article 10(1) of Regulation (EU) 2019/2088 (SFDR) and outlines the key characteristics of the financial product as follows:

- This financial product promotes environmental or social characteristics but does not have sustainable investment as its objective. It is therefore classified under Article 8 of SFDR. ESG factors are considered and actively promoted.
- This financial product promotes ESG integration through risk management, due diligence, and alignment with high ethical and sustainability standards. Key sustainability objectives include encouraging contribution to a selection of Sustainable Development Goals (the "SDGs"); and b) strengthening the ESG commitment of underlying assets via rigorous due diligence, monitoring, and engagement.
- This financial product will invest indirectly, through Holding Companies, in assets related to the preventive medicine and longevity business. These assets will be primarily located in Europe, without excluding other locations that may be considered in the future.
- At least 80% of planned investments are expected to fall under Category #1B of Annex II of Delegated Regulation (EU) 2022/1288 (i.e., promoting other environmental/social characteristics). The remainder may include cash, short-term instruments, and other financial assets used for liquidity management.
- AltamarCAM gathers ESG information primarily through a detailed ESG Due Diligence Questionnaire (the "ESG DDQ") and other sources such as meetings, reports, and public data. All information used is based on actual data; no estimations or proxies are employed.
- The environmental and social characteristics promoted by this financial product are measured using two key tools: predefined exclusion criteria and ESG performance indicators, assessed during due diligence and monitored throughout the investment period.
- AltamarCAM has not designated a specific index as a benchmark to determine whether the financial product is aligned with the environmental and/or social characteristics that it promotes.

¹ Mean environmental, social and employee matters, respect for human rights, anti-corruption, and anti-bribery matter.

² Any environmental, social, or governance event or condition that, if it occurs, could have a real or potential material adverse impact on the value of the investment.

(ES)

Los factores de sostenibilidad³, también conocidos como ESG (criterios ambientales, sociales y de gobernanza), han adquirido una importancia creciente en el ámbito de la inversión privada. Dada su posición activa como accionistas en la creación de valor, los gestores de fondos suelen estar bien posicionados para identificar y gestionar riesgos y oportunidades de sostenibilidad⁴ desde una fase temprana.

Altamar Private Equity, S.G.I.I.C., S.A.U. ("AltamarCAM"), como Sociedad Gestora, integra los riesgos y factores de sostenibilidad en su proceso de toma de decisiones de inversión. Con el fin de reforzar la transparencia y mantener informados a los inversores, AltamarCAM detalla su enfoque ESG en su [Política de Sostenibilidad](#), disponible públicamente en el [apartado ESG](#) de su página web.

Este documento informativo ha sido elaborado para cumplir con lo establecido en el artículo 10(1) del Reglamento (UE) 2019/2088 (SFDR) y resume las principales características del producto financiero como se indica a continuación:

- Este producto financiero promueve características ambientales o sociales, pero no tiene como objetivo realizar inversiones sostenibles, por lo que está clasificado conforme al artículo 8 del SFDR. Se consideran y promueven activamente los factores ESG.
- Este producto financiero promueve la integración de criterios ESG a través de la gestión de riesgos, la diligencia debida y la alineación con elevados estándares éticos y de sostenibilidad. Sus principales objetivos en materia de sostenibilidad incluyen: a) fomentar la contribución a una selección de Objetivos de Desarrollo Sostenible (ODS); y b) reforzar el compromiso ESG de los activos subyacentes mediante procesos rigurosos de diligencia debida, seguimiento y engagement.
- Este producto financiero invertirá indirectamente, a través de Sociedades Participadas, en activos vinculados al negocio de la medicina preventiva y la longevidad. Estos activos estarán ubicados principalmente en Europa, sin perjuicio de otras localizaciones adicionales que puedan considerarse en el futuro.
- Se espera que al menos el 80 % de las inversiones previstas estén comprendidas en la Categoría #1B del Anexo II del Reglamento Delegado (UE) 2022/1288 (es decir, inversiones que promueven otras características medioambientales o sociales). El resto podrá incluir efectivo, instrumentos líquidos a corto plazo y otros activos financieros destinados a la gestión de la liquidez.
- AltamarCAM recopila información ESG principalmente a través de un Cuestionario de Diligencia Debida ESG (el "ESG DDQ") detallado y de otras fuentes, como reuniones, informes y datos públicos. Toda la información utilizada es real; no se emplean estimaciones ni datos proxy.
- Las características ambientales y sociales promovidas por este producto financiero se miden mediante dos herramientas principales: criterios de exclusión predefinidos e indicadores de desempeño ESG, evaluados durante el proceso de diligencia debida y supervisados durante todo el período de inversión.
- AltamarCAM no ha designado un índice de referencia específico para evaluar si el producto financiero está alineado con las características ambientales y/o sociales que promueve.

(DE)

Nachhaltigkeitsfaktoren⁵, auch bekannt als ESG (Environmental, Social and Governance), haben im Bereich der privaten Kapitalanlagen zunehmend an Bedeutung gewonnen. Aufgrund ihrer aktiven Eigentümerrolle in der Wertschöpfung sind Fondsmanager in der Regel gut positioniert, um Nachhaltigkeitsrisiken⁶ und -chancen frühzeitig zu erkennen und zu steuern.

Altamar Private Equity, S.G.I.I.C., S.A.U. („AltamarCAM“) integriert als Verwaltungsgesellschaft alternativer Investmentfonds (die „AIFM“) Nachhaltigkeitsrisiken und -faktoren in den Investitionsentscheidungsprozess. Zur Förderung der Transparenz und zur Information der Anleger stellt AltamarCAM seinen ESG-Ansatz in der öffentlich zugänglichen [ESG-Policy](#) dar, die im [ESG-Bereich der Website](#) abrufbar ist.

Diese Informationserklärung wurde gemäß Artikel 10 Absatz 1 der Verordnung (EU) 2019/2088 (SFDR) erstellt und beschreibt die wichtigsten Merkmale des Finanzprodukts wie folgt:

- Dieses Finanzprodukt fördert ökologische oder soziale Merkmale, verfolgt jedoch kein nachhaltiges Investitionsziel. Es ist daher gemäß Artikel 8 der SFDR klassifiziert. ESG-Faktoren werden berücksichtigt und aktiv gefördert.
- Dieses Finanzprodukt fördert die Integration von ESG-Kriterien durch Risikomanagement, Due-Diligence-Prüfungen und die Ausrichtung an hohen ethischen und Nachhaltigkeitsstandards. Die wichtigsten Nachhaltigkeitsziele umfassen: a) die Förderung von Beiträgen zu einer

³ Toda información relacionada con cuestiones medioambientales y sociales, así como relativas al personal, y con el respeto de los derechos humanos y la lucha contra la corrupción y el soborno.

⁴ Todo acontecimiento o estado medioambiental, social o de gobernanza que, de ocurrir, pudiera surtir un efecto material negativo real o posible sobre el valor de la inversión.

⁵ Umwelt-, Sozial- und Arbeitnehmerbelange, die Achtung der Menschenrechte und die Bekämpfung von Korruption und Bestechung.

⁶ Ein Ereignis oder eine Bedingung in den Bereichen Umwelt, Soziales oder Unternehmensführung, dessen beziehungsweise deren Eintreten tatsächlich oder potenziell wesentliche negative Auswirkungen auf den Wert der Investition haben könnte.

Auswahl der Ziele für nachhaltige Entwicklung (SDGs); und b) die Stärkung des ESG-Engagements der zugrunde liegenden Vermögenswerte durch eine sorgfältige Due-Diligence-Prüfung, laufendes Monitoring und aktives Engagement.

- Dieses Finanzprodukt wird indirekt, über Beteiligungsgesellschaften, in Vermögenswerte investieren, die mit dem Geschäft der Präventivmedizin und Langlebigkeit verbunden sind. Diese Vermögenswerte werden sich hauptsächlich in Europa befinden, ohne andere Standorte auszuschließen, die in Zukunft in Betracht gezogen werden könnten.
- Mindestens 80 % der geplanten Investitionen sollen unter Kategorie #1B des Anhangs II der Delegierten Verordnung (EU) 2022/1288 fallen (d. h. Förderung anderer Umwelt-/Sozialmerkmale). Der verbleibende Anteil kann aus Barmitteln, kurzfristigen Instrumenten und anderen Finanzanlagen bestehen, die zur Liquiditätssteuerung verwendet werden.
- AltamarCAM sammelt ESG-bezogene Informationen hauptsächlich über einen detaillierten ESG-Due-Diligence-Fragebogen („ESG DDQ“) sowie aus weiteren Quellen wie Besprechungen, Berichten und öffentlichen Daten. Alle verwendeten Informationen basieren auf realen Daten; es werden keine Schätzungen oder Proxy-Daten verwendet.
- Die geförderten ökologischen und sozialen Merkmale dieses Finanzprodukts werden anhand zweier zentraler Instrumente gemessen: vordefinierte Ausschlusskriterien und ESG-Leistungsindikatoren, die im Rahmen der Due Diligence bewertet und während der gesamten Investitionsdauer überwacht werden.
- AltamarCAM hat keinen bestimmten Index als Referenzbenchmark benannt, um festzustellen, ob das Finanzprodukt mit den geförderten ökologischen und/oder sozialen Merkmalen übereinstimmt.

No sustainable investment objective

This financial product promotes environmental and/or social characteristics but does not pursue sustainable investments as its primary objective.

Environmental or social characteristics of the financial product

This financial product promotes the following social and environmental characteristics by encouraging contribution to the following Sustainable Development Goals endorsed by the United Nations (the "SDGs"): good health and well-being (SDG 3); gender equality (SDG 5); clean water and sanitation (SDG 6); decent work and economic growth (SDG 8); sustainable cities and communities (SDG 11); responsible consumption and production (SDG 12); climate action (SDG 13); peace, justice and strong institutions (SDG 16); and partnerships for the goals (SDG 17);

Investment strategy

AltamarCAM promotes environmental and social characteristics by integrating sustainability factors into its investment due diligence and maintaining ongoing engagement with the GPs in which it invests. This continuous dialogue reinforces the GPs' commitment to sustainability, based on the belief that requesting ESG policy information and encouraging regular reporting enhances both awareness and accountability.

This financial product will invest indirectly, through holding companies, in assets related to the preventive medicine and longevity sectors. These assets will be primarily located in Europe, without excluding other regions that may be considered in the future. Further details can be found in the Investment Policy section of the Prospectus and Fund Regulations.

AltamarCAM applies the UN PRI framework, incorporating ESG factors and applying exclusions to certain sectors and activities. ESG information is collected and assessed throughout the investment process. A summary of this integration is outlined below:

1) Due Diligence

During the due diligence phase, the AIFM integrates ESG factors according to their materiality, recognising their regulatory, reputational, and financial significance. Each investment undergoes an in-depth analysis of the underlying assets to identify ESG-related risks and opportunities. As part of this process, an ESG Due Diligence Questionnaire (ESG DDQ) is completed, tailored to the sector, asset type, and, where applicable, the specific characteristics of the target company. Using the information gathered, the Management Company applies its proprietary ESG analysis model to assign an ESG score and classify each investment by its sustainability performance. This model assesses exposure to ESG risks across multiple dimensions—country, sector, and climate impact—and aligns with international standards such as CPI, SASB, and TCFD. The results help identify areas for improvement, establish recommendations, and support investment decisions based on the overall strategy and risk tolerance.

2) Acquisition

At the acquisition stage, the findings of the ESG evaluation and the assigned ESG score guide the inclusion of sustainability elements in transaction documentation. Portfolio companies are required to confirm and commit to the ESG obligations and sustainability principles defined by the AIFM.

3) Monitoring

Throughout the holding period, the AIFM continuously monitors each portfolio company's sustainability progress. At least once a year, it conducts a comprehensive review using its ESG Portfolio Analysis Model to evaluate both performance and exposure to ESG risks. This process is supported by a structured ESG questionnaire, which serves as the main tool for tracking progress. Depending on the ownership level, the AIFM may also seek board representation to further promote ESG integration. Continuous dialogue with stakeholders is maintained to foster sustainable practices and ensure progress towards defined ESG objectives.

4) Engagement

When areas for improvement are identified during due diligence or monitoring, the AIFM collaborates with the portfolio company to implement a targeted ESG action plan aimed at mitigating weaknesses and enhancing performance. Additionally, AltamarCAM promotes the adoption of ESG policies and best practices through direct engagement. In cases involving external managers, engagement begins after acquisition to encourage alignment with the product's sustainability principles and long-term objectives.

Good governance is evaluated through specific due diligence questions covering regulatory compliance, ethics, board structure, and tax practices. The resulting insights are integrated into AltamarCAM's ESG assessment model to evaluate governance at the investment level. The analysis focuses on the GP's governance standards and its ability to promote sound governance practices across underlying portfolio companies.

Proportion of investments

A minimum of 80% of the planned investments for this financial product are expected to be allocated to investments that promote environmental and/or social characteristics in accordance with Article 8 of Regulation (EU) 2019/2088 and fall under Category #1B ("Other environmental or social characteristics"). The remaining proportion may consist of other investments that do not pursue the promotion of environmental or social characteristics, including cash, cash equivalents, short-term liquid instruments, and other tradeable securities or debt instruments (such as syndicated loans) held for liquidity management purposes. These investments are not subject to minimum environmental or social safeguards.

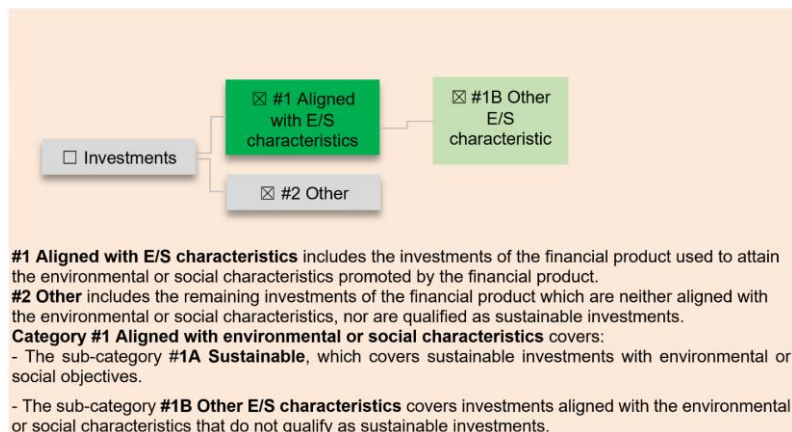


Figure 1: screenshot regarding asset allocation included in Annex II of the Commission Delegated Regulation (EU) 2022/1288

Monitoring of environmental or social characteristics

Throughout the holding period, the AIFM continuously monitors each portfolio company's sustainability progress. At least once a year, it conducts a comprehensive review using its ESG Portfolio Analysis Model to evaluate both performance and exposure to ESG risks. This process is supported by a structured ESG questionnaire, which serves as the main tool for tracking progress. Depending on the ownership level, the AIFM may also seek board representation to further promote ESG integration. Continuous dialogue with stakeholders is maintained to foster sustainable practices and ensure progress towards defined ESG objectives.

In addition, the AIFM conducts at least an annual bottom-up analysis of portfolio composition using the ESG criteria mentioned above. This review includes an assessment of historical investment activity in predecessor funds, evaluation of the target manager's responses to the ESG questionnaire, review of past ESG-related events, and integration of relevant industry and country ESG ratings. The resulting data is weighted at the portfolio company level and aggregated at the target fund level based on the respective investment amount.

Monitoring is supported by internal controls led by the responsible investment and ESG teams. These controls ensure consistency over time and validate responses against publicly available information and documentation provided in the Virtual Data Room (VDR).

To assess the attainment of the environmental and social characteristics promoted by the Fund, the following key performance indicators (KPIs) will be monitored, among others. In relation to the Fund's objective of encouraging contributions to the SDGs mentioned above, the Fund will track the following indicators:

- a. good health and well-being (SDG 3): workplace incident indicators, including accident frequency, severity, and number (aiming for zero);
- b. gender equality (SDG 5): [percentage] of women in the workforce and/or in leadership positions;
- c. clean water and sanitation (SDG 6): measurement of water usage and wastewater discharged per project;
- d. decent work and economic growth (SDG 8): the [percentage] of increase of the Net Asset Value (NAV) of the Fund over time; the [number] of direct and indirect jobs generated per project;
- e. sustainable cities and communities (SDG 11): [number] of projects certified with sustainable construction standards (e.g., BREEAM, LEED, WELL);
- f. responsible consumption and production (SDG1 12): [percentage] of sustainable or recycled materials used in the development of assets; [percentage] of suppliers that meet a minimum ESG standard (e.g., verified via checklist or declaration);
- g. climate action (SDG 13): the [number] of greenhouse gas emissions measured per project (scopes 1 and 2); [number] of energy used per square meter or per occupant in buildings; [percentage] of total energy consumption derived from renewable sources;
- h. peace, justice and strong institutions (SDG 16): [number] of regulatory breaches or urban planning violations per project (aiming for zero);
- i. partnerships for the Goals (SDG 17): the [number] of real estate lifecycle stages (design, construction, operation) where collaborative ESG practices are implemented.

Methodologies for environmental or social characteristics

An internal ESG assessment methodology, aligned with international standards such as the SDGs, SASB, UN PRI, and TCFD, is applied to evaluate how environmental and social characteristics are promoted and how committed the managers of the investments are to sustainability. This methodology also supports AltamarCAM's engagement efforts with the underlying assets throughout the investment cycle.

As part of its Article 8 approach, AltamarCAM integrates ESG factors across all stages of the investment process—from the initial due diligence to the ongoing monitoring of investments during the holding period. The sustainability commitment of underlying companies is closely tracked using the ESG DDQ, an internal ESG scoring model, and a robust, bottom-up post-investment monitoring process.

Data sources and processing

AltamarCAM collects ESG-related information primarily through a detailed ESG Due Diligence Questionnaire (see 'Due Diligence' section), complemented by meetings, reporting, event participation, and external sources. All data pertains to (potential) underlying investments and is based exclusively on actual, verifiable information—no estimates or proxies are used.

This information is stored in a centralized sustainability database integrated into the firm's internal systems and accessible across all teams. It is processed and analysed through Power BI, alongside other key indicators, allowing for comprehensive, data-driven insights.

AltamarCAM has developed proprietary digital tools—including a Python-based web application—that automatically calculate ESG DDQ scores and categorize GPs. These results are written directly into the corporate Datamart and made available in real time via Power BI, ensuring transparency and traceability.

The results of this data analysis are actively considered as part of the investment decision-making process. Where there are indications of misrepresentation, internal or external validation procedures are applied.

Limitations to methodologies and data

Due to the nature of the financial product, AltamarCAM largely relies on the underlying investments to obtain the necessary information related to the promotion of environmental and social characteristics. While this reliance represents a potential limitation, it does not hinder the achievement of the product's environmental and social objectives. This is primarily due to the active engagement efforts carried out by AltamarCAM with the underlying investments, which result in access to the vast majority of the relevant data.

Due Diligence

AltamarCAM evaluates the ESG commitment and governance capabilities of the GPs of underlying assets throughout the investment process, supporting the promotion of environmental and social characteristics.

During the due diligence phase, the AIFM integrates ESG factors according to their materiality, recognising their regulatory, reputational, and financial significance. Each investment undergoes an in-depth analysis of the underlying assets to identify ESG-related risks and opportunities. As part of this process, an ESG Due Diligence Questionnaire (ESG DDQ) is completed, tailored to the sector, asset type, and, where applicable, the specific characteristics of the target company. Using the information gathered, the Management Company applies its proprietary ESG analysis model to assign an ESG score and classify each investment by its sustainability performance. This model assesses exposure to ESG risks across multiple

dimensions—country, sector, and climate impact—and aligns with international standards such as CPI, SASB, and TCFD. The results help identify areas for improvement, establish recommendations, and support investment decisions based on the overall strategy and risk tolerance.

AltamarCAM also applies an [Exclusion Policy](#)⁷, establishing a restricted list of sectors or activities in which it will not invest. In primary fund commitments, this exclusion is negotiated via side letters.

Upon commitment, AltamarCAM seeks to formalize its sustainability expectations through tailored clauses in side letters, following a review of the fund's legal documentation.

Engagement policies

AltamarCAM considers engagement a core element in promoting environmental and social characteristics across its financial products. The firm engages actively and systematically with the underlying assets in which it invests to foster continuous improvement in sustainability practices.

Integration into the Investment Process

When areas for improvement are identified during due diligence or monitoring, the AIFM works with portfolio companies to implement targeted ESG action plans aimed at addressing weaknesses and enhancing performance. AltamarCAM also encourages the adoption of ESG policies and best practices through direct engagement. For external managers, engagement begins post-acquisition to promote alignment with the product's sustainability principles and long-term objectives.

Incident Escalation and Continuous Dialogue

AltamarCAM maintains ongoing ESG-focused communication with underlying investments through regular meetings. In the event of a material ESG-related incident during the investment period, the ESG team assesses the issue and presents recommendations to the ESG Committee, which may propose remedial actions, including the exercise of opt-out rights if appropriate.

Beyond formal procedures, AltamarCAM fosters a firm-wide culture of constructive ESG dialogue and alignment. Regular engagement ensures that ESG priorities remain embedded throughout the investment process and across the life cycle of each investment.

AltamarCAM (formerly Altamar Capital Partners) has been a signatory to the UN Principles for Responsible Investment (UN PRI) since 2016, reflecting its long-standing commitment to responsible investment practices.

Designated reference benchmark

AltamarCAM has not designated a specific index as a reference benchmark for assessing whether this financial product aligns with the environmental and/or social characteristics it promotes.

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⁷ The exclusion policy currently applicable to this Fund has been periodically reviewed and updated. The policy described in this document is more restrictive than the version previously in effect.