

Statement transparency due diligence for 2025

Slate Norwegian RE (WSC) AS (the “Company”) is subject to the Norwegian Transparency Act. This statement constitutes a public report of the company’s due diligence of businesses and work with fundamental human rights and decent working conditions in 2025. The Company’s work and this statement have been processed and approved by the board of directors.

General assessment

The Company holds the title to the logistics property Kurillvegen 8, Gardermoen, registry number 3209/152/90, in Norway. There were six tenants on the property in 2025. The Company's activities in 2025 have been concentrated to this property and the established leases with tenants and tenant adjustment work. Most of the activities are related to property construction work, operating services and service deliveries to the property.

The Transparency Act imposes three main obligations for the Company:

- ✓ The obligation to carry out due diligence assessments
- ✓ The obligation to account for due diligence assessments
- ✓ The obligation to respond to information requests related to how the company handles actual and potential adverse consequences

Newsec Property Asset Management AS provides property asset management services to the Company, including technical, economic and facility management. The Company ensures that the objective of the Transparency Act is met throughout the Company’s activities and the assistance from the property manager. All services provided from the property manager to the Company are based on the application of Newsec’s systems, including quality management systems and standards, such as ISO 14001:2015, ISO 9001:2015, ISO 45001:2023 and Achilles StartBANK. Newsec is also affiliated to the UN Global Compact initiative.

Risk assessments related to the Company’s activities are an ongoing activity as part of the asset management. The risk procedures are based on the principles of ISO 31000:2018. As part of the risk evaluation, the need for risk reduction measures, as well as the cost and benefits of such measures, shall be assessed. Risk assessment consists of four elements: risk identification, analysis, evaluation and management.

Overall activities and risk in 2025

Risk assessment is an ongoing activity throughout the calendar year. Health, environment and safety on the property have been a high priority in 2025.

Priorities for the Company have, for instance, been traffic safety and measures to reduce risk for accidents and adverse events on the property. Measures that have been implemented are, for instance, marking the correct driving direction and signage for speed limits, established extra parking spaces etc.

There is a large quantity of gas on the property used as a refrigerant, such as CO₂ and ammonia. There has been a particular focus on the reduction of fire and explosion risk related to placement of gas.

Solar panels have been installed on the entire roof. Work on the transformer commenced in 2025 and is ongoing and there has been a large focus of the solar cell system with the public fire department.

The Company has throughout 2025 administered construction work for the adjustment of rental property, to comply with lease agreements with tenants.

Procurements and supplier chain in 2025

The Company has assessed the procurements and suppliers used at the property in 2025. Some of the large procurements are related to construction work under the lease contracts (tenant adjustments).

All major suppliers, based on procurement volume, are considered compliant with the Transparency Act. These assessments have, for instance, been based on the supplier's public transparency act statements, their registry and available information in Achilles STARTBANK and their status as party to a Newsec's supplier framework agreement etc. No negative findings have been revealed through the assessments conducted.

Risk management for 2026

The Company shall continue its ongoing risk management throughout 2026. In addition, the board of directors will emphasise the Company's responsibilities arising from the Transparency Act and implement the plan for due diligence activities in 2026.

The Company will continue to prioritise high health, safety and environmental standards on the property. Measures for risk reduction are already planned for 2026, such as improved conditions for pedestrians, additional signage and sprinklers.

Focusing on our supply chains ensures compliance with the Transparency Act for both our suppliers and our procurement processes.

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12 May 2026

Signed electronically

Lisa Rowe
Board Director

Tarryn Lee Van Beek
Board Member