

CapMan Nordic Property Income Fund (non-UCITS) applies redemption gate to safeguard the interests of unit holders

The alternative investment fund manager has decided to restrict redemptions in the CapMan Nordic Property Income Fund (non-UCITS) in accordance with Section 10 of the fund rules.

The decision to restrict redemptions is a normal liquidity management measure in accordance with the fund rules and does not require any action from the fund's unit holders. The purpose of the measure is to ensure the fund's liquidity and protect investors' long-term interests during a period of global market disruption, in a situation where the liquidity of real estate assets has temporarily weakened.

The fund has received redemption orders in an amount exceeding the threshold for restricting redemptions set out in Section 10 of the fund rules. For this reason, the alternative investment fund manager has decided to apply the redemption restriction procedure in accordance with Section 10 of the fund rules, in order to safeguard the fund's cash position and ensure the equal treatment of fund unit holders.

Of the redemptions received during the period from 1st of April 2025 to 30th of September 2025, approximately 60% will be executed. The remaining approximately 40% of these redemptions will be deferred and executed at the next redemption date together with the redemption orders submitted during the period from 1st of October 2025 to 31rd of March 2026. The deferred redemptions will have priority over other redemptions in accordance with the fund rules that entered into force on 16 April 2026. Redemptions will be executed on a pro rata basis in accordance with the unit holders' redemption orders, so that the same percentage of each redemption order is executed.

The gating decision is significantly influenced by the global market disruption caused by the war in Iran, which temporarily weakens real estate liquidity and necessitates a temporary increase in the fund's cash position. The heightened uncertainty in the global markets resulting from the disruption, as well as large fluctuations in interest rates, affect real estate market activity in many ways, particularly through increased uncertainty in transaction activity. As a result, the fund manager needs to prepare with an increased cash position to protect investors' long-term interests should the market disruption be prolonged.

The fund's operational performance is stable, and the fund's cash flow yield, occupancy rate, and lease maturity profile are at a good level. Further information on the fund's situation (Q4 2025) is provided below:

- Fund net asset value (NAV): €71.8 million
- Occupancy rate: 92%
- Average lease length: 5.7 years
- Total cash holdings of the fund: €9.2 million

- Loan-to-value (LTV) ratio: 39.9%

Real estate investing is a long-term activity. Real estate investments traditionally provide stable returns, but in the short term there may be exceptional periods that affect property liquidity and valuations. To maintain stable cash flow and sufficient liquidity, it is also important to diversify real estate investments geographically and by property type. The fund's investment strategy is based on managing liquid assets that generate stable cash flow in the Nordic countries. The fund's current portfolio is diversified across three Nordic countries and three different real estate segments, supporting strong liquidity and diversified cash flow. Broad diversification limits the impact of various market disruptions on the fund's cash flow yield.

If you have any questions, please contact cmnpi@capman.com.