

Nachhaltiger Immobilienfonds Österreich

Sustainability-related disclosures

for the „Nachhaltiger Immobilienfonds Österreich“

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BNP Paribas Real Estate Investment Management Germany GmbH (“**REIM Germany**”) is the capital management company of the open-ended special AIF with fixed investment terms and a focus on real estate “Nachhaltiger Immobilienfonds Österreich” (“**AIF**”). The AIF qualifies as a financial product accordingly to Article 8 of Regulation (EU) 2019/2088 of 27 November 2019 of the European Parliament and of the Council on sustainability-related disclosure requirements in the financial services sector (“**Sustainable Finance Disclosure Regulation**” or “**SFDR**”). Therefore, REIM Germany discloses the following information pursuant to the Art. 10 of the Sustainable Finance Disclosure Regulation:

I. Summary

Due to its investment strategy, the AIF qualifies as a financial product accordingly to Art. 8 Sustainable Finance Disclosure Regulation ("SFDR"). The objective of the investment strategy is to take into account the **environmental characteristic of "energy efficiency"** (see section III) as well as the consideration of principal adverse impacts on sustainability factors ("**PAI**") when selecting and managing the properties (held directly or indirectly via real estate companies) for the AIF.

REIM Germany invests **at least 60%** of the total value of all properties into properties or real estate companies which comply with the environmental characteristic in accordance with the requirements set by REIM Germany. Our commitment to PAI No. 17 is limiting the exposure to fossil fuels when investing in real estate.

REIM Germany has commissioned a third party to check the requirements for environmental characteristics. At the time of publication of this declaration the commissioned third party is AU-RIS Immo Solutions GmbH. The third party commissioned by REIM Germany has been carefully selected and is continuously monitored. The commissioned third party examines all directly or indirectly held properties prior to purchase and quarterly during the holding period using an **environmental assessment model**. The environmental assessment model includes the sustainability indicators "energy," "innovative efficiency technologies," and "operation and quality assurance," which in turn have several sub-categories. Some of these sub-categories are mandatory criteria that must be fulfilled to meet the requirements of the environmental assessment model.

A maximum of 1000 points can be achieved in the environmental assessment model. Only those properties (held directly or indirectly via real estate companies) that fulfil the below criteria are included in the aforementioned investment quota of 60% (see also section IV):

- (i) have achieved a minimum score of 550 points in the environmental assessment model;
- (ii) meet all the mandatory criteria (planning/completion/refurbishment);
- (iii) do not have any harmful, non-removable building contamination;
- (iv) have ensured that the sellers or the tenants are not on the exclusion list of the BNP Paribas Group.

Compliance with the above criteria is also reviewed on a quarterly basis during the holding period. Furthermore, it is checked during the holding period whether refurbishments are necessary to maintain the mandatory environmental criteria and/or to improve the score achieved in the environmental assessment model or for other reasons and, if so, whether these have been carried out on time.

In addition to this environmental assessment model, at least 60% of the total value of all properties held by the AIF directly or indirectly through real estate companies should have "klimaaktiv" certification-status bronze or higher. For existing properties without a "klimaaktiv" certification,

a property improvement plan will be developed that ensures fulfilment of the certification criteria within a defined timeframe.

Another binding element of the investment strategy is the limitation of properties with exposure to fossil fuels to a maximum of 10% in relation to the sum of the market values of all properties of the AIF.

The data collection is carried out by a third party (currently AURIS Immo Solutions GmbH). The third party is also responsible for regularly developing a catalogue of possible actions to enhance the points of properties in the environmental assessment model.

For the environmental assessment model, the third party (currently AURIS Immo Solutions GmbH) uses a variety of data sources (e.g. energy performance certificates, laboratory results or test engineer reports; see section VIII). Data processing is carried out by an external data management service provider. To ensure data quality, both the commissioned third party and internal departments of REIM Germany carry out quality checks. In the event of missing data, estimates may be required (see section VIII). Particularly in the context of a purchase, it may occur that required data for the environmental assessment model are only available to a limited extent. However, any limitations regarding methods and/or data, can have an influence on the results of the environmental assessment model. It cannot be ruled out that due to lack of data availability, properties (held directly or indirectly via real estate companies) have been incorrectly classified in the environmental assessment model or will be incorrectly classified in the future. Once identified it will be corrected subsequently.

Additionally, aside from the environmental assessment model, REIM Germany takes sustainability risks into account as a general part of due diligence process for transactions (see section V).

Up to 40% of the total properties value of the AIF (held directly or indirectly through real estate companies) may fall below the minimum requirements specified in the environmental characteristic (see section V).

This financial product promotes environmental or social characteristics, but does not have as its objective sustainable investment. Concretely this AIF is not investing in sustainable investments accordingly to Art. 2 No. 17 of the SFDR or in sustainable investments with an environmental objective aligned with the EU Taxonomy. For the time being and given the lack of sufficient data on the relevant economic activities it is not intended that the product invests in fossil gas and/or nuclear energy related activities.

In addition to the aforementioned environmental criteria, the AIF pursues the following investment objectives with its investment strategy: The objective is the acquisition of real estate and the development and construction of residential and social real estate in accordance with the investment strategy and the management of the real estate portfolio. For further information, please refer to the main part of the information document of the AIF.