

## ANNEX II

**Template pre-contractual disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852**

**Sustainable investment** means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities**. That Regulation does not lay down a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.

**Product name:** ASR Dutch Mobility Office Fund (the "Fund")

**Legal entity identifier:** 7245004D9NV9P7SF4N72

## Environmental and/or social characteristics

### Does this financial product have a sustainable investment objective?

**Yes**

**No**

It will make a minimum of **sustainable investments with an environmental objective:** \_\_\_\_%

in economic activities that qualify as environmentally sustainable under the EU Taxonomy

in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

It will make a minimum of **sustainable investments with a social objective:** \_\_\_\_%

It **promotes Environmental/Social (E/S) characteristics** and while it does not have as its objective a sustainable investment, it will have a minimum proportion of 0<sup>1</sup> % of sustainable investments

with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy

with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

with a social objective

It promotes E/S characteristics, but **will not make any sustainable investments**



### What environmental and/or social characteristics are promoted by this financial product?

The Fund promotes various environmental and social characteristics which are set out in its ESG policy. The Fund's vision on Environment, Social and Governance (ESG) is to accommodate the interests of tenants and investors in the best possible way by creating and maintaining assets that have long-term value from both a financial and a social perspective, and to achieve this in a sound and responsible manner with engaged and aware partners and employees. To work towards these goals, the Fund has developed an Environment, Social and Governance (ESG) strategy around three themes:

1. Environment: Dedicated to decarbonisation
2. Social: Making a positive impact on society
3. Governance: Compliant with sustainability regulations

<sup>1</sup>The Fund is not restricted to have a minimum percentage of sustainable investments. However, the Fund has sustainable investments as defined by the SFDR and EU Taxonomy. Please see page 6 for the percentages of sustainable investments of the Fund as at 30 September 2022.

The Fund does not use a formal benchmark to compare its results with those of its peers. However, the Fund does report to the yearly GRESB survey, through which its ESG performance is measured and reported on.

**Sustainability indicators** measure how the environmental or social characteristics promoted by the financial product are attained.

● **What sustainability indicators are used to measure the attainment of each of the environmental or social characteristics promoted by this financial product?**

The sustainability indicators that are used to measure the attainment of the environmental or social characteristics promoted by the Fund are:

Strategic objectives 2023-2025		
Strategic objectives	Target 2023	Target 2025
<b>Environment</b>		
 Energy intensity (kWh per sq.m. / year)	≤ 170	≤ 135
GHG intensity (kg CO <sub>2</sub> per sq.m. / year)	≤ 12	≤ 9
Energy generation (kWh per sq.m. / year)	≥ 2	≥ 4
Plan for properties with a high climate risk profile (#)	3	All properties
Climate adaptation (# projects / year)	≥ 1	≥ 3
Enhance local biodiversity	design plan	execute plan
Coverage of A energy label	≥ 80%	≥ 89%
Coverage of WELL Gold	0%	≥ 16%
Coverage of BREEAM Very Good or higher	≥ 88%	≥ 94%
Coverage of BREEAM Excellent	≥ 28%	≥ 45%
<b>Social</b>		
<b>Community &amp; Tenants</b>		
 Number of partners with specific agreements on sustainability targets	≥ 4	≥ 8
Tenant satisfaction rating	≥ 7	≥ 7
Shared mobility concepts (% of total floor area)	≥ 19%	≥ 25%
Green lease coverage for new lease agreements	100%	100%
<b>Our employees</b>		
Employee satisfaction rating (eMood® score)	≥ 7,5	≥ 7,5
Personal development		
- Training (% of annual salaries)	≥ 1%	≥ 1%
- Sustainable employability (% of annual salaries)	≥ 1%	≥ 1%
Health & well being (eMood® vitality score)	≥ 7,5	≥ 7,5
<b>Governance</b>		
Compliant		
 Alignment with sustainability guidelines	✓	
- SDGs	✓	
- GRESB (yearly survey rating)	★★★★★	
Sound business practices	✓	

● **What are the objectives of the sustainable investments that the financial product partially intends to make and how does the sustainable investment contribute to such objectives?**

The Fund promotes one of the climate and environmental objectives as included in article 9 of the Taxonomy Regulation, being the objective 'climate mitigation'. The Fund promotes this objective in its underlying investments, by promoting the stabilization of greenhouse gas concentrations in the atmosphere consistent with the long-term temperature goal of the Paris Agreement. The Fund does not promote activities where such activities lead to significant greenhouse gas emissions.

***How do the sustainable investments that the financial product partially intends to make, not cause significant harm to any environmental or social sustainable investment objective?***

The Fund does not significantly harm any other of the environmental objectives (i.e. climate change adaptation, the sustainable use and protection of water and marine resources, the transition to a circular economy, pollution prevention and control and the protection and restoration of biodiversity and ecosystems), for the following reasons:

(i) **climate change adaptation:** the activities of the Fund do not lead to an increased adverse impact of the current climate and the expected future climate, on the activity itself or on people, nature or assets;

(ii) **the sustainable use and protection of water and marine resources:** the activities of the Fund are not detrimental to the good status or the good ecological potential of bodies of water or to the good environmental status of marine waters;

(iii) **the transition to a circular economy:** the activities of the Fund do not lead to significant inefficiencies in the use of materials or in the direct or indirect use of natural resources, do not lead to a significant increase in the generation, incineration or disposal of waste and do not lead to the long-term disposal of waste which may cause significant and long-term harm to the environment;

(iv) **pollution prevention:** the activities of the Fund do not lead to a significant increase in the emissions of pollutants into air, water or land, as compared with the situation before the activity started; and

(v) **restoration of biodiversity and ecosystems:** the activities of the Fund are not significantly detrimental to the good condition and resilience of ecosystems or detrimental to the conservation status of habitats and species.

Additionally, the do no significant harm criteria of the SFDR regulation (PAI indicators) can be found in the question below.

*How have the indicators for adverse impacts on sustainability factors been taken into account?*

The following factors have been identified as relevant adverse impacts for the Fund: i) Fossil fuels, ii) Energy efficiency, iii) GHG emissions, iv) Waste production and v) Land artificialisation.

i) Fossil fuels

The exposure to fossil fuels through real estate assets is measured via the share of real estate investments involved in extraction, storage, transport or manufacture of fossil fuels. The Fund has no exposure to fossil fuels.

ii) Energy efficiency

As at 30 September 2022, 6% of the Fund's assets are inefficient real estate assets (C-label or lower). The Fund has set the objective for 2023 to obtain an A label for >80% of the portfolio in 2023 and for >89% in 2025.

iii) GHG emissions

Coinciding with its Paris Proof target, the Fund has set the objective to reduce its energy intensity and its GHG emissions, measured in kg of CO2 equivalents per sq. m., achieving GHG neutrality ahead of its 2045 Paris Proof target.

**Principal adverse impacts** are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters.

## iv) Waste production

The Fund aims to equip all its asset with waste sorting facilities and requires all that tenants limit and separate their waste as much as possible. Paper, cardboard, metal, green waste, glass, plastic, residual waste and chemical waste are disposed of separately.

## v) Land artificialisation

The Fund aims to mitigate physical climate risks by implementing climate adaptation measures around properties. One of the measures in doing so is the greening of roofs to reduce its non-vegetated surface area. The Fund set the objective to have at least one climate adaptation project in 2023 and at least three by 2025.

*How are the sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:*

The Fund will do its utmost best to handle in line with the OECD Guidelines for Multinational Enterprises and on the UN Guiding Principles on Business and Human Rights, including the principles and rights set out in the eight fundamental conventions identified in the Declaration of the International Labour Organisation on Fundamental Principles and Rights at Work and the International Bill of Human Rights.



### Does this financial product consider principal adverse impacts on sustainability factors?



Yes,

The Fund considers principal adverse impacts on sustainability factors by drawing up its own annual ESG policy which sets out specific sustainability objectives, including the Fund's considered adverse impacts on sustainability factors. The Fund's principal adverse impacts on sustainability are disclosed in the annual report.



No



## What investment strategy does this financial product follow?

The strategy of the Fund is to buy, hold and unlock reversionary potential of real estate in the Netherlands. The focus of the Portfolio is defined by sub-segments in the office market to secure the core character of the Portfolio. The investment policy focuses on a diversified Portfolio with regards to location, asset requirements solvability of tenants and expiration date of lease agreements. This ensures long-term Portfolio quality.

The sequence of the areas reflects the priority of the investment strategy:

- Core investments: The focus of the Portfolio is on high quality offices and (limited) other assets (e.g. parking) with a long-term stable income and low-risk profile.
- High-mobility locations: within 750 meter of an intercity train station, subway or tram station within the G5. Within 500 meter of an intercity train station outside G5 cities, or within 15 km of Schiphol Airport.
- Defined office segments: Invest in Dutch locations near public transport hubs. There will be a strong preference for locations with international (target  $\geq 80\%$ ) characteristics, mainly G5 cities.
- Asset requirements: The focus of the Portfolio is on a diversified and balanced mix of multi and single tenant offices. Maximum size of an asset in the Portfolio is 25%. The amount of large single tenant buildings will be limited. Large buildings are defined as  $>10,000$  sq.m. outside Randstad and  $>15,000$  sq.m. inside Randstad.

- ***What are the binding elements of the investment strategy used to select the investments to attain each of the environmental or social characteristics promoted by this financial product?***

The binding elements of the investment strategy used to select the investments to attain each of the environmental or social characteristics, are the binding elements as reflected in the Environment, Social and Governance policy of the Fund. The main ESG considerations in the selection of investments are the ESG strategic objectives which can be found under the question 'What sustainability indicators are used to measure the attainment of each of the environmental or social characteristics promoted by this financial product?'.

- ***What is the committed minimum rate to reduce the scope of the investments considered prior to the application of that investment strategy?***

The Fund has made no commitment to reduce by a minimum rate the scope of investments considered prior to the application of the strategy as set out above. The Fund has real estate in its portfolio that does not yet meet the requirements as set out above. These real estate assets have objectives in order to meet the requirements.

- ***What is the policy to assess good governance practices of the investee companies?***

Not applicable. The Fund does not invest in government bonds, corporate bonds or shares of (listed) companies.

**The investment strategy** guides investment decisions based on factors such as investment objectives and risk tolerance.

**Good governance** practices include sound management structures, employee relations, remuneration of staff and tax compliance.



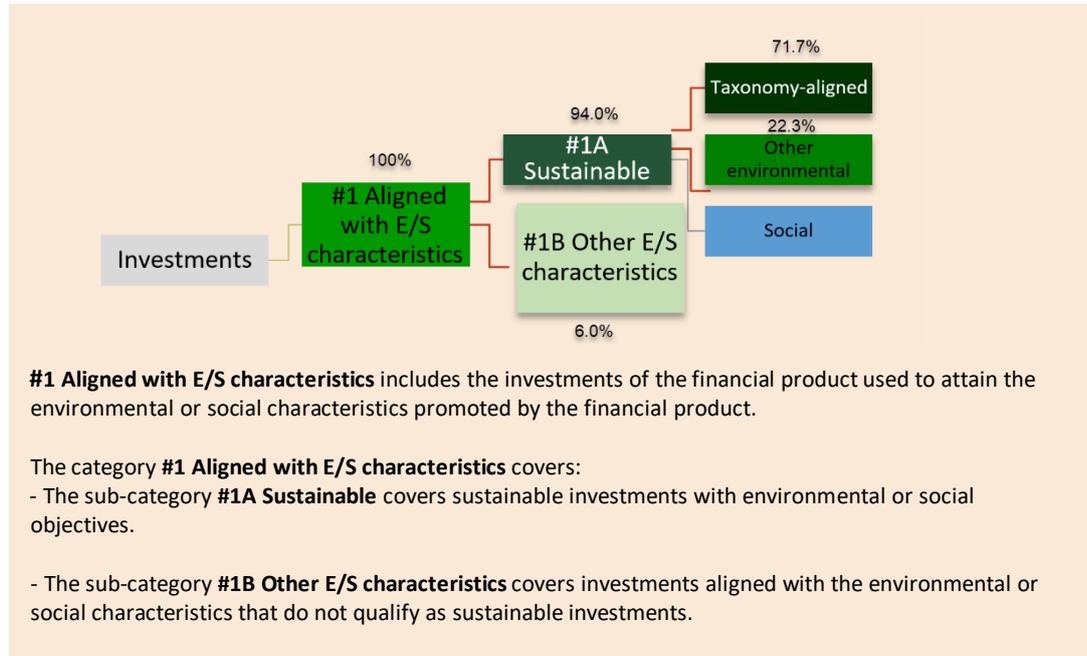
**Asset allocation** describes the share of investments in specific assets.

Taxonomy-aligned activities are expressed as a share of:

- **turnover** reflecting the share of revenue from green activities of investee companies
- **capital expenditure** (CapEx) showing the green investments made by investee companies, e.g. for a transition to a green economy.
- **operational expenditure** (OpEx) reflecting green operational activities of investee companies.

### What is the asset allocation planned for this financial product?

The asset allocation of the Fund is 100% towards direct real estate assets. All assets of the Fund align with the E/S characteristics, since the Fund's objectives apply to the entire portfolio. As at 30 September 2022, 94% of the Fund's investments qualify as sustainable investments under the SFDR (#1A). As at 30 September 2022, 71.7% of the Fund's investments qualify as sustainable under the EU Taxonomy.



- **How does the use of derivatives attain the environmental or social characteristics promoted by the financial product?**

The Fund does not use derivatives.

**Enabling activities** directly enable other activities to make a substantial contribution to an environmental objective.

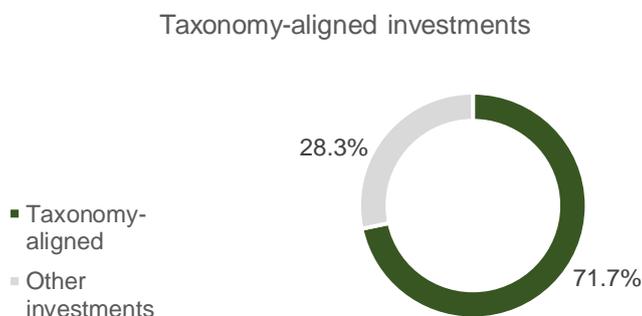
**Transitional activities are** activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.

are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under the EU Taxonomy.



### To what minimum extent are sustainable investments with an environmental objective aligned with the EU Taxonomy?

As at 30 September 2022 71.7% of the Fund's investments are aligned with the EU Taxonomy. The Fund has not set an objective for a minimum extent of sustainable investments with an environmental objective aligned with the EU Taxonomy. However, the Fund has set various Strategic Objectives that can directly or indirectly lead to a higher EU Taxonomy aligned score.



*Note: No break down including- and excluding Sovereign bond exposure is included in diagram, as the Fund does not invest in sovereign bonds.*

### What is the minimum share of investments in transitional and enabling activities?

These are not applicable for the real estate investments of the Fund, as low-carbon alternatives are readily available (transitional) activities and there are no relevant targeted enabling activities.



### What is the minimum share of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy?

As at 30 September 2022 22.3% of the Fund's investment are sustainable investments with an environmental objective that are not aligned with the EU Taxonomy. The Fund has not set an objective for a minimum extent of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy.



### What is the minimum share of socially sustainable investments?

The Fund has not set an objective for a minimum share of socially sustainable investments. However, the Fund has set various social objectives for the community & tenants and its employees. These objectives include the increase of tenant satisfaction & engagement, shared mobility concepts and green leases. For a full overview, please see the table under: *What sustainability indicators are used to measure the attainment of each of the environmental or social characteristics promoted by this financial product?*



### What investments are included under “#2 Other”, what is their purpose and are there any minimum environmental or social safeguards?

None, as all the investments of the Fund are classified as investments that align with E/S characteristics.



**Is a specific index designated as a reference benchmark to determine whether this financial product is aligned with the environmental and/or social characteristics that it promotes?**

This question is not applicable, as no specific index has been designated as a reference benchmark.

**Reference benchmarks** are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.



**Where can I find more product specific information online?**

**More product-specific information can be found on the website:**

<https://en.asrrealestate.nl/investments/asr-dutch-mobility-office-fund>