

Europa VI Finance S.à r.l., SICAV-RAIF**Website disclosure for financial products referred to in Article 8(1) of regulations (EU) 2019/2088**

Version	Date	Amendment	Author
1.0	30/06/23	Initial release	CMJ
1.1	04/02/25	Format update, added summary	HP

Pursuant to Article 10(1) of the EU Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector ("SFDR") this document summarises the environmental characteristic promoted by Europa VI Finance S.à.r.l., SICAV-RAIF ("the Fund") and the methodologies that are used to assess, measure and monitor the characteristic.

(a) Summary - English

The Europa VI Finance S.à.r.l., SICAV-RAIF financial product (the Fund) promotes environmental and social characteristics pursuant to Article 8 of the SFDR, but does not have as its objective sustainable investment. Environmental and social characteristics (including climate risk and resilience, and stakeholder engagement) are held within the Fund's strategy, alongside the underlying indicators used to monitor progress, and relevant timescales.

To meet its defined environmental and social characteristics, the Fund will apply Europa Capital's Building Sustainability Assessment Toolkit (BSAT) for ESG due diligence as part of the Portfolio Manager's Investment Committee approvals process for all investments and acquisitions into the Fund; all existing investments will be assessed against Sustainable Asset Management plans (SAMs) on an ongoing basis. Environmental performance data accuracy and coverage is also incorporated into the Fund's ESG Strategy, and monitoring of the information relevant to the environmental and social characteristics defined will be undertaken quarterly where possible, facilitating a formal disclosure to be reported on at least an annual basis.

Best efforts will be made to obtain actual building performance data, however the Fund may also utilise appropriate estimations and/or proxies, where information is not available. The proportion of estimated data will be made clear in the disclosure. Appointed ESG consultants will coordinate the collection of asset-level data on a quarterly basis for landlord supplies and at least annually for tenant supplies. Data is quality assessed, validated and recorded within a real-estate-specific sustainability software management system.

Methodology reviews will identify if any material changes to the approach are required to ensure continued alignment with regulatory requirements, best practice and market expectations. Any corrective actions deemed appropriate to comply with the Fund's defined characteristics will be

documented and monitored at the asset-level in Sustainable Asset Management plans (SAMs), delivered through working collaboratively with key stakeholders.

No index has been designated as a reference benchmark to meet the characteristics promoted by the Fund.

(a) Résumé – Français

Le produit financier Europa VI Finance S.à r.l., SICAV-RAIF (le Fonds) promeut les caractéristiques environnementales et sociales conformément à l'article 8 du SFDR, mais n'a pas pour objectif l'investissement durable. Les caractéristiques environnementales et sociales (i.e les risques et la résilience climatique ainsi que l'engagement des parties prenantes) sont maintenues dans la stratégie du fond, en plus des indicateurs sous-jacents utilisés pour suivre ses progrès, et des délais correspondants.

Afin de respecter les caractéristiques environnementales et sociales définies, le Fond appliquera le Building Sustainability Assessment Toolkit (BSAT) d'Europa Capital dans son processus de Due Diligence incluant les critères ESG dans le processus d'approbation de son Comité d'investissement. Cela concernera tous les acquisitions et investissements du Fond ; ces derniers seront évalués par rapport aux plans de gestion durable des actifs sur une base continue. L'exactitude et la couverture des données relatives à la performance environnementale et sociale seront également intégrées à la stratégie ESG du Fond, et le suivi des informations sera effectué trimestriellement dans la mesure du possible, ce qui facilitera la publication d'un rapport officiel au moins une fois par an.

Le Fond s'efforcera d'obtenir des données réelles sur la performance des bâtiments, mais il est possible qu'il ait recours à des estimations et/ou des approximations appropriées lorsque les informations ne seront pas disponibles. La proportion de données estimées sera clairement indiquée dans la communication de l'entreprise et ses rapports. Les consultants ESG nommés coordonneront la collecte des données au niveau des actifs sur une base trimestrielle concernant les propriétaires et au moins une fois par an pour les locataires. La qualité des données sera évaluée, validée et enregistrée dans un logiciel de gestion ESG spécifique aux biens immobiliers.

La méthodologie sera revue afin de déterminer si des changements importants doivent être apportés à l'approche adoptée par le Fond. Ceci dans le but de garantir un alignement continu avec les exigences réglementaires, les meilleures pratiques et les attentes du marché. Toutes les mesures correctives jugées appropriées pour se conformer aux caractéristiques prédéfinies seront documentées et suivies au niveau des actifs dans des plans de gestion durable des actifs. Elles seront ensuite mis en œuvre en collaboration avec les principales parties prenantes.

Aucun indice n'a été désigné comme référence pour répondre aux caractéristiques promues par le Fond.

(b) No sustainable investment objective

This financial product promotes environmental and social characteristics, but does not have as its objective sustainable investment.

(c) Environmental or social characteristics of the financial product

The Fund promotes environmental and social characteristics pursuant to Article 8 of the SFDR but does not have sustainable investment objective and does not currently commit to investing in any sustainable investment within the meaning of the SFDR or the Taxonomy Regulation.

The Fund seeks opportunities to improve the environmental and sustainable performance of our assets and is committed to identifying and managing risks associated with physical, social and transitional climate change. We will continue to collate the information required to monitor performance relating to the targets set out for the Fund as detailed below:

Net Zero: Net Zero carbon commitment, the Fund aims to reduce the carbon intensity of all buildings across the portfolio. To support this all assets will be positioned on a science-based pathway using the CRREM tool and increased renewable energy will be targeted via Renewable Energy Guarantees of Origin (REGO) for all landlord procured electricity supplies.

Climate Resilience: The Fund will continue to seek to further understand the assets climate resilience and maximise opportunities to enhance their resilience. This includes opportunities to improve how physical and transitional climate change adaptation/ resilience related risks and opportunities can feed into the wider risk management strategy.

Building Certifications: Green building certifications are important indicators of the sustainability credentials and high performance of our assets. The Fund is committed to obtaining green building certification for all buildings in the Fund, to demonstrate their ESG performance and credentials.

Performance Data: The Fund recognises the importance of improving the accuracy and coverage of environmental performance data to inform and enable continuous review of environmental performance. This ambition will be supported through measures which may include Automatic Meter Reading (AMR) technology, utilisation of industry specific software to automate data collection, and engagement with tenants to collect and monitor tenant data.

Green Lease Clauses: The Fund will continue targeting the inclusion of green lease clauses in all lease renewals and new leases to facilitate data sharing.

Stakeholder Engagement: The Fund will take opportunities to engage with tenants on ESG specific issues and explore ways to engage with tenants more closely based on feedback from annual tenant

engagement surveys. The Fund recognises the importance of engaging with the occupiers of buildings (who have major influence over asset level environmental performance) and encouraging progress towards efficiency measures and decisions that positively impact the performance of buildings. Various tools will be utilised to promote engagement, including the distribution of tenant engagement surveys.

Relevant disclosures may be found at <https://europacapital.com/duty/policies-reports/>

(d) Investment strategy

The Fund seeks to improve environmental and social characteristics as discussed earlier in this document. The Fund recognises the need for the real estate sector to reduce its environmental impact and believes a thoughtful ESG strategy is a critical component of future proofing returns. The Fund has a value-add investment strategy, to identify opportunities to create value and strong financial return, with sustainability elements at its core.

(e) Proportion of investments

The Fund does not commit to making sustainable investments as defined by Article 2 (17) Regulation (EU) 2019/2088. The Fund does not commit to making sustainable investments with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy Regulation (EU) 2020/852.

The Fund is committed to promoting the environmental and social characteristics described above. All acquisitions to the Fund have been subject to ESG screening according to Europa Capital's Building Sustainability Assessment Toolkit (BSAT) methodology. All existing investments will be assessed against Sustainable Asset Management plans (SAMs) on an ongoing basis.

(f) Monitoring of environmental or social characteristics

To ensure that environmental and social characteristics are met throughout the lifecycle of the Fund, the ESG due diligence and processes for operational assets as described above are applied and monitored on an ongoing basis. Monitoring of information relating to the environmental and social characteristics defined are undertaken quarterly to enable a formal disclosure to be reported at least on an annual basis.

The Fund considers environmental, social and governance (ESG) characteristics at all stages of the ownership lifecycle, from acquisition, throughout the duration of the operation of the building, at sale, and for any refurbishment and development activity occurring throughout the hold period.

The ESG due diligence assessment and ongoing SAM asset management plans will be used to assess prospective investments and to monitor existing investments against relevant real estate sustainability indicators, which may include one or more of the below:

- 1) Initial energy consumption, energy/carbon intensity and net zero carbon pathway assessment,
- 2) The energy consumption, energy/carbon intensity and net zero carbon progress for improvements,
- 3) Existing, or potential for, on-site generation of renewable energy,
- 4) Climate physical risk assessment,
- 5) Water consumption data analysis,
- 6) Waste production data analysis,
- 7) Biodiversity and nature-direct impact,
- 8) Energy rating and green building certification,
- 9) Accessibility and connectivity,
- 10) Compliance with Europa's Modern Slavery Policy
- 11) Governance risk compliance

Best efforts will be made to obtain sufficient information pertaining to actual building performance to monitor their performance, both at acquisition and throughout building operation, from key stakeholders such as asset managers, property managers, environmental consultants, tenants, and other relevant persons. However, we may also rely on reasonable assumptions, estimations and/or proxies, where information is not available. In addition, the Fund will use ESG benchmarking and reporting schemes, such as GRESB to engage with the assets upon an annual basis, capture key ESG performance metrics and drive sustainability improvements.

(g) Methodologies for environmental or social characteristics

The ability to meet the defined environmental and social characteristics will be applied to all potential investments as a standard due diligence process. Europa Capital's Environmental Management System (EMS) sets out a detailed Building Sustainability Assessment Toolkit (BSAT) due diligence process for ESG due diligence which is incorporated into the Fund's investment approvals process for all investments to the Fund. The BSAT will screen each investment for alignment with the social and environmental characteristics of the Fund, as well as against a broad set of ESG, climate risk and transition risk criteria.

Throughout the operating phase, information data pertaining to the performance of each asset will be collected quarterly, where possible, but at least annually. This information will be used to monitor

individual building level performance against social and environmental and social characteristics of the Fund on an ongoing and regular basis. Corrective and/or improvement actions identified in this process will be documented in the Sustainable asset management plans (SAMs).

Aggregation of individuation building performance to the Fund level will occur in line with company reporting cycles and for inclusion in the Fund's annual disclosure.

(h) Data sources and processing

Our ESG consultants, EVORA, co-ordinate the collection of asset-level data from our property management, asset management and local partner teams. The collection of building utility data occurs on a quarterly basis for landlord supplies and at least annually for tenant supplies. Data collected by EVORA from the property management teams is imported, aggregated and validated in SIERA+, EVORA's sustainability platform to ensure it is accurate and complete.

The Fund will endeavour to collect all information and data required to support monitoring and annual reporting of progress against environmental and social characteristics. Where data is not available or provided, the Fund will use appropriate proxies/estimates to fill gaps. In any instances where proxies/estimates are used, the proportion of data that it applies to will be made clear in the disclosure.

(i) Limitations to methodologies and data

The Fund regularly reviews its processes and methodologies, applied at both due diligence and throughout operation, and continuously seeks to improve transparency, disclosure and data provision in relation to the Fund, using where relevant international benchmarking standards.

The Fund recognises that continual review and update will be required to ensure that the methodologies remain in line with best practice. The approach will be reviewed at least annually to ensure continued alignment with regulatory requirements, best practice and market expectations. The review will identify if any material changes to the approach are required. Where changes are deemed appropriate all affected stakeholders will be notified.

The sourcing of required information and data under the ESG due diligence processes and ongoing collection for operational assets is also dependent on external parties sharing timely and accurate information. To support the collection of data the Fund will engage with the necessary stakeholders to ensure information provision is timely and accurate, and where requested, supplementary information and documentation is supplied for validation.

The Fund does not consider that the data limitations materially impact the Fund's ability to promote the intended environmental and/or social characteristics.

(j) Due diligence

The ability to meet the defined environmental and social characteristics will be applied to all potential investments as a standard due diligence process undertaken for all new acquisitions. Europa Capital's Environmental Management System (EMS) sets out a detailed Building Sustainability Assessment Toolkit (BSAT) ESG due diligence process which is incorporated into the Fund's investment approvals process for all investments to the fund. The due diligence process is based on three key components:

1. Stage 1: Initial ESG due diligence screening (ESG Red Flag Risk Report) includes a screening of the proposed investment against a range of ESG criteria, including a physical and transitional climate risk screening.
2. Stage 2: Detailed net zero pathway assessment for the investment, detailing positing on the CRREM pathway, projected stranding risk, identification of asset-specific carbon savings, energy savings, payback and CAPEX.
3. Investment committee, both components above are documented and included in the material provided to the Portfolio Manager's investment committee. The ESG BSAT reports are integrated into the internal investment decision making and the formal practice of origination and execution process.

(k) Engagement policies

Engagement with our building occupiers, property managers and local partners is key to ensuring the environmental and social characteristics of the Fund are promoted, and we will engage with these stakeholders on a continuous and ongoing basis to ensure accurate and timely data is collected to monitor progress.

If an asset's ESG performance falls short of the standard required to ensure promotion of the environmental and social characteristics we will work collaboratively with key stakeholders to identify corrective actions needed to comply with the Fund's characteristics which will be documented and monitored in the asset's Sustainable Asset Management plan (SAM).

(l) Designated reference benchmark

No index has been designated as a reference benchmark to meet the social and environmental characteristics promoted by the Fund.