

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

Product name: Achmea Dutch Retail Property Fund

Legal entity identifier: N/a

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:** %

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 70% of sustainable investments

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

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

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

with a social objective

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

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

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.

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

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



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

The Fund specifically focuses on properties that are future-proof from an environmental perspective by:

1. aiming for as much real estate as possible in the portfolio with at least energy label A, with the exception of listed buildings; and
2. achieving a reduction in CO2 emissions.

From a social perspective, the Fund focuses on real estate that is attractive and contributes optimally to quality of life. The focus here is on:

3. tenant satisfaction.

It also focuses on high-quality property and sustainable portfolio management. Efforts are thus made to continuously improve the sustainability policy and sustainability performance of the real estate portfolios compared to similar real estate portfolios in the market through the Global Real Estate Sustainability Benchmark (GRESB). Although this is not a reference benchmark as defined in European European legislation, this assessment is used to achieve and understand the environmental and social characteristics promoted by the Fund.

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

The following sustainability indicators are used to measure the environmental and social characteristics of the Fund:

1. The distribution of the energy labels in the portfolio
2. Carbon emissions per m² of the portfolio compared to the CRREM standard set for the portfolio
3. Tenant satisfaction in the category 'quality of retail area and retail property'
4. GRESB score

● ***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?***

Real estate can contribute to an environmental objective by being energy efficient and having low carbon emissions. In that case limited natural resources are required and this contributes to the mitigation of climate change. This is determined for each real estate property based on the energy label. When a real estate property has energy label A or higher, it contributes to the objective to mitigate climate change.

● ***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?***

Besides aiming to contribute to a sustainable investment objective for some of the properties in the portfolio, it must be ensured that properties do not harm other sustainability topics. Real estate can have adverse impacts on the climate, particularly through carbon emissions.

The adverse impacts of the properties on the environment determine whether a property is sustainable. This is determined using the following indicators for adverse impacts prescribed by European sustainability legislation:

- Exposure to fossil fuel activities (such as the extraction, storage, transportation or production of fossil fuels);
- Energy efficiency of real estate (for real estate built before December 2020, the property must have at least an energy label B and real estate built after December 2020, the limit is that the maximum primary energy consumption must be equal to or lower than the BENG2 (Nearly zero-energy buildings) standard), and;
- Optionally selected indicators are energy consumption and CO₂ emissions. We measure these indicators periodically and pursue a CO₂ reduction target at portfolio level.

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

Fossil fuel activities

The properties in which the Fund invests relate to retail properties. Retail properties are not involved in fossil fuel activities, such as the extraction, storage, transport or manufacture of fossil fuels. Therefore, the exposure of the Fund to these activities is limited.

Energy efficiency

Energy-efficiency is one of the most important and measurable sustainability topics based on which the Fund is managed. Newly built properties should comply with the BENG2 based on current legislation. For existing properties the energy label is considered as part of the acquisition process of real estate. With regards to existing properties which the Fund invests in, it is determined how properties can be renovated to energy label A, with exception of the monumental (state-listed) properties

In order to improve energy efficiency, Achmea Real Estate (trade name of Syntrus Achmea Real Estate & Finance B.V.) is actively working to make the real estate in the portfolio more sustainable. With the CO₂ Reduction Roadmap, the portfolio has insight

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.

into which sustainability scenarios can be used to reduce CO2 emissions and achieve the goals of the Dutch Climate Agreement.

CO2 emissions and energy consumption

The CO2 emissions and energy consumption of real estate properties are strongly related to the energy efficiency of real estate. Our goal is for the real estate portfolio to be CO2 neutral by 2050. We monitor the CO2 emissions of the portfolio and report on them annually.

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

These international norms mainly apply to the investment in companies. As the Fund solely invests in real estate, the investments are not aligned with these international standards.

The EU Taxonomy sets out a “do not significant harm” principle by which Taxonomy-aligned investments should not significantly harm EU Taxonomy objectives and is accompanied by specific EU criteria.

The “do no significant harm” principle applies only to those investments underlying the financial product that take into account the EU criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

Any other sustainable investments must also not significantly harm any environmental or social objectives.



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

- Yes
 No

The legislation has defined the principal adverse impacts of real estate mainly in the form of environmental indicators. The two most important adverse impacts are energy inefficiency (measured based on energy labels for real estate built until 2020 and the BENG2 norm for real estate built after 2020) and the exposure to fossil fuel activities. In addition, carbon emissions and energy intensity of real estate is considered.

In the annual report of the Fund information will be included on how the principal adverse impacts on sustainability factors are considered.



What investment strategy does this financial product follow?

The investment strategy is described in the portfolio plan. The targets formulated in the investment strategy are approached through core objectives. These include reducing carbon emissions, improving energy labels and increasing tenant satisfaction. The Fund continuously pursues these core objectives.

These targets are achieved in two ways: first, by selecting properties that match the environmental and social characteristics, and second by focusing on improving the environmental and social characteristics of the existing real estate in the portfolio. Besides these core objectives, the Fund

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

also intends to continue developing other activities that contribute to its social and financial return. Examples include paying extra attention to surrounding green areas, biodiversity, social cohesion, indoor climate and security.

● **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 following binding elements apply when purchasing new properties and managing the properties in the portfolio:

1. All real estate objects in the portfolio, with the exception of monumental (stated-listed) properties, must have a green energy label (A-B-C). For objects which are not a monument and which do not have a green energy label, a renovation plan will be drafted and executed.
2. The objective of the portfolio is to be CO₂ neutral in 2050.
3. For 75% of the properties with a tenant satisfaction score lower than a 7, a plan is drawn up in consultation with the property manager to increase tenant satisfaction.

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

This question is not applicable to the Fund.

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

Good corporate governance is especially relevant to the investment in companies. The Fund invests in real estate. Consequently, the policy to assess good corporate governance practices of the investee companies has not been explained.

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

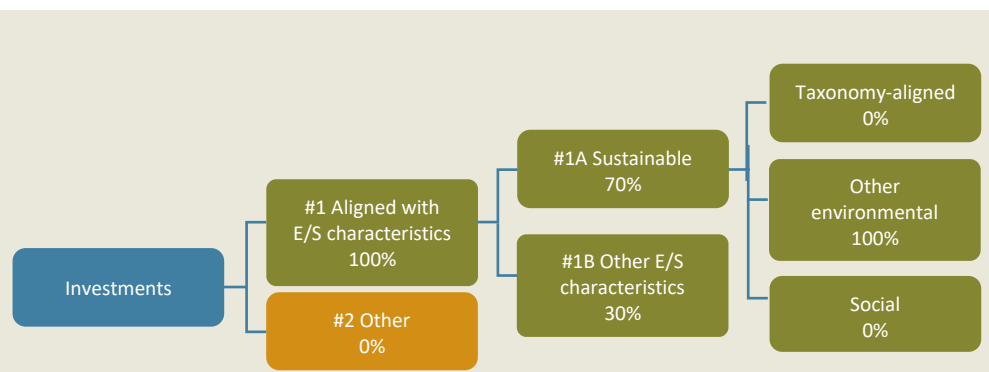
Asset allocation describes the share of investments in specific assets.

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 portfolio's investments consist exclusively of real estate. These properties fall into one of the two categories below:

#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product in line with the binding elements of the investment strategy.

#2 Other includes the other investments of the financial product that are not aligned with the environmental or social characteristics and also do not qualify as sustainable investments.

The **#1 Aligned with E/S characteristics** category consists of:

- **Sub-category #1A Sustainable** covers sustainable investments with environmental or social objectives. These are sustainable investments that contribute towards an environmental objective and fall under the 'Other environmental' category.

- **Sub-category #1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments. The remainder of the portfolio does not qualify as sustainable.

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

This question is not applicable to the Fund.



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

This section does not apply to the Fund as there is no intended minimum allocation to sustainable investments with an environmental objective aligned with the EU taxonomy.

● **Does the financial product invest in fossil gas and/or nuclear energy related activities that comply with the EU Taxonomy¹?**

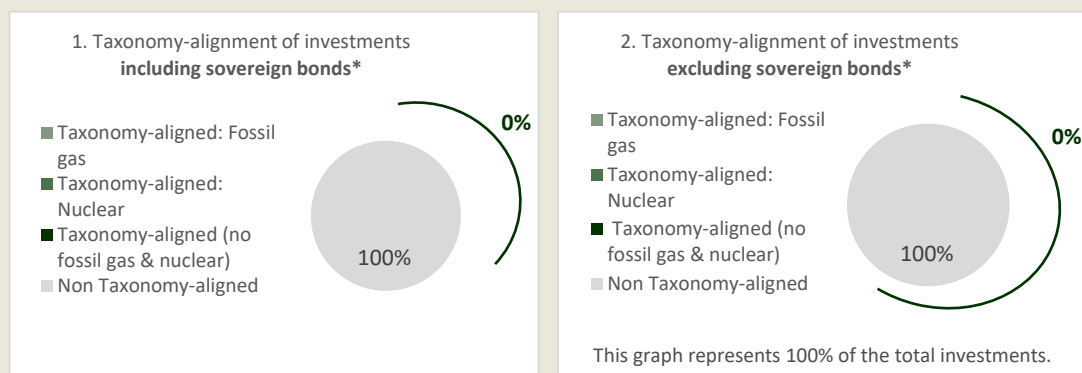
Yes:

in fossil gas

in nuclear energy

No

The two graphs below show in green the minimum percentage of investments that are aligned with the EU Taxonomy. As there is no appropriate methodology to determine the Taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.



* For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.

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

This question is not applicable to the Fund.

To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

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.

¹ Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change ("climate change mitigation") and do not significantly harm any EU Taxonomy objective - see explanatory note in the left hand margin. The full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.



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



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

Real estate properties that do not meet the Taxonomy criteria, but that do meet the criteria for sustainable investments with an environmental objective, are therefore a sustainable investment with an environmental objective in economic activities that are not aligned with the Taxonomy. The Taxonomy criteria have not yet been fully developed. In addition, there is still uncertainty about how a number of detailed requirements in the Taxonomy should be applied in concrete terms to real estate objects, so that it is not yet possible to determine definitively whether real estate objects are aligned with the EU taxonomy. For this reason, an alternative definition has been formulated for sustainable investments that contribute to mitigating climate change.

The minimum share of sustainable investments with an environmental objective that is not aligned with the EU Taxonomy is at least 70% of the Fund's investments.



What is the minimum share of socially sustainable investments?

This question is not applicable to the Fund.



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

All investments of the Fund comply with the environmental and social characteristics which have been included in this document.



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?

Not applicable.



Where can I find more product specific information online?

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

<https://www.achmearealestate.nl/en/investing/funds/achmea-dutch-retail-property-fund>

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