

VERT GLOBAL SUSTAINABLE REAL ESTATE FUND

Legal entity identifier: 6354006D7LT14MBRGM78

SUSTAINABLE FINANCE DISCLOSURE REGULATION: ARTICLE 10 WEBSITE DISCLOSURE

A. Summary

This financial product promotes environmental and social characteristics, and is classified under Article 8(1) of Regulation (EU) 2019/2088 (SFDR). While the fund does not have a sustainable investment objective, it commits to investing at least 50% of its Net Asset Value in sustainable investments, as defined under Article 2(17) SFDR.

E/S Characteristics and Investment Strategy

The Fund promotes the following environmental and social characteristics:

1. Lower greenhouse gas emissions (GHG)
2. Increased green building certifications
3. Lower water use
4. Decarbonisation
5. Lower biodiversity impacts
6. Resilience to physical climate risks

To achieve these characteristics, the Fund applies both positive and negative screening criteria:

- Positive screens: Preference for issuers demonstrating improvement in GHG emissions, green building principles, water efficiency, decarbonisation efforts, biodiversity protection, and climate risk mitigation.
- Negative screens: Exclusion of issuers involved in fossil fuels, for-profit prisons, gaming, or who violate responsible business conduct standards such as the UN Global Compact Principles and OECD Guidelines.

The Fund does not use a reference benchmark to attain its E/S characteristics.

B. Sustainable Investments and Do No Significant Harm (DNSH)

At least 50% of the Fund's Net Asset Value is allocated to sustainable investments. These contribute to environmental or social objectives and are assessed to ensure they do not significantly harm other objectives. DNSH thresholds include:

- Exclusionary business activities
- Severe controversies or norm violations
- Principal Adverse Impact (PAI) indicator breaches

Sustainable investments must also follow good governance practices, such as sound management structures, fair employee relations, responsible tax compliance, and anti-corruption measures.

C. Principal Adverse Impacts (PAIs)

The Fund considers the following PAIs in its investment process:

- Greenhouse gas emissions (Scope 1, 2, and where available 3)
- Fossil fuel exposure
- Biodiversity risks
- Norm violations (UNGC/OECD)
- Fossil fuel real estate asset exposure
- Absence of carbon reduction targets

D. Investment Strategy and Governance

The Investment Manager incorporates ESG as a core part of its research and portfolio construction process. It applies inclusion (overweighting sustainable issuers) and exclusion (removing non-compliant issuers) strategies. Binding exclusions include:

- Controversial weapons, tobacco
- UNGC/OECD violations
- Fossil fuel thresholds: $\geq 1\%$ revenue (coal), $\geq 10\%$ (oil), $\geq 50\%$ (gas, fossil-powered electricity $> 100\text{g CO}_2\text{e/kWh}$)

Corporate governance is assessed through both quantitative and qualitative means, aligned with international norms. If governance failures are identified, investments will cease and divestment will be evaluated.

E. Methodologies and Data

Sustainability indicators include:

- Annual GHG reductions (Scopes 1-3)
- % of buildings with green certifications
- Annual water use reduction
- Adoption of carbon targets (e.g., SBTi)
- Policies on biodiversity and climate risk

Data is sourced from voluntary issuer disclosures, Global Real Estate Sustainable Benchmark (GRESB), CDP, TCFD, Global Reporting Initiative (GRI), and other public sources. ESG ratings are not used.

F. Monitoring and Due Diligence

The Fund's E/S characteristics are monitored continuously. Material ESG risks and DNSH criteria are reviewed. Governance breaches, if severe and unresolved, trigger escalation and potential divestment.

G. Asset Allocation

- #1 Aligned with E/S Characteristics: At least 80%
- of which Sustainable Investments (#1A): At least 50%
- Other E/S Characteristics (#1B): Up to 30%
- #2 Other: Up to 20% (includes cash, cash equivalents, collective investment schemes)
- Sustainable investments aligned with the EU Taxonomy: 0%
- No investment in fossil gas or nuclear energy activities under the EU Taxonomy
- No allocation to enabling or transitional activities

The Fund does not use derivatives to attain its E/S goals.

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