

Template periodic 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: Northtree Real Estate Partners Limited Partnership

Legal entity identifier: LP3435

## Environmental and/or social characteristics

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

Yes

It made **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 made **sustainable investments with a social objective:** \_\_\_%

No

It **promoted Environmental/Social (E/S) characteristics** and while it did not have as its objective a sustainable investment, it had a proportion of \_\_\_% 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 promoted E/S characteristics, but **did 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.

### To what extent were the environmental and/or social characteristics promoted by this financial product met?

- Reducing carbon footprint: The reporting period was the first year of the Fund acquiring assets and therefore has been set as the Fund's baseline year. However, the Fund carried out refurbishment of an asset that included the removal of gas boilers and replacement with electric systems.
- Improving energy efficiency: ESG Asset Plans including CRREM pathways were created for all assets in the Fund. These plans were used to allocate Capex for refurbishment, design the scope of work

for refurbishment projects and were adopted by the Fund’s Property Managers to inform asset management initiatives.

- Procurement of energy from renewable sources: 100% of the Fund’s landlord-procured electricity is procured on REGO-backed green tariffs.
- Tenant engagement: All tenants were provided with a Net Zero Toolkit. All new leases granted by the Fund in the reporting period contained at least one green lease clause.

● **How did the sustainability indicators perform?**

The performance of the sustainability indicators during the reporting period was as follows:

Exposure to fossil fuels through real estate assets	0%
Exposure to energy-inefficient real estate assets	100%
Scope 1 and 2 (landlord) emissions (location-based)	41.13 tCO <sub>2</sub> e
Scope 3 (tenant) emissions (location-based)	153.7 tCO <sub>2</sub> e
Total GHG emissions	194.83 tCO <sub>2</sub> e
Carbon intensity	8.76 kgCO <sub>2</sub> e/m <sup>2</sup> /yr
Energy consumption intensity	43.75 kWh/m <sup>2</sup> /yr
	A – 0%
	B – 6.5%
	C – 42.8%
EPC profile by portfolio floor area	D – 41%
	E – 9.2%
	F – 0%
	G – 1%
Tenants receiving a Net Zero Toolkit within 60 days of acquisition	100%
New leases containing a green lease clause	100%

● **...and compared to previous periods?**

Not applicable, this is the first reporting period.

● **What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?**

Not applicable, no sustainable investments were made.

● **How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?**

Not applicable, no sustainable investments were made.

**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.



*[Include a statement for the financial products referred to in Article 6, first paragraph, of Regulation (EU) 2020/852]*

*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 Union 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.*

**How did this financial product consider principal adverse impacts on sustainability factors?**

See [here](#).



## What were the top investments of this financial product?

Largest investments	Sector	% Assets	Country
North West	Real estate	13%	UK
North East	Real estate	8%	UK
Yorkshire	Real estate	9%	UK
Hertfordshire	Real estate	41%	UK
South West	Real estate	29%	UK

The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is: 100%



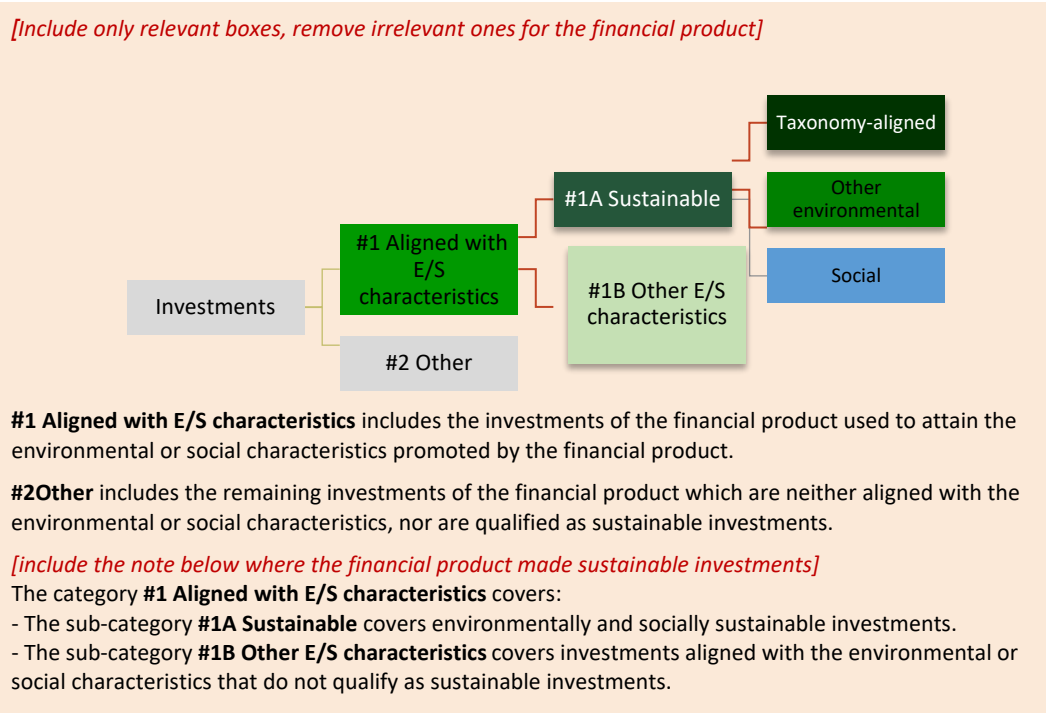
## What was the proportion of sustainability-related investments?

No sustainability-related investments were made

### ● *What was the asset allocation?*

100% commercial real estate

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



[include note only for the financial products referred to in Article 6, first paragraph, of Regulation (EU) 2020/852]

To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to fully 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.

● **In which economic sectors were the investments made?**

Construction and real estate



● **To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?**

Although the Partnership promotes both environmental and social characteristics for its investments, it will not invest specifically in sustainable investments with an environmental objective and therefore it does not assess the extent to which its portfolio is aligned with the EU Taxonomy.

● **Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy<sup>1</sup>?**

Yes:

In fossil gas     In nuclear energy

No

<sup>1</sup> 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.

[include note for the financial products referred to in Article 6, first paragraph, of Regulation (EU) 2020/852

Taxonomy-aligned activities are expressed as a share of:

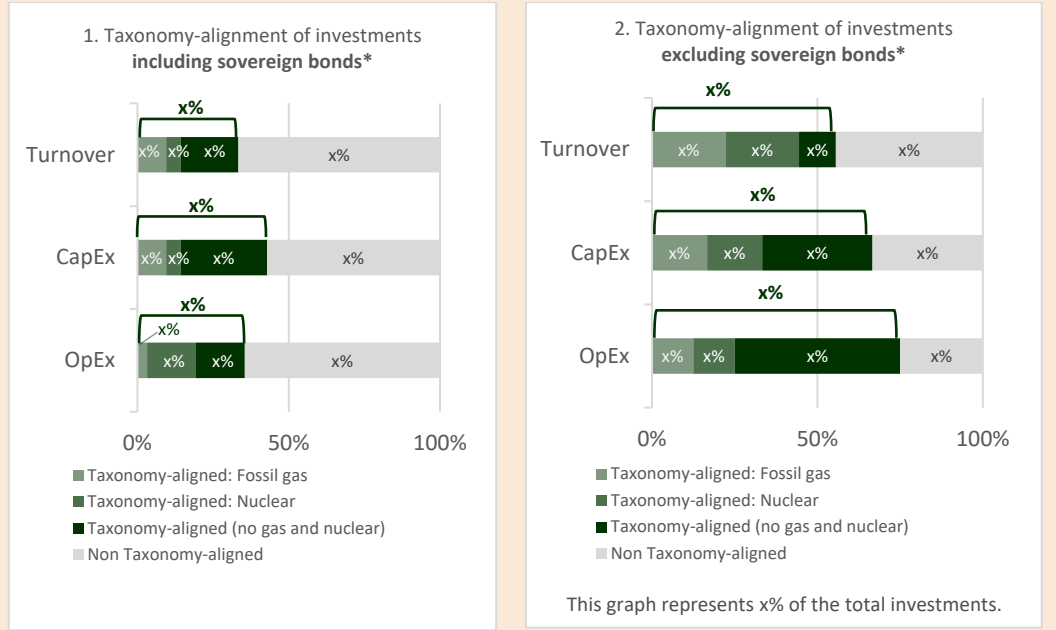
- **turnover** reflecting the share of revenue from green activities of investee companies.
- **capital expenditure** (CapEx) showing the green investments made by investee companies, e.g. for a transition to a green economy.
- **operational expenditure** (OpEx) reflecting green operational activities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

[include note for the financial products referred to in Article 6, first paragraph, of Regulation (EU) 2020/852 that invest in environmental economic activities that are not environmentally sustainable economic activities]

are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under Regulation (EU) 2020/852.

The graphs below show in green the percentage of investments that were 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.

[Include information on Taxonomy aligned fossil gas and nuclear energy and the explanatory text in the left hand margin on the previous page only if the financial product invested in fossil gas and/or nuclear energy Taxonomy-aligned economic activities during the reference period]



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

● **What was the share of investments made in transitional and enabling activities?**  
0%

● **How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?**  
Not applicable

● **What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?**  
Not applicable

● **What was the share of socially sustainable investments?**  
0%



**What investments were included under “other”, what was their purpose and were there any minimum environmental or social safeguards?**

None



**What actions have been taken to meet the environmental and/or social characteristics during the reference period?**

During the reference period, the share of the portfolio floor area at EPC B was increased from 1.6% to 6.5% through refurbishment targeted to improve energy efficiency. A decision was taken to install Automated Meter Reading (AMR) devices on all electrical and gas meters in every asset acquired, and rollout of the installation was commenced.



**How did this financial product perform compared to the reference benchmark?**

No designated reference benchmark used.

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

- ***How does the reference benchmark differ from a broad market index?***  
Not applicable.
- ***How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?***  
Not applicable.
- ***How did this financial product perform compared with the reference benchmark?***  
Not applicable.
- ***How did this financial product perform compared with the broad market index?***  
Not applicable.