

Statement in relation to Article 8: Transparency of the promotion of environmental or social characteristics

Based on Article 8 of the SFDR, which states that Financial Market Participants publish in their pre-contractual disclosures information on the promotion of environmental or social characteristics, Altera Vastgoed N.V. makes the following disclosures:

- Altera Residential and Retail promote, among other characteristics, environmental or social characteristics, or a combination of those characteristics within the meaning of article 8 SFDR.

The environmental and/or social characteristics that are promoted by Altera Residential

Sustainability and ESG is part of the investment strategy of Altera and the Investment Framework, whereby the following mission is formulated: Altera strives to minimise, in a pragmatic and financially neutral manner, the use of energy and water, and for the optimal application of measures to promote sustainability. ESG is imbedded in the following key business processes of Altera: (i) Acquisitions, (ii) Leasing, (iii) Research, (iv) Asset management, (v) Hold/Sell Analysis, (vi) Property Management including Maintenance, and (vii) Corporate Management.

By means of the ESG Strategy, Altera Residential and Retail aim to increase the 'future-proofness' of our portfolios and assets, by:

- Balancing the interests of main stakeholders: Investors – Tenants – Society – Employees.
- Anticipating upcoming legal requirements & alignment with governmental institutions and supervisory authorities.
- Balancing financial returns and ESG impact, due to improvement of risk/reward and more predictable and lower capital and operational expenditures.

Altera has an established and solid track record in the field of environmental sustainability. A major contribution in achieving this was made by the sustainability measures that were put in place (including monitoring of these measures).] Altera will continue to optimise, with a focus on "saving - generating - greening". For every asset an Annual Asset Plan has been developed with asset-specific ESG targets and measures.

Paris Proof Commitment

To ensure that Altera is on the right pathway to meet (inter)national standards, guidelines and requirements, such as the Paris Climate Agreement and the Dutch Climate Law, Altera Vastgoed N.V. has established the following Paris Proof Commitment:

1. **Ambition:** The Residential Fund strives to be Paris Proof before the year 2050.
2. **Realisation:** We will draw up a roadmap for each portfolio to Paris Proof and implement the measures to achieve the objective. In addition, we show an annual reduction in intensity (kWh/m² and CO₂/m²).
3. **Monitor:** We will externally verify our goals and the progress achieved by an independent auditor. We include all assets that are in our possession in the calculation.
4. **Transparency:** From 2020 onwards, we will publish the average consumption figures in kWh/m² and CO₂-emissions at portfolio level every year. These consumptions are disclosed in the annual ESG policy plan.
5. **Promote:** We show leadership towards our stakeholders. We focus specifically on the shareholders, tenants and suppliers. In addition, we also work with local stakeholders and the real estate sector to make an impact on a larger scale.

For ESG the following KPIs are in place, which Altera aims to achieve in relation to the Properties:

Residential

	2020 EOY	MT target (EOY 2023)
% of Green energy labels (A-C)	99%	100%
% of A labels	55%	>65%
Average Energy Index	1.11	<1.00

Retail

	2020 EOY	MT target (EOY 2023)
% of Green energy labels (A-C)	94%	100%
% of A labels	87%	>90%
Average Energy Index	0.74	<0.65

Certain information on ESG ratings and certifications

GRESB

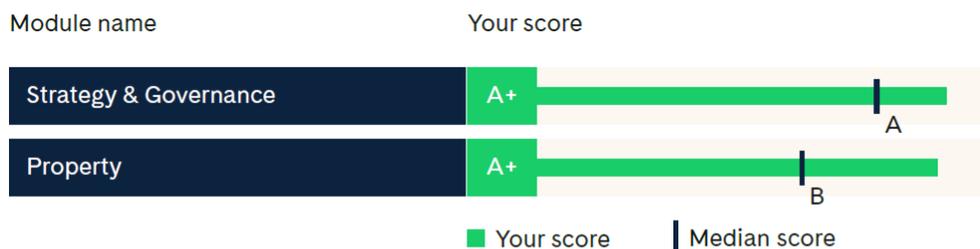
Altera takes part in GRESB's annual survey. GRESB is an independent benchmark that assesses sustainability policies and their implementation by property funds and portfolios worldwide. The residential fund received 5 stars and obtained the highest total score in 2020 (for activities in 2019) compared to the peer group in the Netherlands and became Residential Global Sector Leader. Altera has been awarded a Green Star rating by GRESB since 2012. Even though Altera already has a top position, it hopes to increase the overall score with the measures implemented in 2020.



UN PRI and UN Global Compact

Altera signed the United Nations Principles for Responsible Investment (UNPRI) in 2017. By applying these principles, Altera contributes to the development of a more sustainable system and more sustainable implementation of the strategy. Altera reports annually on progress made in implementing the principles. Starting in 2018, these reports can be found on the UNPRI website, under Altera Vastgoed NV. Altera received an A+-rating for Strategy & Governance and an A+-rating for Property. The score of A+ is the highest achievable score.

In 2020, Altera Vastgoed joined UN Global Compact. By doing so, Altera indicates that it takes into account the Ten Principles of UN Global Compact, which relate to human rights, labour rights, environment and anti-corruption. Annually, we publish our advancement in the Communication on Progress.



Asset level certification

The entire Residential portfolio is GPR-certified. The average GPR score (weighted on the basis of floor space) is 6.5. The GPR score provides Altera with a clear picture of the sustainability performances of each property, making it possible to focus on measures aimed at improvement. The MT target is to have an average GPR score of 6.75.

In 2018, the BREEAM-NL-In-Use certification method was used to objectively map sustainability for the entire Retail portfolio. 100% of the properties were BREEAM-certified in 2019. This was maintained during 2020. Altera is developing roadmaps per asset (green multi-annual maintenance budget) to optimise the sustainability potential of the assets. This will be beneficial for different ESG-elements. The percentage of core assets with a BREEAM-level Good or higher was 48%. The MT target is to have 75% Convenience assets with BREEAM level Good or Higher.

External verification ESG KPIs

To provide additional assurance towards our investors and other stakeholders, the most important ESG KPIs are being audited by our auditor with a limited assurance, according to the ISAE 3000-standard.