

**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**

**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.

Product name

Dutch Urban Living Venture FGR (the "Venture")

Legal entity identifier

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:** \_\_\_\_%

☐ 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 will make a minimum of **sustainable investments with a social 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 90 % 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 promotes E/S characteristics, but **will not make any sustainable investments**

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

Environmental characteristics

- Sustainable buildings. Based on the Energy Label.
- Energy Efficiency. Based on the Energy Label.

Social characteristics

- Inciting social cohesion. The reason for this characteristic is as follows: keeping tenants satisfied, promoting social interaction, striving to create a good living environment. There is no reference benchmark for this characteristic.

No reference benchmark has been designated for the purpose of attaining the environmental or social characteristics promoted by the Venture.



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

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

**Environmental characteristics**

- The Venture contributes to the environmental objectives by investing in real estate objects (building/complex level) that at average (based on relative book value of homes included in a building) holds an energy label A or better.

**Social characteristics**

- The Venture contributes to the social objectives by organizing four community events per building in a year.

● ***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?***

The objective of the sustainable investments that the Venture partially intends to make is to mitigate climate change (please see article 9 (a) of Regulation (EU) 2020/852). The sustainable investments underlying the Venture contribute to this objective because the real estate objects (building/complex level) hold at average (based on relative book value of homes included in a building) an energy label A or better.

● ***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?***

The Venture invests in real estate located in the Netherlands.

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

The two mandatory indicators for adverse impacts on sustainability factors, applicable to investments in real estate assets, have been taken into account; exposure to fossil fuel activities and energy efficiency of real estate. In addition to these mandatory principal adverse impacts the Venture also takes the indicators for GHG and energy consumption into account.

The Venture investments (real estate) do not have any exposure to fossil fuel activities. The Venture does not invest in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels.

The Venture does not invest in energy-inefficient real estate assets. The Venture only invests in real estate with energy label of A or better.

Before investing in real estate, the Venture has sufficient due diligence procedures in place to ensure that no investments are made in energy-inefficient real estate assets and fossil fuel activities. During the investment period the Venture is continuously monitoring the energy efficiency of the real estate assets.

The existing investments are in compliance with article 8 SFDR.

**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.

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

The Venture acts in line with these guidelines and principles. The Venture implemented a Human Rights Policy, which is based on the policy of Rockfield Real Estate, the investment advisor of the Venture (“**Rockfield**”), which in turn has a dedicated employee that is responsible for human rights. This policy (with reference to other policies) is based on the Venture’s commitment to align with international standards as the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights, including the principles and rights set out in the eight fundamental conventions identified in the Declaration of the International Labour Organisation on Fundamental Principles and Rights at Work and the International Bill of Human Rights. The Venture endorses these rights, principles, and guidelines.

*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 Fund does not consider principal adverse impacts in the sense of the SFDR, however the Fund takes into account the two mandatory indicators for adverse impacts on sustainability factors applicable to investments in real estate assets under SFDR, which are: (i) exposure to fossil fuel activities and (ii) energy efficiency of real estate.



## What investment strategy does this financial product follow?

The Venture was established in May 2017 and is focusing on new-build turnkey products for its portfolio. The investments of the Venture are mainly aimed at medium-priced rent and co-living.

Before proceeding with the investment, a due diligence investigation is conducted. Part of the due diligence process includes the indicators as mentioned above. For acquisitions, an examination is carried out on factors such as the energy label and the potential for inciting social cohesion.

The real estate in which this Venture has invested already meets the Venture's objectives.

- ***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?***

When investing in real estate the Venture uses the following binding ESG elements:

### **Environmental characteristics**

- Energy labels: when the Venture invests in new assets/buildings, these assets/buildings require energy label A.

### **Social characteristics**

- Inciting social cohesion: when the Venture invests in new assets/buildings these assets/buildings need to contribute to the stated objectives (inciting social cohesion) in relation to Rockfield's community building. More specifically, the Venture contributes to this social objective by organizing four community events per building in a year.

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

Not applicable.

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

Not applicable because the Venture only invests in real estate.

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

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



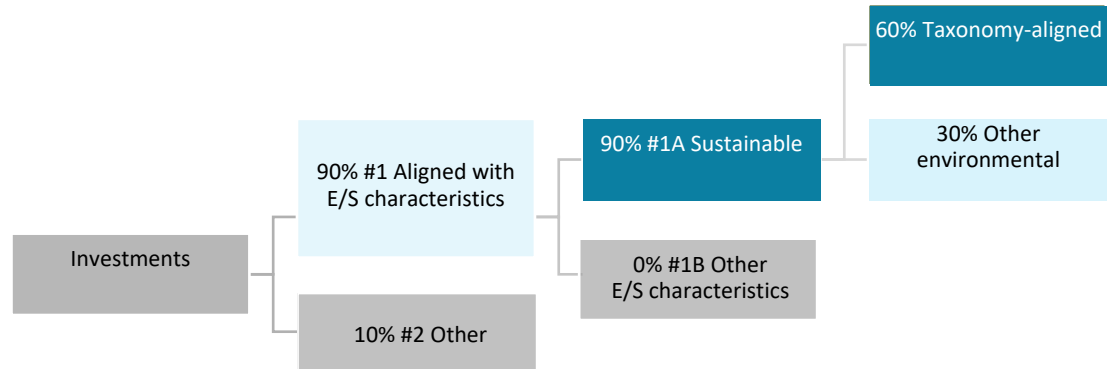
## What is the asset allocation planned for this financial product?

### 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.



**#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.

**#2 Other** includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

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

- The sub-category **#1A Sustainable** covers sustainable investments with environmental or social objectives.
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

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

Not applicable.



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

The Venture has concluded that 60% of the 'sustainable investments' of the Venture are aligned with the EU Taxonomy.

### Does the financial product invest in fossil gas and/or nuclear energy related activities that comply 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.

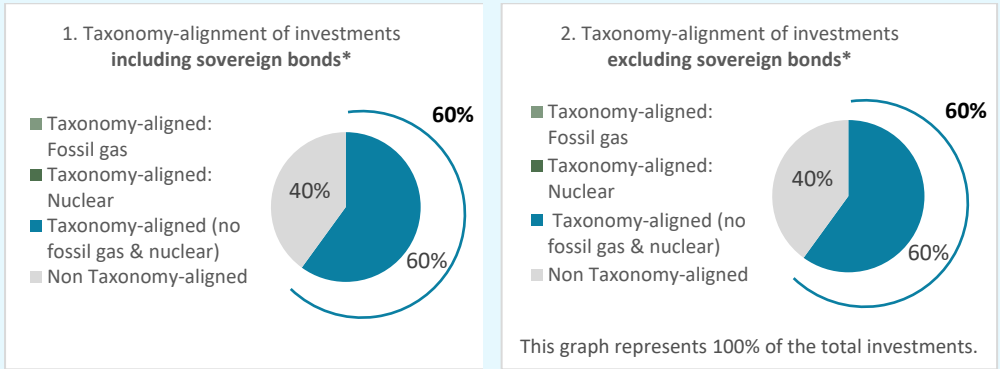
To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

**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.

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

*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?**

Not applicable, because for the investments of the Venture (Real Estate) low-carbon alternatives are available.



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

The Venture invests in real estate. The Venture has concluded that 60% of its ‘sustainable investments’ can be classified as aligned with EU taxonomy. The share of investments that are not aligned with the EU Taxonomy is 40%.



**What is the minimum share of socially sustainable investments?**

The Venture has not set an objective for a minimum share of socially sustainable investments but has set objectives with respect to promoting social characteristics: the Venture contributes to the social objectives by organizing four community events per building in a year.



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

None of the investments are included under #2 Other.



**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 as no benchmark has been designated as a reference benchmark.



**Where can I find more product specific information online?**

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

<https://www.rockfield.nl/duurzaamheid> and

[ESG: Sustainability-Related Disclosures | Ocorian](#)