

① Periodic SFDR Disclosure



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: Heim UK Residential Fund, LP
Legal entity identifier: LPO23449

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

Yes

No

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:** ____%

It promoted **Environmental/Social (E/S) characteristics** and while it did not have as its objective a sustainable investment, it had a proportion of 0% 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.



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

Heim UK Residential Fund, LP (the **Fund**) promotes environmental and social characteristics by assessing underlying investments against environmental and social criteria. Per 31 December 2025, the Fund had completed three investments, which is considered by Heim to align with the environmental and social characteristics promoted by the Fund and its investments:

- 1. Decarbonisation:** develop energy efficient and low CO₂-emitting buildings integrating on-site production of renewable energy, with the aim of reducing the CO₂-emissions and ensuring an attractive energy profile.
- 2. Thriving Communities:** create liveable and attractive homes that are essential for the well-being of tenants.
- 3. Efficient Production:** drive innovation across the real estate industry, by supporting solutions promoting a more sustainable industry.

In addition, Heim excludes listed companies violating the Fund’s investment principles, including the United Nations Global Compact, the OECD Guidelines for Multinational Enterprises, UN Guiding Principles on Business and Human Rights, the Declaration of the International Labor Organization on Fundamental Principles and Rights at Work and the International Bill of Human Rights.

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

The following sustainability indicators have been used to measure the attainment of the E/S characteristics promoted by the Fund:

		2025	2024
DECARBONISATION			
Energy labels	% of assets with energy labels	100%	100%
Certifications	Average EPC label	B	B
	Average BREEAM UK New Construction	4	4 ²
	Average BREEAM in-use certification	N/A ¹	N/A ¹
Embodied carbon	Average Co ₂ e/m ² across LCA A1-A5	520	611
Energy efficiency	Average kwh/m ² /yr	N/A ¹	N/A ¹
Renewable energy	# assets with on-site renewable energy production	N/A ¹	N/A ¹
THRIVING COMMUNITIES			
Inclusion	% of public and semi-private areas	N/A ¹	N/A ¹
	% of public and semi-private areas available for persons with disabilities	N/A ¹	N/A ¹
Diverse housing	Average housing types per investment	N/A ¹	N/A ¹
Comfort	Average ActiveHousing principles score	N/A ¹	N/A ¹
Work-related incidents	# of annual work-related incidents during construction	2	1
Biodiversity	Average net biodiversity gain		
	<i>Water Lane</i>	395%	395%
	<i>Poplar</i>	N/A	N/A
	<i>Oasis</i>	5,710%	N/A
EFFICIENT PRODUCTION			
Optimization of floor plans	Average m ² / sqf living space per person	24/255	26/279
Materials	% of raw vs. reused/upcycled materials	N/A ¹	N/A ¹
Recycling	% of non-hazardous waste sorted and prepared for reuse	100%	97%

¹ The indicator will be measured post practical completion.

² The previous year’s figures were reported based on the HQM (Home Quality Mark) methodology, whereas the current year reflects a transition to BREEAM UK New Construction.

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

Please see the table above.

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

● **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. The Fund promotes environmental and social characteristics but does not have a sustainable investment objective and have not made any sustainable investments as defined by Regulation (EU) 2020/852.

● **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. The Fund promotes environmental and social characteristics but does not have a sustainable investment objective and have not made any sustainable investments as defined by Regulation (EU) 2020/852.

↳ *How were the indicators for adverse impacts on sustainability factors taken into account?*

Not applicable.

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

Not applicable

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.

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

Heim identifies and prioritises principal adverse sustainability impacts by applying the following policies:

1. **ESG Strategy and due diligence.** Through its ESG due diligence, Heim seeks to identify any material adverse impacts on environmental, social and employee matters, respect for human rights, anti corruption and anti bribery matters.
2. **Sustainable Investment Policy.** The policy describes Heim's key ESG principles, standards, and requirements for considering sustainability factors for its funds. The policy requires Heim to assess relevant ESG risks, including risks as a result of principal adverse impacts, prior to making a final investment decision.
3. **Sustainable Building Manual.** The manual includes operational instructions to implement the sustainability strategy in the building process, including identification and prioritisation of adverse impact on sustainability factors.

4. **Risk Management Policy.** The policy requires Heim's investment team to identify, measure, manage and monitor relevant risks into Heim's investment decisions. The Fund considers principal adverse impacts of its investment decisions on sustainability factors. The Fund reports on mandatory principal adverse impacts applicable to investment in real estate assets, as well as additional opt-in indicators.

Mandatory indicators reported on:

- Exposure to fossil fuels through real estate assets
- Exposure to energy-inefficient real estate assets

Additional indicators reported on:

- Greenhouse gas emissions
- Energy consumption intensity
- Waste production in operations
- Raw materials consumption for new construction and major renovations
- Land artificialisation



What were the top investments of this financial product?

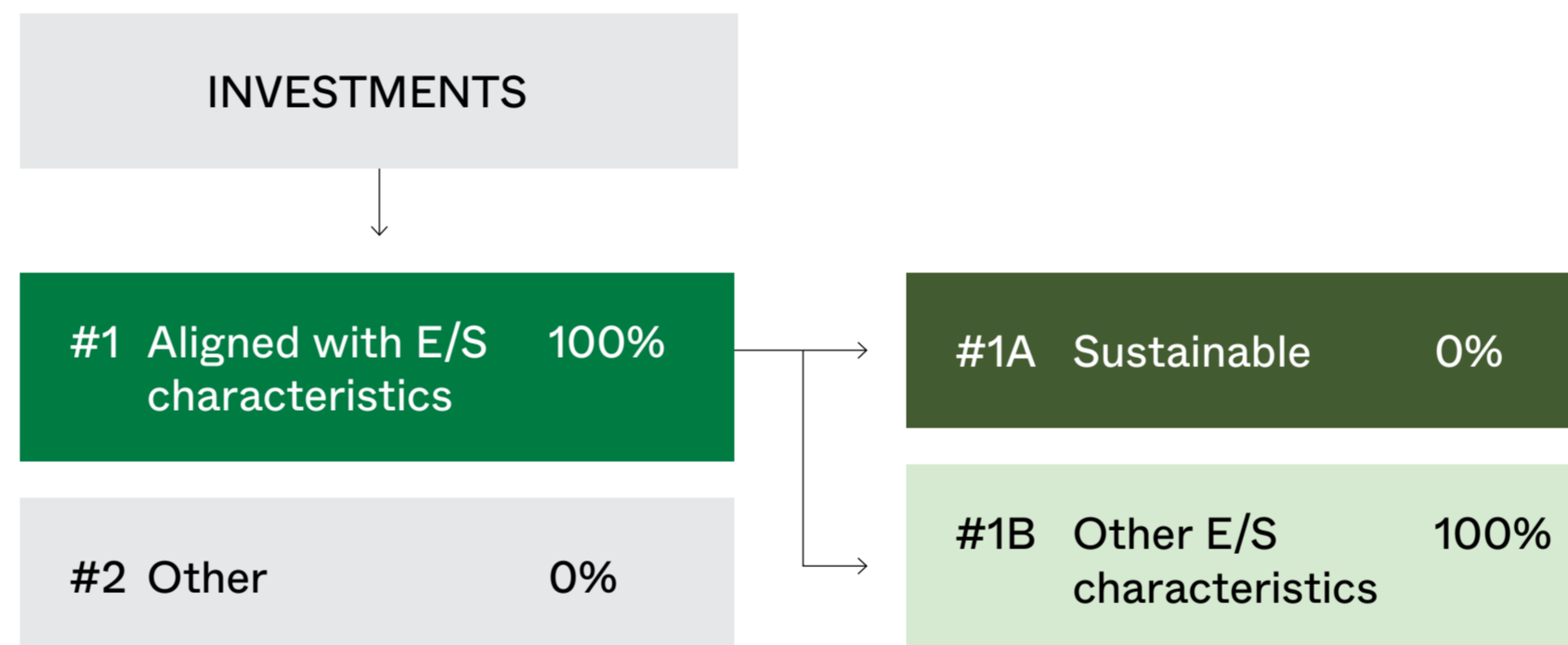
<i>Largest investments</i>	<i>Sector</i>	<i>% Assets</i>	<i>Country</i>
Water Lane	Real Estate	66.9%	UK
Poplar	Real Estate	26.6%	UK
Oasis	Real Estate	6.5%	UK



What was the proportion of sustainability-related investments?

● What was the asset allocation?

The Fund promotes environmental and social characteristics but has not committed to making sustainable investments. All investments made per the reference period is considered by Heim to align with the environmental and social characteristics promoted by the Fund.



#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.

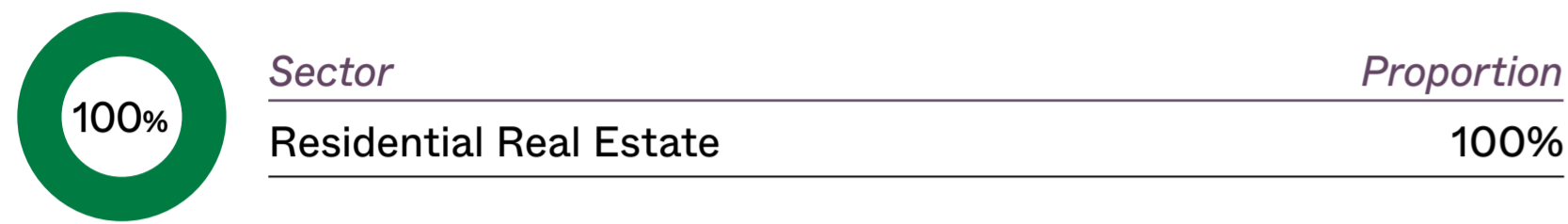
The category **#1 Aligned with E/S characteristics** covers:

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

The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is: 01.01.2025 to 31.12.2025

Asset allocation describes the share of investments in specific assets.

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



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

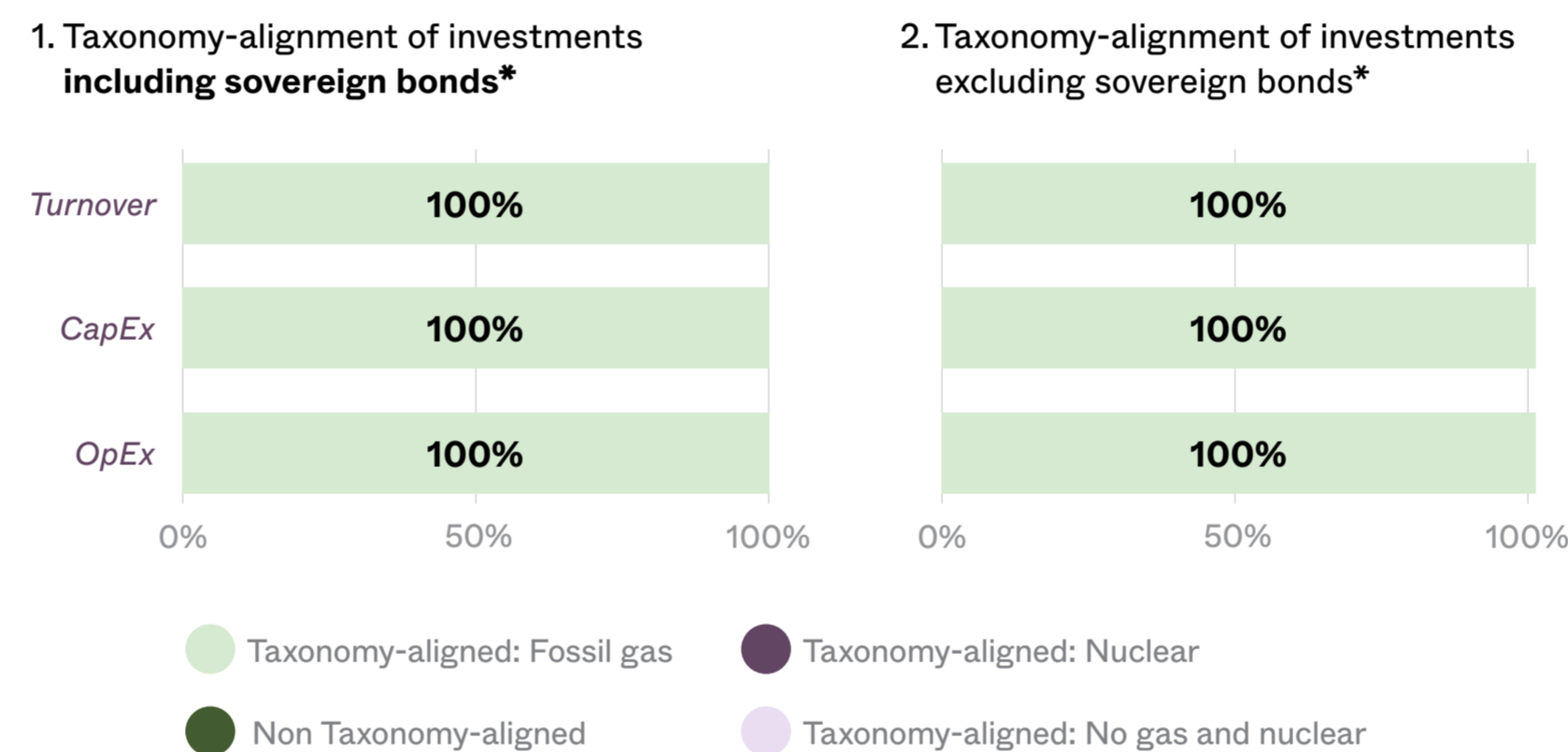
Not applicable. The Fund has not committed to make any sustainable investments.

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

- Yes: No
- In fossil gas
 - In nuclear energy

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.

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.



* For the purpose of these graphs, ‘sovereign bonds’ consist of all sovereign exposures. This graph represents 100% of the total investments.

● **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?**

The fund held 0% investments in sustainable investments with an environmental objective aligned with the EU Taxonomy, during the previous reference period.

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.

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 was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?

0%



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?

There are no investments in the “other” category.



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

↳ *Strategy implementation:* Implemented Design Standards and Guidelines for sustainable material selection and development planning. Worked closely with the development partners to achieve higher energy efficiency and tailor housing product to tenant demands.

↳ *Business Partner Principles:* Heim’s Business Partner Principles have been signed by key business partners.

↳ *International standards:* Complying with UN’s Principles for Responsible Investments (PRI signatory), INREV Sustainability Reporting Guidelines, and member of IIGCC.

↳ *Exclusions:* Excluding investments contributing to the violation of human rights, labour rights, corruption, and other unethical actions.



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.