

## SUSTAINABILITY-RELATED DISCLOSURES

### SLATE EUROPEAN ESSENTIAL REAL ESTATE INCOME FUND SCSp (the “Fund”)

#### (a) Summary

- (b) **No sustainable investment objective:** This financial product promotes environmental or social characteristics, but does not have as its objective sustainable investment
- (c) **Environmental or social characteristics of the financial product:** The Fund will seek to promote the following environmental or social characteristics:
- *Characteristic 1: Resource and Energy Efficiency* - limiting the environmental impact of Fund properties by optimizing resource efficiency for all new and existing buildings, and addressing and mitigating climate change risks and impacts;
  - *Characteristic 2: Emissions Reduction* - assessing the scope for incorporating low carbon materials and renewable energy facilities for all new (re)-development renovation and/or refurbishment projects; and
  - *Characteristic 3: Building Certifications* - participating in the Global Real Estate Sustainability Benchmark (“GRESB”) covering at least 80 % of the landlord-controlled areas of all applicable properties in the Fund’s portfolio.
- (d) **Investment strategy:** The Fund invests in core plus Western European essential real estate assets. Once an investment is made, where applicable, - ESG Roadmaps are adopted to outline the key actions to be taken to increase the proposed investment’s performance against relevant sustainability risks and promote one or more of the Characteristics.
- (e) **Proportion of investments:** The Fund will seek to apply the Characteristics outlined above to 75% of its investments but there can be no guarantee or assurance that the Fund will be able to implement the Characteristics with respect to 75% of investments.
- (f) **Monitoring of environmental or social characteristics:** The following sustainability indicators may be used to measure progress in respect of attaining the environmental or social characteristics:

#### Characteristics 1 and 2

- Scope 1 Emissions (tCO<sub>2</sub>e);
- Scope 2 Emissions (tCO<sub>2</sub>e);
- Total energy consumption (kWh);
- Renewable energy consumption (kWh);
- Water consumption (m<sup>3</sup>);
- The number of annual review meetings where at least one of:
  - Electric Vehicle / hydrogen charging stations;
  - Solar photovoltaics panels;
  - Heat pumps; and/or
  - Renewable energy storage, such as on-site batteries,

(each an “**Initiative**”) are listed as an item on the agenda; and

- The percentage of budget proposals for renovations or (re)-developments which incorporate at least one of the Initiatives;

### **Characteristic 3**

- Whether or not the Fund has obtained a GRESB Rating; and
  - Whether or not the Fund has been validated against the GRESB Real Estate Benchmark.
- (g) **Methodologies:** To promote Characteristic 1, the Fund intends to work with a range of stakeholders (including developers and tenants) and seeks to increase the resource efficiency of each of its investments. To promote Characteristic 2, for new (re)-development or refurbishment project, the Fund intends to assess the potential to implement low carbon materials and renewable energy facilities. To promote Characteristic 3, the Fund intends to annually report ESG data to GRESB and participate in the GRESB survey.
- (h) **Data sources and processing:** Information will primarily be obtained through engagement with investments. Data will otherwise be obtained through public data sources. Where appropriate, the Fund may consult with climate experts relating to the Fund’s climate risk assessments and climate adaptation strategy. The Fund will also engage in ongoing internal monitoring and engagement with assets to improve the collection, processing and review of relevant data. Data provided by investments will be processed by the General Partner and/or Slate Asset Management L.P. (“**SLAM**”) (as applicable). The General Partner and/or SLAM cannot guarantee that data provided by investments will be complete, accurate or reliable. Actual data will be used where available as far as possible. Where actual data is not available, estimates may be used.
- (i) **Limitations to methodologies and data:** The availability and quality of data will vary on an investment-by-investment basis. Where data is obtained directly from the investment, the collection of such data may be limited due to human error and/or rounding errors when processing the data. Where data is not obtained directly from the investment, the General Partner and/or SLAM (as applicable) may rely on publicly available information, estimates and/or third-party websites and databases. Data which is sourced through indirect means is inherently limited.
- (j) **Due diligence:** As part of its broader pre-investment risk management process, the General Partner undertakes an ESG due diligence review in respect of each potential investment to assess the likelihood of the occurrence of sustainability risks. Following its assessment, the General Partner makes investment decisions having regard to the Fund’s investment policy and objectives, taking into account sustainability risks and the Fund’s ESG Policy.
- (k) **Engagement policies:** Where the Fund engages in agreements with relevant managers or third parties, the Fund intends to (i) support the implementation of actions and steps outlined in ESG Roadmaps; and (ii) carry out an annual data collection exercise in respect of ESG Roadmaps and wider ESG KPIs.
- (l) **Designated reference benchmark:** No index has been designated as a reference benchmark to meet the Characteristics.

**(b) No sustainable investment objective**

This financial product promotes environmental or social characteristics, but does not have as its objective sustainable investment.

**(c) Environmental or social characteristics of the financial product**

The Fund will seek to promote the following environmental or social characteristics:

- *Characteristic 1: **Resource and Energy Efficiency*** - limiting the environmental impact of Fund properties by optimising resource efficiency for all new and existing buildings, and addressing and mitigating climate change risks and impacts;
- *Characteristic 2: **Emissions Reduction*** - assessing the scope for incorporating low carbon materials and renewable energy facilities for all new (re)-development renovation and/or refurbishment projects; and
- *Characteristic 3: **Building Certifications*** - participating in the GRESB covering at least 80 % of the landlord-controlled areas of all applicable properties in the Fund’s portfolio

(together, the “**Characteristics**”).

**(d) Investment strategy**

*Investment strategy used to meet the Characteristics*

The Fund intends to invest in core plus Western European essential real estate assets. Essential real estate is the critical infrastructure in the supply chain that supports the administration and delivery of essential services and goods and which is typically located near consumers and facilitates the fulfillment and distribution of essential items and services associated with grocery, healthcare and other everyday consumer goods and, in the General Partner’s view, plays an important role in the last mile of distribution as it facilitates the final step in the distribution process allowing essential goods to reach end consumers.

As part of its broader pre-investment risk management process, the General Partner undertakes an ESG due diligence review in respect of each potential investment to assess the likelihood of the occurrence of sustainability risks (an environmental, social or governance (“**ESG**”) event or condition that, if it occurs, could cause an actual or a potential material negative impact on the value of an investment). This includes a general assessment of the strengths and weaknesses of an asset from an ESG perspective which, where applicable, informs the Fund’s adoption of an ESG Roadmap.

Once an investment is made, where applicable, ESG Roadmaps are adopted to outline the key actions to be taken to increase the proposed investment’s performance against relevant sustainability risks and enhance and promote one or more of the Characteristics.

More information on the processes and methods deployed on a continuous basis to achieve the Characteristics are set out below under “(g) Methodologies”.

*Good governance*

As part of the Fund’s ESG Policy, SLAM takes into account certain good governance considerations, including in relation to employee relations, staff remuneration, tax compliance, and sound management structures. Where the Fund engages in agreements with counterparties, including relevant managers or third parties, SLAM will aim to ensure that robust fraud, anti-bribery, anti-competitive policies, including whistle-blower protections and procedures pertaining to political influence and lobbying are in place.

The Fund and any applicable managers and/or third parties are required to follow relevant policies and guidelines where there has been a breach of any SLAM's policy or procedures. The process for this is laid out in the SLAM's Whistleblower Policy and Code of Business Conduct & Ethics. Each employee is required to undergo annual training on all of SLAM Codes and Policies.

**(e) Proportion of investments**

The Fund will seek to apply the Characteristics outlined above to 75% of its investments but there can be no guarantee or assurance that the Fund will be able to implement the Characteristics with respect to 75% of investments.

**(f) Monitoring of environmental or social characteristics**

The following sustainability indicators may be used to measure progress in respect of attaining the environmental or social characteristics:

**Characteristics 1 and 2**

- Scope 1 Emissions (tCO<sub>2</sub>e);
- Scope 2 Emissions (tCO<sub>2</sub>e);
- Total energy consumption (kWh);
- Renewable energy consumption (kWh);
- Water consumption (m<sup>3</sup>);
- The number of annual review meetings where at least one of:
  - Electric Vehicle / hydrogen charging stations;
  - Solar photovoltaics panels;
  - Heat pumps; and/or
  - Renewable energy storage, such as on-site batteries,

(each an “**Initiative**”) are listed as an item on the agenda; and

- The percentage of budget proposals for renovations or (re)-developments which incorporate at least one of the Initiatives;

**Characteristic 3**

- Whether or not the Fund has obtained a GRESB Rating; and
- Whether or not the Fund has been validated against the GRESB Real Estate Benchmark.

In the event the applicable GRESB real estate reporting benchmarks cease to be available to the Fund, the Fund shall in its sole discretion substitute a similar available benchmark for applying the applicable Characteristics.

Additional sustainability indicators may be measured and monitored in respect of particular investment action plans as the General Partner sees fit, depending on the properties of the particular investment. The relevant sustainability indicators will be measured and evaluated on an annual basis, primarily using data obtained from assets.

**(g) Methodologies**

Once an investment is made, where applicable ESG Roadmaps are adopted to outline the key actions to be taken to increase the proposed investment's performance against relevant sustainability risks and enhance and promote one or more of the Characteristics.

### **Characteristic 1**

The Fund works with a range of stakeholders (including developers and tenants) and seeks to increase the resource efficiency of each of its investments. The Fund intends to focus on energy consumption and associated carbon emissions, water consumption and maximising waste diversion. Where applicable, for all new leases and lease renewals, the Fund seeks to embed green clauses in order to incentivize resource efficiency and obtain information rights in respect of the relevant sustainability indicators.

### **Characteristic 2**

For each new (re)-development or refurbishment project the Fund intends to assess the potential to implement low carbon materials and renewable energy facilities. The Fund seeks to consider one or more of the Initiatives as part of annual review meetings for existing developments or at initial budget proposal for renovations or (re)-developments:

### **Characteristic 3**

Where relevant, the Fund intends to annually report ESG data to GRESB and participate in the GRESB survey. The Fund intends to engage in self-reporting on ESG performance at least annually pursuant to the prescribed requirements for GRESB Assessments. Characteristic 3 will be measured by attainment of the following:

- obtaining a GRESB Rating for the Fund, regardless of rating; and
- submitting at least 80% of the assets in the Fund's portfolio based on landlord-controlled areas for evaluation under at the GRESB Real Estate Benchmark.

#### **(h) Data sources and processing**

##### *Data sources used to attain the Characteristics*

- Information will primarily be obtained through engagement with investments. Such engagement will be facilitated through the climate-related obligations in new contracts and leases, and contract and lease renewals.
- Information will otherwise be obtained from relevant public databases.

##### *Measures taken to ensure data quality*

- The Fund intends to engage in ongoing internal monitoring and engagement with assets to improve the collection, processing and review of relevant data for the sustainability indicators.
- Where appropriate, the Fund may consult with climate experts relating to the Fund's climate risk assessments and climate adaptation strategy.

##### *Data processing*

- Data provided by investments will be processed by the General Partner and/or SLAM (as appropriate). Data is not audited or otherwise verified, and the General Partner and/or SLAM (as appropriate) cannot guarantee that data provided by investments will be complete, accurate or reliable.

##### *Proportion of data estimated*

- Actual data will be used where available as far as possible. Where actual data is not available, estimates may be used.

**(i) Limitations to methodologies and data**

The availability and quality of data will vary on an investment-by-investment basis. Where data is obtained directly from the investment, the collection of such data may be limited due to human error and/or rounding errors when processing the data.

Where data is not obtained directly from the investment, the General Partner and/or SLAM (as applicable) may rely on publicly available information, estimates and/or third-party websites and databases. Data which is sourced through indirect means, but where used, the data quality measures listed under “(h) *Data sources and processing*” will be implemented to ensure the data’s reliability to the extent possible.

**(j) Due diligence**

As detailed under “(d) *Investment Strategy*” above, as part of its broader pre-investment risk management process, the General Partner undertakes an ESG due diligence review in respect of each potential investment to assess the likelihood of the occurrence of sustainability risks (an environmental, social or governance (“ESG”) event or condition that, if it occurs, could cause an actual or a potential material negative impact on the value of an investment). This includes a general assessment of the strengths and weaknesses of an asset from an ESG perspective which, where applicable, informs the Fund’s adoption of an ESG Roadmap.

Following its assessment, the General Partner makes investment decisions having regard to the Fund’s investment policy and objectives, taking into account sustainability risks and the Fund’s ESG Policy. Sustainability risks are potentially relevant to the Fund having regard to the types of investments that may be made in accordance with the Fund’s investment policy and objectives.

Notwithstanding the above, it is recognized that sustainability risks may not be relevant to certain non-core activities undertaken by the Fund (for example, hedging). In addition, the Fund intends to screen potential investments against certain criteria specified in the “*Investment Restrictions*” section of the Private Placement Memorandum for the Fund.

**(k) Engagement policies**

Where the Fund engages in agreements with relevant managers or third parties, the Fund intends to (i) support the implementation of actions and steps outlined in ESG Roadmaps; and (ii) carry out an annual data collection exercise in respect of ESG Roadmaps and wider ESG KPIs.

**(l) Designated reference benchmark**

No index has been designated as a reference benchmark to meet the Characteristics.

## ANGABEN ZUR NACHHALTIGKEIT

### SLATE EUROPEAN ESSENTIAL REAL ESTATE INCOME FUND SCSp (der „Fonds“)

#### (a) Zusammenfassung

- (b) **kein nachhaltiges Anlageziel:** Dieses Finanzprodukt fördert ökologische oder soziale Merkmale, hat aber kein nachhaltiges Anlageziel
- (c) **ökologische oder soziale Merkmale des Finanzprodukts:** Der Fonds will folgende ökologische oder soziale Merkmale fördern:
- **Merkmal 1: Ressourcen- und Energieeffizienz** – Begrenzung der Umweltauswirkungen von Fondsimmobilien durch Optimierung der Ressourceneffizienz für alle neuen und bestehenden Gebäude und Bewältigung und Minderung von Risiken und Auswirkungen des Klimawandels;
  - **Merkmal 2: Emissionsminderung** – Bewertung der Möglichkeiten für die Einbeziehung kohlenstoffarmer Materialien und erneuerbarer Energien in alle neuen Sanierungs- und/oder -renovierungsprojekte mit Hinblick auf Entwicklung bzw. Neuentwicklung; und
  - **Merkmal 3 : Gebäudezertifizierungen** – Teilnahme am Global Real Estate Sustainability Benchmark („GRESB“), der mindestens 80 % der vom Vermieter kontrollierten Bereiche aller zugeordneten Immobilien im Portfolio des Fonds abdeckt.
- (d) **Anlagestrategie:** Mit dem Fonds kann in wesentliche westeuropäische Core-Plus Immobilienvermögen investiert werden. Sobald eine Investition getätigt wurde, werden gegebenenfalls ESG-Fahrpläne angenommen, um die wichtigsten Maßnahmen, die ergriffen werden müssen, zu skizzieren; dadurch wird die Leistung der vorgeschlagenen Investition gegen relevante Nachhaltigkeitsrisiken gesteigert und eine oder mehrere der Eigenschaften gefördert.
- (e) **Anteil der Anlagen:** Der Fonds will die oben beschriebenen Merkmale auf 75 % seiner Anlagen anwenden, doch kann keine Garantie oder Zusicherung gegeben werden, dass der Fonds in der Lage sein wird, die Merkmale in Bezug auf 75 % der Anlagen umzusetzen.
- (f) **Überwachung der ökologischen oder sozialen Merkmale:** Die folgenden Nachhaltigkeitsindikatoren können verwendet werden, um die Fortschritte bei der Erreichung der ökologischen oder sozialen Merkmale zu messen:

#### Merkmale 1 und 2

- Scope-1-Emissionen (tCO<sub>2</sub>e);
- Scope-2-Emissionen (tCO<sub>2</sub>e);
- Gesamtenergieverbrauch (kWh);
- Verbrauch erneuerbarer Energien (kWh);
- Wasserverbrauch (m<sup>3</sup>);
- Die Anzahl der jährlichen Review-Meetings, bei denen mindestens einer der folgenden Punkte
  - Elektrofahrzeug-/Wasserstoffladestationen;
  - Solar-Photovoltaik-Paneele;
  - Wärmepumpen; und/oder

- erneuerbare Energiespeicher, wie bauseitige Batterien,
- (jeweils „**Initiative**“) als ein Tagesordnungspunkt aufgeführt wird; und
- der Prozentsatz der Haushaltsvorschläge für Renovierungen oder Sanierungen bzw. Entwicklungen, die mindestens eine der Initiativen umfassen;

### **Merkmal 3**

- Ob der Fonds ein GRESB-Rating erhalten hat oder nicht; und
  - ob der Fonds anhand des GRESB-Immobilien-Benchmarks validiert wurde oder nicht.
- (g) **Methoden:** Zur Förderung von Merkmal 1 will der Fonds mit einer Reihe von Interessenträgern (einschließlich Bauträgern und Mietern) zusammenarbeiten und die Ressourceneffizienz jeder seiner Investitionen erhöhen. Zur Förderung von Merkmal 2 will der Fonds für neue Sanierungs-, Entwicklungs- oder Renovierungsprojekte das Potenzial für die Umsetzung von kohlenstoffarmen Materialien und Anlagen für erneuerbare Energien bewerten. Zur Förderung von Merkmal 3 will der Fonds jährlich ESG-Daten an GRESB melden und an der GRESB-Umfrage teilnehmen.
- (h) **Datenquellen und Verarbeitung:** Informationen werden in erster Linie durch das Engagement für Investitionen gewonnen. Andernfalls werden die Daten aus öffentlichen Datenquellen bezogen. Gegebenenfalls kann der Fonds Klimaexperten im Zusammenhang mit der Klimarisikobewertung des Fonds und der Strategie zur Anpassung an den Klimawandel heranziehen. Der Fonds wird auch eine laufende interne Überwachung und Interaktion mit Vermögenswerten durchführen, um die Erhebung, Verarbeitung und Überprüfung relevanter Daten zu verbessern. Die durch Investitionen bereitgestellten Daten werden vom aktiven Teilhaber und/oder Slate Asset Management L.P. („**SLAM**“) (soweit zutreffend) verarbeitet. Der aktive Teilhaber und/oder SLAM kann nicht garantieren, dass die von den Investitionen bereitgestellten Daten vollständig, genau oder zuverlässig sind. Soweit möglich, werden aktuelle Daten verwendet. Liegen keine tatsächlichen Daten vor, können Schätzungen vorgenommen werden.
- (i) **Beschränkungen der Methoden und Daten:** Die Verfügbarkeit und Qualität der Daten variieren je nach Investition. Werden Daten direkt aus der Investition bezogen, kann die Erhebung solcher Daten aufgrund menschlicher Fehler und/oder Abrundungsfehler bei der Verarbeitung der Daten eingeschränkt sein. Wenn Daten nicht direkt aus der Investition stammen, können sich der aktive Teilhaber und/oder SLAM (falls zutreffend) auf öffentlich zugängliche Informationen, Schätzungen und/oder Websites und Datenbanken von Drittanbietern stützen. Daten, die auf indirektem Wege beschafft werden, sind von Natur aus begrenzt.
- (j) **Due Diligence:** Im Rahmen seines breiteren Risikomanagementprozesses vor der Investition führt der aktive Teilhaber eine ESG-Due-Diligence-Prüfung für jede potenzielle Investition durch, um die Wahrscheinlichkeit des Auftretens von Nachhaltigkeitsrisiken zu bewerten. Nachdem die Bewertung abgeschlossen ist, trifft der aktive Teilhaber Entscheidungen über die Anlage unter Berücksichtigung der Anlagepolitik und -ziele des Fonds unter Berücksichtigung von Nachhaltigkeitsrisiken und der ESG-Politik des Fonds.
- (k) **Engagementstrategien:** Wenn der Fonds Vereinbarungen mit relevanten Managern oder Dritten abschließt, beabsichtigt der Fonds, (i) die Umsetzung von Maßnahmen und Schritten zu unterstützen, die in ESG-Fahrplänen skizziert sind, und (ii) eine jährliche Datenerhebung in Bezug auf ESG-Fahrpläne und umfassendere ESG-KPIs durchzuführen.
- (l) **Benannte Referenz-Benchmark:** Es wurde kein Index als Referenz-Benchmark zur Erfüllung der Merkmale benannt.

Updated as of December 2022