Statement on principal adverse impacts of investment decisions on sustainability factors

Financial market participant DV5 GP

Summary

DV5 LP considers principal adverse impacts of its investment decisions on sustainability factors. The present statement below is the consolidated statement on Principal Adverse Impacts on sustainability factors of the Group and covers the reference period from 1 January 2023 to 31 December 2023. As this is the first reference period of the PAI statement, it does not show a comparison of PAI information to the previous reference period.

Description of the principal adverse impacts on sustainability factors

DV5 LP reports on the PAI indicators set out in Table 1, Annex 1 of the Delegated Regulation (EU) 2022/1288 and on optional PAIs of Table 2 as set out below.

CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS						
Adverse sustainability indicator		**Metric**	**Impact 2023**	**Impact 2022**	**Explanation**	**Actions taken, and actions planned and targets set for the next reference period**
Indicators applicable to investments in real estate (Table 1)						
Fossil fuels	17. Exposure to fossil fuels through real estate assets	Share of investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels	0%	N/A	DV5 does not hold investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels.	N/A
Energy efficiency	18. Exposure to energy-inefficient real estate assets	Share of investments in energy-inefficient real estate assets	92%	N/A	DV5 is a Real Estate Fund pursuing value-add and opportunistic real estate investments to maximise investment	The Group's progress to date has been on pursuing best practice sustainability measures for the three development projects with a fourth asset added at the end of 2023. Sustainability has been embedded into

					returns. It aims to transform its current real estate assets through redevelopment to enhance energy efficiency and wider ESG performance. Assets currently held by the Group have EPC ratings of C or below for their existing (pre-development) performance.	project briefs and reinforced in workshops to ensure clarity of objectives and associated responsibilities. Further, DV5 has a target to achieve 90% of assets in the Group attaining green certifications and will commence participation in GRESB for 23/24 reporting on the Development module.
Additional climate and other environment-related indicators (Table 2)						
Adverse sustainability indicator		**Metric**	**Impact 2023**	**Impact 2022**	**Explanation**	**Actions taken, and actions planned and targets set for the next reference period**
Greenhouse gas emissions	18. GHG emissions	Scope 1 GHG emissions	19.96 tCO_2e	N/A	Arise from landlord-controlled gas supplies to real estate assets.	New developments not proposing use of fossil fuels.
		Scope 2 GHG emissions	137.04 tCO_2e	N/A	Arise from landlord-controlled electricity supplies to real estate assets.	New developments seeking to employ passive design measures and active energy efficient systems to minimise CO_2 emissions from the operation of the buildings.
		Scope 3 GHG emissions	49.05 tCO_2e	N/A	Arise from tenant-controlled energy supplies to real estate assets.	
		Total GHG emissions	206.05 tCO_2e	N/A	These figures do include the emissions from an industrial operator acquired by the Group on 13 December 2023 as they contribute to the absolute carbon footprint.	

	19. Energy consumption intensity per high impact climate sector	Energy consumption in GWh per million EUR of revenue of investee companies,per high impact climate sector	27.08 kWh/m2	N/A	Energy consumption intensity is reported here as the total energy consumption in kWh for real estate assets, divided by the total asset floor area in m2. [Metric reported in GWh per sq m 0.00004025] The industrial operator has assets that have been excluded from this calculation due to the short period of ownership of 19 days and verification of the data inputs.	New developments are seeking to comply and exceed current planning requirements where possible. (National and Regional Policy and Guidance)