

Summary

of the Principal Adverse Sustainability Impacts of Investment Decisions Statement

UBS Real Estate GmbH

(LEI: 2549003FCPBAKYFCOD09) considers principal adverse impacts of its investment decisions on sustainability factors. The present statement is the consolidated statement on principal adverse impacts on sustainability factors of UBS Real Estate GmbH.

This statement on principal adverse impacts on sustainability factors covers the reference period from 1st January to 31st December 2022.

UBS Real Estate GmbH takes adverse impacts into account in a variety of ways across its investment processes. The extent to which adverse impacts are considered depends on the investment approach of the individual product. As UBS Real Estate GmbH solely invests in real estate assets and Special Purpose Vehicles (SPV) for real estate investments, the entity only considers the indicators applicable to investments in real estate.

Principal Adverse Impacts (“PAIs”) of investment decisions are considered on individual asset level at the time of purchase and in the ongoing monitoring while being weighted against other investment objectives.

The procedure for dealing with negative sustainability impacts is applied in the event of internal thresholds being exceeded for existing properties and for new investments within the due diligence process. In case limits were violated in the existing portfolio, the management of the company is informed at the annual meeting of the risk committee to decide on appropriate measures.

The collection of PAI data is carried out on asset level and is aggregated at the portfolio level of each fund, annually. The PAIs to be considered are tracked by UBS Real Estate GmbH based on internal data and in cooperation with a sustainability consulting firm. The coverage of the available data can vary, especially due to tenant changes, vacancies, or refurbishment projects. If there are individual data gaps, estimates can be made based on suitable data from the previous period or respective benchmarks.

UBS Real Estate GmbH considers the following principal adverse for its real estate investments:

- Exposure to fossil fuels through real estate assets (mandatory): 0.01% exposure
- Exposure to energy inefficient real estate assets (mandatory) - 53.7% EPC rated C or below
- Energy consumption intensity in GWh of owned real estate assets per square meter (voluntary) - 0.00007591 GWh/m²
- Greenhouse gas emissions (Scope 1,2,3 and total) generated by real estate assets (voluntary) – 13,245 tonnes

Summary of this disclosure in the following languages:

English: www.ubs.com/immobilienfonds-deutschland

German: www.ubs.com/immobilienfonds-deutschland