

**Sustainability indicators** measure how the environmental or social characteristics

**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.

**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**

**Product name:** Multi Fast Food Fund I C.V.

**Legal entity identifier:** n/a

## 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 \_\_\_ % 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?

The fund promotes environmental characteristics. More specific it promotes:

- environmental characteristics climate change mitigation by investing in energy efficient properties.

No reference benchmark has been designated.



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

The fund uses the following sustainability indicators to measure the environmental characteristics:

- % of assets with A or B energy labels

● ***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 fund does not have the objective to invest in sustainable investments.

● ***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?***

Not applicable

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

Not applicable

— How are the 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 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?

**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.

- Yes
- No, currently the product doesn't take PAI's into account. If more PAI-data becomes available in the future, against reasonable costs the fund manager will investigate whether PAI are taken into account.



## What investment strategy does this financial product follow?

Multi REIM seeks to leverage its intimate knowledge of the European and specifically Dutch, and possibly also German, and Belgian market and has developed an investment strategy for the fund.

The following guidelines and restrictions relating sustainability and sustainability risks have been implemented as guidance for the investment team when making investments for the fund:

- Multi REIM takes sustainability factors into account in investment decisions by measuring the exposure to energy-efficient real estate assets.

The metric used is the share or number of investments in energy-efficient real estate assets compared to the total number of assets of the fund.

The fund uses the EU-Energy Performance Certificate (EU-EPC) to calculate the energy efficiency, as basis for the assessments of the assets in the portfolio.

- Next, standard sustainability criteria included/used in investment decisions:
  - Climate risk assessment as part of investment decisions (e.g., risk of adverse impact from coastal and river flood, wind, drought, wildfire).
  - Carbon reduction: possibilities for the asset to reduce carbon emissions from both retrofitting and / or daily operations, where possible.

Regarding social characteristics the following guidelines have been implemented:

- Requirement for new operating partners to be compliant with, and preferably have similar policies in place as Multi REIM's code of conduct, anti-bribery &

corruption policy, conflict of interest policy, anti-money laundering & terrorist financing policy, etc.

In order to ensure the above guidelines and restrictions are being adhered to, all investment proposals contain a sustainability section, which includes the relevant ESG information, such as the availability of Energy Performance Certificates, and a climate risk assessment including energy transition and physical climate risks.

The sustainability paragraph included in the investment proposal includes at least a comparison with the target set for the fund, being

- 75% of all properties to be at least energy efficient with minimal B label (thus labels A and B are allowed).

If investing in an asset would result in the fund not meeting the targets set or if the asset itself does not comply with the targets set, the measures that need to be taken to comply, including budget and time required to mitigate, will have to be described in the investment proposal.

Multi REIM recognizes that risk management is a key element in the investment process. The Management Board is responsible for ensuring investment risks are identified and mitigated if needed, and that the investment process is complied with.

As a member of the Management Board, the Risk Officer (Chief Financial Risk Officer or CFRO) is a member of the Investment Committee to participate in Investor Committee meetings, where investment opportunities are presented and discussed. During these meetings, the Risk Officer verifies whether the risks are properly addressed and monitors if the investment process is complied with and as such also that the sustainability targets are being met.

Moreover, to ensure continuous alignment with the environmental and social characteristics of the fund the fund manager monitors whether the investments comply with the Environmental characteristic. If not, the fund manager will take corrective measures and implements a road map that describes how the fund mitigates the issues to ensure that the fund meets the energy efficiency target.

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

- ***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?***

The fund has the following two binding elements:

- 75% of the properties owned by the fund need to be energy efficient, which means that 75% of the properties need to have an energy label of A or B.
- 



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



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

**Asset allocation** describes the share of investments in specific assets.

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

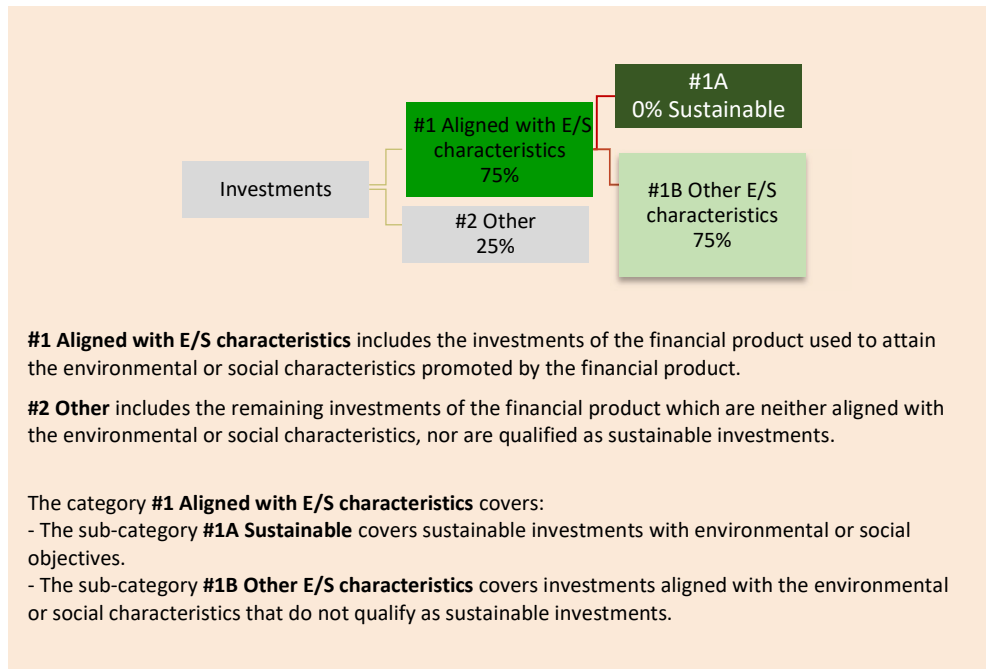
Not applicable

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

Not applicable, the product does not invest in investee companies, only in direct real estate.

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

The product directly invests for 100% in real estate properties. All investments are aligned with the environmental and social characteristics promoted by the fund.




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

Not applicable since the fund doesn't make use of derivatives.



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

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

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.

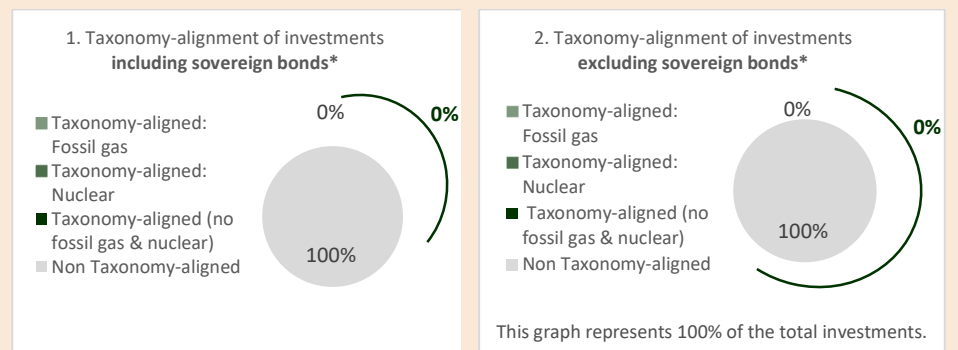
**Enabling activities** directly enable other activities to make a substantial contribution to an environmental objective.

**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.

● **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

*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?**

0%



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

0%



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

0%



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

<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.

These are investments in real estate with an energy label below B. No minimum safeguards are applicable.



**Reference benchmarks** are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.

**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?**

There is no designated reference benchmark to determine the alignment with the environmental characteristic.



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

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

URL = <https://multi.eu/investors/>