

Statement on principal adverse impacts of investment decisions on sustainability factors

Financial market participant *Whitewood AIFM NV (Company number: 1005.344.424)*

Summary

In March 2024, Whitewood AIFM NV (“Whitewood”) was established as an AIFM. Under SFDR Regulation (EU) 2019/2088 and in its capacity as a manager of alternative investment funds, the present statement is the consolidated statement of the principal adverse impacts on sustainability factors (the “PAI Statement”)

Based on the requirements the PAI Statement must be published annually on 30 June. As this statement will be published on 30 June 2024, this statement will cover the reference period from 1 January to 31 December 2023 (year n). The specific Whitewood alternative investment funds which take into account principal adverse impacts are listed below:

Cityforward Fund – a real estate investment fund

- *Mandatory indicator 17: Exposure to fossil fuels through real estate assets*
- *Mandatory indicator 18: Exposure to energy-inefficient real estate assets*
- *Voluntary indicator 18: Greenhouse gas emissions (GHG)*
- *Voluntary indicator 19: Energy consumption intensity*
- *Voluntary indicator 21: Resource consumption*

Whitewood PRIVAK Fund

- *No PAI consideration*

This document will be revised and, as applicable, adjusted based on new insights, objectives, available information, market developments, regulatory guidance, methodologies, and changes in legislation (or their interpretation).

Samenvatting

In maart 2024 is Whitewood AIFM NV ("Whitewood") opgericht als AIFM. In het kader van de SFDR Verordening (EU) 2019/2088 en in haar hoedanigheid als beheerder van alternatieve beleggingsfondsen, is deze verklaring de geconsolideerde verklaring van de belangrijkste negatieve gevolgen op duurzaamheidsfactoren (de "PAI Verklaring").

Op basis van de vereisten moet de PAI-verklaring jaarlijks op 30 juni worden gepubliceerd. Aangezien deze verklaring op 30 juni 2024 zal worden gepubliceerd, zal deze verklaring betrekking hebben op de referentieperiode van 1 januari tot en met 31 december 2023 (jaar n). De specifieke alternatieve beleggingsfondsen van Whitewood die rekening houden met de belangrijkste negatieve effecten staan hieronder vermeld:

Cityforward Fund - een vastgoedbeleggingsfonds

- Verplichte indicator 17: Blootstelling aan fossiele brandstoffen via vastgoedactiva*
- Verplichte indicator 18: Blootstelling aan energie-inefficiënte vastgoedactiva*
- Vrijwillige indicator 18: Uitstoot van broeikasgassen*
- Vrijwillige indicator 19: Intensiteit energieverbruik*
- Vrijwillige indicator 21: Grondstoffenverbruik*

Whitewood PRIVAK Fonds

- Geen PAI-overweging*

Dit document zal worden herzien en, indien van toepassing, aangepast op basis van nieuwe inzichten, doelstellingen, beschikbare informatie, marktontwikkelingen, regelgevende richtlijnen, methodologieën en wijzigingen in de wetgeving (of de interpretatie daarvan).

Description of the principal adverse impacts on sustainability factors

This disclosure will also include measures or targets planned for the subsequent reference period to avoid, reduce, or mitigate the principle adverse impacts identified.

Indicators applicable to investments in real estate assets

Adverse sustainability indicator		Metric	Impact [2023]	Impact [year n-1]	Explanation	Actions taken, and actions planned, and targets set for the next reference period
Fossil fuels	1. 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	<i>None of the GFA is used in the extraction, storage, transport, or manufacture of fossil fuels.</i>	<i>Investments in real estate assets involved in the extraction, storage, transport, or manufacture of fossil fuels excluded. This 0% share to be maintained through major renovation activities.</i>
Energy efficiency	2. Exposure to energy-inefficient real estate assets	Share of investments in energy-inefficient real estate assets	14%	N/A	<i>One asset had an EPC E.</i>	<i>As an urban transformational fund, the focus is to improve the performance of energy-inefficient real estate assets. Energy retrofits and/or major renovations will be planned to improve the performance of energy-inefficient real estate assets.</i>

Other indicators for principal adverse impacts on sustainability factors

Indicators applicable to investments in real estate assets

Whitewood discloses information on the principal adverse impacts on sustainability factors referred to in Article 6(1), point (a) in the format in Table 2 mentioned in the Summary. It has selected greenhouse gas emissions and energy consumption as environmental opt-in PAIs for real estate standing assets, and resource consumption for when assets undergo major renovations.

Adverse sustainability impact	Adverse impact on sustainability factors (qualitative or quantitative)	Metric	Impact [2023]	Impact [year n-1]	Explanation	Actions taken, and actions planned, and targets set for the next reference period
Greenhouse gas emissions	1. GHG emissions	Scope 1 GHG emissions generated by real estate assets	70,88 TCO _{2e}	N/A	Landlord natural gas consumption from one building. CRREM default emissions factor used.	The real estate assets under assessment are part of an urban transformational fund which aims to reduce emissions through energetic upgrades and major renovations. Impact is currently due to a reliance on natural gas. A
		Scope 2 GHG emissions generated by real estate assets	0 TCO _{2e}	N/A	All landlord and tenant (Scope 2) supplied from renewable sources.	

		Scope 3 GHG emissions generated by real estate assets	<i>1009,21 TCO2e</i>	<i>N/A</i>	<i>Landlord and tenants natural gas consumption. CRREM default emissions factor used.</i>	<i>focus will be to understand the feasibility of removing this reliance to reduce emissions.</i>
		Total GHG emissions generated by real estate assets	<i>1080,1 TCO2e</i>	<i>N/A</i>		
Energy consumption	2. Energy consumption intensity	Energy consumption in GWh of owned real estate assets per square meter	<i>0,0002 GWh/m2</i>	<i>N/A</i>	<i>Large office buildings with high occupancy</i>	<i>Major renovations as part of the investment strategy will aim to improve the sustainability performance of a building. If not possible, energetic upgrades will be implemented to reduce the energy consumption.</i>
Resource consumption	3. Raw materials consumption for new construction and major renovations	Share of raw building materials (excluding recovered, recycled and biosourced) compared to the total weight of building materials used in new construction and major renovations	<i>N/A</i>	<i>N/A</i>	<i>No major renovations in 2023</i>	<i>In the upcoming period, major renovations are planned. For each major renovation, life cycle assessments will be undertaken to</i>

Exposure to energy-inefficient real estate assets – Whitewood will monitor the Energy Performance Certificate (“EPC”) rating of each building through its internal server. During the due diligence process and on completion of any major renovation Energy Performance Certificates are obtained from accredited certifiers. The information provided is based on certified EPCs therefore there are no limitations to the data and limited margin of error.

Greenhouse gas emissions (GHG) and Energy consumption intensity – Whitewood will monitor the emissions and energy consumption intensity associated with the portfolio during operation. Where possible, smart meters are used, for which the energy consumption data is provided in an automated way and recorded where possible monthly. If no smart meters are present, the energy data is recorded manually by the property managers, or the utility information for the tenant and landlord areas is provided via invoices.

This consumption data is the basis for determining the energy consumption intensity and greenhouse gas emissions. The greenhouse gas emissions are calculated and reported in accordance with the GHG Protocol, and the carbon use intensity can also be calculated using CRREM.

Since on occasion the energy data is reliant on manual inputs, and where not available data estimates would be calculated (either from actual energy information where available or from EPCs) there may be a margin of error.

Resource consumption – Whitewood AIFM will monitor the amount of raw material in relation to the total amount of building materials (in weight) used in each major renovation as part of the life cycle assessment which will be undertaken. These life cycle assessments will be conducted preconstruction (OneClick methodology) therefore a margin of error assumed as not assessed post construction.

Engagement policies

Not applicable

References to international standards

Not applicable

Historical comparison

Not applicable as information on the impact of Whitewood AIFM investments is published for the first time on 30 June 2024 related to the reference period 1 January 2023 up to 31 December 2023. As this is the first publication, no comparable data is available for the previous year.