

# Principal Adverse Impacts Statement

## Summary

In addition to sustainability risks, Hartelt Fund Management B.V. considers principal adverse impacts of its investment decisions on sustainability factors. The present statement is the Principal Adverse Impacts (PAI) statement of Hartelt Fund Management B.V. This PAI statement covers the reference period from 1 January 2023 to 31 December 2023. Hartelt manages three funds:

- Apollo Healthcare Property Assisted Living Sub-Fund
- Apollo Healthcare Property Care and Treatment Centres Sub-Fund
- Apollo Healthcare Property Nursing Homes Sub-Fund

## Description of Principal Adverse Sustainability Impacts

SFDR adverse sustainability indicator	Description	Metric	Indicator used
Energy efficiency	Exposure to energy-inefficient real estate assets	Share of investments in energy-inefficient real estate assets	Energy label
Greenhouse gas emissions	GHG intensity	GHG emissions generated by owned real estate assets per square meter	Kg/m <sup>2</sup>
Energy consumption	Energy consumption intensity	Energy consumption in kWh per square meter of owned real estate assets	kWh/m <sup>2</sup>
Water	Water consumption intensity	Water consumption in litres per square meter of owned real estate	l/m <sup>2</sup>
Waste	Waste production in operations	Share of real estate assets not equipped with facilities for waste sorting and not covered by a waste recovery or recycling contract	Number of assets

## Description of policies to identify and prioritize Principal Adverse Sustainability Impacts

As part of our investment policy, we make an assessment of the adverse sustainability impacts caused by every real estate property we intend to acquire. To do this, we will test each contemplated investment extensively using the GPR-assessment. The GPR-assessment covers five themes: Energy, Environment, Health, User Quality And Future Value. The minimum GPR-score for a property to be eligible for investment is 7.5 for new building projects and 7.0 for existing real estate. The requirement to assess each property according to the GPR-method is part of the Investment Strategy which is part of Investment Memorandum. The Investment Memorandum was last reviewed on 31 December 2022. The board of directors of Hartelt is responsible for the implementation of the policy and the annual review thereof.

## Engagement Policies

Hartelt has an Impact Framework in which we describe, amongst other, how we strive to make an impact with our Apollo funds. The mission of the Apollo Healthcare Property Funds is to initiate and manage long-term partnerships with institutional investors and healthcare providers to meet the growing and changing demand for affordable, sustainable care housing and facilities. We strive for a high level of engagement with all of our stakeholders, notably investors, tenants, neighbours, regulatory bodies and employees. Periodic engagement scans are conducted.

## References to international standards

Hartelt has been a member of the Global Real Estate Sustainability Benchmark (GRESB) since July 2016.