

ESG

“Our company, leader in its sector, has a duty of making use of its own skills, products, services and relationships in order to support and accelerate those fundamental changes for our economy which are necessary to achieve a fair distribution of wealth for current and future generations. As such, we firmly believe that integrating ESG factors into our investments and products is a winning choice for a sustainable future.”

Emanuele Caniggia
Chief Executive Officer

DeA Capital Real Estate SGR S.p.A. has always promoted and encouraged the adoption of ethical and legality principles, as well as the respect for human rights in the context of current legislation, considering these to be the base of its strategy.

The Company is aware that **Environmental, Social and Governance** (“ESG”) risk management and the integration of related drivers into its investment procedures improve value creation and business growth in the mid-long term.

DeA Capital Real Estate aims at consolidating its leadership in the real estate sector also through ESG risk management, becoming signatory of the **Principles for Responsible Investment** (“UN PRI”) and identifying four key pillars underlying its sustainability strategy.

The main goal of the Company is to take a responsible approach to social and environmental issues, creating value for all the stakeholders: AIF investors, the whole Group, tenants and users of managed assets, as well as communities in which these are located.

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Act responsibly and promote sustainability within the sector as an investor signatory of UN PRI, adopting a responsible approach to investing with the aim of creating value and increasing industry awareness of the benefits arising from integration and enhancement of ESG topics within its business activities



People-centric, by investing into well-being and the professional growth of the employees who are part of DeA Capital Real Estate SGR, ensuring a workplace able to improve career development and ability to attract and retain new talents

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Development, renovation and management
of properties that are efficient and sustainable, by pursuing energy efficiency and lower consumption targets and by actively contributing to low carbon economy transition



Participate to the creation of future sustainable cities
in a proactive way aiming at a sustainable and inclusive urbanization, benefiting from the integration of digital and technologic innovations

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By implementing this strategy, DeA Capital Real Estate SGR contributes to the achievement of nine of the **Sustainable Development Goals of United Nations (UN SDGs or Agenda 2030)**, selected according to the impact the Company may have.



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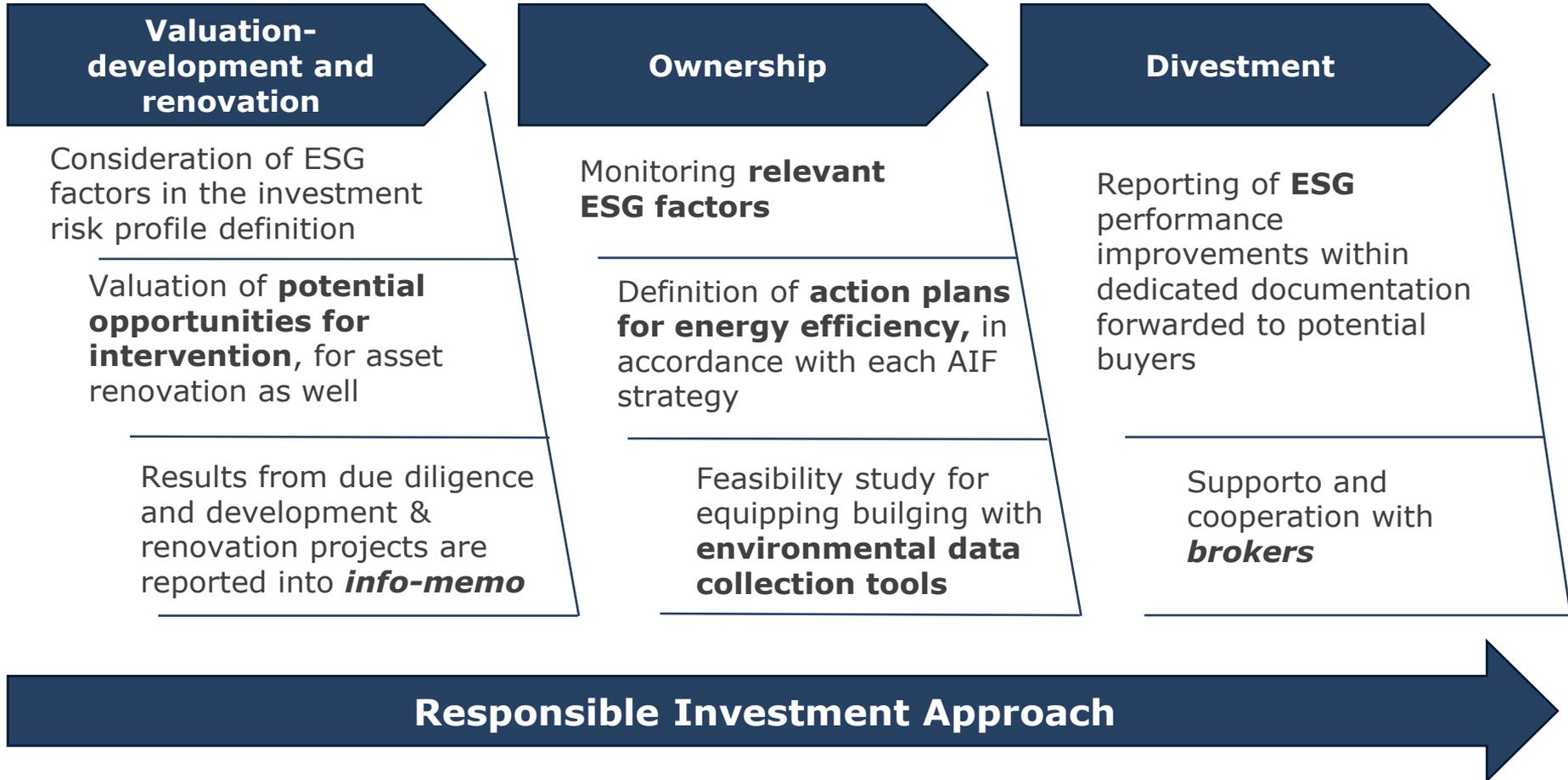
By becoming a signatory of UN PRI and defining a sustainability strategy, DeA Capital Real Estate commits to integrate ESG topics at all operational levels, on behalf of both the Company and its AIFs.

As a responsible investor, DeA Capital Real Estate identified an "***exclusions list***" within its investment procedures, which can be extended towards other activities identified by the Company and/or AIF clients and potential investors.

The responsible approach of the investment activity is also reflected throughout investment and new product procedures; within ***valuation/development and renovation, ownership and divestment phases***.



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DeA Capital Real Estate SGR intends to formalize its commitment to act as a responsible investor by adopting the following **ESG Policy**, whose objective is to describe how the Company will integrate ESG factors into its own processes and products.