

## UFCV IN BRIEF

Amvest has acted as fund manager for Utrechtse Fondsen Vastgoed C.V. (UFCV) since 1 July 2019. The Amvest Residential Core Fund is the sole investor in UFCV. The UFCV housing portfolio in 2024 comprises over 1,099 high-quality and, on average, relatively new residential properties. Almost all of them are in the unregulated rental sector. A large part of the portfolio is made up of single-person homes.

UFCV's aim is to have an economically robust portfolio featuring systematically low vacancy rates and a high degree of long-term stability in terms of dividend returns. UFCV distributes the operational results of the property portfolio and the Fund is currently not open to new investors.

## SUSTAINABILITY

UFCV pursues an active ESG (Environmental, Social and Governance) policy. In other words, sustainability in the broad sense. We have established concrete ESG objectives based on our discussions with tenants, investors, property managers, developers and our staff. These and other non-financial criteria form fixed elements of our portfolio management.

## SUSTAINABLE FINANCE DISCLOSURE REGULATION (SFDR)

The SFDR requires financial market participants to indicate how they handle sustainability risks and to detail the consequences of this approach (for more details, see Investment Management). In addition, the regulation contains transparency requirements at fund level.

The Regulation distinguishes between:

- funds that are not promoted as sustainable (grey);
- funds that promote environmental or social characteristics (light green);
- funds with sustainable investments as their objective (dark green).

UFCV qualifies as a light-green fund which promotes the following environmental and social characteristics:

### Environmental characteristics

1. Investing in energy-efficient homes/future-proof homes.
2. Achieving a reduction of CO2 emissions.

### Social characteristics

3. Providing affordable/attainable homes.

The Amvest Residential Core Fund is the sole investor in UFCV. The ESG policy of the Amvest Residential Core Fund therefore fully corresponds with that of UFCV.

For more information on the defined KPIs, the results of the past year and the data sources and screening criteria, please refer to the Amvest Residential Core Fund and its Annual Sustainability Report and, specifically for SFDR compliance, to the attached sustainability-related disclosures.

UFCV qualifies as an 'article 8' product under the SFDR and, as such, promotes Environmental/Social (E/S) characteristics. Whilst it does not have sustainable investment as its objective, it has a proportion of 100% in sustainable investments with an environmental objective in economic activities that do qualify as environmentally sustainable under the EU Taxonomy. The fund also have

0% in sustainable investments with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy and 0% in sustainable investments with a social objective.

As part of our SFDR disclosure obligations, we have published the following disclosures at the level of the UFCV Fund:

- pre-contractual disclosure of a product that promotes E/S characteristics (“article 8” document): this document sets out mandatory information in relation to the product. This template is not included on the website, but is part of the PPM available to investors.
- sustainability-related disclosure (“article 10” disclosure): this document provides further disclosures in a structured and concise manner.

#### DEDICATED FUND TEAMS

A leading fund manager and an experienced and professional team go hand in hand. Under the responsibility of the Fund’s board, each Fund at Amvest is directed by a portfolio manager, supported by a regional team of asset managers and technical managers. They maintain close contact with contractors, real estate managers and tenants via the Amvest Tenant Platform and a range of tenants’ associations. The teams are supported by a specialised and efficient back office.