



# SUSTAINABILITY-RELATED PERIODIC DISCLOSURES

**ANNEX I AND IV**  
of Regulation (EU) 2019/2088 and Commission Delegated Regulations

**IPUT Nexus Logistics Fund**  
May 2026

## ANNEX V

### Template periodic disclosure for the financial products referred to in Article 9, paragraphs 1 to 4a, of Regulation (EU) 2019/2088 and Article 5, first paragraph, of Regulation (EU) 2020/852

Product name: IPUT Nexus Logistics Fund

Legal entity identifier: 984500AE63F2AB60882

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.

## Sustainable investment objective

Did this financial product have a sustainable investment objective?

Yes

No

It made sustainable investments with an environmental objective: 100% of the Fund's Net Asset Value

It promoted Environmental/Social (E/S) characteristics and while it did not have as its objective a sustainable investment, it had a proportion of \_% of sustainable investments

in economic activities that qualify as environmentally sustainable under the EU Taxonomy

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

with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

with a social objective

It made sustainable investments with a social objective: 0%

It promoted E/S characteristics, but did not make any sustainable investments

### To what extent was the sustainable investment objective of this financial product met?

IPUT plc (the **Company**) has adopted a Responsible Investment Strategy (the **Strategy**) which applies to the IPUT Nexus Logistics Fund (the **Fund**) and its investment and development activity. The Responsible Investment Strategy details the Company's programme to implement the Fund's sustainable investment objective of climate change mitigation and environmental, social and governance initiatives for the Fund and includes key performance indicators.

The Fund's investment strategy is to develop assets that enable low carbon operations, with more efficient use of energy, increased use of renewables and less production of greenhouse gas emissions, and therefore contribute to the environmental objective of mitigating climate change. The Fund's investments qualified as sustainable investments by contributing to this objective, not doing significant harm to any other environmental or social objectives and where applicable, meeting the good governance-related requirements of Article 2(17) of SFDR.

In 2025, development of two units at Nexus Logistics Park commenced. These real estate assets have been designed and developed with all-electric operations and increased use of renewables specified and installed to produce less greenhouse gas emissions and therefore enable low carbon operations measured with reference to the sustainability indicators for energy performance, increased use of renewables and less production of greenhouse gas emissions referenced below.

Sustainability indicators measure how the sustainable objectives of this financial product are attained.

## How did the sustainability indicators perform?

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100% of the Fund's Net Asset Value was invested in sustainable investments in 2025.

It is intended that ultimately the Fund will be invested in Real Estate Assets that comply with the EU Taxonomy alignment criteria applicable to the economic activity of "Acquisition and Ownership of Buildings." This, however, will take time to achieve, as the construction of those assets will first need to be completed. EU Taxonomy alignment will therefore occur on a phased basis aligned with the development activity of the Fund. Accordingly, the Fund has indicated in the table above that it will make a minimum of sustainable investments with an environmental objective of 100% of the Fund's net assets in economic activities that do not qualify as environmentally sustainable under EU Taxonomy noting that this is in accordance with the template annex pursuant to SFDR. However, for the avoidance of doubt, the Fund is committed to ensuring that it will invest in economic activities that qualify as environmentally sustainable under EU Taxonomy, but for the reasons set out above, do not yet qualify as environmentally sustainable under the EU Taxonomy.

The Company discloses the Fund's progress on its sustainable investment objective of climate change mitigation and environmental, social and governance issues through annual publications. The Company's Principal Adverse Impacts statement outlines 2025 performance for climate and other environment-related indicators, social and employee, respect for human rights, anti-corruption and anti-bribery matters, as well as indicators applicable to sustainable investments in real estate assets.

- Energy Performance Certificates: While no Building Energy Ratings were achieved for units at Nexus Logistics Park in the 2025 development phase, Building Energy Ratings of A1 are targeted for each unit based on the design for low operational Primary Energy Demand.
- Building Automation and Control Systems: While no BACS systems were operational at Nexus Logistics Park in 2025, these systems have been designed to be efficiently operated, with energy performance monitoring and assessment in place for operations.
- Less production of greenhouse gas emissions: In 2025, there were no scope 1 and 2 emissions generated, with all scope 3 emissions falling into the upfront embodied carbon emissions category due to development activities taking place at Nexus Logistics Park. Of the two units under construction, both have a glue-laminated timber structural frame. This generates significant reductions in upfront embodied carbon emissions compared to traditional steel structures.
- Increased use of renewables: While no rooftop PV arrays were operational in 2025, extensive renewable energy generation is specified as part of the design of each unit at Nexus Logistics Park.

## ...and compared to previous periods?

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The Fund was established in 2025, so there is no previous period reporting.

## How did the sustainable investments not cause significant harm to any sustainable investment objective?

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The Company monitored all mandatory PAI indicators in Annex I, Table I, and all relevant PAI indicators in Annex I, Tables 2 and 3 of the SFDR Delegated Regulation (as defined in the Prospectus) to demonstrate that the Fund's sustainable investments did not cause harm to any other environmental or social sustainable investment objective during the reporting period.

*How were the indicators for adverse impacts on sustainability factors taken into account?*

The Principal Adverse Impacts statement details the adverse impacts on sustainability factors on investment decisions. The Fund considers the below PAIs which are set out in response to "How did this financial product consider principal adverse impacts on sustainability factors" and each of the PAI indicator thresholds and rules were measured during the reporting period as set out in Annex I below.

*Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights?*

The Company's Responsible Supply Chain Standards were aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights.

**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.

## How did this financial product consider principal adverse impacts on sustainability factors?

The Fund is comprised of only real estate assets, so the nature of the Company's business activities and its investment strategy inform the relevance of certain sustainability factors, and consequently the consideration of their adverse impacts.

The Company has numerous policies in place to support the consideration of principal adverse impacts on sustainability factors for the Fund. The Company's investment strategy and policies were reviewed and approved by the Company's Board of Directors in 2025, with supporting management procedures and responsibilities in place. In considering principal adverse impacts of the Fund and the Company, third-party verified data has been used where available.

A high-level overview of principal adverse impacts (PAIs) considered as at 31 December 2025 for the Fund and the Company were:

PAI Category	PAI	DNSH monitoring measures	Thresholds and rules
Greenhouse gas emissions	GHG emissions	Monitoring upfront embodied carbon and operational carbon.	No GHG emissions from fossil fuels in design for operations
Biodiversity	Activities negatively affecting biodiversity-sensitive areas	The Company is engaged in protecting and enhancing biodiversity and monitors biodiversity impacts, with the aim of improving biodiversity through considered landscape design.	No assets within the Fund are in or near biodiversity-sensitive areas
Water	Emissions to water	This is monitored throughout construction activities and forms part of the Construction Environmental Management Plan of the Company.	No direct emission of substances to water
Waste	Hazardous waste and radioactive waste ratio	This is monitored throughout construction activities and forms part of the Construction Environmental Management Plan of the Company.	No hazardous or radioactive waste generated
Social and employee matters	Violations of UN Global Compact principles and OECD Guidelines for Multinational Enterprises	The Company monitors local, national and international legislation to ensure compliance	No violation of UN Global Compact principles or OECD Guidelines
	Lack of processes and compliance mechanisms to monitor compliance with UN Global Compact principles and OECD guidelines for Multinational Enterprises	A risk management framework is applied to ensure risks are identified and suitable policies are implemented. Risks are monitored and reported on a quarterly basis.	
	Unadjusted gender pay gap	The Board Remuneration Committee review the Company's remuneration policy and approve performance-related remuneration.	Reviewed on an annual basis
	Board gender diversity	Board gender diversity continues to be monitored.	Reviewed on an annual basis
	Exposure to controversial weapons	The Company has not made any investments in the manufacture or selling of controversial weapons.	No investments in the selling or manufacture of controversial weapons
Fossil fuels	Exposure to fossil fuels through real estate assets	The Company has not made any investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels.	No investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels.
Energy efficiency	Exposure to energy-inefficient real estate assets	The Company targets the highest Building Energy Ratings where possible	

The Company's PAI Statement in accordance with Article 4(1)(a) of SFDR is also set out in Annex I which is further used to demonstrate adherence to the requirement that the Fund "do no significant harm" to any of the other mandatory or relevant environmental or social objectives. This PAI Statement includes the PAIs referenced in the Fund's pre-contractual disclosures which are also set out in the table above in respect to greenhouse gas emissions (designing buildings to avoid the use of fossil fuels), biodiversity (no assets located in or near biodiversity sensitive areas, no direct emissions of substances to water and no hazardous or radioactive waste) and social and employee matters (including no violations by the Company of UNGC Principles and OECD Guidelines for Multinational Enterprises).

*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 Union criteria.*

*The "do no significant harm" principle applies only to those investments underlying the financial product that take into account the Union criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the Union criteria for environmentally sustainable economic activities.*

*Any other sustainable investments must also not significantly harm any environmental or social objectives.*

The list includes the investments constituting the **greatest proportion of investments** of the financial product during the reference period which is: 1/1/2025 – 31/12/2025

## What were the top investments of this financial product?

The Fund's top investment is Nexus Logistics Park, which makes up 100% of the net asset value of the Fund.

Largest investments	Sector	% Assets	Country
Nexus Logistics Park	Real estate	100%	Ireland

## What was the proportion of sustainability-related investments?

The proportion of sustainable investments was 100.00% of the Net Asset Value of the Fund as at 31 December 2025.

### Asset allocation

describes the share of investments in specific assets. To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to fully 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.

## What was the asset allocation?



**#1 Sustainable** covers sustainable investments with environmental or social objectives

## In which economic sectors were the investments made?

All of the Fund's investments have been made in commercial real estate.



## To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?

0% sustainable investments were made in 2025 with an environmental objective aligned with the EU Taxonomy.

It is intended that ultimately the Fund will be invested in Real Estate Assets that comply with the EU Taxonomy alignment criteria applicable to the economic activity of "Acquisition and Ownership of Buildings." This, however, will take time to achieve, as the construction of those assets will first need to be completed. EU Taxonomy alignment will therefore occur on a phased basis aligned with the development activity of the Fund.

## Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy<sup>2</sup>?

No     In fossil gas     In nuclear energy     Yes

Taxonomy-aligned activities are expressed as a share of:

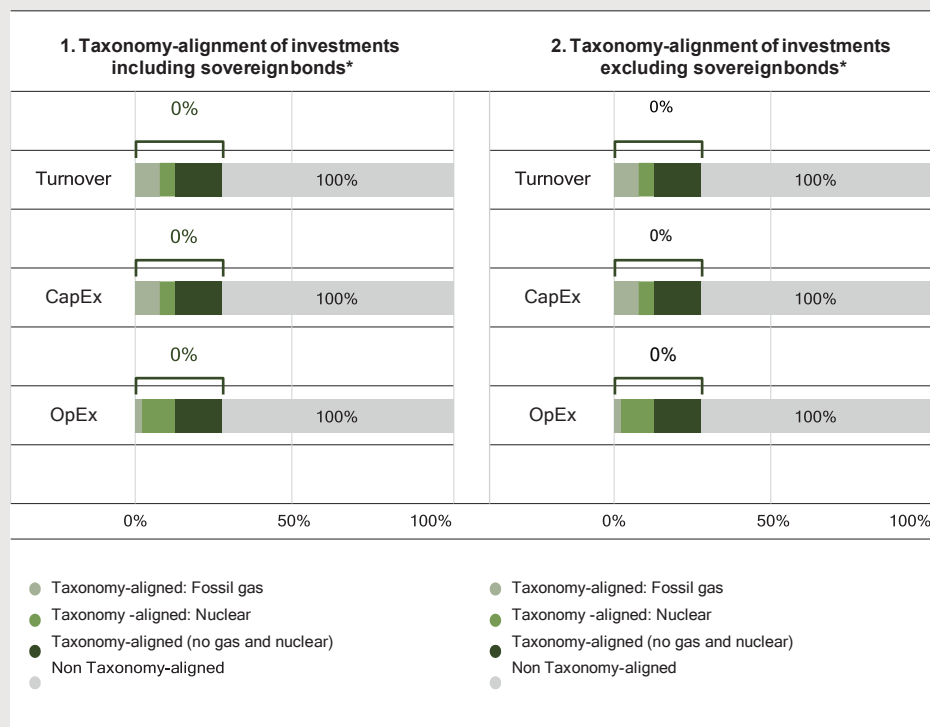
- **turnover** reflecting the share of revenue from green activities of investee companies. This is based on rental income and management fee income.

- **capital expenditure (CapEx)** showing the green investments made by investee companies, e.g. for a transition to a green economy. This is based on additions in the period.

- **operational expenditure (OpEx)** reflecting green operational activities of investee companies. This is based on costs associated with directly-managed properties.

Please see notes 5 and 10 in the 2025 Financial Statements.

The graphs below show in green the percentage of investments that were 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 was the share of investments made in transitional and enabling activities?

Not applicable.

## How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?

The IPUT Nexus Logistics Fund was established, so there is no previous reference period.

<sup>2</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.



### **What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?**

100% in 2025.

It is intended that ultimately the Fund will be invested in Real Estate Assets that comply with the EU Taxonomy alignment criteria applicable to the economic activity of “Acquisition and Ownership of Buildings.” This, however, will take time to achieve, as the construction of those assets will first need to be completed. EU Taxonomy alignment will therefore occur on a phased basis aligned with the development activity of the Fund.



### **What was the share of socially sustainable investments?**

0%.



### **What investments were included under “not sustainable”, what was their purpose and were there any minimum environmental or social safeguards?**

Not applicable as the Fund commits to and reports 100% investment in sustainable investments for the reporting period.

### **What actions have been taken to attain the sustainable investment objective during the reference period?**

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In line with the Company’s Responsible Investment Strategy, activities throughout the year have been undertaken to ensure the sustainable investment objective is delivered. In 2025, development works began at the Fund’s only asset in the reporting period, Nexus Logistics Park. This was to deliver the design for low carbon operations.

The Company discloses the Fund’s progress on its sustainable investment objective of climate change mitigation and environmental, social and governance issues through annual publications. The Company’s Principal Adverse Impacts statement outlines 2025 performance for climate and other environment-related indicators, social and employee, respect for human rights, anti-corruption and anti-bribery matters, as well as indicators applicable to sustainable investments in real estate assets.

- **Energy Performance Certificates:** While no Building Energy Ratings were achieved for units at Nexus Logistics Park in the 2025 development phase, Building Energy Ratings of A1 are targeted for each unit based on the design for low operational Primary Energy Demand.
- **Building Automation and Control Systems:** While no BACS systems were operational at Nexus Logistics Park in 2025, these systems have been designed to be efficiently operated, with energy performance monitoring and assessment in place for operations.
- **Less production of greenhouse gas emissions:** In 2025, there were no scope 1 and 2 emissions generated, with all scope 3 emissions falling into the upfront embodied carbon emissions category due to development activities taking place at Nexus Logistics Park. Of the two units under construction, both have a glue-laminated timber structural frame. This generates significant reductions in upfront embodied carbon emissions compared to traditional steel structures.
- **Increased use of renewables:** While no rooftop PV arrays were operational in 2025, extensive renewable energy generation is specified as part of the design of each unit at Nexus Logistics Park.

The Company’s Principal Adverse Impacts statement outlines 2025 performance for climate and other environment-related indicators, social and employee, respect for human rights, anti-corruption and anti-bribery matters, as well as indicators applicable to investments in real estate assets.

The actions taken to meet the sustainable investment objective of the Fund are set out above in response to the question “How did the sustainability indicators perform?”

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

### **How did this financial product perform compared to the reference sustainable benchmark?**

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An index has not been designated as a reference benchmark for the purpose of attaining the environmental or social characteristics promoted by the Fund.

### **How did the reference benchmark differ from a broad market index?**

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Not applicable.

### **How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?**

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Not applicable.

### **How did this financial product perform compared with the reference benchmark?**

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Not applicable.

### **How did this financial product perform compared with the broad market index?**

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Not applicable.

# ANNEX I

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## Statement on principal adverse impacts of investment decisions on sustainability factors

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For the purposes of this Annex, the following definitions shall apply:

- (1) 'scope 1, 2 and 3 GHG emissions' means the scope of greenhouse gas emissions referred to in points (1)(e)(i) to (iii) of Annex III to Regulation (EU) 2016/1011 of the European Parliament and of the Council<sup>1</sup>;
- (2) 'greenhouse gas (GHG) emissions' means greenhouse gas emissions as defined in Article 3, point (1), of Regulation (EU) 2018/842 of the European Parliament and of the Council<sup>2</sup>;
- (3) 'weighted average' means a ratio of the weight of the investment by the financial market participant in an investee company in relation to the enterprise value of the investee company;
- (4) 'enterprise value' means the sum, at fiscal year-end, of the market capitalisation of ordinary shares, the market capitalisation of preferred shares, and the book value of total debt and non-controlling interests, without the deduction of cash or cash equivalents;
- (5) 'companies active in the fossil fuel sector' means companies that derive any revenues from exploration, mining, extraction, production, processing, storage, refining or distribution, including transportation, storage and trade, of fossil fuels as defined in Article 2, point (62), of Regulation (EU) 2018/1999 of the European Parliament and of the Council<sup>3</sup>;
- (6) 'renewable energy sources' means renewable non-fossil sources, namely wind, solar (solar thermal and solar photovoltaic) and geothermal energy, ambient energy, tide, wave and other ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas, and biogas;
- (7) 'non-renewable energy sources' means energy sources other than those referred to in point (6);
- (8) 'energy consumption intensity' means the ratio of energy consumption per unit of activity, output or any other metric of the investee company to the total energy consumption of that investee company;

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1 Regulation (EU) 2016/1011 of the European Parliament and of the Council of 8 June 2016 on indices used as benchmarks in financial instruments and financial contracts or to measure the performance of investment funds and amending Directives 2008/48/EC and 2014/17/EU and Regulation (EU) No 596/2014 (OJ L 171, 29.6.2016, p. 1).

2 Regulation (EU) 2018/842 of the European Parliament and of the Council of 30 May 2018 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013 (OJ L 156, 19.6.2018, p. 26).

3 Regulation (EU) 2018/1999 of the European Parliament and of the Council of 11 December 2018 on the Governance of the Energy Union and Climate Action, amending Regulations (EC) No 663/2009 and (EC) No 715/2009 of the European Parliament and of the Council, Directives 94/22/EC, 98/70/EC, 2009/31/EC, 2009/73/EC, 2010/31/EU, 2012/27/EU and 2013/30/EU of the European Parliament and of the Council, Council Directives 2009/119/EC and (EU) 2015/652 and repealing Regulation (EU) No 525/2013 of the European Parliament and of the Council (OJ L 328, 21.12.2018, p. 1).

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# ANNEX I

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- (9) 'high impact climate sectors' means the sectors listed in Sections A to H and Section L of Annex I to Regulation (EC) No 1893/2006 of the European Parliament and of the Council<sup>4</sup>;
  - (10) 'protected area' means designated areas in the European Environment Agency's Common Database on Designated Areas (CDDA);
  - (11) 'area of high biodiversity value outside protected areas' means land with high biodiversity value as referred to in Article 7b(3) of Directive 98/70/EC of the European Parliament and of the Council<sup>5</sup>;
  - (12) 'emissions to water' means direct emissions of priority substances as defined in Article 2(30) of Directive 2000/60/EC of the European Parliament and of the Council<sup>6</sup> and direct emissions of nitrates, phosphates and pesticides ;
  - (13) 'areas of high water stress' means regions where the percentage of total water withdrawn is high (40-80%) or extremely high (greater than 80%) in the World Resources Institute's (WRI) Water Risk Atlas tool "Aqueduct";
  - (14) 'hazardous waste and radioactive waste' means hazardous waste and radioactive waste;
  - (15) 'hazardous waste' means hazardous waste as defined in Article 3(2) of Directive 2008/98/EC of the European Parliament and of the Council<sup>7</sup>;
  - (16) 'radioactive waste' means radioactive waste as defined in Article 3(7) of Council Directive 2011/70/Euratom<sup>8</sup>;
  - (17) 'non-recycled waste' means any waste not recycled within the meaning of 'recycling' in Article 3(17) of Directive 2008/98/EC;
  - (18) 'activities negatively affecting biodiversity-sensitive areas' means activities that are characterised by all of the following:
    - (a) those activities lead to the deterioration of natural habitats and the habitats of species and disturb the species for which a protected area has been designated

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<sup>4</sup> Regulation (EC) No 1893/2006 of the European Parliament and of the Council of 20 December 2006 establishing the statistical classification of economic activities NACE Revision 2 and amending Council Regulation (EEC) No 3037/90 as well as certain EC Regulations on specific statistical domains Text with EEA relevance (OJ L 393, 30.12.2006, p. 1–39).

<sup>5</sup> Directive 98/70/EC of the European Parliament and of the Council of 13 October 1998 relating to the quality of petrol and diesel fuels and amending Council Directive 93/12/EEC (OJ L 350, 28.12.1998, p. 58).

<sup>6</sup> Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy (OJ L 327, 22.12.2000, p. 1).

<sup>7</sup> Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on waste and repealing certain Directives (OJ L 312, 22.11.2008, p. 3).

<sup>8</sup> Council Directive 2011/70/Euratom of 19 July 2011 establishing a Community framework for the responsible and safe management of spent fuel and radioactive waste (OJ L 199, 2.8.2011, p. 48).

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# ANNEX I

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- (b) for those activities, none of the conclusions, mitigation measures or impact assessments adopted pursuant to any of the following Directives or national provisions or international standards that are equivalent to those Directives have been implemented:
- (i) Directive 2009/147/EC of the European Parliament and of the Council<sup>9</sup>;
  - (ii) Council Directive 92/43/EEC<sup>10</sup>;
  - (iii) an Environmental Impact Assessment (EIA) as defined in Article 1(2), point (g), of Directive 2011/92/EU of the European Parliament and of the Council<sup>11</sup>;
  - (iv) for activities located in third countries, conclusions, mitigation measures or impact assessments adopted in accordance with national provisions or international standards that are equivalent to the Directives and impact assessments listed in points (i), (ii) and (iii);
- (10) 'biodiversity-sensitive areas' means Natura 2000 network of protected areas, UNESCO World Heritage sites and Key Biodiversity Areas ('KBAs'), as well as other protected areas, as referred to in Appendix D of Annex II to Commission Delegated Regulation (EU) 2021/2139<sup>12</sup>;
- (11) 'threatened species' means endangered species, including flora and fauna, listed in the European Red List or the IUCN Red List, as referred to in Section 7 of Annex II to Delegated Regulation (EU) 2021/2139;
- (12) 'deforestation' means the temporary or permanent human-induced conversion of forested land to non-forested land;
- (13) 'UN Global Compact principles' means the ten Principles of the United Nations Global Compact;
- (14) 'unadjusted gender pay gap' means the difference between average gross hourly earnings of male paid employees and of female paid employees as a percentage of average gross hourly earnings of male paid employees;
- (15) 'board' means the administrative, management or supervisory body of a company;
- (16) 'human rights policy' means a policy commitment approved at board level on human rights that the economic activities of the investee company shall be in line with the UN Guiding Principles on Business and Human Rights;
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9 Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (OJ L 20, 26.1.2010, p. 7).

10 Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (OJ L 206, 22.7.1992, p. 7).

11 Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment (OJ L 026, 28.1.2012, p. 1).

12 Commission Delegated Regulation (EU) 2021/2139 of 4 June 2021 supplementing Regulation (EU) 2020/852 of the European Parliament and of the Council by establishing the technical screening criteria for determining the conditions under which an economic activity qualifies as contributing substantially to climate change mitigation or climate change adaptation and for determining whether that economic activity causes no significant harm to any of the other environmental objectives (OJ L 442, 9.12.2021, p. 1).

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# ANNEX I

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- (27) 'whistleblower' means 'reporting person' as defined in Article 5(7) of Directive (EU) 2019/1937 of the European Parliament and of the Council<sup>13</sup>;
- (27) 'inorganic pollutants' means emissions within or lower than the emission levels associated with the best available techniques (BAT-AEL) as defined in Article 3, point (13) of Directive 2010/75/EU of the European Parliament and of the Council<sup>14</sup>, for the Large Volume Inorganic Chemicals- Solids and Others industry;
- (28) 'air pollutants' means direct emissions of sulphur dioxides (SO<sub>2</sub>), nitrogen oxides (NO<sub>x</sub>), non-methane volatile organic compounds (NMVOC), and fine particulate matter (PM<sub>2.5</sub>) as defined in Article 3, points (5) to (8), of Directive (EU) 2016/2284 of the European Parliament and of the Council<sup>15</sup>, ammonia (NH<sub>3</sub>) as referred to in that Directive and heavy metals (HM) as referred to in Annex I to that Directive;
- (29) 'ozone depletion substances' mean substances listed in the Montreal Protocol on Substances that Deplete the Ozone Layer.

For the purposes of this Annex, the following formulas shall apply:

- (1) 'GHG emissions' shall be calculated in accordance with the following formula:

$$\sum_n^i \left( \frac{\text{current value of investment}_i}{\text{investee company's enterprise value}_i} \times \text{investee company's Scope}(x) \text{ GHG emissions}_i \right)$$

- (2) 'carbon footprint' shall be calculated in accordance with the following formula:

$$\frac{\sum_n^i \left( \frac{\text{current value of investment}_i}{\text{investee company's enterprise value}_i} \times \text{investee company's Scope 1, 2 and 3 GHG emissions}_i \right)}{\text{current value of all investments (€M)}}$$

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13 Directive (EU) 2019/1937 of the European Parliament and of the Council of 23 October 2019 on the protection of persons who report breaches of Union law (OJ L305, 26.11.2019, p. 17).

14 Directive 2010/75/EU of the European Parliament and of the Council of 24 November 2010 on industrial emissions (integrated pollution prevention and control) (OJ L 334, 17.12.2010, p. 17).

15 Directive (EU) 2016/2284 of the European Parliament and of the Council of 14 December 2016 on the reduction of national emissions of certain atmospheric pollutants, amending Directive 2003/35/EC and repealing Directive 2001/81/EC (Text with EEA relevance ), OJ L 344, 17.12.2016, p. 1–31

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# ANNEX I

(3) 'GHG intensity of investee companies' shall be calculated in accordance with the following formula:

$$\sum_n^i \left( \frac{\text{current value of investment}_i}{\text{current value of all investments (€M)}} \times \frac{\text{investee company's Scope 1, 2 and 3 GHG emissions}_i}{\text{investee company's €M revenue}_i} \right)$$

(4) 'GHG intensity of sovereigns' shall be calculated in accordance with the following formula:

$$\sum_n^i \left( \frac{\text{current value of investment}_i}{\text{current value of all investments (€M)}} \times \frac{\text{The country's Scope 1, 2 and 3 GHG emissions}_i}{\text{Gross Domestic Product}_i(\text{€M})} \right)$$

(5) 'inefficient real estate assets' shall be calculated in accordance with the following formula:

$$\frac{((\text{Value of real estate assets built before 31/12/2020 with EPC of C or below}) + (\text{Value of real estate assets built after 31/12/2020 with PED below NZEB in Directive 2010/31/EU}))}{\text{Value of real estate assets required to abide by EPC and NZEB rules}}$$

For the purposes of the formulas, the following definitions shall apply:

- (1) 'current value of investment' means the value in EUR of the investment by the financial market participant in the investee company;
- (2) 'enterprise value' means the sum, at fiscal year-end, of the market capitalisation of ordinary shares, the market capitalisation of preferred shares, and the book value of total debt and non-controlling interests, without the deduction of cash or cash equivalents;
- (3) 'current value of all investments' means the value in EUR of all investments by the financial market participant;
- (4) 'nearly zero-energy building (NZEB)', 'primary energy demand (PED)' and 'energy performance certificate (EPC)' shall have the meanings given to them in paragraphs 2, 5 and 12 of Article 2 of Directive 2010/31/EU of the European Parliament and of the Council<sup>16</sup>.

<sup>16</sup> Directive 2010/31/EU of the European Parliament and of the Council of 19 May 2010 on the energy performance of buildings (recast) (OJ L 153, 18.6.2010, p. 13).

## Table 1

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### Financial market participant *IPUT Nexus Logistics Fund, 984500AE63F2AB60882*

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#### Summary

*The IPUT Nexus Logistics Fund, 984500AE63F2AB60882, considers principal adverse impacts of its investment decisions on sustainability factors.*

*The present statement is the consolidated statement on principal adverse impacts on sustainability factors of the IPUT Nexus Logistics Fund.*

*This statement on principal adverse impacts on sustainability factors covers the reference period from 01 January to 31 December 2025.*

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## Description of the principal adverse impacts on sustainability factors

### Indicators applicable to investments in investee companies

Adverse sustainability indicator	Metric	Impact 2025	Impact 2024	Explanation	Actions taken, and actions planned and targets set for the next reference period
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### CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS

Greenhouse gas emissions	1. GHG emissions	Scope 1 GHG emissions	0.00	-	Formula applied as follows: Scope 1 emissions: natural gas, refrigerants and unregulated process loads Scope 2 emissions: market-based electricity Scope 3 emissions: reported and estimated occupier energy, operational waste, water, business travel, upfront embodied carbon, occupier refrigerants and electricity transmission and distribution losses Current value of investment: gross property value	IPUT is committed to reducing GHG emissions across its portfolio.  To reduce scope 3 emissions, we are reducing upfront carbon emissions in our development projects.
		Scope 2 GHG emissions	0.00	-		
		Scope 3 GHG emissions	3981.74	-		
		Total GHG emissions	3981.74	-		
	2. Carbon footprint	Carbon footprint	51.72	-	Current value of investment: gross property value	
	3. GHG intensity of investee companies	GHG intensity of investee companies	4061.12	-		

	4. Exposure to companies active in the fossil fuel sector	Share of investments in companies active in the fossil fuel sector	0%	-	Share of non-renewable energy consumption and non-renewable energy production of investee companies from non-renewable energy sources: Natural gas procured within IPUT's operational control	100% of IPUT's portfolio is real estate assets, with no investments in companies active in the fossil fuel sector.
	5. Share of non-renewable energy consumption and production	Share of non-renewable energy consumption and non-renewable energy production of investee companies from non-renewable energy sources compared to renewable energy sources, expressed as a percentage of total energy sources	0%	-	Share of renewable energy sources: Electricity procured and generated within IPUT's operational control	There was no energy consumption within the IPUT Nexus Logistics Fund in 2025.
	6. Energy consumption intensity per high impact climate sector	Energy consumption in GWh per million EUR of revenue of investee companies, per high impact climate sector	0.00	-	Revenue is based on gross rental income	

Biodiversity	7. Activities negatively affecting biodiversity-sensitive areas	Share of investments in investee companies with sites/operations located in or near to biodiversity-sensitive areas where activities of those investee companies negatively affect those areas	0%	-		<p>At IPUT, we are stewards of our neighbourhoods and apply a long-term approach to how we invest and behave in the management of our portfolio.</p> <p>We have no assets located in or near biodiversity-sensitive areas, and are engaged in protecting and enhancing biodiversity value.</p>
Water	8. Emissions to water	Tonnes of emissions to water generated by investee companies per million EUR invested, expressed as a weighted average	0 tonnes/ €1M	-		<p>IPUT has made no direct emissions of priority substances to water.</p>
Waste	9. Hazardous waste and radioactive waste ratio	Tonnes of hazardous waste and radioactive waste generated by investee companies per million EUR invested, expressed as a weighted average	0 tonnes/ €1M	-		<p>IPUT has generated no hazardous or radioactive waste.</p>

**INDICATORS FOR SOCIAL AND EMPLOYEE, RESPECT FOR HUMAN RIGHTS, ANTI-CORRUPTION AND ANTI-BRIBERY MATTERS**

Social and employee matters	10. Violations of UN Global Compact principles and Organisation for Economic Cooperation and Development (OECD) Guidelines for Multinational Enterprises	Share of investments in investee companies that have been involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprises	0%	-		There have been no violations of any local, national or international legislation.
	11. Lack of processes and compliance mechanisms to monitor compliance with UN Global Compact principles and OECD Guidelines for Multinational Enterprises	Share of investments in investee companies without policies to monitor compliance with the UNGC principles or OECD Guidelines for Multinational Enterprises or grievance / complaints handling mechanisms to address violations of the UNGC principles or OECD Guidelines for Multinational Enterprises	0%	-		<p>IPUT applies a risk management framework to ensure risks to the Fund's strategy are identified, understood and managed.</p> <p>Policies are in place to support mitigation measures.</p>

	12.Unadjusted gender pay gap	Average unadjusted gender pay gap of investee companies	42%	-		IPUT has a Board Remuneration Committee in place to review IPUT's remuneration policy and approve performance-related remuneration.
	13.Board gender diversity	Average ratio of female to male board members in investee companies, expressed as a percentage of all board members	30%	-		At IPUT, we continue to build an inclusive culture, with a diverse and dedicated team and Board of Directors.  Board gender diversity continues to be monitored.
	14.Exposure to controversial weapons (anti-personnel mines, cluster munitions, chemical weapons and biological weapons)	Share of investments in investee companies involved in the manufacture or selling of controversial weapons	0%	-		IPUT has no investments in the manufacture or selling of controversial weapons.

**Indicators applicable to investments in sovereigns and supranationals**

<b>Adverse sustainability indicator</b>		<b>Metric</b>	<b>Impact 2025</b>	<b>Impact 2024</b>	<b>Explanation</b>	<b>Actions taken, and actions planned and targets set for the next reference period</b>
Environmental	15.GHG intensity	GHG intensity of investee countries	N/A	-	The IPUT Nexus Logistics Fund has no investments in sovereigns and supranationals	N/A
Social	16.Investee countries subject to social violations	Number of investee countries subject to social violations (absolute number and relative number divided by all investee countries), as referred to in international treaties and conventions, United Nations principles and, where applicable, national law	N/A	-	The IPUT Nexus Logistics Fund has no investments in sovereigns and supranationals	N/A

**Indicators applicable to investments in real estate assets**

Adverse sustainability indicator	Metric	Impact 2025	Impact 2024	Explanation	Actions taken, and actions planned and targets set for the next reference period
Fossil fuels	17.Exposure to fossil fuels through real estate assets	0%	-		100% of IPUT's portfolio of real estate assets, made up of offices, retail and logistics that are not involved in the extraction, storage, transport or manufacture of fossil fuels.
Energy efficiency	18.Exposure to energy-inefficient real estate assets	-	-	There were no assets with Building Energy Ratings within the IPUT Nexus Logistics Fund in 2025.	

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### **Other indicators for principal adverse impacts on sustainability factors**

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#### **Description of policies to identify and prioritise principal adverse impacts on sustainability factors**

The Fund is comprised of only real estate assets, so the nature of the Company's business activities and its investment strategy informs the relevance of certain sustainability factors, and consequently the consideration of their adverse impacts.

The Company has numerous policies in place to support the consideration of principal adverse impacts on sustainability factors. The Company's risk management policy sets out the approach to identifying, assessing, measuring, managing, and reporting risks and using risk information to enhance decision-making and management strategies. The Company also has a suite of ESG policies that integrate consideration of these risks in the investment decision making and ownership of assets and assessment of likely impact on product returns.

The Company's investment strategy and policies are reviewed and approved by the Company's Board of Directors on an annual basis, with supporting management procedures in place. In considering principal adverse impacts, third-party verified data is used where available.

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#### **Engagement policies**

The Company has in place a Stewardship and Engagement policy and recognises the role engagement plays in delivering the Fund's Responsible Investment ambitions. The Company engages with several stakeholders, both individually and collaboratively, with the objective of fostering mutual understanding of the Responsible Investment Strategy, which has three key pillars: climate action; resource efficiency; and social value. Engagement with shareholders is the responsibility of the senior management team who maintain regular dialogue with shareholders.

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#### **References to international standards**

The Company does not use a specific index designated as a reference benchmark.

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#### **Historical comparison**

The Company has measured performance against its Responsible Investment Strategy to ensure continuous improvement. Historical performance data has helped to identify and inform principal adverse impacts.

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**Table 2**

**Additional climate and other environment-related indicators**

Adverse sustainability impact	Adverse impact on sustainability factors (qualitative or quantitative)	Metric
<b>Indicators applicable to investments in investee companies</b>		
<b>CLIMATE AND OTHER ENVIRONMENT-RELATED INDICATORS</b>		
Emissions	1. Emissions of inorganic pollutants	No inorganic pollutants, inorganic pollutants or ozone depleting substances were emitted as part of IPUT's operations, therefore this is not considered adverse.
	2. Emissions of air pollutants	
	3. Emissions of ozone-depleting substances	
	4. Investments in companies without carbon emission reduction initiatives	
Energy performance	5. Breakdown of energy consumption by type of non-renewable sources of energy	<p>No energy consumption in 2025, as there were no operational assets within the Fund at this time.</p> <p>All assets have been designed to maximise on-site renewable electricity generation through rooftop PV installations.</p>

Water, waste and material emissions	6. Water usage and recycling	<p>No water consumption in 2025, as there were no operational assets within the Fund at this time.</p> <p>In our design, we have included rainwater harvesting to help meet water demand. This factor is therefore not considered to be adverse.</p>
	7. Investments in companies without water management policies	IPUT has a water management policy which applies across its entire portfolio of real estate assets. This factor is therefore not considered to be adverse.
	8. Exposure to areas of high water stress	IPUT has no assets located in areas of high water stress. This factor is therefore not considered to be adverse.
	9. Investments in companies producing chemicals	100% of IPUT's investments are in real estate assets. These factors are therefore not considered to be adverse.
	10. Land degradation, desertification, soil sealing	
	11. Investments in companies without sustainable land/ agriculture practices	
	12. Investments in companies without sustainable oceans/seas practices	
	13. Non-recycled waste ratio	IPUT reports waste data and has >98% diversion from landfill rate in the last 5 years. This factor is therefore not considered to be adverse.
	14. Natural species and protected areas	IPUT has a biodiversity policy which applies across its entire portfolio. Given the city centre location of numerous assets, this factor is not considered to be adverse.
15. Deforestation	100% of IPUT's investments are in real estate assets. This factor is therefore not considered to be adverse.	
Green securities	16. Share of securities not issued under Union legislation on environmentally sustainable bonds	100% of IPUT's investments are in real estate assets. This factor is therefore not considered to be adverse.

**Indicators applicable to investments in sovereigns and supranationals**

Green securities	17.Share of bonds not issued under Union legislation on environmentally sustainable bonds	Not applicable as IPUT has no investments in sovereigns and supranationals.
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**Indicators applicable to investments in real estate assets**

Greenhouse gas emissions	18.GHG emissions	<p>Scope 1, 2 and 3, and total greenhouse gas emissions are considered applicable and are included as a mandatory indicator.</p> <p>There were no scope 1 and 2 emissions in 2025. The only reported emissions category was scope 3 upfront embodied carbon.</p>
Energy consumption	19.Energy consumption intensity	There was no energy consumption in 2025, as there were no operational assets within the Fund at this time. It is therefore not considered to be adverse.
Waste	20.Waste production in operations	There were no asset operations in 2025. This factor is therefore not considered to be adverse.
Resource consumption	21.Raw materials consumption for new construction and major renovations	This factor has limited data available. It is therefore not currently considered to be adverse, but will be reviewed once data is available.
Biodiversity	22.Land artificialisation	This factor has limited data available. It is therefore not currently considered to be adverse, but will be reviewed once data is available.

**Table 3**

**Additional indicators for social and employee, respect for human rights, anti-corruption and anti-bribery matters**

<b>INDICATORS FOR SOCIAL AND EMPLOYEE, RESPECT FOR HUMAN RIGHTS, ANTI-CORRUPTION AND ANTI-BRIBERY MATTERS</b>		
<b>Adverse sustainability impact</b>	<b>Adverse impact on sustainability factors (qualitative or quantitative)</b>	<b>Metric</b>
<b>Indicators applicable to investments in investee companies</b>		
Social and employee matters	1. Investments in companies without workplace accident prevention policies	100% of IPUT's investments are in real estate assets. This factor is therefore not considered to be adverse.
	2. Rate of accidents	The rate of accidents in 2025 was 0.00. This factor is therefore considered to be adverse.  IPUT applies a safety management system and uses the accident frequency rate and incident frequency rate as a measure of health and safety performance.
	3. Number of days lost to injuries, accidents, fatalities or illness	3.29% of days were lost to injuries or illness in 2025. This factor is therefore not considered to be adverse.
	4. Lack of a supplier code of conduct	0% investments in investee companies without any supplier code of conduct. This factor is therefore not considered to be adverse.

	5. Lack of grievance/complaints handling mechanism related to employee matters	IPUT has an employee handbook outlining the policies and approach for employee matters. This factor is therefore not considered to be adverse.
	6. Insufficient whistleblower protection	IPUT has a whistleblower policy. This factor is therefore not considered to be adverse.
	7. Incidents of discrimination	0 incidents/ €1M. This factor is therefore not considered to be adverse.
	8. Excessive CEO pay ratio	IPUT has a Board Remuneration Committee in place to review IPUT's remuneration policy and approve performance-related remuneration. This factor is therefore not considered to be adverse.
Human Rights	9. Lack of a human rights policy	IPUT has a human rights policy. This factor is therefore not considered to be adverse.
	10.Lack of due diligence	IPUT has a due diligence process in place. This factor is therefore not considered to be adverse.
	11.Lack of processes and measures for preventing trafficking in human beings	100% of IPUT's investments are in real estate in Ireland. This factor is therefore not considered to be adverse.
	12.Operations and suppliers at significant risk of incidents of child labour	100% of IPUT's investments are in real estate in Ireland. This factor is therefore not considered to be adverse.
	13.Operations and suppliers at significant risk of incidents of forced or compulsory labour	100% of IPUT's investments are in real estate in Ireland. This factor is therefore not considered to be adverse.
	14.Number of identified cases of severe human rights issues and incidents	IPUT has no cases of severe human rights issues and incidents. This factor is therefore not considered to be adverse.
Anti-corruption and anti-bribery	15.Lack of anti-corruption and anti-bribery policies	IPUT has anti-corruption and anti-bribery policies in place. This factor is therefore not considered to be adverse.
	16.Cases of insufficient action taken to address breaches of standards of anti-corruption and anti-bribery	IPUT has had no cases of insufficient action taken, and has had no breaches of these standards. This factor is therefore not considered to be adverse.
	17.Number of convictions and amount of fines for violation of anti-corruption and anti-bribery laws	IPUT has had no convictions or fines and places high importance on compliance with anti-corruption and bribery, with regular staff training undertaken. This factor is therefore not considered to be adverse.

**Indicators applicable to investments in sovereigns and supranationals**

Social	18.Average income inequality score	Not applicable as IPUT has no investments in sovereigns and supranationals.
	19.Average freedom of expression score	Not applicable as IPUT has no investments in sovereigns and supranationals.
Human rights	20.Average human rights performance	Not applicable as IPUT has no investments in sovereigns and supranationals.
Governance	21.Average corruption score	Not applicable as IPUT has no investments in sovereigns and supranationals.
	22.Non-cooperative tax jurisdictions	Not applicable as IPUT has no investments in sovereigns and supranationals.
	23.Average political stability score	Not applicable as IPUT has no investments in sovereigns and supranationals.
	24.Average rule of law score	Not applicable as IPUT has no investments in sovereigns and supranationals.

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