

SUSTAINABILITY-RELATED DISCLOSURES

IPUT Nexus Logistics Fund, a sub-fund of IPUT PLC

Article 10 SFDR Website Disclosure

This statement aims to meet the sustainability-related disclosure requirements of the Regulatory Technical Standards (RTS) under Article 10(1) of the Sustainable Finance Disclosure Regulation “SFDR” 2019/2088, Articles 23 to 36 of the Commission Delegated Regulation (EU) 2022/1288 and Commission Delegated Regulation (EU) 2023/363.

Within this statement, the company refers to IPUT plc (the **Company**) which, as an Alternative Investment Fund Manager (**AIFM**), is considered a financial market participant under SFDR. The IPUT Nexus Logistics Fund (the Fund) is considered a financial product under SFDR.

This statement should be read in conjunction with the latest prospectus of the Company (the **Prospectus**) and the supplement of the Fund (the **Supplement**) which sets out in detail the investment policy of the Fund and its approach to sustainable investment. The Supplement also incorporates the Annex setting out certain prescribed pre-contractual disclosures required under SFDR.

Any capitalised terms appearing in this statement and not expressly defined herein shall have the meaning given to them in the Prospectus and / or the Supplement.

Summary

The Fund will invest 100% of its Net Asset Value in sustainable investments that contribute to the environmental objective of climate change mitigation in accordance with article 9 of SFDR.

The Company’s Responsible Investment Strategy (the **Strategy**) includes environmental, social and governance initiatives and is supported by the Company’s investment strategy, due diligence and engagement policies.

No significant harm to the sustainable investment objective

The investments of the Fund do not cause significant harm to any environmental or social sustainable investment objective.

The Company has adopted a Strategy that applies to the Fund and its investment and development activity. The Strategy has numerous objectives to minimise adverse impacts.

The Strategy includes various sustainability key performance indicators and targets in the areas of net zero carbon, biodiversity value, and placemaking across the Fund’s portfolio.

The OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights are integrated into the Company’s Strategy. The Company’s Responsible Supply Chain Standards set out the principles and expected standards for suppliers to promote responsible business conduct. This includes standards on health, safety and wellbeing; employment practices; payment practices; environment; ethical behaviour; and considerate neighbour.

To ensure that the investments of the Fund do not cause significant harm, the Company monitors the mandatory PAI indicators in Annex I, Table 1, and all relevant PAI indicators in Annex I, Tables 2 and 3 in accordance with the SFDR Delegated Regulation via a combination of the following indicators and specific thresholds or rules. The Fund is comprised only of 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 as set out in the table below:

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 will monitor biodiversity impacts. with the aim of improving biodiversity.	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.
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-efficient real estate assets	The Company targets the highest Building Energy Ratings where possible.	Reviewed on an annual basis
Social and employee matters	Violations of UN Global Compact principles and OECD Guidelines for Multinational Enterprises/ Lack of processes and compliance mechanisms to monitor compliance with UN Global Compact principles and OECD guidelines for Multinational Enterprises	The Company monitors local, national and international legislation to ensure compliance. A risk management framework is applied to ensure risks are identified and suitable policies are implements. Risks are monitored and reported on a quarterly basis.	No violation of UN Global Compact principles and OECD Guidelines for Multinational Enterprises
	Unadjusted gender pay gap	The Board Remuneration Committee reviews the Company’s remuneration policy and approves 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 manufacture or selling of controversial weapons

Sustainable investment objective of the Fund

The sustainable investment objective of the Fund is to make investments that contribute to the environmental objective of climate change mitigation.

The sustainable investments of the Fund, namely in the development of Real Estate and Real Estate assets, will contribute to the climate change mitigation objective by enabling low carbon operations to be used predominantly for commercial logistics and/or industrial activities.

No reference benchmark has been designated for the purpose of attaining the Fund's sustainable investment objective.

Investment strategy

The Fund's investment strategy is to invest in the development of Real Estate Assets that enable low carbon operations to be used predominantly for commercial logistics and/or industrial activities and therefore contribute to the environmental objective of mitigating climate change.

The Fund's investments will qualify 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 the SFDR.

Proportion of investments

The Fund commits to investing 100% of its Net Asset Value in sustainable investments that contribute to the environmental objective of climate change mitigation.

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.

Monitoring of the sustainable investment objective

The sustainability indicator used to measure the attainment of the sustainable investment objective of the Fund is its percentage of the Fund's Net Asset Value invested in sustainable investments.

In order for the investments of the Fund to be considered sustainable investments:

- the investments must contribute to the environmental objective of low carbon operations to mitigate climate change, with more efficient use of energy, increased use of renewables, and less production of greenhouse gas emissions as sustainable objectives.
- they must do no significant harm to any environmental or social sustainable investment objective, as determined using the approach described in the section the Annex to the Supplement and under the heading above "No significant harm to the sustainable investment objective"; and
- if there is any investment in a company, the Fund will be satisfied that it follows good governance practices, in particular with respect to sound management structures, employee relations, remuneration of staff and tax compliance.

Methodologies

The Company measures the attainment of the sustainable investment objective of the Fund by recording the percentage of the Fund's Net Asset Value invested in sustainable investments, and by using the above criteria to determine if investments can be considered as sustainable.

Key performance indicators are set within the Strategy for all assets and regular reviews are undertaken to review performance and to monitor the sustainable investments. To ensure corporate governance practices are applied, an internal audit function is in place for the Company.

Data sources and processing

The Company is committed to using data to drive the Strategy. Data is gathered across the Fund's portfolio of assets, including scope 1, 2 and 3 greenhouse gas emissions, impact on biodiversity, water consumption, waste generation and social and employee matters.

The Company's third party data providers prepare independent assurance reports for financial and greenhouse gas emissions data. This data provides evidence for the Fund's assets making 100% sustainable investments contributing to the objective of climate change mitigation, as well as the do no significant harm criteria, and minimum safeguards.

All data is reported in accordance with the Greenhouse Gas Protocol and is reviewed by an independent third party.

Limitations to methodologies and data

Many of the reporting standards for the reporting of scope 3 greenhouse gas emissions, including embodied carbon for example, continue to be developed, which may limit data quality.

These limitations do not affect the Fund's investment in sustainable investments that contribute to the environmental objective of climate change mitigation in accordance with article 9 of SFDR.

This Company's ongoing monitoring seeks to ensure this risk does not impact on the Fund's sustainable investment objective.

Due diligence

The Company applies a long-term approach to investment decision-making, with a high standard of diligence exercised at all lifecycle stages of the Fund's assets, including acquisition and development, management and disposal.

As part of the risk management framework, the actual and potential impacts of climate-related risks, both physical and transition, along with other material risks are considered by the Company in its investment decision making and ownership of assets to seek to maximise the investment returns and develop long-term resilience for the Fund. The Company 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.

Business plans are developed for each asset on an annual basis, and are supported by the Fund's investment strategy, which is also formally reviewed annually. The business plans can include details of the lease status, technical surveys, valuation reports and market commentary. This informs the senior management team on the day-to-day management of the Fund and supports recommendations to the Board of Directors and associated committees for oversight.

Engagement policies

There are a range of management procedures applied to the Fund and engagement is an important part of delivering the objectives of the Strategy, with a focus on supplier engagement.

The Company places a high priority on engagement with the Fund's shareholders to foster a mutual understanding of the Company's investment strategy. Engagement with investors is the responsibility of the Company's senior management team through quarterly bulletins, meetings, investor conferences and the Company's Annual General Meeting.

Attainment of the sustainable investment objective

The Company's sustainable investment objective is to make 100% investments that contribute to the environmental objective of climate change mitigation.

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.

The Company discloses its performance on environmental, social and governance issues through annual reports and participates in the Global Real Estate Sustainability Benchmark (GRESB) annually.

The Company is a signatory of the Principles for Responsible Investment (PRI), undertaking annual submissions to report on the Company's policies and practices that incorporate ESG risks and issues into decision making processes.

No reference benchmark has been designated for the purpose of attaining the Fund's sustainable investment objective.

Integration of sustainability risks

In accordance with Article 2 of SFDR, a "Sustainability Risk" is an "environmental, social or corporate governance event or condition that, if it occurs could cause an actual or potential material negative impact on the value of the investment".

The Company incorporates sustainability risks into its investment decision making process.

Risks are reviewed on at least an annual basis, and the agreed risk appetite is monitored on a quarterly basis. This forms part of the quarterly reported to the Company's Board of Directors and Audit and Risk Committee.

The extent to which sustainability risks represent potential or actual material risk to the Fund is considered by the Company in its risk management framework. Along with any other material risk, the Company will consider sustainability risks in order to seek to maximise the investment returns for the Fund.

Sustainability risks that could impact on the value of the Company and this Fund include:

1. Climate-related risks

The actual and potential impacts of climate-related risks include:

- a. physical climate-related risks including acute events such as flooding or longer-term shifts in climate patterns such as sustained rising temperatures; and
- b. transitional climate-related risks linked to a low carbon economy may entail legal, policy, technology, market changes and reputation risks in the mitigation and adaptation requirements related to climate change.

2. ESG risks

The Company has a number of sustainability policies which take into consideration ESG risks as part of its investment decision making process including the impact of sustainability on the returns of the Fund. Such policies in relation to ESG risks include:

- a. Environment Policy;
- b. Public Realm and Biodiversity Policy;
- c. Wellbeing Policy;
- d. Developments and Green Certifications Policy;
- e. Responsible Supply Chain Standards;
- f. Sustainable Procurement Policy; and
- g. Stakeholder Engagement Policy.

Assessment of sustainability risks is complex and requires subjective judgements, which may be based on data, which is difficult to obtain and may be incomplete, estimated, out of date or otherwise materially inaccurate. Even when identified, there can be no guarantee that the Company will correctly assess the impact of Sustainability Risks on the Funds' investments or proposed investments.