

Sustainability related Disclosures
with respect to

ECE Haid Center Linz SCSp

The following section contains information regarding the sustainability related disclosure obligations of ECE Haid Center Linz SCSp (hereinafter the “**Fund**”) pursuant to Article 10(1), 8(1) of the Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector (“**SFDR**”).

The Fund is a single asset fund invested in Haid Center located in Linz, Austria, and promotes environmental and social characteristics (cf. Article 8 SFDR) but does not have sustainable investment as its objective (Article 9 SFDR).

ECE Real Estate Partners S.à r.l. (the “**Manager**”) incorporates sustainability risks in investment decisions relating to the Fund in accordance with the following paragraphs (Article 6(1) SFDR); whereas “sustainability risk” means an environmental, social or governance event or condition that, if it occurs, could cause an actual or a potential material negative impact on the value of the investment.

The Fund mostly promotes environmental characteristics, such as sustainable waste management and the use of renewable energy. The Manager measures the attainment of the environmental characteristics with the following indicators: ECE Group targets a 40% average reduction of its CO2 emissions across all managed assets and its headquarters until 2030. This goal has been informed by internationally recognised targets for CO2 emission reduction. In order to reach this goal, ECE Group has put in place a comprehensive monitoring and planning process which ECE Group believes can ensure efficient and effective measurement, analysis and reporting of CO2 emissions at the property level. Based on the data retrieved from ECE Group, the Manager reports the emission levels of the asset in the Fund’s portfolio on a quarterly basis.

The Manager believes benchmarking is an integral part of the management tools used to assess the potential cost savings that could reduce the utility consumption. In this regard, the Manager support benchmarking as an essential tool to reduce consumption. Nonetheless, the Manager is still assessing the index or indexes to be designated as reference benchmark.

The Manager shall pay particular attention to the energy efficiency of the property and their socially responsible urban development. The property has DGNB gold certification. In connection therewith, the Manager and ECE Real Estate Partners GmbH in its capacity as advisor with respect to the Fund will closely monitor energy consumption rates of the properties and use best efforts to take measures to increase energy efficiency.

The Manager will further closely monitor the waste and water consumption rates of the property throughout the entire holding period with a target to minimise these as far as reasonably possible and thereby promoting circular economy approaches.

A further important issue with respect to projects the Fund invest in is the increase of sustainable mobility concepts. The Manager support e-mobility concepts such as taking into consideration the expansion of e-charging infrastructure of the property as well as car sharing concepts and bicycle parking.

The level of achievement of the sustainability aspects mentioned above is monitored by the Manager and will be disclosed to the investors as part of the Fund's annual reports pursuant to Article 22 of the Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers, as may be amended and supplemented from time to time (AIFMD).