Periodic Disclosure 2023

APG Global Developed Real Estate RI Index Pool



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Periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: APG Global Developed Real Estate RI Index Pool

Legal entity identifier: 549300QBO64V7D63M460

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.





To what extent were the environmental and/or social characteristics promoted by this financial product met?

This product promotes the following environmental and/or social characteristics¹:

Corporate Exclusion Policy

The Corporate Exclusion Policy was applied to this product. The product did not invest in companies involved in the production, sale or distribution of:

- cluster munitions;
- anti-personnel mines;
- nuclear, chemical or biological weapons.

Furthermore, the product did not invest in companies involved in the production of:

tobacco

In the reporting year, there were no breaches of the Corporate Exclusion Policy in this product.

Corporate Inclusion Policy

The Corporate Inclusion Policy applies to this product. By design, all companies in this pool meet the inclusion policy criteria for real estate investments.

The inclusion policy for real estate investments is based on:

<u>Absolute normative requirements</u> (failing on one of these items would lead to an Laggard status):

- 1. No involvement in significant controversies
- 2. No revenue above 30% and 20% from coal mining and tar sands (unlikely to be an issue for RE as tenants are excluded)
- 3. If involved in high-risk geographies, evidence of an adequate human rights policy

Beyond these absolute requirements we check regularly whether a company has either;

- a) Bribery & Corruption Policy, OR
- b) Whistleblower Program

If there is no evidence of either of these items then, in order to be a Leader, the company has to outperform its peers on the <u>class-relative</u> u-score assessment of the following 9 KPIs:

- Bribery & Corruption Policy
- Whistleblower Programs
- Environmental Management System
- Supplier Environmental Programs
- Green Buildings Investments
- ESG Reporting Standards
- ESG Governance
- Diversity Programs
- Scope of Social Supplier Standards

¹ For more information about the Corporate Exclusion Policy, Corporate Inclusion Policy and the Sustainable Development Investments approach, please see: https://apg.nl/en/about-apg/asset-management/responsible-investment/.



Beyond the regular inclusion policy, as described above, APG RE has decided to implement a more strict inclusion methodology for real estate, also named as the "inclusion plus" approach, which is based on absolute minimum requirements, including:

	Minimum requirement
Green Building Certification	>0% (by floor area) is certified with a recognized green building certification scheme
Climate Change Transition Risk	measured GHG emissions data must be available
Climate Change Physical Risk	geo-coordinates must be disclosed
Anti-bribery and anti-corruption	Anti-Bribery & Anti-Corruption Policy <u>must</u> be in place and made publicly available
\sim	A Whistleblower Program <u>must</u> be in place and made publicly available
	A human rights policy <u>must</u> be in place and made publicly available
Controversies and severe incidents	no involvement in significant controversies (based on RepRisk; severe incident reporting).
GGP - Good Governance Practices Test	Under SFDR each investee company must meet GGP pre and post investment.

GRESB²

The Global Real Estate Sustainability Benchmark (GRESB) score of investments in this product. During the reporting period 100% of the pool participated in GRESB.

CRREM³

Performance of the investments in this product against CRREM pathways.

- Energy and carbon intensity from the investments in the product (where data is available) are compared with the CRREM pathways applicable to the country/sector segment of the investment. When both the energy and carbon intensity lies below the current pathways, the investment is considered 'CRREM' aligned.
- All investments in this product are by definition CRREM aligned as this is a prerequisite for inclusion in the RI index.

RepRisk

RepRisk Rating has been considered for this product as well as a watchlist that alerts the RE team when a severe incident is detected by the RepRisk software.

Sustainable Development Investments⁴

Measurement of exposure to investments that contribute to the Sustainable Development Goals. Following the SDI definition of GRESB 4/5 stars, 57% of the pool is considered a SDI.

Controversy screening

Investments in this product are structurally monitored on (severe) controversies. During the reporting period o controversies were reported through RepRisk.

⁴ Please note that Sustainable Development Investments do not constitute investments as defined by SFDR.



² GRESB | Global ESG Benchmark for Real Assets

³ CRREM – Make decarbonization measurable & Manage Carbon Risk and Home – CCREM Global

Climate risk

Measurement of exposure to individual physical climate risk hazards for investments within this product. During the reporting period the exposure to physical climate hazards are presented in the below table as of December 2023:

Risk bucket	No data	Lowest risk	Low risk	Medium risk	High risk	Highest risk	Totals
Cold stress	0.1%	8.0%	5.6%	30.6%	55.2%	0.5%	100.0%
Drought	0.1%	18.9%	28.2%	36.7%	11.8%	4.4%	100.0%
Earthquakes	0.1%	62.7%	19.5%	4.8%	4.0%	8.9%	100.0%
Flooding	0.1%	33.3%	17.5%	16.1%	22.0%	11.0%	100.0%
Heat Stress	0.1%	20.9%	34.0%	35.8%	6.6%	2.6%	100.0%
Sea Level Rise	0.1%	73.6%	9.3%	13.4%	0.6%	3.0%	100.0%
Storm Hurricanes and Typhoons	0.1%	27.7%	16.9%	20.5%	21.4%	13.5%	100.0%
Water Stress	0.1%	9.4%	18.6%	29.5%	26.6%	15.8%	100.0%
Wildfires	0.1%	13.0%	50.0%	34.7%	2.3%	-	100.0%

Anti-bribery & anti-corruption and whistle blower program

Presence of anti-bribery & anti-corruption policy and whistle-blower program. All titles in the pool do have an anti-bribery & anti-corruption policy in place.





How did the sustainability indicators perform?

Sustainability Indicator	Observations over reporting period	Observations over prior reporting period
The absence of excluded products/companies in this financial product;	There were no excluded products in the pool, no incidents or breaches.	N/A – Product initiated late Q3 2023
The share of leaders in the product, based on the Corporate Inclusion Policy methodology;	100%	N/A – Product initiated late Q3 2023
The GRESB score of investments in this product is being compared to the GRESB bench- mark at both investment as well as aggregated across all APG Infrastructure products;	Average GRESB score for the investments in this product is 91 which compares to an average score of 74 for all GRESB participants.	N/A – Product initiated late Q3 2023
Asset/ vehicle level performance against CRREM pathways is being monitored and measured at both investment as well as product level;	At the product-level, non- compliant exposure, i.e. exposure to investments that exceed their CRREM pathway amounts to 0%	N/A – Product initiated late Q3 2023
The share of green building certification of assets in operation is being monitored and measured;	30.0% of operational buildings are certified by m².	N/A – Product initiated late Q3 2023
The sustainability indicator to measure SDIs is the % of investments classified as SDIs versus the overall NAV of this product;	57.0% of NAV is considered a SDI according to the previous methodology (SDI = GRESB 4/5 star). As of January 1st 2024, a new methodology came into effect where SDI = CRREM aligned. Following that approach 100.0% of the NAV is considered SDI (CRREM aligned).	N/A – Product initiated late Q3 2023
Structured monitoring and quarterly reporting on (severe) controversies for investments within this product;	We make use of RepRisk, where we have set up a watchlist for this product. Controversies, ESG incidents, and other news items with high headline risk are flagged and subsequently followed up on. Controversies that have been identified during the reporting periods follow our standard engagement framework.	N/A – Product initiated late Q3 2023
Structured monitoring and measurement of exposure to individual physical climate risk hazards for investments	A Real Estate specific framework is in place to measure and monitor physical climate risk via an internal dashboard. The	N/A – Product initiated late Q3 2023



within this product;	framework takes into account various physical risk factors and aggregates into a final score for each investment, providing visibility on such risks at various levels (regional, country, sector etc).	
Structured monitoring and measurement of investments with anti-bribery and anti-corruption policies, as well as a whistle blower program in place.	Investments in this product are required to have such programs in place to be eligible for inclusion in the portfolio. The RepRisk controversy screen also captures controversies related to bribing and corruption.	N/A – Product initiated late Q3 2023



... and compared to previous periods?

Not applicable – Product initiated late Q3 2023.



What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?

While this product is not committed to make sustainable investments, we are obliged to report on the Taxonomy-aligned investments in this product as the product promotes environmental characteristics. Taxonomy-aligned investments, also qualify as sustainable investments under the SFDR and contribute to one of the environmental objectives specified in the Taxonomy Regulation. The Taxonomy aligned investments in the product contributed to climate change mitigation objective.

At this moment, a methodology to measure sustainable investments is under development.



How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?

For Taxonomy-aligned investments the "do no significant harm test" is vested in the Technical Screening Criteria of the Taxonomy Regulation. All Taxonomy-aligned investments meet these criteria.

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

In addition to the Technical Screening Criteria, the Minimum Safeguards of the Taxonomy Regulation have been applied to ensure that all relevant principal adverse impact indicators are taken into account to assess the do no significant harm test. For more information about the extent to which the sustainable investments with an environmental objective were Taxonomy-aligned see: "To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?"



Principal adverse impacts are the most significant

negative impacts of

investment decisions on

By applying the exclusion policy for this product, it is ensured that the product is not exposed to manufacture or selling of controversial weapons.

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

sustainability factors relating to environmenting storing immum Safeguards of the Taxonomy Regulation to the Taxonomy-aligned investments in this employed tratters, respecte that these investments are aligned with the OECD Guidelines for Multinational Enterprises for human rights through compliance with the requirement around corruption and anti-bribery matters.

Minimum Safeguards for Taxonomy-aligned investments. This means that the Taxonomy-aligned investments in this product have implemented appropriate due diligence and remedy procedures to ensure the alignment with the standards for responsible business conduct mentioned in the OECD Guidelines for Multinational Enterprises, and the UN Guiding Principles on Business and Human Rights.

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 EU criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

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

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

Sustaina	Sustainability indicators – Environmental ⁵				
Indicator	Metric		Explanation	Observations/data over the reporting period	
PAI # 1	GHG emissions	Scope 1 GHG emissions Scope 2 GHG emissions Scope 3 GHG emissions Total GMG emissions	Scope 1, 2 and 3 GHG emissions of the investments in this product are measured and monitored. Scope 3 emissions include primarily emissions related to energy used by tenants.	Total: 20,431 tCO2e Scope 1: 450 tCO2e Scope 2: 1,798 tCO2e Scope 3: 18,183 tCO2e	
PAI # 2	Carbon footprint	Carbon footprint	Carbon footprint of the investments in this product are measured and monitored and quantified how much is attributable to this product, where measured data is available. If measured data is not available, APG will engage.	The carbon footprint for the portfolio, averaged over the refence period was: 72 tCO2e/mEUR.	

⁵ Reported data for PAI #1, #2, #3, #7 and #18 has been assessed for GRESB participants only. These entities comprise 61% of exposure within this financial product as per year end 2022. Reported data for PAI #5 and #6 covers 65% of exposure within this financial product as per year end 2022 and is exclusively based on GRESB participants as well.



PAI#3	GHG intensity of investee companies	GHG intensity of investee companies	GHG intensity of the investments in this product is measured against applicable CRREM pathways. Consequently, the GHG intensity is measured in terms of kgCO2/m2, which is industry practice and not measured in terms of GHG by enterprise value.	32.8 (kg/m²)
PAI # 4	Exposure to companies active in the fossil fuel sector	Share of investments in companies active in the fossil fuel sector	This product is not allowed to invest in companies active in the fossil fuel sector.	0%
PAI#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	Share of non-renewable energy consumption is generally available to the extent that entities report to GRESB.	85.6%
PAI#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	Energy consumption intensity for real estate assets is measured on a m² basis and compared to the CRREM pathways	106.8 (KWh/m²)
PAI#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	Not measured and monitored. However, through promoting green building certification ⁶ APG aims to limit potential negative impacts.	Green building certifications by m² are 30.0% for this product.

Sustaina	Sustainability indicators – Social				
Indicator	Metric			Observations/data over the reporting period	
PAI # 10	Violations of UN Global Compact principles and	Share of investments in investee companies that have been	Monitored by not measured, as the definition is currently insufficiently clear. In	Monitored via RepRisk watchlist. No violations detected.	

⁶ For all new investments we recognize the following green rating schemes: Europe (BREEAM), US (BREEAM USA, LEED), Australia (GreenStart), Japan (CASBEE, DBJ, BREEAM), Other Countries (BREEAM, LEED, GRESB Tier 1 schemes (excluding WELL)). In our reporting we recognize GRESB Tier 1 schemes excluding WELL.



	Organisation for Economic Cooperation and Development (OECD) Guidelines for Multinational Enterprises	involved in violations of the UNGC principles or OECD Guidelines for Multinational Enterprises	order to mitigate any breaches, anti-bribery & anti-corruption policies are required as well as a whistleblower program.	
PAI # 11	Lack of progress 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/complain ts handling mechanisms to address violations of the UNGC principles or OECD Guidelines for Multinational Enterprises	Based on the Corporate Inclusion Policy, investments in this product are assessed on the presence of processes and compliance mechanisms to monitor compliance with the UNGC Principles and the OECD Guidelines for Multinational Enterprises. This includes the requirement to have an anti-bribery & anti-corruption policy in place, as well as a whistleblower program.	Monitored via RepRisk watchlist. No violations detected.
PAI # 13	Board gender diversity.	Average ratio of female to male board members in investee companies, expressed as a percentage of all board members.	For listed investments, this is being monitored and measured whilst also informing our voting decisions.	GRESB provides information at entity level of the gender ratio of governance bodies. This is 32.9% for this product.
PAI # 14	Exposure to controversial weapons	Share of investments in investee companies involved in the manufacture or selling of controversial weapons.	Based on the Exclusion Policy, no investments in controversial weapons are allowed to be made.	Based on the Exclusion Policy, no investments in controversial weapons are allowed to be made.
PAI # 18	Exposure to energy-inefficient real estate assets	Share of investments in energy-inefficient real estate assets	Exposure to inefficient real estate assets is being monitored through CRREM compliance but not in accordance with the prescribed formula. The CRREM pathways are science-based and it is assumed that these pathways are more stringent than the formula provided by the SFDR. Further, the formula as prescribed by the SFDR can only be applied to investments in Europe, whilst the product includes investments globally. Finally, the definitions of e.g. NZEB rules are	The investments in this product are by definition 100% CRREM aligned, hence, exposure to energy-inefficient real estate assets is 0%.



	not available in all MS
	to date. Consequently,
	APG is at the position
	that the CRREM
	methodology is a more
	conservative approach.





What were the top investments of this financial product?

#	Largest investments	Sector	Country	% Assets
1	Prologis Inc	Real Estate	United States	9.0%
2	Welltower Inc	Real Estate	United States	7.7%
3	Simon Property Group Inc	Real Estate	United States	5.1%
4	Alexandria Real Estate Equities Inc	Real Estate	United States	4.6%
5	Mid-America Apartment Communities Inc	Real Estate	United States	4.0%
6	Rexford Industrial Realty Inc	Real Estate	United States	3.8%
7	Camden Property Trust	Real Estate	United States	2.9%
8	AvalonBay Communities Inc	Real Estate	United States	2.8%
9	Tanger Factory Outlet Centers Inc	Real Estate	United States	2.8%
10	Essex Property Trust Inc	Real Estate	United States	2.5%
11	Mitsubishi Estate Co Ltd	Real Estate	Japan	2.4%
12	Retail Opportunity Investments Corp	Real Estate	United States	2.2%
13	Castellum AB	Real Estate	Sweden	2.2%
14	Mitsui Fudosan Co Ltd	Real Estate	Japan	2.1%
15	Klepierre SA	Real Estate	France	2.0%

The top investments are calculated based on a quarterly average as a percentage of Net Asset Value. The country is the country of domicile.

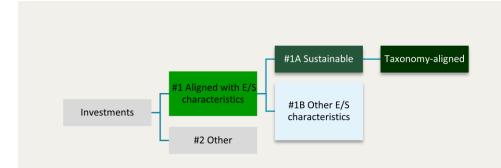


Asset allocation describes the share of investments in specific assets.



The asset allocation of this product is split between investments "aligned with E&S characteristics" (100%) and "other" (0%). The values are calculated based on a quarterly average as a percentage of Net Asset Value.





#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product.

#2 Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

The category #1 Aligned with E/S characteristics covers:

- The sub-category **#1A Sustainable** covers environmentally and socially sustainable investments.
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.



In which economic sectors were the investments made?

Sector	Subsector	% Assets
Logistics	n/a	23.5%
Retail	n/a	23.4%
Residential	n/a	18.2%
Office	n/a	17.9%
Other	n/a	16.4%
Hotels	n/a	0.6%

The sectors are calculated based on a quarterly average as a percentage of Net Asset Value. As required by the SFDR regulation, the subsectors related to fossil fuel are provided.

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.





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

Taxonomy-aligned activities are expressed as a share of:

- turnover reflecting the share of revenue from green activities of investee companies.
- capital expenditure (CapEx) showing the green investments made by investee companies, e.g. for a transition to a green economy.
- operational expenditure (OpEx) reflecting green operational activities of investee companies.

Through its investments, the product contributes to the following environmental objectives as set out in article 9 of the EU Taxonomy:

- climate change mitigation: 2.8%
- climate change adaptation: 0.0%

The figures provide the share of taxonomy aligned activities as a share of turnover. The taxonomy-alignment percentages are calculated based on a quarterly average. In limited cases in which the company did not publicly report on their taxonomy-alignment, equivalent information where obtained from a third party data provider. The requirements laid down in Article 3 of Regulation (EU) 2020/852 were neither subject to an assurance provided by an auditor nor reviewed by a third party.

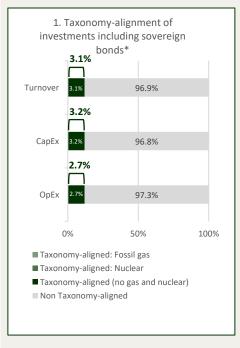
•	Did the financial product invest in fossil gas and/or nuclear energy
	related activities complying with the EU Taxonomy ⁷ ?

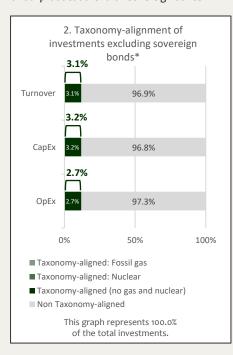
	Yes:		
		In fossil gas	In nuclear energy
 0	No		

⁷ 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



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.
- ** For the purpose of readability, the shaded areas in the graph are zoomed in. The size of these areas therefore no longer matches their relative proportion compared to the total.

The taxonomy-alignment percentages are calculated based on a quarterly average. In limited cases in which the companies did not publicly report on their taxonomy-alignment, equivalent information were obtained from a third party data provider. The requirements laid down in Article 3 of Regulation (EU) 2020/852 were neither subject to an assurance provided by an auditor nor reviewed by a third party.



What was the share of investments made in transitional and enabling activities?

The product invested 0.0% of its investments in enabling activities and 0.0% in transitional activities.

The figures provide the share of taxonomy aligned transitional and enabling activities as a share of turnover. The taxonomy-alignment percentages are calculated based on a quarterly average. In limited cases in which the companies did not publicly report on their taxonomy-alignment, equivalent information where obtained from a third party data provider. The requirements laid down in Article 3 of Regulation (EU) 2020/852 were neither subject to an assurance provided by an auditor nor reviewed by a third party.



are sustainable investments with an environmental objective that do not take into account the criteria for environmentally sustainable economic activities under Regulation (EU) 2020/852.

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

Not applicable.

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

Not applicable.



What was the share of socially sustainable investments?

Not applicable.



What investments were included under "other", what was their purpose and were there any minimum environmental or social safeguards?

Derivatives are the only investments that do not meet the E/S characteristics promoted by this financial product. They are only used for efficient portfolio management and risk management purposes.



What actions have been taken to meet the environmental and/or social characteristics during the reference period?

Exclusion

The exclusion list has been updated, this takes place twice a year. The list of companies producing tobacco, nuclear and controversial weapons is then updated and communicated with the benchmark provider and external managers.

Further, all investments in the product report to GRESB, and need to be CRREM aligned. This product is a passive index strategy and as such we do not engage with companies that do not meet the required criteria, rather, they will be removed from the index and divested.



the financial product attains the environmental or social

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

How does the reference benchmark differ from a broad market index?

Not applicable.



characteristics that they

promote.

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?

Not applicable.

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

Not applicable.

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

Not applicable.

