

Statement on principal adverse impacts of investment decisions on sustainability factors - Summary

○ Deutsche Investment Kapitalverwaltung AG

This is the summary of the statement on principal adverse impacts of its investment decisions on sustainability factors of Deutsche Investment Kapitalverwaltung AG (hereinafter "Deutsche Investment", LEI code: 5299000XSBEFQ5ZHT618). It covers the reference period from 1 January to 31 December 2022.

The complete statement is only available in German on the Deutsche Investment website: [https://www.deutsche-investment.com/nachhaltigkeit/offenlegungen, „Erklärung zu den wichtigsten nachteiligen Auswirkungen von Investitionsentscheidungen auf Nachhaltigkeitsfaktoren“](https://www.deutsche-investment.com/nachhaltigkeit/offenlegungen,„Erklärung zu den wichtigsten nachteiligen Auswirkungen von Investitionsentscheidungen auf Nachhaltigkeitsfaktoren“). In case of any deviation or inconsistency between the German section „Zusammenfassung“ and the English section „Summary“ of this document the section „Zusammenfassung“ shall prevail.

Summary

[Summary according to Art. 5 of the Regulatory Technical Standards]

Since 1 July 2022, Deutsche Investment has considered the principal adverse impacts of its investment decisions on sustainability factors. For better comparability with subsequent years, Deutsche Investment reports on a voluntary basis in the following statement on the principle adverse impacts for the entire calendar year 2022.

At the level of the company, Deutsche Investment considers in its investment decisions, in addition to the two mandatory indicators for investments in real estate, fossil fuels and energy efficiency, the two additional indicators "greenhouse gas emissions" and "energy consumption". The choice of these two indicators is based on a sensitivity analysis, which is explained in the German version of this statement under " Sensitivitätsanalyse – Identifizierung und Priorisierung der Wahlindikatoren".

Deutsche Investment does not manage any financial products that are permitted to invest (outside of liquidity investments) in corporate or sovereign entities and supranational organisations, so the indicators for adverse sustainability impacts of Deutsche Investment's investment decisions provided for these types of investments do not play a role.

For the reference period, and taking into account the data available, the following statements can be made:

- No adverse impacts were identified for the sustainability indicator "fossil fuels" in the reporting period.
- A rate of 89% was determined for the sustainability indicator "energy efficiency". Deutsche Investment aims to reduce the proportion of energy-inefficient properties in the coming reference period.
- The following values were determined for the sustainability indicator "greenhouse gas emissions" for the reporting period: Scope 1: 0t; Scope 2: 208t, Scope 3: 47,479t, total: 47,687t. Deutsche Investment aims to reduce the portfolio's greenhouse gas emissions in the coming reference period.



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- A value of 0.00023 GWh/m² was determined for the sustainability indicator "energy consumption". Deutsche Investment aims to reduce the intensity of the portfolio's energy consumption in the coming reference period.

The data required for the identification and measurement of the indicators "fossil fuels" and "energy efficiency" were available for the reporting period. For both indicators, the estimation rate in the reference period is 0%.

For the two sustainability indicators "greenhouse gas emissions" and "energy consumption", the values for heating consumption were derived from the energy performance certificates. Tenant electricity was estimated using statistical average values. For both indicators, the estimation rate in the reference period is 100%.

To improve the values of the sustainability indicators (with the exception of "fossil fuels", as no adverse sustainability impacts have occurred for this indicator), the installation of smart meters in the buildings will start in 2023, in order to record and analyse consumption more accurately. This will allow for the detection of leakages and the identification of further measures (mainly building technology) to be identified. This measure is also expected to reduce the estimated ratios for the two sustainability indicators "greenhouse gas emissions" and "energy consumption".

