

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

○ Deutsche Investment Kapitalverwaltung AG

Proof of change

As at	Version	Description of the changes
30.06.2026	4	Statement on the main adverse impacts of investment decisions on sustainability factors for the reference period from 1 January to 31 December 2025
30.06.2025	3	Statement on the main adverse impacts of investment decisions on sustainability factors for the reference period from 1 January to 31 December 2024
30.06.2024	2	Statement on the main adverse impacts of investment decisions on sustainability factors for the reference period from 1 January to 31 December 2023
30.06.2023	1	Statement on the main adverse impacts of investment decisions on sustainability factors for the reference period from 1 January to 31 December 2022

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).

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“. 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]

Deutsche Investment considers the principal adverse impacts of its investment decisions on sustainability factors. This statement is the consolidated statement of Deutsche Investment's principal adverse impacts on sustainability factors. It covers the reference period from 1 January 2025 to 31 December 2025.

In addition to the two mandatory indicators for property investments (exposure to fossil fuels and exposure to properties with poor energy efficiency), Deutsche Investment takes the two optional indicators "greenhouse gas emissions" and "energy consumption" into account at company level as part of its investment decisions. 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

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sustainability impacts of Deutsche Investment's investment decisions provided for these types of investments do not play a role.

The following statements can be made for the reference period, taking into account the available data:

- No adverse impacts were identified for the sustainability indicator "fossil fuels" in the reporting period.
- A rate of 82% 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: 0 tonnes; Scope 2: 819 tonnes, Scope 3: 42.799 tonnes, total: 43.618 tonnes. Deutsche Investment aims to reduce the portfolio's greenhouse gas emissions in the coming reference period.
- A value of 0.00022 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 the two sustainability indicators "greenhouse gas emissions" and "energy consumption", the values for heating consumption were determined from individual consumption figures or derived from the energy performance certificates. Tenant electricity was estimated using statistical average values; the estimation rate in the reference period is 100%.

To improve the values of the sustainability indicators (apart from "fossil fuels", as no adverse sustainability impacts have occurred for this indicator), the installation of smart meters in the buildings was started in 2023. The aim is to record and analyse consumption more accurately. This will allow to detect leaks and identify further measures (mainly building technology). Furthermore, this measure should reduce the estimated ratios for the two sustainability indicators "greenhouse gas emissions" and "energy consumption".