

Product name: Goodstone Development Partners 1

Legal entity identifier: N/A

Environmental and/or social characteristics

Does this financial product have a sustainable investment objective?



Yes



No



It will make a minimum of **sustainable investments with an environmental objective:** ___%



in economic activities that qualify as environmentally sustainable under the EU Taxonomy



in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy



It will make a minimum of **sustainable investments with a social objective:** ___%



It **promotes Environmental/Social (E/S) characteristics** and while it does not have as its objective a sustainable investment, it will have a minimum proportion of ___% of sustainable investments



with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy



with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy



with a social objective



It promotes E/S characteristics, but **will not make any sustainable investments**

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 lay down a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.



What environmental and/or social characteristics are promoted by this financial product?

Goodstone Development Partners 1 (the “Fund”) invests in real estate assets and promotes the following environmental and social characteristics:

Environmental:

- **Reduction of greenhouse gas emissions** – The Manager will seek to minimise greenhouse gas emissions at both the construction and operational phase of the building lifecycle

including by managing investments to reduce embodied carbon and operational carbon emissions.

Social:

- **Positive social outcomes** – The Manager will seek to contribute to improved social outcomes in the communities in which the Fund’s investments are developed and operated within. Examples include local jobs creation, support for local businesses and accessible rent for local people.

● ***What sustainability indicators are used to measure the attainment of each of the environmental or social characteristics promoted by this financial product?***

The Manager will use the sustainability indicators set out below to measure the attainment of the Fund’s environmental and social characteristics:

Environmental:

- GHG emissions scope 1 and 2
- Absolute total emissions by scope
- Emissions intensity
- Embodied carbon (kgCO₂ per sqm)
- kWh per annum per unit
- kWh per square meter
- Ratio of renewable energy
- % of assets with electrified heating and cooling systems
- % of assets by floor area achieving Green Building Certifications such as BEEAM, WiredScore or Energy Performance Certificates

Social:

- Number of jobs created
- Number of local persons hired and ratio to total hires
- Number of apprenticeships and ratio allocated to total hires (during construction)
- Ratio of locally-owned businesses in commercial space
- Ratio of intermediate tenure and discounted units to total units
- Fitwel certification

● ***What are the objectives of the sustainable investments that the financial product partially intends to make and how does the sustainable investment contribute to such objectives?***

Not applicable. The Fund does not expect to make any sustainable investments.

● ***How do the sustainable investments that the financial product partially intends to make, not cause significant harm to any environmental or social sustainable investment objective?***

Not applicable. The Fund does not expect to make any sustainable investments.

— *How have the indicators for adverse impacts on sustainability factors been taken into account?*

Not applicable

Sustainability indicators measure how the environmental or social characteristics promoted by the financial product are attained.

--- How are the sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:

Not applicable

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 EU 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.

Under Article 6 of the Taxonomy Regulation, it is a requirement to include this information regarding the “do not significant harm” principle in this document because the Sub-Fund promotes the environmental characteristics described in this disclosure document. However, notwithstanding the above, this Sub-Fund does not seek to make any sustainable investments and does not take into account the EU criteria for environmentally sustainable economic activities within the meaning of the EU Taxonomy and its portfolio alignment with the EU Taxonomy is not calculated. Consequently, (i) the “do no significant harm” principle does not apply to any of the investments of the Sub-Fund and (ii) the Sub-Fund will not commit to invest more than 0% of the Sub-Fund's investments in economic activities that qualify as environmentally sustainable under the EU Taxonomy.



Does this financial product consider principal adverse impacts on sustainability factors?

Yes

No

Principal adverse impacts are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters.



The investment strategy guides investment decisions based on factors such as investment objectives and risk tolerance.

What investment strategy does this financial product follow?

● **What are the binding elements of the investment strategy used to select the investments to attain each of the environmental or social characteristics promoted by this financial product?**

Potential investments will be screened to evaluate if they meet or have the ability to meet the environmental and social characteristics promoted by the Fund.

The Manager will undertake comprehensive due diligence on each investment, assessing the environmental and social characteristics the Fund promotes, including an assessment of target investments' key environmental, social and governance (“ESG”) risks and opportunities throughout the asset lifecycle.

During the hold period of each investment, the Manager will seek to monitor and improve ESG performance of each investment. For example, the Manager may take the following actions in order to attain the environmental and social characteristics promoted by the Fund:

Environmental

Embodied carbon: Design and construction will, where possible, target at least 30% reduction in embodied carbon (KgCO₂/m²) from a pre-determined baseline. This will be measured and reported at a project level through the completion of a Lifecycle Carbon Assessment.

Operational carbon: Projects will be designed, where possible, to operate with at least 50% reduction in operational carbon (KgCO₂/m²) from a pre-determined baseline. Projects will also be designed, where feasible, to eliminate fossil fuel based heating systems on site.

Green Building Certifications: The Manager will utilise Green Building Certifications and energy ratings to manage the accreditation of its projects, where it will target the following for each of its projects:

- a. BREEAM “Very Good” rating on commercial space
- b. WiredScore Platinum
- c. EPC “B” rating or above

The Manager will seek to achieve these outcomes on all development projects.

Where the Fund may acquire a project where it is not feasible for the design to be amended to meet the targets outline above, such projects will be disclosed in the Fund's annual sustainability report.

Social

Local jobs creation: target a meaningful percentage of local labour hiring during both construction and operations for every project, including an allocation of apprenticeships.

Local business support: The Manager will seek to secure commercial tenants from businesses within the local community.

Local rent accessibility: The Manager will seek to provide new housing for local communities that includes both affordable homes, by applying discounted market rent principles and promoting 'pepper-potting' to enhance social cohesion, and accessible homes by ensuring a material number of private units will be priced to be affordable for the average private renter in the local area.

Fitwel certification: The Manager will seek to obtain a 3 Star certification for every project.

Project-level carbon monitoring reports will be collated and measured by the Manager to measure progress against decarbonisation targets and shared with investors on at least an annual basis. Social and environmental outcomes will be reported on an annual basis.

● ***What is the committed minimum rate to reduce the scope of the investments considered prior to the application of that investment strategy?***

Not applicable.

● ***What is the policy to assess good governance practices of the investee companies?***

Not applicable - the good governance requirements under SFDR do not apply to real estate assets.

Good governance practices include sound management structures, employee relations, remuneration of staff and tax compliance.

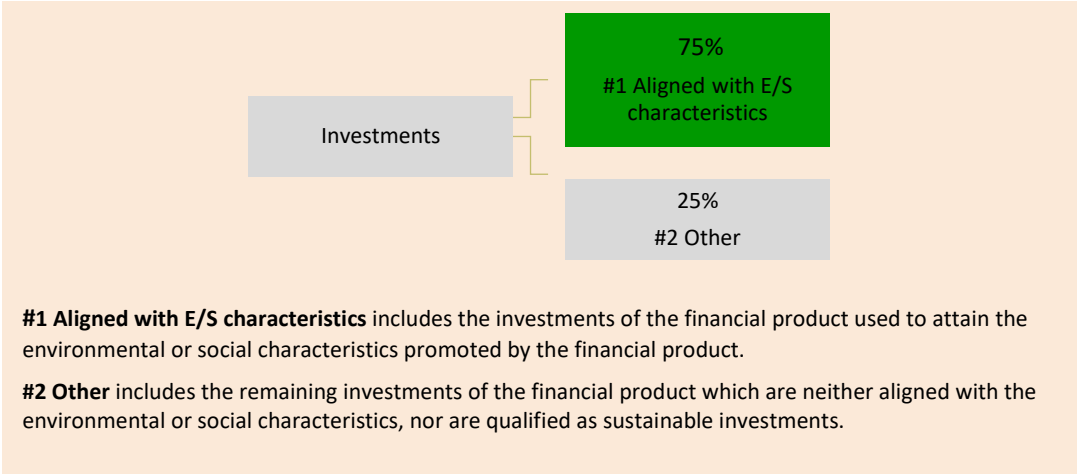


What is the asset allocation planned for this financial product?

The Manager will invest at least 75% of the Fund's investments in investments which are aligned with the environmental and social characteristics promoted by the Fund. This percentage is calculated according to the value of equity invested.

Accordingly, the proportion of "#2 Other" investments (i.e., the investments which are not aligned with the environmental or social characteristics of the Fund) will constitute up to 25% of the Fund's portfolio.

Asset allocation describes the share of investments in specific assets.



● **How does the use of derivatives attain the environmental or social characteristics promoted by the financial product?**

Not applicable – the Fund does not use derivatives.

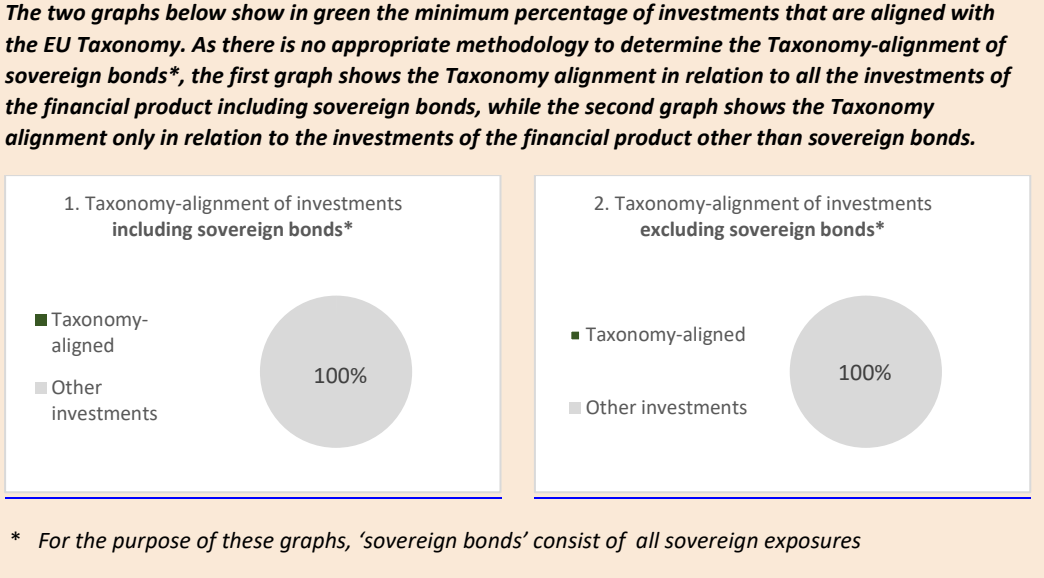


To what minimum extent are sustainable investments with an environmental objective aligned with the EU Taxonomy?


0%. The Fund does not commit to making Taxonomy-aligned investments.

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.



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.

 are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under the EU Taxonomy.

● **What is the minimum share of investments in transitional and enabling activities?**

0%. The Fund does not commit to making Taxonomy-aligned investments.



What is the minimum share of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy?

Not applicable.



What is the minimum share of socially sustainable investments?

Not applicable.



What investments are included under “#2 Other”, what is their purpose and are there any minimum environmental or social safeguards?

The proportion of investments included under “#2 Other” will include investments which do not exhibit the environmental or social characteristics promoted by the Fund (“**Other Investments**”).

Other Investments will not contribute to the attainment of the environmental and social characteristics promoted by the Fund however, such investments will still be subject to environmental and social safeguards implemented via the Manager’s investment process, which considers ESG risks and opportunities. Please see the Fund’s Sustainability Risk Disclosure and sections 4 and 10 of the Fund’s SFDR Website Disclosure for further details on how the Manager takes into account sustainability risks as part of its investment decision making process.



Is a specific index designated as a reference benchmark to determine whether this financial product is aligned with the environmental and/or social characteristics that it promotes?

Not applicable.

- ***How is the reference benchmark continuously aligned with each of the environmental or social characteristics promoted by the financial product?***

Not applicable

- ***How is the alignment of the investment strategy with the methodology of the index ensured on a continuous basis?***

Not applicable

- ***How does the designated index differ from a relevant broad market index?***

Not applicable

- ***Where can the methodology used for the calculation of the designated index be found?***

Not applicable

Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.



Where can I find more product specific information online?

More product-specific information can be found on the website:

[link to data room]