Appendix 1:
Annex IV, **SFDR** periodic disclosure

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.

Template 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:
ASR Dutch Mobility Office Fund (the 'Fund')

Legal entity identifier:
7245004D9NV9P7SF4N72

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

☐ Yes	☒ No
☐ It made **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 **promoted Environmental/ Social (E/S) characteristics** and while it did not have as its objective a sustainable investment, it had a proportion of 91.8% 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 made **sustainable investments with a social objective: __%**	☐ It promoted E/S characteristics, but **did not make any sustainable investments**

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

To what extent were the environmental and/or social characteristics promoted by this financial product met?
The Fund promotes various environmental and social characteristics which are set out in its ESG policy. The Fund has developed a strategic ESG policy, which translates into objectives as set out in the Three Year Business Plan. These objectives relate to four themes (Ps): Planet, Property, Partners and People. Each P comes with strategic objectives, which are presented in the table below for the year 2022. As of 2023, the Fund's objectives will relate to three themes: Environmental, Social and Governance (ESG).

How did the sustainability indicators perform?

Strategic objectives 2022

	Objective 2022	Actual Q4 2022
Planet		
Energy intensity (kWh per sq.m./year)	175	In progress
GHG Intensity (kg CO_2 per sq.m/year)	9.8	In progress
Number of PV panels	≥ 700	768
Climate adaptation projects	≥ 1	1
Property		
Energy label A coverage of the portfolio	≥ 75%	80%
Portfolio rated BREEAM Very Good or higher	≥ 85%	88%
Portfolio rated BREEAM Excellent	9%	28%
Partners		
Number of partners with specific agreements on sustainability targets	≥ 2	2
Tenants satisfaction rating	≥ 7	In progress
Sustainable mobility	Execute strategy	In progress
Green lease coverage for new lease agreements	100%	100%
People		
Employee satisfaction rating	≥ 94/100	92
Personal development		
- Training (% annual salaries)	≥ 1.0%	2.1%
- Sustainable employability (% annual salaries)	≥ 1.0%	1.0%
Health & Well being	Improvement of vitality score	7.4 (2021: 7.1)
Diversity, Equity & Inclusion	Execute policy	Improved Score in Denison Organisational Success Survey: 66 (2021: 48)
Sound business practises: implementation sustainability in risk control framework	Implementation SFDR and EU Taxonomy	Compliant with current inplementation targets

What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?
The Fund promotes one of the climate and environmental objectives as included in article 9 of the Taxonomy Regulation, being the objective 'climate mitigation'. The Fund promotes this objective in its underlying investments, by promoting the stabilisation of greenhouse gas concentrations in the atmosphere consistent with the long-term temperature goal of the Paris Agreement. The Fund reduced its energy intensity `with 4.6% but saw an increasing GHG intensity in 2021 of 8.2%. The energy intensity and GHG intensity figures were be published in the Fund's ESG annual report.

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.

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

The Fund did not significantly harm any other of the environmental objectives (i.e. climate change adaptation, the sustainable use and protection of water and marine resources, the transition to a circular economy, pollution prevention and control and the protection and restoration of biodiversity and ecosystems), for the following reasons:

(i) **climate change adaptation:** the activities of the Fund did not lead to an increased adverse impact of the current climate and the expected future climate, on the activity itself or on people, nature or assets;

(ii) **the sustainable use and protection of water and marine resources:** the activities of the Fund were not detrimental to the good status or the good ecological potential of bodies of water or to the good environmental status of marine waters;

(iii) **the transition to a circular economy:** the activities of the Fund did not lead to significant inefficiencies in the use of materials or in the direct or indirect use of natural resources, did not lead to a significant increase in the generation, incineration or disposal of waste and did not lead to the long-term disposal of waste which may cause significant and long-term harm to the environment;

(iv) **pollution prevention:** the activities of the Fund did not lead to a significant increase in the emissions of pollutants into air, water or land, as compared with the situation before the activity started; and

(v) **restoration of biodiversity and ecosystems:** the activities of the Fund were not significantly detrimental to the good condition and resilience of ecosystems or detrimental to the conservation status of habitats and species.

Additionally, the do no significant harm criteria of the SFDR regulation (PAI indicators) can be found in the question below.

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

The following factors have been identified as relevant adverse impacts for the Fund: i) Fossil fuels, ii) Energy efficiency, iii) GHG emissions, iv) Waste production and v) Land artificialisation.

i) **Fossil fuels**
Exposure to fossil fuels through real estate assets is measured in terms of the share of real estate investments involved in the extraction, storage, transport or manufacture of fossil fuels. The Fund has no exposure to fossil fuels.

ii) **Energy efficiency**
As at 31 December 2022, 8.2% of the Fund's assets are inefficient real estate assets (C-label or lower). The Fund has set the objective for 2023 to obtain a green label (A, B or C) for 100% of the portfolio in 2023 and for 100% in 2025.

iii) **GHG emissions**
Coinciding with its Paris Proof target, the Fund has set the objective to reduce its energy intensity and its GHG emissions, measured in kWh per sq.m. and kg of CO2 equivalents per sq. m., achieving GHG neutrality ahead of its 2045 Paris Proof target. The Fund reduced its energy intensity by 4.6% but saw an increase in GHG intensity in 2021 with 8.2%. The energy intensity and GHG intensity figures were be published in the Fund's ESG annual report.

iv) **Waste production**

The Fund aims to equip its assets with waste sorting facilities and requires that tenants limit and separate their waste as much as possible. Paper, cardboard, metal, green waste, glass, plastic, residual waste and chemical waste are disposed of separately.

v) **Land artificialisation**

The Fund aims to reduce its non-vegetated surface area by the greening of roofs.

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

The Fund did its utmost best to handle in line with the OECD Guidelines for Multinational Enterprises and on the UN Guiding Principles on Business and Human Rights, including the principles and rights set out in the eight fundamental conventions identified in the Declaration of the International Labour Organisation on Fundamental Principles and Rights at Work and the International Bill of Human Rights.

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

The Fund considers principal adverse impacts on sustainability factors by drawing up its own annual ESG policy which sets out specific sustainability objectives, including the Fund's considered adverse impacts on sustainability factors. The Fund's principal adverse impacts on sustainability are disclosed in the annual report.

The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is:

What were the top investments of this financial product?

Top investments of this financial product

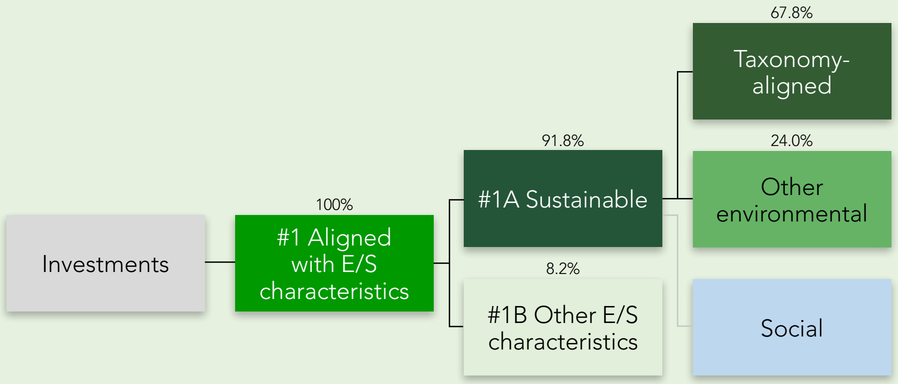
Largest investments[1]	Sector	% Assets	Country
Real estate	Office	100%	The Netherlands

1 Please see the Fund's annual report for the top 10 Assets.

Asset allocation describes the share of investments in specific assets.

What was the proportion of sustainability-related investments?
All investments align with the E/S characteristics of the Fund.

What was the asset allocation?
The asset allocation of the Fund is 100% towards direct real estate assets. All assets of the Fund align with the E/S characteristics, since the Fund's objectives apply to the entire portfolio. As at 31 December 2022, 91.8% of the Fund's investments qualify as sustainable investments under the SFDR (#1A). As at 31 December 2022, 67.8% of the Fund's investments qualify as sustainable under the EU Taxonomy. The Fund's asset allocation towards the different boxes below is calculated as a percentage as the Fund's assets under management.



#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.

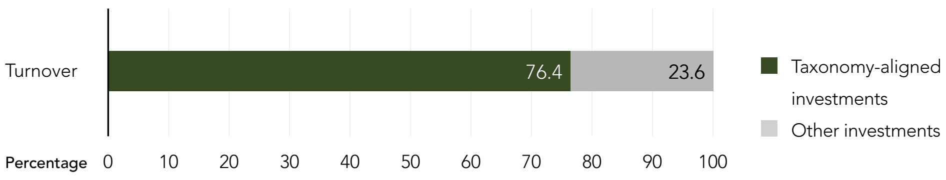
The category **#1 Aligned with E/S characteristics** covers:
- The sub-category **#1A Sustainable** covers environmentally and socially sustainable investments.
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not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

In which economic sectors were the investments made?
All of the Fund's investments are in direct real estate.

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

As at 31 December 2022 76.4% of the Fund's investments are aligned with the EU Taxonomy calculated over the Fund's turnover. The Fund's calculated the percentage based on turnover, which represents the percentage of gross rental income coming from taxonomy-aligned assets. As ESG is an integral part of the Fund's maintenance and capital expenditure plan, no distinction is made between the costs borne in light of taxonomy-alignment and other investments. Calculated over the Fund's assets under management, the Fund's Taxonomy alignment as at 31 December 2022 is 67.8%.

Taxonomy-alignment of investments including sovereign bonds



Did the financial product invest in fossil gas and/or nuclear energy related activities comlying with the EU Taxonomy1?

- [ ] Yes:
  - [ ] In fossil gas
  - [ ] In nuclear energy
- [x] No

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

These are not applicable for the real estate investments of the Fund, as low-carbon alternatives are readily available (transitional) activitities and there are no relevant targeted enabling activities.

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?

As at 31 December 2022 23.6% of the Fund's investments are classified as sustainable investments that are not aligned with the EU Taxonomy. The Fund calculated the percentage based on turnover, which represents the percentage of gross rental income coming from sustainable investments not aligned with the EU taxonomy. Calculated over the Fund's Assets under Management, the Fund's share of investments with an environmental objective not aligned with the EU Taxonomy as at 31 December 2022 is 32.2%

Taxonomy-aligned activities are expressed as a share of:
- **turnover** reflects the 'greenness' of investee companies today.
- **capital expenditure** (CapEx) shows the green investments made by investee companies, relevant for a transition to a green economy.
- **operational expenditure** (OpEx) reflects the green operational activities of investee companies.

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.

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.

1 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.

What was the share of socially sustainable investments?
The Fund has various social objectives for its portfolio. These objectives include the increase of tenant satisfaction & engagement, encouraging activities in inner cities and retail areas, green leases and employee satisfaction, well-being, health and development. In 2022, several vacant properties were made available for various social activities, i.e. 'Wonen Boven Winkels' and art expositions. In the second quarter of 2022, the results of the Denison Organisational Success Survey have been published. This survey had been conducted in March and a benchmarked result of 89/100 points has been achieved. Employees' mood is monitored weekly, and a.s.r. real estate employees scored an eMood average of 7.6 and a vitality score of 7.4.

What investments were included under 'other', what was their purpose and were there any minimum environmental or social safeguards?
None, as all the investments of the Fund are classified as investments that align with E/S characteristics.

What actions have been taken to meet the environmental and/or social characteristics during the reference period?
Please see the table under the question 'How did the sustainability indicators perform?' To see what actions have been taken to meet the environmental and social characteristics.

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

How did this financial product perform compared to the reference benchmark?
This question is not applicable, as no specific index has been designated as a reference benchmark.