

Website disclosure in terms of Article 10(1) of Regulation (EU) 2019/2088 (“SFDR”) for financial products that promote environmental and/or social characteristics referred to in Article 8(1) of SFDR

Summary

Budapest Apartments Real Estate Fund (the “Fund”) promotes environmental and social characteristics but does not have as its objective a sustainable investment. The Fund only invests in an apartment complex in Budapest which aims to have the highest ratings in energy efficiency.

No sustainable investment objective

The Fund product promotes environmental or social characteristics but does not have as its objective sustainable investment.

Environmental or social characteristics of the financial product

In order to promote environmental and social characteristics, the Fund invests in an apartment complex which aims to have the highest energy ratings.

Investment Strategy

The Fund primarily invests in income producing residential property and commercial apartments in the Budapest Metropolitan Region either directly or indirectly through SPVs. The Sub-Fund may invest in development projects. In addition, the Sub-Fund may acquire property that has a potential for conversion or re-conversion for residential or commercial apartments use.

Proportion of investments

The fund has 100% of its investment in the apartment complex mentioned above.

Monitoring of environmental or social characteristics

To ensure that environmental and social characteristics are met on an ongoing basis, the Investment Manager has identified Lechner Tudaskozpont in order to carry out energy efficiency analysis and issue energy rating certificates for each property.

Methodologies

The Fund aims to invest substantial part of its portfolio in near zero emission real estate. Further, the Fund aims to upgrade the energy efficiency of its holdings where they are rated in a below average category by the relevant scales.

Data sources and processing

The Investment Manager uses the reports from Lechner Tudaskozpont as its source for energy ratings.

Limitations to methodologies and data

The primary limitation to the methodology or data source is the limited availability of accurate ESG data. Although a thorough assessment is applied of data sources involved, there can be no guarantee that data provided by the third parties is complete and accurate.

Due Diligence

The Investment Manager will be investing in property in line with the offering documents and will carry out pre-trade checks to ensure that the property is within such parameters at purchase and also on an ongoing basis.

Engagement policies

An engagement policy has not been established. In view of the size and nature of the Fund, the Investment Manager does not deem this to be necessary.

Designated reference benchmark

No reference benchmark has been designated to attain the environmental or social characteristics promoted by this Fund.