

2023

AEW LOGISTIS

Sustainability Report and Performance Data

 LOGISTIS





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Fund Manager's Statement

With both construction and operation of buildings contributing to 38% of our global emissions, AEW LOGISTIS must urgently decarbonise our portfolio to reach net zero by 2050. The LOGISTIS fund has 157¹ assets, spanning across eight countries. As one of the largest asset development portfolios in Europe, we acknowledge our role in creating value for our stakeholders and protecting our business from climate change impacts. That is why the LOGISTIS fund advocates responsible investment incorporating environmental, social and governance (ESG) considerations from the outset.

AEW LOGISTIS is guided by the United Nations (UN) sustainability principles and frameworks. These allow us to evaluate our risk exposure and create strategies to reduce the potential negative ESG impacts on the fund. We adhere to UN Principles for Responsible Investing (PRI) which promotes sustainable investment through the incorporation of environmental and social factors. We also align to Sustainable Development Goals (SDGs) and have KPIs linked to the SDGs to help us support sustainable growth in our regions of operation.

Recently, the fund began consultation on incorporating the European Union's Sustainable Finance Disclosure Regulations (SFDR). To create value for our investors, we are reporting in line with SFDR on sustainable investment products. LOGISTIS is integrating SFDR Article 8 into the promotion of environmental and/or social characteristics in pre-contractual disclosures.

With over 50% of LOGISTIS' portfolio based in France, we participate in AFILOG, a French-based professional association for the logistic real estate sector. Through such voluntary commitments, we hold ourselves accountable to offer environmentally efficient warehouses that can meet the needs of our territories. We discuss our participation with AFILOG in more detail on page 7.

Over the last year, we have continued to gradually improve the performance of our assets. The Global Real Estate Sustainability Benchmark (GRESB) awarded us a 5-star rating for our standing and development assets for the third consecutive year.

AEW LOGISTIS commits to considering ESG issues when making development decisions. To demonstrate this, we aim to certify all new construction sites to a minimum standard of LEED Silver, BREEAM² New Construction "Very Good", or Deutsche Gesellschaft für Nachhaltiges Bauen (DGNB[®]) Gold standard. Developments must also meet local standards such as Haute Qualité Environnementale (HQE[®]). For more information on our current building certification please see page 22.



Ludovic Bernini
(LOGISTIS Fund Manager)

¹Includes standing assets, assets under construction and planned developments as at Q4 2022

² BREEAM <https://www.breeam.com/discover/why-choose-breeam/>



Key Portfolio Information

LOGISTIS managed **124*** assets in 2022, up from **117** assets in 2021.

Standing Investments:
3,590,307sqm

99%** of our assets have achieved BREEAM, NF HQE, LEED or DGNB certification

Asset Type

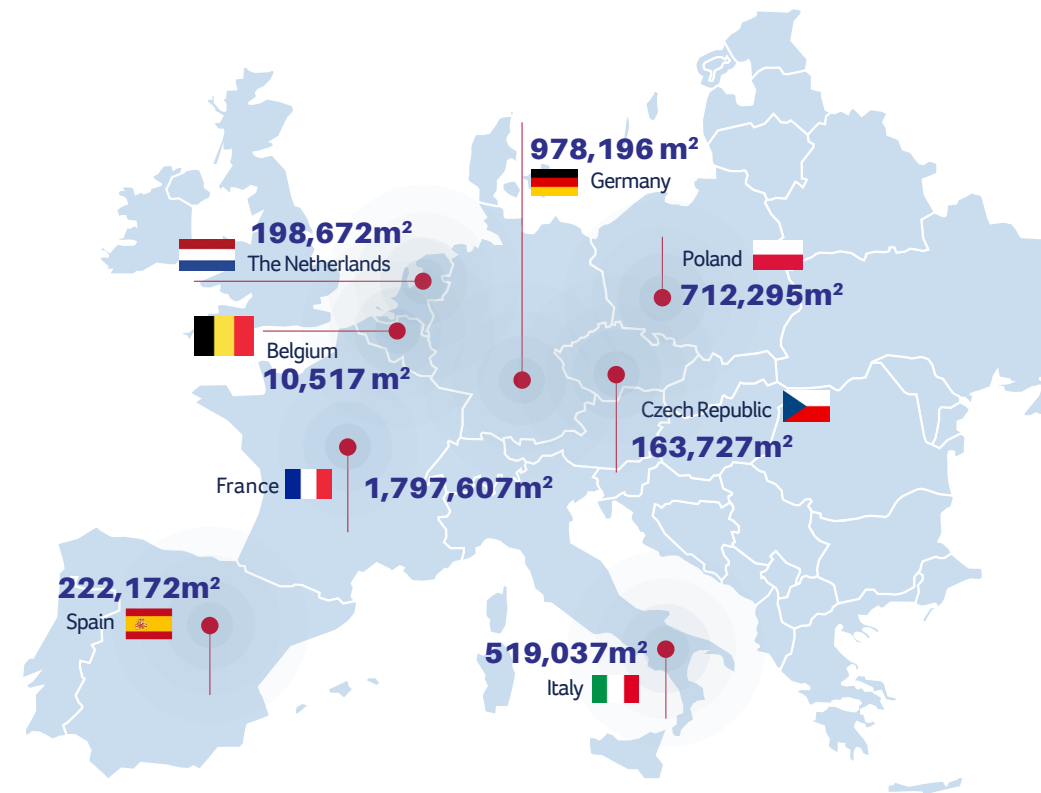
-
Distribution warehouses

Total Number of Properties **157**

Total portfolio floor area size of **4,602,223 sqm**, out of which **1,011,916sqm** is under construction and planned.

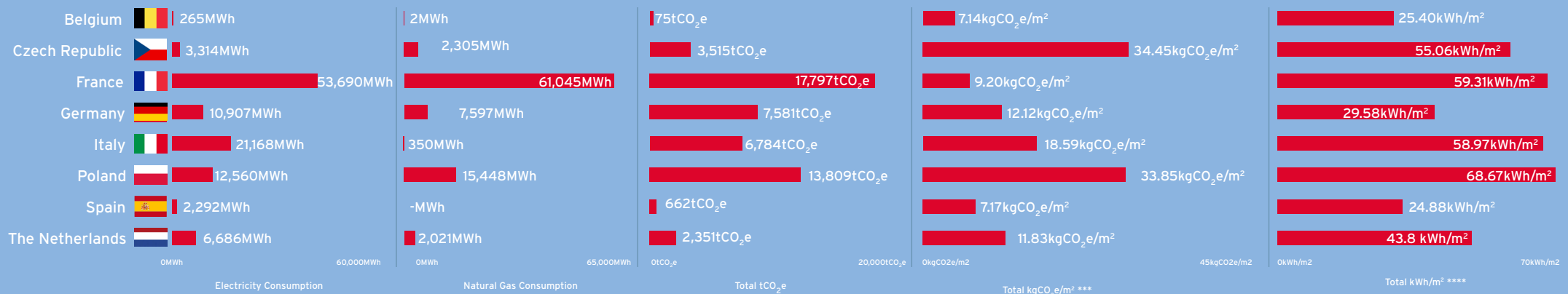
LOCATION

- Belgium **1**
- Czech Republic **7**
- France **62**
- Germany **35**
- Italy **15**
- Netherlands **8**
- Poland **21**
- Spain **8**



Total floor area: 157 assets floor area **4,602,223m²**

Floor areas m² shown in map



*Including operational and managed assets, excluding 4 assets which were disposed of in May 2022

** 123 of 124 assets. Hamburg City DC certification process ongoing

*** Total CO₂e includes Scope 1, 2 and 3 emissions (market-based), including electricity, natural gas, water and waste.

**** Market-based



Our Approach to Responsible Investment

AEW LOGISTIS is decarbonising its assets and implementing climate resilience across the portfolio. We apply our Responsible Investment Programme that directs our strategies and practices from pre-due diligence through to property management. It aims to enhance the wellbeing of our occupants, our environmental performance, biodiversity on our estates and local community engagement. With ESG integration into our developments and operations, we can provide a quality product to potential tenants, while actively managing any ESG risks associated with distribution warehouses.





The Responsible Investment Programme is set by our Global Socially Responsible Investment (SRI) Steering Committee and European SRI Committee. These committees oversee the implementation of SRI from the acquisition due diligence phase. They also govern green building certification, risk scoring, environmental assessment, and social issues such as impacts on local communities and biodiversity. We also have policies on social impacts such as employee remuneration and compliance.

The SRI committee, which includes the CEO, is responsible for all climate-related issues. This committee is composed of managers from departments including legal, asset management and country managers of the main European countries. This committee is responsible for the consistency of our different policies relating to climate risks and the implementation of our climate risk policy.

The SRI Committee and the Executive Committee receive periodic reports on the status of defined indicators to know the progress of the climate policy objectives. These help us to inform our prioritisation processes and allows us to integrate these findings into future improvement works. The Executive Committee receives regular information regarding all new legal requirements and any potential impact of climate hazards on insurance. For more information on how we govern climate-related risks please see page 9.





LOGISTIS has its own Environmental Committee governing how we manage our significant environmental impacts. It is composed of LOGISTIS' Fund Managers, Head of Development and Asset Management, and ESG team. We have an Environmental Management System (EMS) guide which is a structured framework for managing our significant environmental impacts.

The roles and responsibilities of this committee include monitoring the implementation and necessary resources required for the management system, setting annual objectives and taking corrective measures to achieve objectives.

Responsible investment is incorporated into the role of our assets managers. They are accountable for meeting environmental goals and energy reduction targets. They also play a vital role in holding "catch-ups" with our tenants to improve their satisfaction, particularly relating to ESG.

Part of our Responsible Investment Programme is about collaborating with our tenants to allow them to use our buildings more sustainably. We have an active tenant engagement programme, including smart metering portals that feed an online tool to show consumption, recommendations and actionable insights. Through tenant engagement we educate our tenants to improve their

health and wellbeing via surveys, social media and building events. LOGISTIS undertakes tenant surveys every three years with an external agency and shares results as part of the GRESB assessment. For more information on our tenant engagement programme please see page 17 of this report.

Our suppliers support our Responsible Investment Programme. LOGISTIS have established an energy, water and heating management portal which we share with tenants. We can collaborate using smart building data to improve the electricity, water, heating consumption and occupier well-being in our buildings. We also monitor our suppliers, service providers and construction contractors to ensure they undertake ESG training and implement our sustainability values.

AFILOG

As AEW is a signatory member of AFILOG, LOGISTIS commits to responsible logistics in industrial real estate. AFILOG is a professional association for participants in the logistic real estate sector that focuses on environmental and economic performance of French logistic real estate assets.

LOGISTIS aims to implement ambitious, precise, and quantifiable actions to offer environmentally efficient warehouses that can meet the needs of the communities it operates in. This includes commitments towards carbon neutrality, environmental performance of our assets and biodiversity.

Although the AFILOG charter applies to French assets only, LOGISTIS is looking at applying the same principles to all new developments across Europe.



Climate-related Risk Management

AEW's Executive Committee oversees all climate-related risks. On a day-to-day basis, this board committee delegates to the following committees:



The Risk Committee



The SRI Committee



The Investment Committee

These committees meet at least every quarter, with the SRI committee meeting every two months.



The Investment Committee, which includes the CEO, meets periodically with country investment managers. Together, they consider climate issues when overseeing acquisitions. Energy consumption and GHG emissions are considered and included within the preliminary and final investment memorandums, both of which are reviewed by the Investment Committee.

We also have committees responsible in monitoring and assessing physical and transition risks related to the portfolio. This includes our Socially Responsible Investment Committee and Risk Management Team. AEW's Risk Management Committee monitors action plans to reduce environmental risks, with the support of property managers.

We undertake climate risk screening for our standing and development³ assets. For example, our standing assets undergo a series of three screenings:

PHASE 1 Climate risk assessment

PHASE 2 Resilience audits

PHASE 3 Actions forecast

In phase one, we identify the most exposed assets to climate change across the portfolio. Assets that cross LOGISTIS' set threshold must undertake phases two and three.

In the second phase, we undertake an assessment of building vulnerability and capacity to adapt, followed by an action plan to integrate further resilience measures. The final phase implements the action plan in collaboration with our asset managers.

To date we have undertaken climate risk portfolio screening of the whole LOGISTIS portfolio. Of the portfolio, 80 % of assets are exposed to climate risks by 2040 (according to the IPCC scenario RCP 8.5). The assets were mostly at risk of temperature trends like heat waves, cold waves but also from extreme precipitation like heat islands and drought.

We have taken a representative sample of assets to evaluate asset resilience in greater detail. From these assessments, we have begun phase 2 - creating a framework for resilience audits to estimate costs, identify further climate-risk exposure and reduce the vulnerability of our assets. We will continue to progress climate-risk management throughout 2023 in compliance with EU taxonomy and support our assets towards a resilient future.

³ The climate risk management process for development assets follows a similar path to standing assets. The difference is phase one takes place on the plot area rather than across the whole portfolio and phases two and three occur on the building in the design stage.

Memberships, Associations and Participations

Natixis Investment Managers (our parent company), AEW and LOGISTIS participate in sector working groups to help advance Socially Responsible Investment (SRI) and corporate governance. This is largely a voluntary activity, demonstrating our commitment to achieve decarbonisation across our sector. This cooperation is integral to our Responsible Investment Programme. Below are key sustainability organizations in which we actively participate in:



G R E S B[®]

GRESB is an internationally recognised ESG benchmark for commercial real estate.

Our GRESB Scores:



UN PRI is a set of principles on responsible investment where AEW has been conforming since 2009.

Sustainable development correspondent



Group launched by our shareholder with a Forum to exchange information and good practices on sustainability.

Sustainable development correspondent



Professional French association of logistic actors for lobbying and the exchange of good practices on sustainability.

Sustainable development correspondent



Professional French organisation focusing on sustainable development of retail areas.

Working group



Participation in the creation of the Investissment Socialement Responsable (ISR) label. This is also known as the Socially Responsible Investment real estate label supported by the French public authorities.



AEW is a founding member working with over 60 members to incorporate circular economy principles to development assets.

Observatoire de l'Immobilier Durable (OID)



French association to promote sustainable development and innovation in the real estate sector.



AEW is a founding sponsor of this body designed to increase the visibility of women in the European real estate sector.



The Institutional Investors Group on CL

AEW collaborated with other investors on climate change and participated in the Paris Aligned Investment Initiative and roundtables for scenario analysis of physical risk.

Our GRESB Performance in 2022

GRESB is an internationally recognised ESG benchmark for commercial real estate funds. Undertaking GRESB allows us to understand current ESG performance, assess how well ESG strategy is integrated into management and asset practices; it also allows us to benchmark our progress against our peers. GRESB works in tandem with institutional investors and their portfolio managers to identify and implement sustainability best practices to protect and enhance shareholder value. It represents USD 6.9 trillion in gross asset value (GAV) and covers almost 100,000 assets and 1,000 property companies, real estate investment trusts (REITs), funds and developers.





LOGISTIS has participated in GRESB since 2014 and has consistently been awarded Green Star status across our standing and development assets.

In 2022, we maintained our 5-Star rating and for our standing assets were benchmarked first among our peers in the Western Europe Industrial: Distribution Warehouse category. This is the third year in a row that we have achieved 5-Star rating and we will aim to target this rating in 2023.

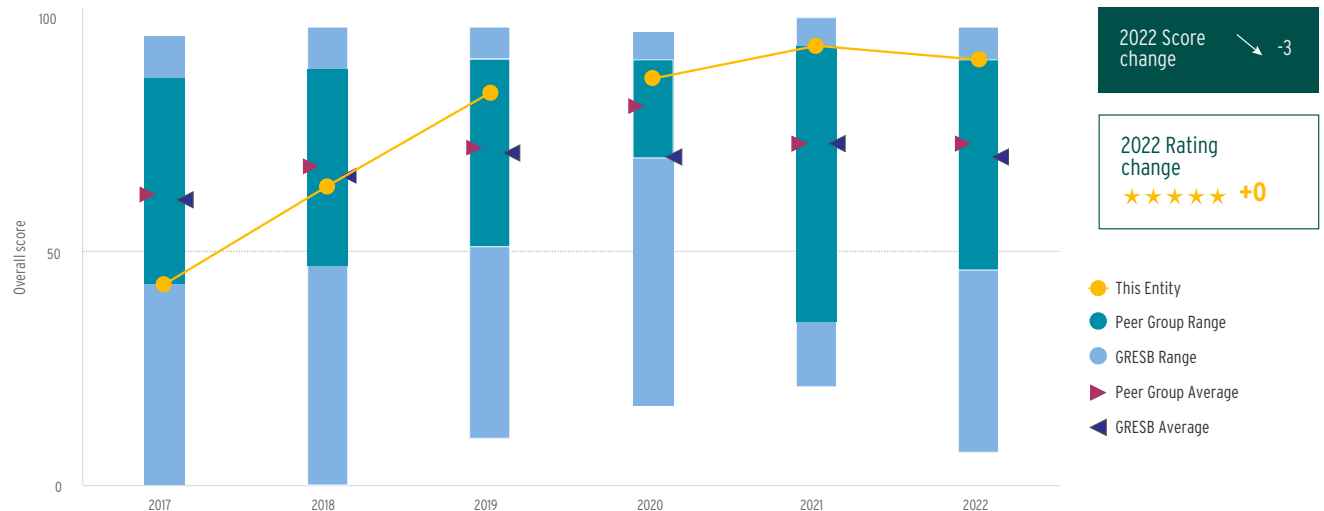
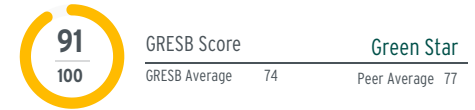
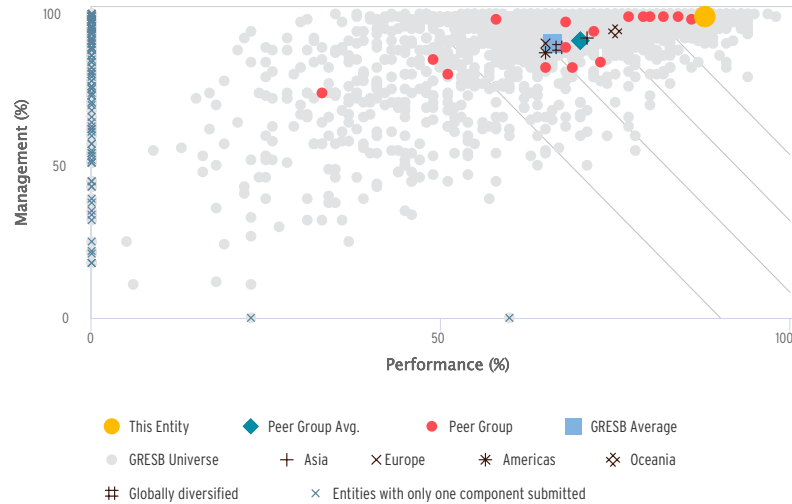
GRESB scoring comprises three components:

- Management
- Performance
- Development

The Real Estate Benchmark requires completion of the Management and Performance Components, while the Development Benchmark consists of the Management and Development Components.

Participants are scored in each component with a maximum achievable score of 100 points.

In 2022, for our standing investments we scored 91 and were awarded the Green Star. We performed above our peer average of 77.



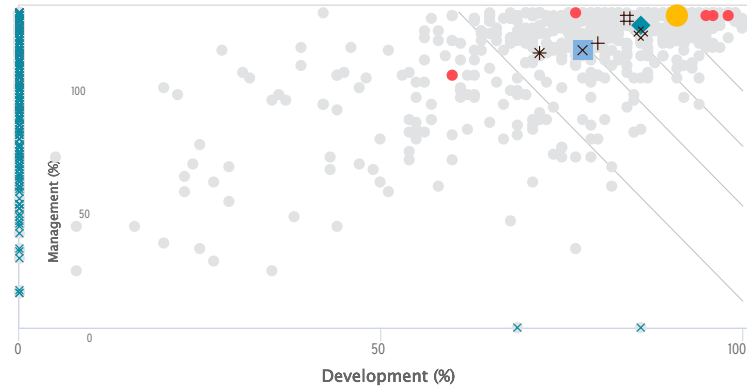


For our developments, we scored

93
out of
100

Tracking four points above our peer group, which averaged a score of 89.

We were also awarded the Green Star.



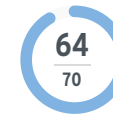
- This Entity
- ◆ Peer Group Avg.
- Peer Group
- GRESB Average
- GRESB Universe
- + Asia
- × Europe
- * Americas
- × Oceania
- # Globally diversified
- × Entities with only one component submitted



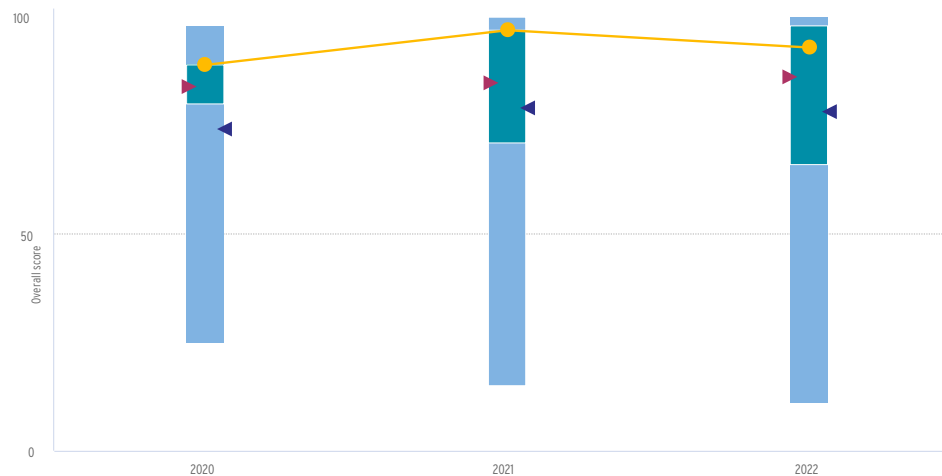
GRESB Score **Green Star**
GRESB Average 81 | Peer Average 89



Management Score
GRESB Average 27 | Benchmark Average 28



Development Score
GRESB Average 54 | Benchmark Average 60



2022 Score change
-4

2022 Rating change
★★★★★ +0

- This Entity
- Peer Group Range
- GRESB Range
- ▲ Peer Group Average
- ▲ GRESB Average



Tenants and Communities

AEW LOGISTIS carefully considers the impact of its developments on occupiers and the community. We seek to make improvements to our assets and the surrounding areas through engagement and partnerships. Most notably and successfully is our active tenant engagement programme. This is evident from our successful GRESB score in 2022, where we scored maximum points across the 'Tenants and Communities' category.

We regularly engage with our tenants, on an individual basis, to improve their satisfaction, implement health and well-being measures and gather feedback on the fund. Our latest tenant satisfaction survey covered 100% of our tenants and included metrics to understand their needs and to gauge their satisfaction with our communication and our property managers.



To improve tenant satisfaction, we have a nine-point action plan that is circulated to all asset and property managers. It includes energy and environmental actions, security, communications and tenant health and well-being.

We have also developed a community engagement plan.

This plan aims to:

- Mitigate detrimental impacts on local communities (e.g., using landscaping as sound barriers)
- Enhance biodiversity across the estate and up to the periphery
- Engage with communities to support labour in the estates
- Utilise BREEAM® or BiodiverCity® ratings to promote health, wellbeing and biodiversity across estates
- Support charitable giving through the AEW central charity committee
- Provide an outlet for feedback and engagement with communities via the managing agents, who are well placed to directly implement improvements
- Provide site and tenant training around sustainability and biodiversity

In 2022, LOGISTIS engaged with a local community surrounding one of our developments and together we have created a local park with bicycle lanes open for the public to enjoy.

We are also aware of the effects our developments could have on the local community's biodiversity and natural vegetation. Noticing the effect our site would have on the surrounding environment, LOGISTIS built insect hotels to minimise the potential damage. These insect hotels are often viewed by the local community and are used for educational purposes.



Performance Highlights

LOGISTIS have developed a set of ambitious targets covering our most material ESG issues. Through short- and long-term targets, we are improving environmental performance and creating resilient assets. The table below summarises our performance to date. We have achieved three of our targets and are making good progress on the remaining ones. For example, we have increased SMS coverage from 62% in 2021 to 70% in 2022.

Objectives	Deadline	Progress	2022 Completion
1. 100% green developments	Completed		Since 2010, all new development projects have been certified and/or labelled
2. Reduce energy consumption by 25% compared to 2012 in 2022	Completed		SMS, Heating monitoring system and LED are gradually implemented
3. Measure and monitor energy consumption of 99% of the platforms	2023		Smart Metering systems are implemented at over 71% of the LOGISTIS fund as of December 2022
4. Measure and monitor water consumption of 75% of the platforms	2023		Smart Metering Systems are implemented at over 71% of LOGISTIS assets as of December 2022



Objectives	Deadline	Progress	2022 Completion
5. Obtain all the energy certificates of 100% of the platforms	Completed		100% deployed
6. Study campaign on pilot developments to find additional solutions to decrease carbon footprint	2023		Studies to be deployed in France and internationally
7. Global obligation at the fund level for all assets to reduce energy consumption by 40% until 2030 and to communicate it for all assets.	2030	Under Assessment	Under assessment
8. Global obligation at the fund level for all assets to reduce energy consumption by 50% until 2040 and to communicate it for each French asset (tertiary decree of 2019).	2040	Under Assessment	Under assessment

Smart Metering Systems (SMS)

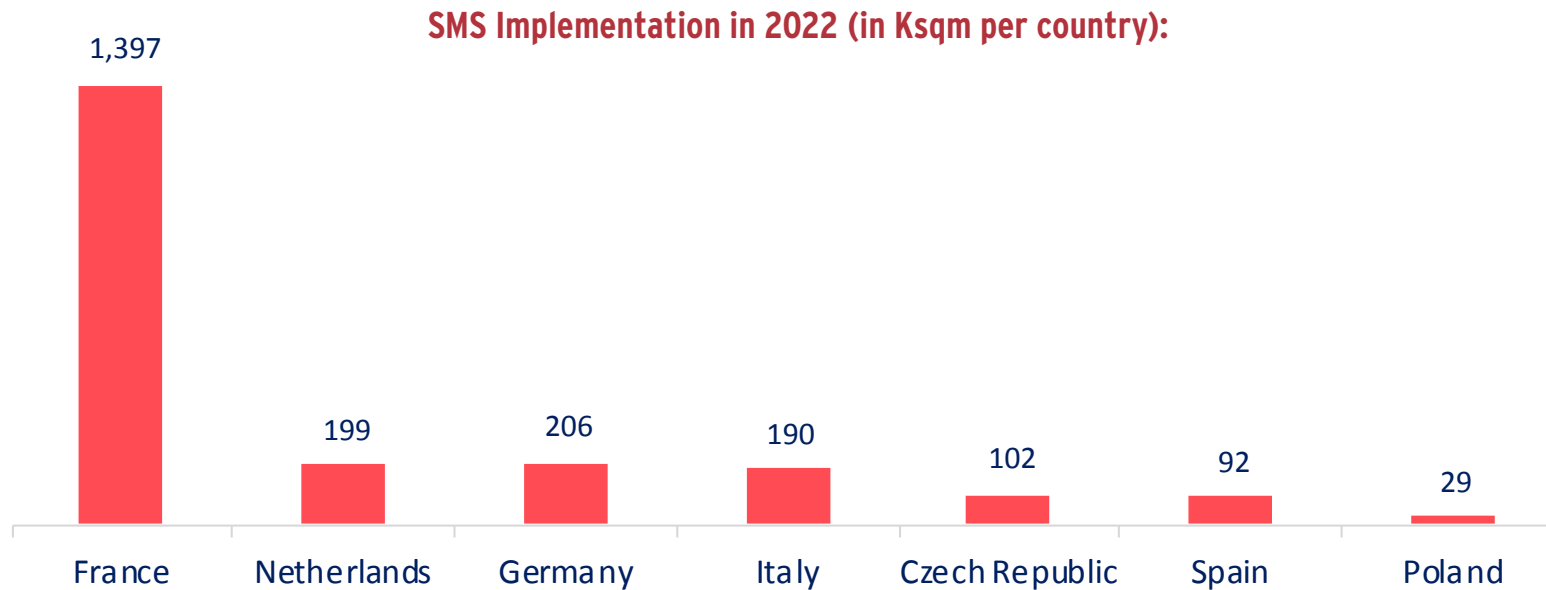


We have been implementing Smart Metering Systems (SMS) across the LOGISTIS portfolio since 2012. These systems capture accurate and real-time gas, water and electricity usage by our tenants, allowing us to target reductions.

The LOGISTIS fund expects occupier energy consumption to decrease by 10% because of the initiative. This system costs approximately €1.4/sqm for a 40,000sqm platform. Our policy is that LOGISTIS covers the initial cost, and all the savings are passed on to the tenants once the system is set up.

We have expanded SMS coverage to another **12** assets in 2022, representing **338,458.66** sqm.

This means approximately **70%**⁵ of the LOGISTIS portfolio has SMS coverage with a total of **2,239,751sqm** over **3,738,225sqm**.



⁵Data up to 31st December 2022

Heating Monitoring System (Ergelis)

In addition to examining our water, gas and electricity consumption, we also monitor our use of heating. The LOGISTIS fund has used Ergelis, a heating monitoring system, on French and Belgium assets since 2012.

ERGELIS deployment slowed in 2022 as we have already equipped our high gas-consuming assets with this monitoring device already. Those assets remaining have little to no gas consumption.

As of December 2022, Ergelis system has been implemented at 77% of assets in the French portfolio, representing 1,053,363 sqm of 1,369,99 sqm planned. We expect an average:

54% Reduction
in heating
consumption
through Ergelis.



in the next three years after deployment.



Gas-Free Systems

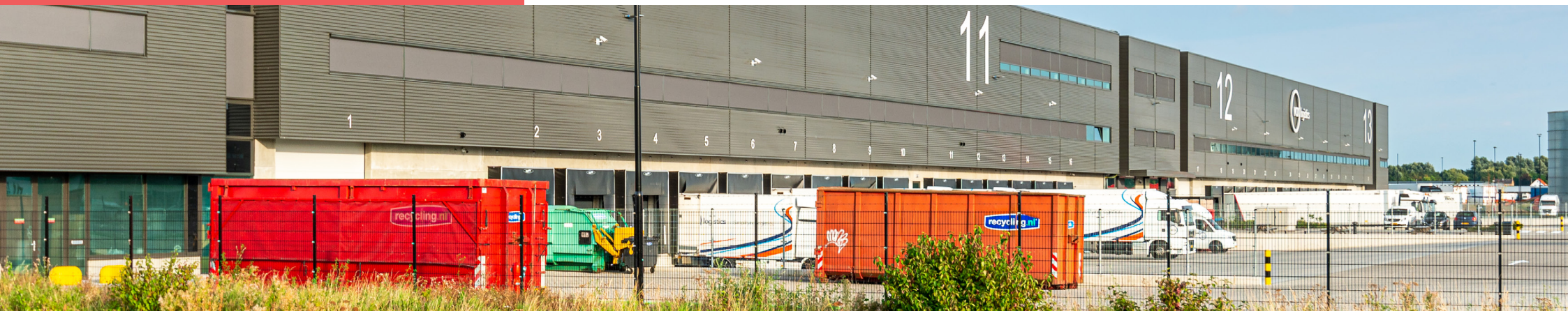
Degasification will significantly progress decarbonisation across the LOGISTIS portfolio. That is why, in 2022 we started the process towards gas-free warehouses. In France we are reviewing a master plan to find alternative low-carbon heating solutions for 45 standing assets in the LOGISTIS portfolio once the existing gas boilers in these assets reach their end of life. For example, using heat pumps. For all new developments across Europe, depending on the carbon intensity in the electric grid, we also aim to implement low-carbon heating.

Energy Efficiency Measures



Reducing the amount of procured energy from the grid is critical to our decarbonisation progress. Increasing our usage of photo-voltaic (PV) panels and generating renewable energy on-site will provide clean energy to occupiers whilst supporting our energy goals. For example, the LOGISTIS fund targets 50% of warehouse roof surfaces to be covered with PV panels within the next couple of years. We currently have 17 assets equipped with PV panels across the Netherlands, Spain, Poland, Germany and Italy. These panels can be installed across roofs, in car parks as canopies and on grassland. Of these 17 assets, four have 100% PV roof coverage with the remainder varying between 1 to 46% coverage.

LOGISTIS intends to further capitalise on roof space and will continue to undertake solar feasibility studies at relevant sites. This will allow us to benefit from climate-related opportunities and generate value creation for both the fund as well as our tenants.





Lighting Systems

In 2022, we continued to roll out new Philips LED lighting systems. These cost around €7/sqm, which will be split evenly between LOGISTIS and tenants. We expect electricity consumption to reduce by at least 50% once the new lighting system is in place.

In 2022, LED lighting systems were implemented in another 17 assets, covering 595,391 sqm.

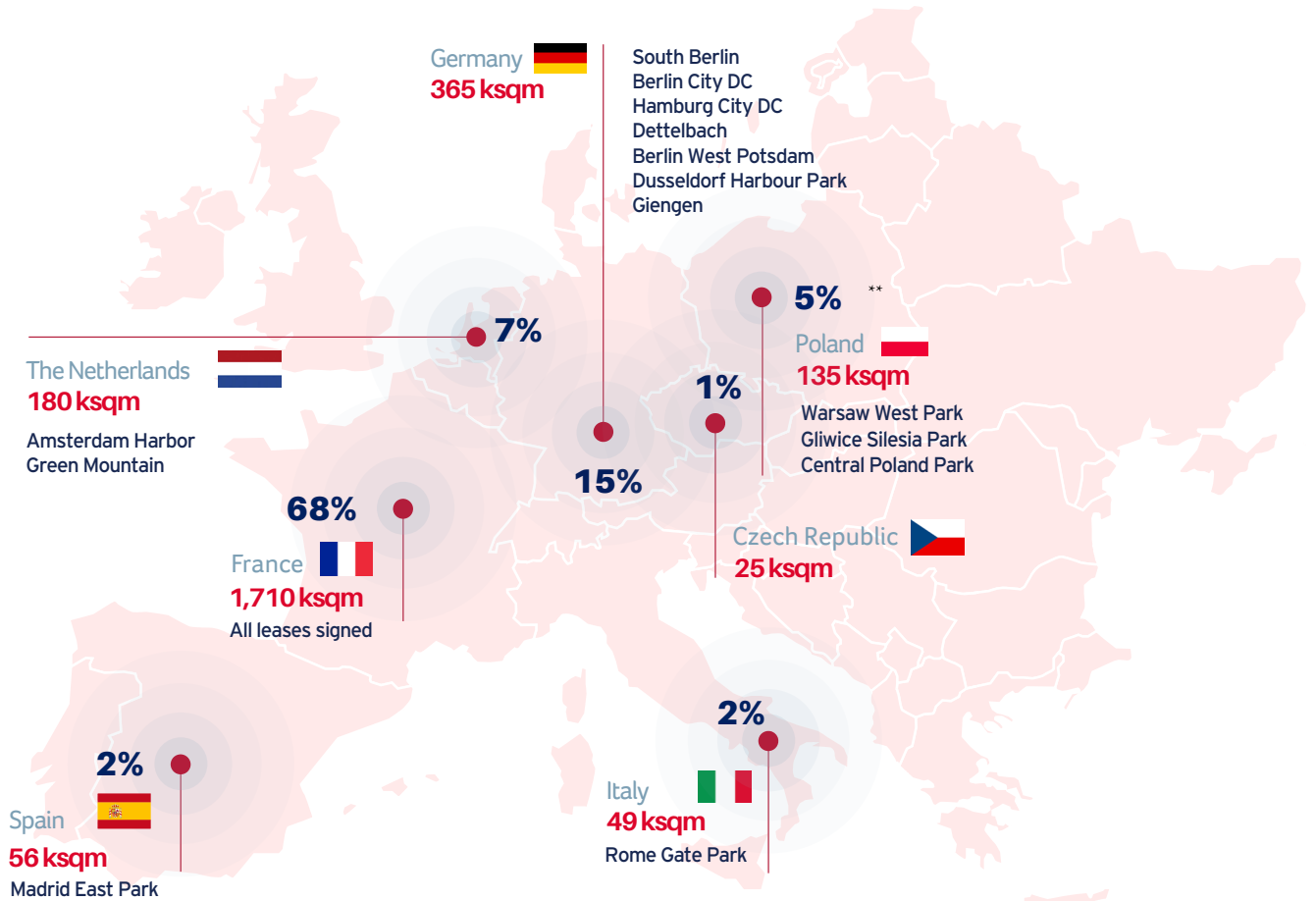
Electric Vehicle Infrastructure

We see mutual opportunities providing positive environmental infrastructure to our occupiers and to the fund. We have installed electric vehicle stations at 37 of our properties to facilitate low emission transportation to-and-from our assets. Not only does this improve the efficiency of our occupier's transportation, but it also reduces the number of polluting vehicles at our industrial parks.

Green Leases

In 2022, green leases were signed on a total area of **595,391sqm**.

As of 31st December 2022, **2,519,226 sqm** over the **3,793,869 sqm** of leases signed were green leases, representing **67%** of the LOGISTIS portfolio.





Building Certifications

The LOGISTIS portfolio aims to understand the performance of our assets in both construction and operation. We utilise an array of European standards, such as EPCs, BREEAM® "New Construction" and "In-Use", DGNB®, LEED® and HQE®, to understand the current performance of our assets and optimize their future performance.





Energy Performance Certificates (EPCs)

Improving energy efficiency is vital to our assets' decarbonisation strategy. EPCs are one measure of how efficient our assets are. Assets are assessed for heating, insulation and draught proofing then given a rating accordingly which varies across European countries.

In 2022, all LOGISTIS assets where our asset managers have pursued EPCs, hold a valid EPC in line with national regulation. .

Construction Certification

Acquiring building certifications demonstrates the LOGISTIS fund is taking active steps to integrate, improve and review ESG impacts.

To understand how we well we have integrated sustainability during the construction phase, we ascertain new construction (NC) certifications. Certifications to date for our construction are:

BREEAM -- 58 BREEAM ratings ranking from Excellent to Good for "International New Construction"

DGNB -- 10 gold certifications from the German Sustainable Building Council (Deutsche Gesellschaft für Nachhaltiges Bauen)

LEED -- 1 LEED gold and 2 silver ratings for our Spanish properties

⁶Germany use EPCs but the country's regulations do not provide grades.

⁷This excludes any assets under construction or are recently delivered assets awaiting EPCs.

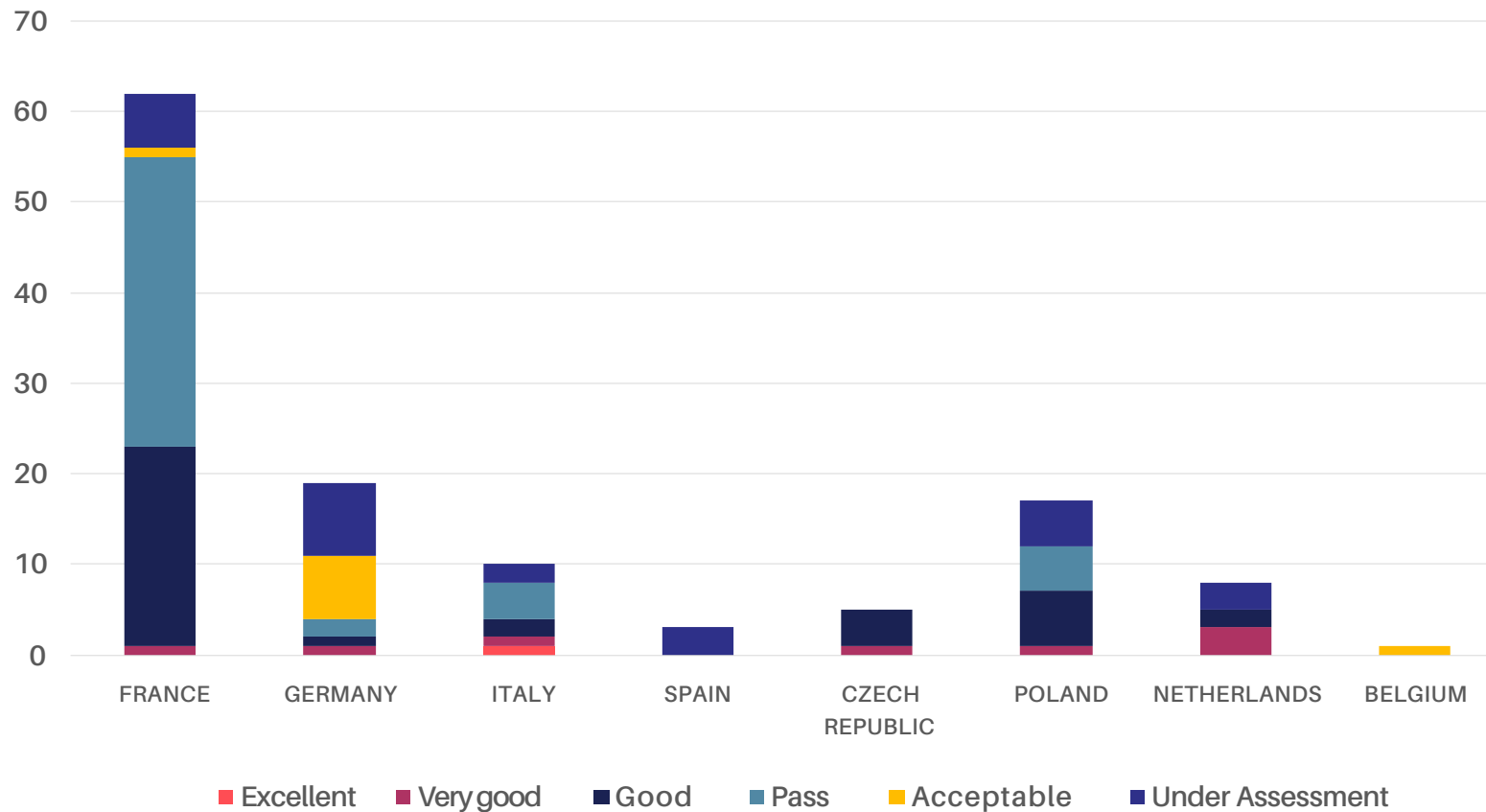
Operational Certification

BREEAM "In-Use" is a sustainability performance rating framework that enables property investors, owners, managers and occupiers to determine and drive sustainable improvements in the operational performance of their buildings. It provides sustainability benchmarking and assurance for all building types.

Unlike other certifications, BREEAM "In-Use" certifies a building based on its performance (construction, facilities, arrangement and services installed) and the management of the building. Energy represents 52% of the rating, demonstrating just how important it is to focus on improving our energy efficiency.

We hold BREEAM "In-Use" ratings across the portfolio ranging from "Excellent" to "Acceptable".

BREEM In-Use grading (by country)



PDA A – Allee des Peupliers (Saint-Vulbas)

As part of AEW's resilience strategy, this case study highlights work undertaken at the site of the Allee des Peupliers in Saint-Vulbas, near Lyon in the South of France. This site is under development and represents a good example of the steps taken by AEW to build resilience.



Research into the site:

A study of the building, its characteristics and its locality has been conducted. The asset lies in the north of the city of Saint-Vulbas, which is northeast of Lyon in the South of France.

Identification of climate-related concerns:

The 12 climate-related risks identified by AEW were next assessed to establish which will have the greatest potential impact on the asset. The most critical climate-related risks for this asset are:

- Rising air temperatures
- Extreme precipitation
- Heatwaves and flooding

Vulnerability assessment of the asset:

To evaluate the climate-related impacts of these risks on the building, AEW undertook an energy-modelling exercise using the climate scenario of RCP 8.5 (IPCC – Horizon 2050). This exercise investigated building characteristics, such as ventilation, indoor temperature, lighting and how they would be impacted by climate change. The energy-modelling analysis also enabled the identification of resilience measures that could mitigate the effects of climate change on the building. These resilience measures could include the installation of sun breakers, the development of vegetation on the roof and climate-efficient woodwork outside the building.

AEW also performed a cost-benefit analysis, comparing the cost of action versus inaction for the implementation of these resilience measures. Inaction costs almost twice as much as inaction.

Adaptation strategies: The energy modelling and cost analysis led to the adaptation strategies, which are a set of recommendations to limit the impact of climate-related risks identified. Each risk is coupled with a specific adaptation strategy and a set of recommendations linked to the strategy. The costs (EUR), impact (low, medium, high) and time-horizons (immediate, one year, five years) of each recommendation are also considered. For example, the risk of floods and extreme precipitation is linked to the adaptation strategy of waterproofing the building and protecting essential equipment. This strategy is then linked to a set of eight recommendations that include building wall protection near vital equipment (electricity, etc), raising the equipment and stocks, planning for watertight doors, isolating electric circuits and installing sensors about rising water levels that alert the lifts to go up. Three adaptation scenarios have been defined depending on overall costs and which climate-related risks are being tackled.

Conclusion: The climate vulnerability assessment enabled AEW to identify the principal risks linked to the Logistis asset in Saint-Vulbas and establish which resilience measures to deploy. In short, the assessment demonstrated that the cost of inaction is significant and that the asset is particularly at risk of flooding and extreme precipitation events due to its geographical location. The best way to increase the resilience of the Saint-Vulbas asset is to implement a series of protection systems, as highlighted by the recommendations. An update to this assessment will be conducted when the development of this asset is complete.

Environmental Performance and Data

LOGISTIS reports to the Greenhouse Gas Protocol reporting standard, using the Operational Control boundary (an assessment that determines the direct and indirect emissions associated with the fund). The environmental data in scope for this report has achieved Limited Assurance to the ISO 14064-3 Greenhouse Gas Verification Standard.

LOGISTIS calculates emissions through the Greenhouse Gas Protocol reporting standard, using the Operational Control boundary (an assessment that determines the direct and indirect emissions associated with the fund). The environmental data in scope for this report has been subject to Limited Assurance from ISO 14064-3 Greenhouse Gas Verification Standard.

The main entities included within the organisational boundary are:

- Assets within the LOGISTIS fund owned and operationally controlled by AEW, post construction or purchase.
- Assets within the LOGISTIS fund owned by AEW but operationally controlled by tenants.

The emission sources included in the report are:

- **Scope 1:** natural gas from LOGISTIS owned sites
- **Scope 2:** purchased electricity from LOGISTIS owned sites
- **Scope 3:** fuel-and-energy-related activities not included in scope 1 and 2; emissions from waste and water treatment; purchased goods and services relating to water supply only; downstream leased emissions from tenant-controlled spaces that report electricity and/or fuel use.

Scope 1 emissions are entirely stationary combustion emissions from natural gas use or LPG use at site. In 2022 AEW LOGISTIS' scope 1 emissions were 7,890 tCO₂e. Emissions are down in 2022 from 3,820 tCO₂e in 2021. This is predominantly due to re-scoping of several sites from scope 3 emissions (i.e., removal of emissions from 3rd party/tenant control to AEW's operational control).

Our reported scope 2 emissions are entirely from procured electricity i.e., emissions from electricity bought for use at AEW owned sites. In 2022, AEW LOGISTIS' emissions were 10,580 location-based (LB) tCO₂e, or 12,936 market-based* (MB) tCO₂e for scope 2. Emissions in Scope 2 increased in 2022 due to increased estimation, increased number of sites and re-scoping of sites from scope 3 to scope 2.



*Market-based emissions are higher than location-based emissions because the residual grid emissions factor was used for MB calculations if there was no renewable energy in the contract, or to cover a portion of the contract not procured as renewable. This is higher than the location-based emissions factor as it only factors in the portion of the grid electricity produced with non-renewable sources in each country.

Environmental Performance and Data

Overall scope 3 emissions have decreased since 2021 due to re-scoping of several sites into our reported scope 2 figure.

The largest scope 3 emissions category is downstream leased assets accounting for 67% of our scope 3 emissions. This encompasses gas and electricity from tenant owned

utilities. This is a decrease from 2021 due to re-scoping of some sites into scope 2.

The smallest category of scope 3 emissions is water supply. This falls within our purchased goods and services (PG&S) category. This makes up 0.1% of our total scope 3 emissions but has increased since 2021 due to increased estimation

and an increase in the number of sites reported. Fuel-and-energy related activities (FERA) accounts for 6% of scope 3 emissions in 2022.

Waste (solid waste) and wastewater account for 26% of scope 3 emissions. This source of emissions has increased since 2021 due to increased estimation and an increase in the number of sites reported.

Table 01 **Total Energy Consumption**

	2017 (baseline)	2018	2019	2020	2021	2022
Total consumption per sqm (kWh)	-	55.2	55.5	54.6	50	53
Total portfolio floor area (m ²)	-	3,216,462	3,588,098	2,891,981	3,280,376	3,736,287**
Electricity						
Total consumption absolute (MWh)	110,560	128,293	132,085	87,549	91,830	110,882
Landlord control	-	0	244	1,723	10,520	32,972
Tenant control	110,560	128,293	131,840	85,825	81,310	77,910
[Of which amount estimated]	[19,211]	[1,503]	[9,571]	[555]	[521]	[2,093]
[Percentage estimated]	-	-	-	-	-	[2%]
Number of assets	86	104	108	96	109	128
Total electricity consumption per sqm (kWh)		39.9	36.8	30.3	28	30
Natural Gas						
Total consumption absolute (MWh)	55,023	49,372	67,040	70,419	72,182	88,768
Landlord control	-	-	3,628	830	20,853	43,233
Metered to tenants	55,023	49,372	63,410	69,589	51,329	45,545
[Of which amount estimated]	[23,902]	[-]	[4,306]	[441]	[245]	[2,350]
[Percentage estimated]	-	-	-	-	-	[3%]
Number of assets	75	104	108	96	109	102*
Total natural gas consumption per sqm (kWh)		15.3	18.7	24.3	21.4	24

*Total number of assets using natural gas which is 99 in 2022

**Including 4 assets which were disposed of in May 2022

Greenhouse Gas Emissions (tonnes CO₂) Location-based

GHG Scope	Category	2017	2018	2019	2020	2021	2022
Scope 1	Direct emissions	-	-	667	153	3,820	7,890
Scope 2	Location-based	-	-	104	366	2,870	10,508
Scope 3*	All other indirect emission	37,833	44,533	48,691	34,351	29,386	31,748
Total emissions		37,833	44,533	49,462	34,870	36,076*	50,145*

*Includes electricity, natural gas, water and waste

Greenhouse Gas Emissions (tonnes CO₂) Market-based

GHG Scope	Category	2017	2018	2019	2020	2021	2022
Scope 1	Direct emissions	-	-	667	153	3,820	7,890
Scope 2	Market-based	-	-	61	458	1,938	12,936
Scope 3*	All other indirect emissions	37,833	44,533	48,691	34,351	29,386	31,748*
Total emissions		37,833	44,533	49,419	34,962	35,144	52,574

*Downstream leased assets (tenants' energy consumption), water and wastewater.

Verification Statement

Introduction

Accenture has been contracted by AEW for the independent third-party verification of direct and indirect carbon dioxide equivalent emissions (CO₂e) from the Logistis fund as provided in the 2022 GHG Report to a limited level of assurance. This verification exercise has been performed to the ISO 14064-3 standard. Note that this document and verification exercise pertains to the emissions originating from the Logistis Fund only and not AEW entity level emissions.

Declaration of Independence

The Accenture verification team acted independently from AEW. The verification team have performed an objective review, safeguarded against potential self-interest threats by:

1. Ensuring no member of the verification team has a business relationship or mutual business interest with AEW, its directors, or managers beyond that required of this assignment.
2. Ensuring no member of the verification team holds a direct or indirect financial interest in AEW
3. Ensuring that the team who works on the GHG Calculation are separate from the team who worked on the verification; and
4. Establishing there is no known conflict of interest between Accenture and AEW, including any close connections or previously held positions of employment.
- 5.
- 6.

Roles and Responsibilities

The management of AEW is responsible for the organisation's GHG information system, the collection and maintenance of records and reporting procedures in accordance with that system. AEW has support from the Accenture GHG reporting team in the calculation and determination of GHG emissions information for the purposes of external reporting.

The Accenture GHG reporting team are responsible for the summation and calculation (including estimates where appropriate) of GHG emissions for all assets situated within the following countries: Poland, Czech Republic, Belgium, Netherlands, Spain, Italy and Germany. AEW employ software solution company, Deepki, to collect and calculate energy consumption data for assets situated in France. The Accenture GHG team rely on estimate calculations made by Deepki for French assets.

It is the Accenture verification team's responsibility to express an independent GHG verification opinion on the emissions as provided in AEW's 2022 GHG assertion for the periods: 1st January 2022 – 31st December 2022.

Description of Activities

The operational boundary being considered for this exercise is defined as the following emissions sources:

- Scope 1 (Direct) – Emissions arising from the stationary combustion of gaseous and liquid fuels in facilities and operations.
- Scope 2 (Energy Indirect) – Emissions arising from purchased electricity (location- and market-based)
- Scope 3 (Other Indirect, Partial)
 - Waste
 - Water Supply
 - Water Treatment
 - Purchased Goods and Services
 - Fuel- and Energy-Related Activities
 - Downstream Leased Assets



Objectives

The objectives of this verification exercise were, by review of objective evidence, to confirm whether any evidence existed that the GHG emissions as declared in the organisation's GHG assertion were not: accurate, consistent, transparent and free of material error or omission in accordance with the criteria outlined below.

Note that this verification is in relation to the full GHG footprint of the Logistis fund disclosed in AEW's annual report. Though the report is built from some of the same underlying data, timing differences and improvements in accuracy since the submission of the Logistis footprint for the purposes of GRESB reporting mean that this verification does not make any conclusions on the completeness or accuracy of the data in the GRESB submission.

In line with data quality hierarchy, we have verified against the source of data that provides the utmost level of certainty (invoices and exports directly from providers). In the case that the data on the GRESB collection template differs from the data provided on invoices, Accenture have consistently verified against invoices as the source of truth for the datapoint.

Criteria

Criteria against which the verification assessment was undertaken:

- i. Reporting standard: World Resource Institute's Greenhouse Gas Protocol Corporate Accounting and Reporting Standard
- ii. Reference calculation methodologies:
 - a. Scope 1 emissions – World Resources Institute/World Business Council for Sustainable Development: Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard, Revised Edition (the GHG Protocol);
 - b. Scope 2 emissions: World Resources Institute: GHG Protocol Scope 2 Guidance: An Amendment to the GHG Protocol Corporate Standard
 - c. Scope 3 emissions - World Resources Institute/World Business Council for Sustainable Development: GHG Protocol: Corporate Value Chain (Scope 3) Accounting and Reporting Standard



Level of Assurance and Materiality

The chosen level of assurance must reflect the needs of intended users of the GHG assertion, as well as the relative degree of confidence required by Accenture in order to provide our conclusions.

Accenture and AEW agreed that a limited level of assurance would be applied during this verification exercise. For this level of assurance, Accenture provides a limited assurance statement asserting that there is no evidence in the GHG assertion is not materially correct.

Through both qualitative and quantitative consideration, it was agreed that the Accenture verification team shall establish a materiality threshold of 5% of the total footprint of the Logistis fund for this exercise.

Verification Opinion

We planned and performed our work to obtain the information, explanations, and evidence that we considered necessary to provide a limited level of assurance based on the process and procedures conducted.

We conducted our verification of AEW's GHG assertion, which included assessment of the company GHG information system, monitoring and reporting methodology. This assessment included the collection of evidence supporting the reported data and multiple checks relative to the provisions of the legislation, reporting standard and calculation methodologies referenced in the verification criteria.

Accenture's approach is risk-based, drawing on an understanding of the risks associated with calculating GHG emission information and the controls in place to mitigate these risks. Our examination included assessment, on a limited sample basis, of evidence relevant to the reporting of emissions information.

Based on the data and information provided by AEW and the processes and procedures conducted, Accenture concludes with limited assurance there is no evidence that the GHG assertion:

- is not materially correct,
- is not a fair representation of the GHG emissions data and information, and
- is not prepared in accordance with the criteria listed above.

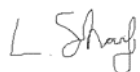
It is our opinion that AEW has established sufficient systems for the collection, aggregation and analysis of quantitative data for determination of these GHG emissions for the stated period and boundaries. The GHG information for the period 01/01/2022 – 31/12/2022 is verified by Accenture to a limited level of assurance, consistent with the agreed verification scope, objectives and criteria. 100% of emissions by scope are verified as:

Reporting Period: 01/01/2022 – 31/12/2022			
Scope 1	Scope 2 (Location-Based)	Scope 2 (Market-Based)	Scope 3*
Reported Emissions: 7,890 tCO _{2e}	Reported Emissions: 10,508 tCO _{2e}	Reported Emissions: 12,936 tCO _{2e}	Reported Emissions: 31,748 tCO _{2e}
Total Scope 1, 2 & 3 (Location-Based):		50,145 tCO _{2e}	
Total Scope 1, 2 & 3 (Market-Based):		52,574 tCO _{2e}	

Observations

- Accenture found the completeness and transparency of estimations performed on the French sites by Deepki to be inconsistent. Therefore, we include a strong recommendation to address this issue in future reporting periods so that estimation at Landlord and Tenant level are clear.
- Based on our work, Accenture considers that all other material GHG sources are appropriately identified and reported on.
- All material errors in reported data identified during the verification process have been duly corrected.

Attestation



Laila Sharif

LEAD VERIFIER - On behalf of Accenture

No member of the verification team has a business relationship with AEW, its Directors or Managers beyond that required of this assignment. We conducted this verification independently and to our knowledge there has been no conflict of interest.



*Deepki were unable to split estimated consumption data for French sites between which was Tenant and Landlord controlled (i.e. how estimated data should be portioned between Scope 1&2 or Scope 3). Therefore, our verification opinion omits any conclusions on the apportionment of estimated data for French sites and we rely on the apportionment performed by Deepki when stating total emissions.

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