

Information Statement
on our Policy on
the Integration of Sustainability Risks in the Investment Decision-Making Process

Issued by IRES Fund Management Limited

In respect of:

- Irish Residential Properties Fund (the "**QIAIF**")
- Irish Residential Properties REIT plc (the "**REIT**")

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Sustainable Finance Transparency

The European Union has introduced a series of legal measures (the primary one being the Sustainable Finance Disclosures Regulation (Regulation (EU) 2019/2088)) requiring firms that manage investment funds to provide transparency on how they integrate sustainability considerations into the investment process with respect to the investment funds they manage.

Our Approach to Sustainable Investment

At IRES Fund Management Limited ("**IRES Fund**"), we believe that investors, and asset managers that invest on their behalf, have a responsibility to make their investments in a way that effectively supports a sustainable society. We understand the importance of integrating environmental, social, and governance ("**ESG**") factors into the investment and risk processes and believe that this is aligned with the aim of achieving long-term positive financial performance for our investors.

What is a Sustainability Risk?

In this context, a sustainability risk is considered to be an environmental, social or governance event or condition that, if it occurs, could cause an actual or potential material negative impact on the value of an investment.

Information on How we Integrate Sustainability into the Investment Decision-Making Process

Due to the nature of the QIAIF and the REIT (each a "**Fund**", together the "**Funds**"), IRES Fund does not actively trade in securities. The QIAIF was established solely to invest in the REIT and the REIT was established to invest primarily in residential rental accommodations and ancillary and/or strategically located commercial property in Ireland.

Accordingly, given the investment focus of the QIAIF, IRES Fund does not integrate sustainability risks into the investment decision-making process.

For the REIT, as part of the process to undertake appropriate due diligence on investments, we will conduct a level of research on each proposed investment (i.e. a consideration of fundamental and quantitative elements such as financial position, revenue, capital structure etc.) and this may also involve qualitative and non-financial elements such as the consideration of ESG factors and sustainability risk.

We recognise the importance of integrating ESG factors and this sustainability risk assessment into our investment research process and our risk management process – both initially and on an ongoing basis for the duration of the period we hold an investment or pursue a particular investment strategy.

¹ Note – when updates are made to this information statement, updated text will be clearly identifiable.

The form of our consideration of ESG factors and sustainability risk may involve the review of ESG data and analysis provided by third party data providers. However, and particularly given the limited basis on which such data is available and the subjective nature of some of this data relative to ESG factors, our analysis may rely primarily on fundamental research and analysis undertaken on a proprietary basis by our portfolio management and risk management teams.

In some cases, ESG factors may be integrated into the investment decision making process by way of quantitative scoring metrics or ratings provided by external ESG ratings agencies. These ratings can be used as part of the approach to ESG integration, for example, by adjusting ratings based on financial criteria up or down based on the ESG rating.

In respect of each Fund, our investment approach and decision-making processes are based on clearly defined investment parameters, as contained in the relevant fund documents. For more details, please refer to the fund documents of the relevant Fund.

Further Information

This Information Statement is issued for information purposes only.

This Information Statement is not intended as investment advice and is not an offer or a recommendation about managing or investing assets and should not be used as the basis for any investment decision.

The information contained herein is current as of the date of issuance and is subject to change without notice.

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No risk management technique can guarantee the mitigation or elimination of risk in any market environment.

Past performance is not a guarantee or a reliable indicator of future results and an investment could lose value. All investments involve risk, including the possible loss of capital.

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