

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

Issued by IRES Fund Management Limited (“IFML” the “AIFM”)

In respect of:

- Irish Residential Properties REIT plc (“I-RES” the “Fund”)

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1. Sustainable Finance Transparency

The European Union’s Sustainable Finance Disclosures Regulation (Regulation (EU) 2019/2088) (“SFDR”) requires firms that manage investment funds to provide transparency on how they integrate sustainability considerations into the investment decisions. This information statement, for SFDR Article 3 disclosure, outlines how IRES integrates sustainability risks, defined under the SFDR, as an environmental, social or governance (“ESG”) event or condition that, if it occurs, could cause an actual or potential material negative impact on the value of an investment, into its investment decision making process.

2. Our Approach to Sustainable Investment

At IFML 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 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.

I-RES has an established ESG strategy that is incorporated into our investment decisions and overall approach to responsible asset management. This strategy has continued to evolve, most recently through the introduction of a Double Materiality Assessment to better understand and respond to the impacts I-RES has on the environment and society (impact materiality), as well as the sustainability risks I-RES is exposed to (financial materiality). We are actively developing a pathway to achieve Net Zero by 2050, with a strong focus on improving the energy efficiency of I-RES’ portfolio and increasing the use of renewable energy sources. Further information on I-RES’ ESG Strategy can be found in I-RES’ ESG report [here](#).

3. Governance

The I-RES Board holds overall responsibility for directing and implementing its ESG strategy including monitoring the measures taken to mitigate sustainability risks. The I-RES Board Sustainability Committee holds primary responsibility for developing and recommending its ESG strategy to the Board. The I-RES Board and the I-RES Board Sustainability Committee continuously assess and monitor IRES’s approach to ESG through ongoing engagements with the CEO, management, investor relations, the sustainability function and employees. The ESG Steering Executive Committee, comprised of senior management including I-RES’ Chief Executive Officer, Chief Financial Officer, Managing Director - Operations, Company Secretary and General Counsel and Managing Director - Capital Markets and Portfolio Management, monitors I-RES’ ESG performance and execution, ensuring ESG plans are agreed and integrated into every aspect of the business. IFML and I-RES review our ESG policy and procedures periodically to ensure alignment with evolving regulatory requirements and industry best practices. The IFML Board have approved this policy outlining how we incorporate sustainability risks into our investment decision making process. Further information on our ESG Governance can be found in I-RES’ ESG report.

4. Integration of Sustainability Risks into our Investment Decision-Making Process

As a Real Estate Investment Trust (REIT) I-RES does not actively trade in securities. I-RES is focused on investing primarily in residential rental properties, along with ancillary or strategically located commercial real estate in Ireland. At IFML, we integrate sustainability risks into our investment decision-making and risk management processes during the acquisition of an asset and the operation of an asset.

Our investment decision-making process for acquisitions follows three key steps: 1) Due-diligence, 2) Development of an acquisition scorecard and 3) Investment recommendation and decision.

We conduct a comprehensive due-diligence assessment to evaluate financial, operational, and sustainability-related factors. This includes identifying key sustainability risks such as energy efficiency, measured through indicators such as Building Energy Ratings (BER) and the type of heating system, and the Walk Score, which evaluates the walkability and connectivity of the asset's location and surrounding community.

Following due diligence, we input the findings into an acquisition scorecard that integrates both financial metrics and non-financial indicators, including the identified sustainability indicators. These factors contribute to an overall sustainability score, which is considered alongside other investment criteria on the scorecard such as financial performance and strategic alignment.

The final investment recommendation, supported by the due diligence findings and scorecard evaluation, is presented to the Board for approval. The overall sustainability score plays an integral role in informing both the investment decision and the valuation of the asset.

All assets held within our portfolio are reviewed annually using a structured asset report card. Like our acquisition scorecard, this report includes key sustainability metrics such as energy efficiency indicators and Walk Score evaluations. This asset-level reporting informs our investment decisions and guides the allocation of capital as part of the annual budget planning process. Defined KPIs are reviewed regularly to ensure each asset continues to align with our sustainability objectives and overall operational performance targets.

When available and applicable, we use ESG data and analysis from third-party providers to support our investment decisions. However, as this data can be limited or subjective, we also rely on fundamental in-house research conducted by our portfolio management and risk teams to ensure a more comprehensive assessment.

Our investment approach and decision-making processes are based on clearly defined investment parameters, as set out in I-RES's Investment Policy.

5. 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.

We do not make any express or implied warranties or representations as to the completeness or accuracy or accept responsibility for errors.

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.

IRES Fund Management Limited has its registered office at South Dock House, Hanover Quay, Dublin 2, Ireland, D02 XW94.

IRES Fund Management Limited is authorised in Ireland and regulated by the Central Bank of Ireland.