

SECOND PARTY OPINION (SPO)

Sustainability Quality of the Issuer and Green Finance Programme
Asset Pool

Wereldhave N.V.
10 March 2020

CONTENTS

Overall Evaluation of the Green Financing Programme	3
ISS ESG ASSESSMENT SUMMARY	3
Contribution of the Green Finance Programme to the UN SDGs	4
ISS ESG SPO ASSESSMENT	5
PART I: GREEN BOND/ LOAN PRINCIPLES	5
PART II: SUSTAINABILITY QUALITY OF THE ASSET POOL	9
Green commercial real estate	9
PART III: ASSESSMENT OF WERELDHAVE'S ESG PERFORMANCE	11
ANNEX 1: ISS ESG Corporate Rating	13
ANNEX 2: Methodology	18
About ISS ESG SPO	19

Overall Evaluation of the Green Financing Programme

Wereldhave N.V. (Wereldhave) commissioned ISS ESG to assist with its Green Financing Programme by assessing three core elements to determine the sustainability quality of the instrument:

1. Wereldhave's Green Finance framework – benchmarked against the International Capital Market Association's (ICMA) Green Bond Principles (GBPs) and the Green Loan Principles (GLPs).
2. The asset pool – whether the projects aligned with ISS ESG's issue-specific key performance indicators (KPIs) (See Annex 2).
3. Wereldhave's sustainability performance, according to the ISS ESG Corporate Rating.

ISS ESG ASSESSMENT SUMMARY

SPO SECTION	SUMMARY	EVALUATION ¹
Part 1: Performance against GBPs and the GLPs	The issuer has defined a formal concept for its Green Finance Programme regarding use of proceeds, processes for project evaluation and selection, management of proceeds and reporting. This concept is in line with the ICMA GBPs.	Positive
Part 2: Sustainability quality of the asset pool	The overall sustainability quality of the asset pool in terms of sustainability benefits, risk avoidance and minimisation is good based upon the ISS ESG Green Finance KPIs. The Green Finance KPIs contain a clear description of the eligible asset category: green commercial buildings. All assets of the asset pool are located in highly regulated and developed countries. Legislative frameworks in those countries set minimum standards, which reduce environmental and social risks.	Positive
Part 3: Issuer sustainability performance	The issuer itself shows a medium sustainability performance and has been given a rating of C+, which classifies it as 'Prime' by the methodology of the ISS ESG Corporate Rating. It is rated 14 th out of 364 companies within its sector as of 10.03.2020. This equates to a high relative performance, with a Decile Rank ² of 1.	Status: Prime Rating: C+ Decile Rank: 1

¹ ISS ESG's evaluation will remain valid until any modification of the Green Finance Framework or addition of new assets into the asset pool by the issuer and as long as the Corporate Rating does not change (last modification on the 17.09.2019). The controversy check of the underlying assets was conducted on the 07.01.2020.

² Rank relative to industry group. 1 indicates a high relative ESG performance, while 10 indicates a low relative ESG performance.


Contribution of the Green Finance Programme to the UN SDGs

Based on the assessment of the sustainability quality of the green finance programme asset pool and using a proprietary methodology, ISS ESG assessed the contribution of the Wereldhave's green finance programme to the Sustainable Development Goals defined by the United Nations (UN SDGs).

This assessment is displayed on 5-point scale (see Annex 2 for methodology):



Each of the Use of Proceeds categories has been assessed for its contribution to, or obstruction of, the SDGs:

USE OF PROCEEDS	CONTRIBUTION OR OBSTRUCTION	SUSTAINABLE DEVELOPMENT GOALS
Commercial Green Buildings	Significant contribution	

ISS ESG SPO ASSESSMENT

PART I: GREEN BOND/ LOAN PRINCIPLES

1. Use of Proceeds

Wereldhave intends to use the net proceeds of green finance instruments issued under this Framework to finance or refinance, in whole or in part, sustainable and energy efficient real estate assets (“Eligible Assets”).

Eligible Assets are required to meet the eligibility criteria included in the table below. The Eligible Assets are also mapped to the UN SDGs and EU Taxonomy of sustainable economic activities.

CATEGORY	ELIGIBILITY CRITERIA	EU TAXONOMY OBJECTIVES AND ECONOMIC ACTIVITIES
Green Buildings	<p>Newly constructed, existing and renovated commercial buildings which meet one or more of the following criteria:</p> <ul style="list-style-type: none"> ▪ BREEAM New Construction, Refurbishment and Fit Out, or In-Use ≥ “Very Good” certified ▪ EPBD Energy Performance Certificate (EPC) with a minimum Energy Performance label of “A” ▪ Renovation that will achieve, or has achieved, energy savings of at least 30% in comparison to the baseline energy performance of the building 	<p>Environmental objective :</p> <p>Climate change mitigation</p> <p>Economic activities:</p> <p>26.2 Construction of new buildings</p> <p>26.3 Renovation of existing buildings</p> <p>26.5 Acquisition and ownership of buildings</p>

Opinion: ISS ESG considers the Use of Proceeds’ description provided by Wereldhave’s Green Finance Framework and the selected eligible criteria as aligned with the Green Bond/Loan Principles. Mapping the Use of proceeds category to the UN SDGs and to the EU taxonomy objectives reflects best market practice.

2. Process for Project Evaluation and Selection

The use-of-proceeds defined in the Wereldhave's Framework regard sustainable and energy efficient real estate assets which contribute to social and sustainable engagement in local communities. Hence, all potential Eligible Assets first and foremost comply with environmental and social laws and regulations as well as Wereldhave's policies and standards which aim to manage and mitigate environmental, social and governance risks. These include, but are not limited to, the Wereldhave Environmental and Sustainability Policy and Supplier Code of Conduct.

On at least an annual basis, the Group Treasurer and Group CSR Manager review existing and potential Eligible Assets. Subsequently, the Wereldhave Management Team (consisting of CEO, CFO, and country directors) verifies whether the proposed assets comply with the definition of Eligible Assets as included in 1. Use of proceeds paragraph, and subsequently approves the final list of Eligible Assets.

Opinion: ISS ESG considers the Process for Project Evaluation and Selection provided by Wereldhave's Green Finance Framework as aligned with the GBPs and the GLPs. Eligibility criteria are defined and transparent, and the projects selected show alignment with the sustainability strategy of the issuer.

3. Management of Proceeds

The Wereldhave Group Treasurer will manage the net proceeds of issued green finance instruments on a portfolio basis. As long as the green finance instruments issued under this Framework are outstanding, Wereldhave aims to allocate an amount equivalent to the net proceeds of these instruments towards a portfolio of Eligible Assets.

If a specific project is divested, discontinued or does no longer meet the definition of Eligible Assets as included in paragraph "1. Use of Proceeds", it will be removed from the portfolio of Eligible Assets. In such a scenario, Wereldhave will strive to replace the project with another Eligible Assets as soon as reasonably practicable. Wereldhave aims to ensure that the total volume of issued green finance instruments will not exceed the value of portfolio of Eligible Assets.

Wereldhave intends to fully allocate the net proceeds of issued green finance instruments within 12 months after issuance. Pending the allocation of the net proceeds to the portfolio of Eligible Assets, or in case insufficient Eligible Assets are available, Wereldhave will manage the unallocated proceeds in line with its treasury policy.

The allocation of the net proceeds of issued green finance instruments to the portfolio of Eligible Assets will be reviewed and approved by the Wereldhave Management Team on at least an annual basis, until full allocation of the net proceeds of issued green finance instruments.

Opinion: ISS ESG finds that Management of Proceeds proposed by Wereldhave is well aligned with the GBPs and the GLPs. Wereldhave has procedures in place in case of postponement or divestment and intends to replace the project with another eligible asset.

4. Reporting

Allocation of proceeds reporting

On an annual basis, until full allocation, Wereldhave will report to investors on the allocation of the net proceeds of issued green finance instruments to its portfolio of Eligible Assets. The report provides the following information:

- an overview of the green finance instruments issued under the Framework and the total amount outstanding (in EUR) of issued green finance instruments
- the allocation of the net proceeds of issued green finance instrument to a portfolio of Eligible Assets, including information on:
 - the composition of the portfolio of Eligible Assets
 - a breakdown by geographical area (country level)
 - a breakdown of new financing vs. refinancing (i.e. share of allocation to projects under construction/refurbishment and share of allocation to existing projects)
- the amount of unallocated proceeds, if any

Impact reporting

On an annual basis, Wereldhave intends to report on the environmental impact of the portfolio of Eligible Assets to which the proceeds of issued green finance instruments have been allocated. The impact reporting will include:

- An overview of Eligible Assets and their environmental classification (i.e. BREEAM certification, EPC label, refurbishment), including the classification level where applicable (e.g. “Very Good”, “EPC label A”).
- Energy intensity of the Eligible Assets (in kWh/m²) (scope 1 and 2)
- Carbon intensity of the Eligible Assets (in kg CO₂e/m²) on a market-based approach (scope 1 and 2)
- Onsite renewable energy generation powering the Eligible Assets and/or distributed to the grid (in kWh)
- Offsite renewable energy purchase (in kWh)
- Science-Based Targets initiative-validated target
- Selected case studies of Eligible Projects

The allocation- and impact reporting will be made publicly available as part of the annual report and will be available on the Investors section of the Wereldhave corporate website³.

Opinion: ISS ESG finds that the reporting proposed by Wereldhave is aligned with the GBPs and the GLPs and with market best practices. Wereldhave is committed to annually report on allocation of proceeds and the impact of the proceeds in an exhaustive manner. Wereldhave has stated and included clear indicators (science- and market-based) for its impact reporting, reflecting best market practices.

³ <http://www.wereldhave.com/investor-relations/>

External review

Second Party Opinion

Prior to the inaugural issuance under its Framework, Wereldhave has commissioned ISS ESG to provide a Second Party Opinion for its Green Finance Framework.

Independent verification

Wereldhave will appoint an independent verifier to provide a post-issuance review addressing the allocation of the net proceeds of issued green finance instruments on an annual basis until full allocation, or in case of significant changes in the allocation of proceeds.







PART II: SUSTAINABILITY QUALITY OF THE ASSET POOL

Green commercial real estate

As a Use of Proceeds category, green commercial real estate has a significant contribution to the SDG 11 “Sustainable cities and communities” when subject to strict sustainability labels or certificates.

Additionally, when considering the deeper ESG management, commercial real estate can be associated to other SDGs.

The table below presents the findings of an ISS ESG assessment of the assets (re-) financed against KPIs and the association with SDGs based on a mapping methodology.

ASSESSMENT AGAINST ISS ESG KPI	ASSOCIATION WITH THE SDGS
Prerequisite for Green Buildings	
<ul style="list-style-type: none"> ✓ 100% of assets underwent an appropriate and detailed selection process that ensures good standards regarding energy efficiency. 	 
Site selection	
<ul style="list-style-type: none"> ✓ 100% of assets have a policy on responsible site selection in place (e.g. brownfield development, exclusion of protected areas and sites of high environmental value). 	
<ul style="list-style-type: none"> ✓ 100% of the assets are located within 1 km from one or more modalities of public transport. 	
Construction standards	
<ul style="list-style-type: none"> ✓ 100% of assets are located in the Netherlands, France and Belgium where high labour and health and safety standards are in place (e.g. ILO core conventions). 	
<ul style="list-style-type: none"> ✓ 100% of assets provide for sustainable procurement regarding building materials (e.g. recycled materials, third-party certification of wood-based materials). 	

Water use minimization in buildings

- ✓ 100% of assets provide for measures to reduce water consumption (e.g. water metering, high-efficiency fixtures and fittings, rainwater harvesting).



Safety of building users

- ✓ 100% of assets provide for measures to ensure operational safety (e.g. emergency and safety measures, exits, fire sprinklers, fire alarm systems).



Sustainability labels / Certificates

- ✓ 62% of assets received a “very good” or “excellent” BREEAM certification. 15% of assets received an EPC label “A” and a “very good” or “excellent” BREEAM certification. 28% of assets received an EPC label “A”.



Controversy assessment

The controversy assessment on the assets revealed one severe controversy in one of the commercial buildings. Dysfunctionality of a lift caused the death of a child. Investigation is still ongoing.

The controversy assessment on the other assets did not reveal any further controversial activities or practices that could be attributed to the assets.

PART III: ASSESSMENT OF WERELDHAVE'S ESG PERFORMANCE

The ISS ESG Corporate Rating provides a rating and then designates a company as 'Prime'⁴ or 'Not Prime' based on its performance relative to the industry sector. It is also assigned a Decile Rank, indicating this relative industry group performance, with 1 indicating a high relative ESG performance, and 10 a low relative ESG performance.

COMPANY	STATUS	Rating	DECILE RANK
WERELDHAVE N.V.	PRIME	C+	1

This means that the company performed well in terms of sustainability, both compared against others in the industry and in terms of the industry-specific requirements defined by ISS ESG. In ISS ESG's view, the securities issued by the company therefore meet the basic requirements for sustainable investments.

As of 09.03.2020, this rating places Wereldhave 14th out of 364 companies rated by ISS ESG in the Real Estate industry sector.

Key Challenges facing companies in term of sustainability management in this sector are:

- Green building considerations
- Climate protection, energy efficiency and renewables
- Environmental and social aspects in site selection
- Work safety and accident prevention
- Health and well-being of occupants

In five of the key issues, Wereldhave rates above the average for the sector. A very significant outperformance was achieved in "Climate protection, energy efficiency and renewable" and "Environmental and social aspects in site selection".

The company does not face controversies.

Details on the rating of the issuer can be found in Annex 1.



Robert Hassler, Head of ISS ESG Ratings
London/Munich/Rockville/Zurich

⁴ Prime is only awarded to the top sector performers, often less than 10% of companies within the respective sector.

DISCLAIMER

1. This SPO is valid as long as Wereldhave's Green Finance Framework remains unchanged and on the basis of the information received as the date of issuance. Future modifications to Wereldhave's ESG Corporate Rating and changes to the asset portfolio are out of scope of the present SPO.
2. ISS ESG uses a scientifically based rating concept to analyse and evaluate the environmental and social performance of companies and countries. In doing so, we adhere to the highest quality standards which are customary in responsibility research worldwide. In addition, we create a Second Party Opinion (SPO) on bonds based on data from the issuer.
3. We would, however, point out that we do not warrant that the information presented in this SPO is complete, accurate or up to date. Any liability on the part of ISS ESG in connection with the use of these SPO, the information provided in them and the use thereof shall be excluded. In particular, we point out that the verification of the compliance with the selection criteria is based solely on random samples and documents submitted by the issuer.
4. All statements of opinion and value judgements given by us do not in any way constitute purchase or investment recommendations. In particular, the SPO is no assessment of the economic profitability and credit worthiness of a bond but refers exclusively to the social and environmental criteria mentioned above.
5. We would point out that this SPO, in particular the images, text and graphics contained therein, and the layout and company logo of ISS ESG and ISS-ESG are protected under copyright and trademark law. Any use thereof shall require the express prior written consent of ISS. Use shall be deemed to refer in particular to the copying or duplication of the SPO wholly or in part, the distribution of the SPO, either free of charge or against payment, or the exploitation of this SPO in any other conceivable manner.

The issuer that is the subject of this report may have purchased self-assessment tools and publications from ISS Corporate Solutions, Inc. ("ICS"), a wholly-owned subsidiary of ISS, or ICS may have provided advisory or analytical services to the issuer. No employee of ICS played a role in the preparation of this report. If you are an ISS institutional client, you may inquire about any issuer's use of products and services from ICS by emailing disclosure@issgovernance.com.

This report has not been submitted to, nor received approval from, the United States Securities and Exchange Commission or any other regulatory body. While ISS exercised due care in compiling this report, it makes no warranty, express or implied, regarding the accuracy, completeness or usefulness of this information and assumes no liability with respect to the consequences of relying on this information for investment or other purposes. In particular, the research and scores provided are not intended to constitute an offer, solicitation or advice to buy or sell securities nor are they intended to solicit votes or proxies.

ISS is an independent company owned by entities affiliated Genstar Capital ("Genstar"). ISS and Genstar have established policies and procedures to restrict the involvement of Genstar and any of Genstar's employees in the content of ISS' reports. Neither Genstar nor their employees are informed of the contents of any of ISS' analyses or reports prior to their publication or dissemination. The issuer that is the subject of this report may be a client of ISS or ICS, or the parent of, or affiliated with, a client of ISS or ICS.

© 2020 | Institutional Shareholder Services and/or its affiliates

ANNEX 1: ISS ESG Corporate Rating

The following pages contain extracts from Wereldhave's 2020 ISS ESG Corporate Rating.

ESG Corporate Rating

Wereldhave N.V.

Industry	Real Estate	Status	Prime	 RATED BY ISS ESG
Country	Netherlands	Rating	C+	
ISIN	NL0000289213	Prime Threshold	C	
		Decile Rank	1	

Absolute Rating



The assessment of a company's sustainability performance is based on approximately 100 criteria, selected specifically for each industry. A company's failure to disclose, or lack of transparency, regarding these matters will impact a company's rating negatively

Decile Rank



Low relative performance

High relative performance

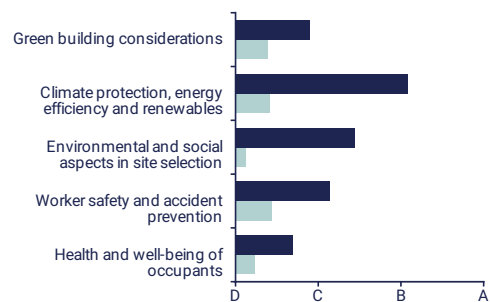
Indicates decile rank relative to industry group. A decile rank of 1 indicates a high relative ESG performance, while a 10 indicates a lower relative ESG performance.

Industry Leaders

Company name (in alphabetical order)	Country	Grade
Gecina S.A.	FR	B-
Mercialys	FR	B-
Vasakronan AB	SE	B-

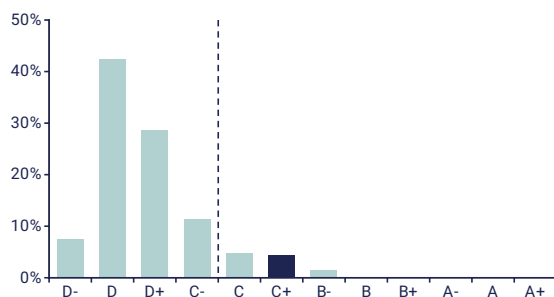
Legend: ■ Industry ■ Company --- Prime

Key Issue Performance

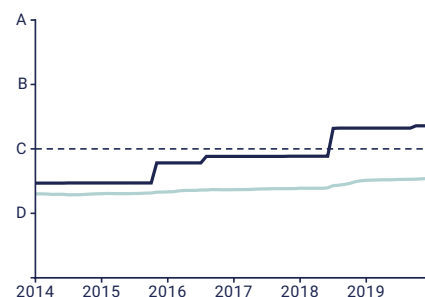


Distribution of Ratings

364 companies in the industry



Rating History



Wereldhave N.V.

Analyst Opinion

Sustainability Opportunities

Apart from providing local employment opportunities, Wereldhave's property portfolio does not comprise real estate properties with a high social benefit such as favourable lease conditions for tenants with a social focus. However, on the environmental side, at the end of 2018, more than 60% of the company's total floor area was estimated to be certified to the green building standard BREEAM. In comparison to the industry average, the percentage is outperforming.

Sustainability Risks

For a real estate company also active in property development, the main sustainability issues include the health and safety of employees, contractors and tenants, resource efficiency of buildings and climate change related risks. Wereldhave does not demonstrate comprehensive strategies to manage the health and safety of employees and contractors, nor have systematic measures been implemented to protect tenants against exposure to e.g. physical, chemical and biological factors, as well as to improve their well-being and security. However, as the company is only active in countries with high social standards and some of these elements are also part of BREEAM certification, its exposure to these risks is considered to be limited.

Regarding the issue of climate change, Wereldhave has set itself greenhouse gas emission and energy reduction targets, and monitors progress towards these targets through environmental audits and the implementation of energy plans for each asset. In addition, measures to improve the energy efficiency of buildings such as installation of LED lighting, photovoltaic panels and procurement of green electricity are implemented. These, however, are not embedded in building design guidelines, nor have they systematically been implemented across the property portfolio. Regarding its tenants, Wereldhave proactively works to promote their environmental awareness by including environmental clauses in its leases.

Governance Opinion

Wereldhave's shareholder structure is dispersed. The largest shareholder is the venture capital firm Van Herk Investments (15% as at August 31, 2019). As far as its governance structure is concerned, separation of managerial and supervisory functions is ensured as all board members are independent. In addition, the chair of the board (Adriaan Nuhn as at July 29, 2019) is independent and independent committees in charge of audit, remuneration and nomination are in place. The compensation scheme is publicly disclosed for some members of the executive management team on an individual basis and sub-divided according to relevant components.

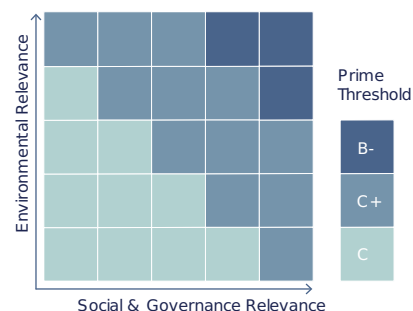
Regarding the company's governance of sustainability, there is no indication of the existence of an independent sustainability committee on board level. In terms of remuneration, the company's remuneration policy includes relevant sustainability performance objectives for the executive management team, specifying that 10% of short term variable remuneration is based on achieving a GRESB Green Star rating, an industry initiative evaluating the sustainability performance of real estate portfolios. This is a good reflection of the company's commitment to integrate sustainability criteria into its business planning. Finally, the company's code of business ethics covers all important aspects such as corruption, antitrust violation, insider dealings and conflicts of interest and requires its employees to confirm in writing that they have read and understood the code. Even though the company has implemented some compliance procedures such as compliance training and confidential reporting channels, it remains unclear whether further measures to ensure ethical business conduct such as procedures to ensure whistleblower protection and comprehensive compliance training, are in place.

Wereldhave N.V.

Methodology - Overview

Industry Classification - The social and environmental impacts of industries differ. Therefore, based on its relevance, each industry analyzed is classified in a Sustainability Matrix.

Depending on this classification, the two dimensions of the ESG Corporate Rating, the Social Rating and the Environmental Rating, are weighted and the sector-specific minimum requirements for the ISS ESG Prime Status (Prime threshold) are defined (absolute best-in-class approach).



Industry Leaders - List (in alphabetical order) of the top three companies in an industry from the ESG Corporate Rating universe at the time of generation of this report.

Key Issue Performance - Overview of the company's performance with regard to the key social and environmental issues in the industry, compared to the industry average.

Major Shareholders & Ownership Summary - Overview of the company's major shareholders at the time of generation of this report. All data as well as the categorisation system for the investor types is based on information from S&P Capital IQ.

Rating History - Development of the company's rating over time and comparison to the average rating in the industry.

Rating Scale - Companies are rated on a twelve-point scale from A+ to D-:

A+: the company shows excellent performance.

D-: the company shows poor performance (or fails to demonstrate any commitment to appropriately address the topic).

Overview of the range of scores achieved in the industry (light blue) and indication of the grade of the company evaluated in this report (dark blue).

Sources of Information - A selection of sources used for this report is illustrated in the annex.

Status & Prime Threshold - Companies are categorized as Prime if they achieve/exceed the sustainability performance requirements (Prime threshold) defined by ISS ESG for a specific industry (absolute best-in-class approach) in the ESG Corporate Rating. Prime companies are sustainability leaders in their industry and are better positioned to cope with material ESG challenges and risks, as well as to seize opportunities, than their Not Prime peers. The financial materiality of the Prime Status has been confirmed by performance studies, showing a continuous outperformance of the Prime portfolio when compared to conventional indices over more than 14 years.

Wereldhave N.V.

Methodology - Overview

The ESG Corporate Rating methodology was originally developed by oekom research and has been consistently updated for more than 25 years.

ESG Corporate Rating - The ESG Corporate Rating universe, which is currently expanding from more than 8,000 corporate issuers to a targeted 10,000 issuers in 2020, covers important national and international indices as well as additional companies from sectors with direct links to sustainability and the most important bond issuers that are not publicly listed companies.

The assessment of a company's social & governance and environmental performance is based on approximately 100 environmental, social and governance indicators per sector, selected from a pool of 800+ proprietary indicators. All indicators are evaluated independently based on clearly defined performance expectations and the results are aggregated, taking into account each indicator's and each topic's materiality-oriented weight, to yield an overall score (rating). If no relevant or up-to-date company information with regard to a certain indicator is available, and no assumptions can be made based on predefined standards and expertise, e.g. known and already classified country standards, the indicator is assessed with a D-.

In order to obtain a comprehensive and balanced picture of each company, our analysts assess relevant information reported or directly provided by the company as well as information from reputable independent sources. In addition, our analysts actively seek a dialogue with the assessed companies during the rating process and companies are regularly given the opportunity to comment on the results and provide additional information.

Analyst Opinion - Qualitative summary and explanation of the central rating results in three dimensions:

- (1) Opportunities - assessment of the quality and the current and future share of sales of a company's products and services, which positively or negatively contribute to the management of principal sustainability challenges.
- (2) Risks - summary assessment of how proactively and successfully the company addresses specific sustainability challenges found in its business activity and value chain, thus reducing its individual risks, in particular regarding its sector's key issues.
- (3) Governance - overview of the company's governance structures and measures as well as of the quality and efficacy of policies regarding its ethical business conduct.

Controversial Business Practices - The assessment of companies' sustainability performance in the ESG Corporate Rating is informed by a systematic and comprehensive evaluation of companies' ability to prevent and mitigate ESG controversies. ISS ESG conducts research and analysis on corporate involvement in verified or alleged failures to respect recognized standards for responsible business conduct through Norm-Based Research.

Norm-Based Research is based on authoritative standards for responsible business conduct such as the UN Global Compact, the OECD Guidelines for Multinational Enterprises, the UN Guiding Principles for Business and Human Rights and the Sustainable Development Goals.

As a stress-test of corporate disclosure, Norm-Based Research assesses the following:

- Companies' ability to address grievances and remediate negative impacts
- Degree of verification of allegations and claims
- Severity of impact on people and the environment, and systematic or systemic nature of malpractices

Severity of impact is categorized as Potential, Moderate, Severe, Very severe. This informs the ESG Corporate Rating.

Decile Rank - The Decile Rank indicates in which decile (tenth part of total) the individual Corporate Rating ranks within its industry from 1 (best – company's rating is in the first decile within its industry) to 10 (lowest – company's rating is in the tenth decile within its industry). The Decile Rank is determined based on the underlying numerical score of the rating. If the total number of companies within an industry cannot be evenly divided by ten, the surplus company ratings are distributed from the top (1 decile) to the bottom. If there are Corporate Ratings with identical absolute scores that span a division in decile ranks, all ratings with an equal decile score are classified in the higher decile, resulting in a smaller number of Corporate Ratings in the decile below.

Distribution of Ratings - Overview of the distribution of the ratings of all companies from the respective industry that are included in the ESG Corporate Rating universe (company portrayed in this report: dark blue).

ANNEX 2: Methodology

ISS ESG Green Bond KPIs

The ISS ESG Green Bond KPIs serves as a structure for evaluating the sustainability quality – i.e. the social and environmental added value – of the use of proceeds of Wereldhave's Green finance instrument.

It comprises firstly the definition of the use of proceeds category offering added social and/or environmental value, and secondly the specific sustainability criteria by means of which this added value and therefore the sustainability performance of the assets can be clearly identified and described.

The sustainability criteria are complemented by specific indicators, which enable quantitative measurement of the sustainability performance of the assets and which can also be used for reporting.

To review the KPIs used in this SPO, please contact Federico Pezzolato (details below) who will send them directly to you.

Asset evaluation methodology

ISS ESG evaluates whether the assets included in the asset pool match the eligible project category and criteria listed in the Green Bond/ Loan KPIs.

All percentages refer to the amount of assets within one category (e.g. wind power). Additionally, the assessment "no or limited information is available" either indicates that no information was made available to ISS ESG or that the information provided did not fulfil the requirements of the ISS ESG Green Bond/Loan KPIs.

The evaluation was carried out using information and documents provided to ISS ESG on a confidential basis by Wereldhave (e.g. Due Diligence Reports). Further, national legislation and standards, depending on the asset location, were drawn on to complement the information provided by the issuer.

Assessment of the contribution and association to the SDG

The 17 Sustainable Development Goals (SDGs) were endorsed in September 2015 by the United Nations and provide a benchmark for key opportunities and challenges toward a more sustainable future. Using a proprietary method, ISS ESG identifies the extent to which Wereldhave's Green Finance instrument contributes to related SDGs and has a positive association with their respective sub-targets.

The contribution assessment is split into two Levels:

1. **Level 1:** Contribution and/or obstruction of the Use of Proceeds categories to be financed through the bond/ loan to the UN SDGs
2. **Level 2:** Association of the assets' ESG performance with further SDGs

About ISS ESG SPO

ISS ESG is one of the world's leading rating agencies in the field of sustainable investment. The agency analyses companies and countries regarding their environmental and social performance.

As part of our Sustainable (Green & Social) Bond Services, we provide support for companies and institutions issuing sustainable bonds, advise them on the selection of categories of projects to be financed and help them to define ambitious criteria.

We assess alignment with external principles (e.g. the ICMA Green / Social Bond Principles), analyse the sustainability quality of the assets and review the sustainability performance of the issuer themselves. Following these three steps, we draw up an independent SPO so that investors are as well informed as possible about the quality of the bond / loan from a sustainability perspective.

Learn more: <https://www.isscorporatesolutions.com/solutions/esg-solutions/green-bond-services/>

For Information about SPO services, and this Green Finance instrument, contact:

Federico Pezzolato

Federico.Pezzolato@isscorporatesolutions.com

SPO@isscorporatesolutions.com

+44.20.3192.5760