

Website disclosure pursuant to Article 10 of the EU Sustainable Finance Disclosure Regulation in respect of Principal European Data Centre Fund (PEDCF) I SCSp, SICAV-RAIF, Principal European Data Centre Fund I Feeder 1 SCA SICAV-RAIF and Principal European Data Centre Fund I Feeder 2 SCA SICAV-RAIF (together, the “Fund”)

Status under the EU Sustainable Finance Disclosure Regulation (“SFDR”)

Principal Real Estate SAS (the “**Manager**”) has categorised the Fund as meeting the provisions set out in Article 8 of SFDR for products which promote environmental and social characteristics, as further described below. Further information in respect of the content of this website disclosure may be found in the private placement memoranda relevant to the Fund

Description of the environmental and social characteristics of the Fund

Investments of the Fund will be made in line with the Environmental and Social Commitments of the Manager, which include a specific focus on investing in energy sufficient systems and processes that reduce carbon and energy usage, as well as responsible water management practices that result in meeting the Leadership in Energy and Environmental Design (LEED) guidelines for water efficiency and the contribution of UN Social Development Goals 5 (Gender Equality), 8 (Decent Work and Economy Growth) and 10 (Reduced Inequalities).

In accordance with the Responsible Investment Policies and the Principal Pillars of Responsible Property Investing (“**PRPI**”)¹ followed by the Manager, as supplemented by the ESG Guidelines for Data Centers², the Fund promotes environmental and social characteristics by considering environmental and social factors throughout the investment process and investment management.

The PRPI integrates ESG within every aspect of the investment process, including acquisitions and development, dispositions, operations management, and lending. The PRPI demonstrates the Manager’s commitment to the UN Principles of Responsible Investment, of which Principal Global Investors is a signatory.

ESG Investment Strategy

In line with the ESG Guidelines for Data Centers, Principal Real Estate Limited (the “**Portfolio Manager**”) will collaborate with investors, tenants, and local stakeholders to conduct the following stages of implementation activities to ensure the promotion of environmental and social characteristics.

1) *Due Diligence and Research*

The Due Diligence and Research process is used prior the investment decision and throughout the life of the investment. It aims to assess and understand the following aspects for new acquisitions and developments, and present findings to the investment committee, investors, and prospective tenants:

- All applicable environmental, energy performance, carbon, and, to the extent applicable, EU ‘Green’ Taxonomy considerations.
- Scope and scale of any incentives, loan agreements, rebates, or financial programs available to support ESG investments.
- Physical and transitional climate risks associated with the property.
- Availability and access to clean or renewable energy sources.

2) *Presentation and Coordination with Tenants*

This phase is applied throughout the life of the investment and consist in building partnership with the tenants to identify ESG strategy for joint implementation:

¹ Available at:

<https://www.principalglobal.com/principal-real-estate-investors/responsible-property-investing>

² Available at:

<https://www.principalglobal.com/principal-real-estate-investors/knowledge/insights/responsible-property-investing-policies>

- Present “PRPI Data Green” checklist to tenants, detailing potential ESG opportunities for discussion, approval, and implementation by both parties. This may include: (i) sharing of energy data between parties, (ii) feasibility and proposed costs for on-site renewable energy generation, (iii) sourcing off-site renewable energy.
- With approval from tenants, publicise and acknowledge tenant participation in public materials and ESG reports.
- Provide up to 10-20 hours of technical support per tenant (upon request) for “PRPI Data Green” checklist items to materially improve the sustainability of the property through Principal-approved service providers, suppliers, ESG consultants, or engineering firms.
- Engage best in class property management partners to collaborate with tenants on executing operational ESG best practices and further ESG goals and initiatives.

By applying the due diligence process and coordination with tenants, it is intended that data centre electricity demand will be matched by 75% renewable energy or hourly carbon free energy by December 31 2025, and 100% by December 31 2030. Such metrics will be measured by the data available by GRESB and collected from the tenants and be enforceable by inserting a green lease clause in the contracts with the tenants.

In addition, the Portfolio Manager aims that, by January 2030, data centres operating at full capacity in cool climates will meet an annual PUE target of 1.3, and 1.4 for data centres operating at full capacity in warm climates. Such achievement will be done based on the data collected from the tenants and will be enforceable through green lease clauses.

Furthermore, the Portfolio Manager will collect data from GRESB to achieve LEED, BREEAM, or equivalent green building certification for all new construction, and aim to achieve 50% certification coverage for all existing buildings in the fund by floor area.

3) *Tracking and reporting*

An important phase of the integration of ESG Guidelines for Data Centers is the tracking and reporting. It consists of collecting, monitoring, and disclosing ESG progress towards targets and approved partnership opportunities.

- Conducting annual tenant satisfaction and ESG survey, collecting data and information on tenant ESG activities at the site and satisfaction with the partnership with Principal.
- Conducting annual property manager survey to document progress and metrics on ESG capital projects and miscellaneous sustainability initiatives
- Documenting progress and successes in annual ESG summary as part of investor reports.
- Publishing annual public and/or tenant ESG progress report.
- Securing membership and participate in industry groups, such as the European Data Center Association (EDCA).

It is intended that findings from the reports will be used to incorporate standard data center green lease language into 100% of newly executed leases where relevant local legislation permits.

More information on the ESG investment strategy may be found in the ESG Guidelines for Data Centers available on the following website: <https://www.principalglobal.com/principal-real-estate-investors/knowledge/insights/responsible-property-investing-policies>

Periodic reports

A description of the extent to which environmental and social characteristics are met will be available as part of the Fund’s annual report, and such description will also be published on this website once available.