

Sustainable Finance Disclosure Regulation (“SFDR”) disclosure

Date: 26 June 2026

In order to deliver transparent and adequate information to its investors, and to align with the European Sustainable Finance Disclosure Regulation (“SFDR”), Real Estate Fund Management B.V. (the “Fund Manager”) discloses sustainability information in the Information Memorandum and annual reports of the Fund. Gateway is aligned with Article 8 of the SFDR regulation.

Integration of sustainability risks in investment decisions

A sustainability risk is an environmental, social or governance (“ESG”) event or condition that, if it occurs, could cause an actual or material negative impact on the value of the investment. The Fund Manager has integrated sustainability risks into its investment decisions to support the Fund's capabilities of remaining competitive and resilient. ESG topics are included in the risk analysis which is part of investment board reports that inform and support investment decisions. For additional information and the associated periodic reporting template, please refer to Annex IV of the SFDR regulation, which is attached to the annual report, and the Fund Manager further refers to the fund documentation of the Fund, setting out the ESG risks applying to the Fund and how these risks are mitigated.

Adverse effects of investment decisions on sustainability factors

Whilst the Fund Manager integrates sustainability risks in its investment decisions to minimize negative impact on the Fund's returns, investments of the Fund may have adverse impact on sustainability factors. When making an investment decision, the Fund Manager does not consider the adverse impact this investment may have on sustainability factors. Primary reasons for this are that the consideration of impact on sustainability factors is not part of the Fund's investment policy and there is still insufficient data available for the Fund Manager to make a well-founded decision regarding its position on considering principal adverse impacts on sustainability factors at an entity-wide level.

Remuneration

The Fund Manager manages four alternative investment funds: the Real Estate Gateway Fund FGR, In The City Fund FGR, Schans Residential Fund C.V. and Senectute C.V. (the “Funds”). The Fund Manager performs portfolio management and risk management for all Funds.

The Fund Manager currently has four directors and further sources staff from its parent company Schrodgers Capital Real Estate Netherlands B.V. (“SCREN”) to perform certain operational fund management activities. The procedures and measures for the sound and controlled remuneration of the directors and staff members are laid down in a remuneration policy by the Fund Manager. The Fund Manager has not established a remuneration committee given that its organization is relatively small and non-complex. The remuneration policy supports a careful, controlled and sustainable remuneration policy that is in line with the strategy, risk appetite, objectives, values of the Funds and the absence of a performance related fee structure in the Funds.

It is the policy of the Fund Manager that remuneration is consistent with and contributes to effective risk management and does not encourage the taking of more risks than is appropriate within the investment policy and the fund documentation of the Funds. The remuneration is sufficiently high to remunerate the professional services rendered, in line with amongst other the level of education, degree of seniority, the level of expertise and skills required.

The Fund Manager does not pay variable remuneration. Staff and the board of the Fund Manager, in a different capacity and beyond the corporate control of the Fund Manager, may receive variable remuneration paid by SC REN (a group company of the Fund Manager). Such payments are not subject to the remuneration policy of the Fund Manager. This policy complies with the requirements following from article 13 of the AIFMD,

Annex II AIFMD and the Dutch Remuneration Policy (Financial Enterprises) Act article 13 of the AIFMD, Annex II of the AIFMD and the Dutch Remuneration Policy (Financial Enterprises) Act. The Fund Manager's board, consisting of the directors, is ultimately responsible for the Fund Manager's remuneration policy.

The Fund Manager has assessed that such payments by a group company are neither specifically related to the performance of the Fund Manager or the Funds nor materially measurable results of the Fund Manager or the Funds. The Fund Manager has qualified the following persons as identified staff: (i) the board members which members carry out the portfolio management function and the risk management function of the Funds, and (ii) the compliance function as a control function (Identified Staff). The

REAL ESTATE GATEWAY FUND FGR

explanation below relates to the total remuneration of the staff including the board members and to the remuneration of Identified Staff paid by the Fund Manager. The Fund Manager pays the below remuneration out of fund management fee that it receives from the Funds. An allocation to each of the Funds is not available.

- All staff, including Identified Staff: 25 persons average over 2025, total remuneration (all fixed) 24: €1,491,097
- All Identified Staff (the board and the compliance function): 5 persons over 2025, total remuneration (all fixed) 25: €458,725

In connection with article 1:120 paragraph 2 under a Wft the Fund Manager reports that no person has received a remuneration from the Fund Manager that exceeds a million euros.

Incorporating sustainability risks into Remuneration

The Fund Manager maintains a remuneration framework designed to promote sound and effective risk management. Whilst the Fund Manager does not operate, stand-alone sustainability-related remuneration metrics, the remuneration arrangements are structured so as to not encourage behavior that would lead to the taking of sustainability risks which are inconsistent with the risk profile or investment strategy of the Fund.