

Sustainability related disclosures

Savills IM European Urban Logistics & Industrial
Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

27 June 2024



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1. Savills IM European Urban Logistics & Industrial Fund FCP-RAIF – Sub-Fund A

Summary

The Savills IM European Urban Logistics & Industrial Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A"), a sub-fund of Savills IM European Urban Logistics & Industrial Fund FCP-RAIF (the "Fund") is considered by Savills Investment Management (Luxembourg) S.à r.l. (the "Management Company") to fall within the scope of Article 8 of the Commission Delegated Regulation (EU) 2019/2077, as amended (the "SFDR"), as a fund that promotes environmental and/or social characteristics.

This disclosure sets out the Sub-Fund A's approach to promoting environmental and/or social characteristics and the ways in which sustainability risks and factors are integrated into portfolio management decisions. The disclosure sets out how environmental and/or social characteristics are promoted by Sub-Fund A. This includes:

- A summary of the key environmental and social characteristics of Sub-Fund A, covering mainly carbon reduction, focusing on reducing energy consumption and transitioning the assets in Sub-Fund A to low carbon buildings;
- Confirmation that all assets in Sub-Fund A's portfolio are subject to the sustainability indicators set out in Sub-Fund A's ESG programme which is focused on the compliance with the objective in line with the CRREM pathway;
- Confirmation that as an Article 8 product Sub-Fund A has certain environmental and social characteristics but does not have sustainable investment as its objective and that Sub-Fund A, as the date of these disclosures, does not invest in "sustainable investments" as defined by Article 2(17) SFDR;
- An explanation of the how Sub-Fund A assesses sustainability risks, factors and opportunities and implements a targeted action plan in relation to its assets;
- The indicators that are used to measure success such as (i) the floor space in sq. m in Sub-Fund A with a costed net zero carbon plan, (ii) the energy use of the occupiers, (iii) the proportion of Green leases with tenants and (iv) the proportion of assets undertaking a physical climate risk assessment;
- The monitoring process for collecting the environmental and social data relevant to the indicators;
- The key industry aligned methodologies that are used;
- Approach to occupier engagement; and,
- The process for identifying data quality issues and the mitigations in place for ensuring this does not impact adversely on Sub-Fund A.

Sub-Fund A operates under the Savills IM Responsible Investment Policy (which can be found on the website of Savills IM). Under this policy, the Management Company identifies the specific material sustainability risks to Sub-Fund A and integrates these into its investment decision making process, as well as considering the material adverse impacts of its investment decisions on relevant sustainability factors.

No sustainable investment objective

Sub-Fund A promotes environmental or social characteristics but does not have as its objective sustainable investments.

At the date of this disclosure, Sub-Fund A does not invest in sustainable investments as defined by Article 2(17) of the SFDR, however, it may do in the future. If so, the relevant sections of these disclosures will be updated accordingly.

Environment and/or social characteristics of the financial product

Sub-Fund A promotes the environmental characteristic of carbon emissions reductions in line with a 1.5°C decarbonisation pathway, focusing on reducing energy consumption and transitioning the assets in the Sub-Fund A to resilient, low carbon buildings. Sub-Fund A, through its promoted characteristic, will contribute towards two of the UN Sustainable Development Goals (SDGs). The UN SDGs are global in nature with a 2030 target year, so Sub-Fund A will contribute as much as it can in the following ways: through its real estate assets in the countries where the fund invests; within this time horizon of 2030 but also looking beyond to act in the spirit of these goals throughout the investment period.

The following goals are those towards which Sub-Fund A will contribute:

Goal 7.2- By 2030, increase substantially the share of renewable energy in the global energy mix, and

Goal 13.1- Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries.

Under the Savills IM Responsible Investment Policy, the Management Company together with Sub-Fund A's investment adviser identify the specific material sustainability risks to Sub-Fund A and integrate these into the investment decision making process. This is along with considering the material adverse impacts of its investment decisions on relevant sustainability factors.

These specific sustainability risks, and broad commitments determined by the Management Company – against which Sub-Fund A has set detailed objectives and responsibilities – are monitored by Sub-Fund A through a bespoke framework, which is reviewed in full at least once a year as part of the annual portfolio review process of the Management Company ("the ESG Programme"). It is through this ESG Programme that Sub-Fund A monitors carbon emissions reductions and related binding criteria, detailed below. Consequences relevant to the environmental characteristic being promoted include: improved environmental data capture for baselining and monitoring performance; formulating climate adaptation plans and undertaking on-site solar panel feasibility studies.

Sub-Fund A has not designated a benchmark for the purpose of attaining the environmental characteristic promoted by Sub-Fund A. This is because there are no appropriate benchmarks available to assess the attainment of environmental and social characteristics that the Fund aims to promote with its investments.

The Management Company will prioritise where possible the reduction of carbon emissions and energy data collection.

The Management Company will also report on wider sustainability indicators (the "Sustainability Indicators") which are used to measure the attainment of the environmental characteristics promoted by Sub-Fund A and which include:

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- % floor space in sq. m in Sub-Fund A with a costed net zero carbon plan by 2040, aligned to the Carbon Risk Real Estate Monitor (“**CRREM**”) pathway – an open-source tool developed by academics with and for the real estate sector to monitor decarbonisation using a 1.5°C pathway against quantifiable energy and carbon benchmarks;
 - Occupier energy use, reported as kWh/m²;
 - % of green leases offered to tenants;
 - % of assets undertaking a physical climate risk assessment.

Investment Strategy

The investment policy and strategy of Sub-Fund A is set out in the Fund's offering memorandum (the "Memorandum") and complemented by the information below.

For the successful implementation of Sub-Fund A's sustainability strategy, the Management Company ensures that the relevant sustainability risks, factors and opportunities are identified and incorporated on a continuous basis, i.e. into every stage of the property lifecycle: property acquisition, asset management, development/ refurbishment/fit-out and disposal. This is considered under the framework of the ESG Programme, which contains the Sustainability Indicators. Assessment of progress against each of the Sustainability Indicators may lead the Management Company to implement measures to advance progress and lower the identified risks through a structured asset improvement plan. This may include occupier engagement and encouragement to improve practices in relation to carbon reduction, including energy efficiency.

a) ESG Programme in line with CRREM pathway

As part of the ESG Programme, Sub-Fund A aims to carry out a CRREM analysis (or equivalent) for 100% of assets at acquisition. Where good quality data is not available, this will be undertaken within two years of acquisition and, for each asset held more than two years, the analysis will be carried out annually and the results reported annually.

Once the CRREM assessment has been carried out, a minimum of 60% of the gross floor area of Sub-Fund A should be aligned with the CRREM (or equivalent) 1.5°C decarbonisation pathway at the date of reporting. Alternatively, within 2 years, a costed carbon reduction plan must be in place which is tracked annually. Best efforts will be made for all assets to be aligned with this 1.5°C pathway by 2040.

In addition to the CRREM alignment objective, Sub-Fund A aims to meet with at least one of the following as part of the ESG Programme:

- i. 100% of tenants will be offered green lease clauses. Green lease clauses accepted will include "minimum requirements" such as data sharing commitments.
- ii. Energy data shall be collected for a minimum of 30% of the lettable area of the portfolio of the assets in Sub-Fund A. Best efforts will be made to maximise energy data collected each year to support monitoring of carbon reductions so that the coverage is greater than 90%.
- iii. All assets within Sub-Fund A with a holding period of more than three years from the date of the Memorandum must complete a physical climate risk assessment, identifying the hazards to the asset arising from a changing climate and proposed mitigation or adaptation measures and associated action plan. This complements the environmental characteristics of carbon reduction as a building cannot be resilient and support the transition to a greener economy if there are climate hazards on site which have not been mitigated.

These above-mentioned objectives may be subject to a reassessment and may therefore be amended from time to time.

b) Binding elements of the strategy

To attain the environmental characteristic of carbon emissions reductions in line with 1.5°C decarbonisation pathway, and contribute toward the SDGs 7.2 and 13.1, the implementation of a defined ESG Programme is binding on the Management Company in respect of Sub-Fund A. Unless otherwise stated, the binding elements of the investment strategy are applicable to 100% of invested assets (i.e. assets that are not included under "#2 Others" as detailed below).

At least one binding element of the investment strategy must be achieved for Sub-Fund A. The binding elements of the investment strategy are:

Binding Element 1

As part of the ESG Programme, Sub-Fund A aims to carry out a CRREM analysis (or equivalent) for 100% of assets at acquisition. Or, where accurate data is not available, Sub-Fund A will conduct this analysis within two years of acquisition. For each asset held more than two years, the analysis will be carried out and the results reported annually:

- 1 a) A minimum of 60% of the gross floor area of Sub-Fund A should be aligned with the CRREM (or equivalent) 1.5°C decarbonisation pathway at the date of reporting.
- 1b) Alternatively Sub-Fund A must have a costed carbon reduction plan in place within 2 years of the asset being acquired. Progress is tracked and reported annually.

Binding Element 2

100% of tenants will be offered green lease clauses when agreeing new leases. Green lease clauses accepted will include "minimum requirements" such as data sharing commitments.

Binding Element 3

Energy data shall be collected for a minimum of 30% of the lettable area of the portfolio of the assets in Sub-Fund A.

Binding Element 4

All assets within Sub-Fund A with a holding period of more than three years from the date of the Memorandum must complete a physical climate risk assessment.

c) Good governance

As Sub-Fund A invests in real assets and does not invest in companies with employees, the good governance assessment of the investee companies is therefore not relevant in the investment decision process of Sub-Fund A. However, Sub-Fund A makes sure that governance issues are assessed in the materiality assessment to identify the most material risks, which include namely modern slavery and corruption as well as violations of human rights and labour laws.

Proportion of investments

It is likely that Sub-Fund A will establish one or more subsidiaries in appropriate jurisdictions, through which Investments will be made. The specific structures of these subsidiaries will depend on the legal, tax, regulatory and commercial circumstances of each Investment, but it is expected that each such subsidiary will be a Real Estate Company. Each such Real Estate Company will make investments in Real Estate directly or indirectly via one or more other Real Estate Companies or Real Estate Target Funds.

100% of invested assets in Sub-Fund A's portfolio are subject to the Sustainability Indicators set out in the ESG Programme and are thus aligned with the environmental characteristic promoted by Sub-Fund A.

At the date of the Memorandum, the Fund does not invest in sustainable investments neither under Article 2(17) of the SFDR nor under the EU Taxonomy and therefore does not have any sustainable investments with an environmental objective. The minimum sustainable investments with an environmental objective aligned with the EU Taxonomy is therefore 0%. Sub-Fund A may invest in such sustainable investments (but does not commit to) in the future, in which case the relevant sections of these disclosures will be updated.

These percentages are percentages of the invested real assets only and do not encompass cash or derivatives which Sub-Fund A may hold for liquidity or hedging purposes.

No direct real estate investments are included under “#2 Other” as detailed in Sub-Fund A’s precontractual disclosures under SFDR, i.e. investments which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments, however Sub-Fund A may hold e.g. in cash or derivatives, for liquidity or hedging purposes, which are not aligned with the environmental characteristic. All such investments have environmental and social safeguard standards through the implementation of the Management Company’s procurement policies.

Monitoring of environmental or social characteristics

a) Audit

Monitoring is undertaken at various stages and for different purposes.

The Fund carries out sustainability audits to:

- establish the current building performance, covering energy, water, waste, and health & wellbeing and to understand set-up as the basis for developing a sustainability management plan
- identify technological and operational saving opportunities to form the basis of a detailed sustainability action plan and where relevant, to complete a cost benefit analysis.

The Fund also regularly monitors energy consumption to identify trends and outliers in consumption that can then be investigated with property managers.

The Fund uses an external ESG consultant and third party data platform to collate and analyse data streams relevant to ESG performance to allow the Fund to measure performance.

b) Monitoring of the CRREM assessment

Sub-Fund A monitors the relevant data to comply with its ESG Programme, in particular in the context of the CRREM assessment. Where the accurate data is not available to meet the objective of 60% alignment with CRREM pathways at the date of the reporting, Sub-Fund A will have a costed carbon reduction plan in place within 2 years of the asset being acquired. Progress is tracked and reported annually.

c) Consideration of principal adverse impacts

Sub-Fund A considers principal adverse impacts (“PAIs”) on sustainability factors as these factors are part of the asset due diligence scope during the investment stage. For example, for consideration of carbon emissions reductions, the asset’s potential energy efficiency is sought through its energy performance certificate (“EPC” or regional equivalent).

All investment decisions in relation to Sub-Fund A consider the PAIs of those decisions. The Management Company considers the two mandatory PAIs: (i) the exposure to fossil fuels through real estate assets and (ii) exposure to energy inefficient real estate assets, in line with the indicators related to real estate assets provided under the Commission Delegated Regulation (EU) 2022/1288, as amended. In addition, the following voluntary principal adverse impact indicators, from the same are considered: (i) GHG emissions (scope 1, 2 and 3) and (ii) energy consumption.

The Management Company takes the aforementioned indicators into account before entering into an investment in respect of Sub-Fund A (provided that the necessary data is available). Where data is unavailable or not provided by the relevant parties involved in the transaction, Sub-Fund A will use appropriate proxy data to estimate the gaps, based on energy consumption data.

In addition, the Management Company takes the PAI indicators into account during the term of the investment and will conduct regular periodic reviews (usually annually) in accordance with the SFDR. The Management Company decides on measures to avoid or reduce the PAIs on a case-by-case basis. Specific thresholds for the indicators of adverse effects are not provided as these may differ due to the differences between the underlying real estate assets.

Qualitative and/or quantitative reporting on the above-mentioned indicators will be included in the dedicated section in the periodic report relating to Sub-Fund A.

Methodologies for environmental or social characteristics

As part of the investment process, the Management Company considers a variety of sustainability indicators to measure whether the environmental characteristic of carbon emissions reductions in line with 1.5°C decarbonisation pathway, and contribute toward the SDGs 7.2 and 13.1, is met. As further described in the section headed "Environmental and/or social characteristics of the financial product" above), these include:

- % floor space in sq. m in Sub-Fund A with a costed net zero carbon plan by 2040, aligned to the CRREM pathway;
- Occupier energy use, reported as kWh/m²;
- % of green leases offered to tenants;
- % of assets undertaking a physical climate risk assessment.

In addition, where there is value to the investor, Sub-Fund A will report to benchmarks such as GRESB. Measurement and disclosure are vital parts of responsible property investment, and the participation in Global Real Estate Sustainability Benchmark (GRESB) can provide an effective means to achieve this. GRESB provides a means of measuring a product's environmental performance and benchmarks this against the environmental and social performance of 450 other real estate companies and funds. More information on GRESB can be found at <http://gresb.com/>.

Sub-Fund A undertakes:

- Appropriate Green building certifications where this adds value to the portfolio, e.g. BREEAM and LEED assessment;
- EPC ratings;
- Reviews of the performance data collated on its behalf by external ESG consultants, as noted above.

Data sources and processing

In addition to its in-house team, Savills IM uses a range of ESG data providers and seek to align with particular environmental standards as described in "Methodologies" above.

These include, for example, the following data sources:

- CRREM tool
- Third party climate risk assessment reports
- Energy consumption certificates or energy requirement certificates
- Real estate reporting SaaS system
- Contracts for construction, project management and project controlling
- Contracts and other documents relating to rental and lease agreements
- Building-related service contracts
- Property management agreements
- Building-related technical documents
- Technical reports relating to environmental improvement opportunities for the asset
- Energy consumption data
- Tenant screening tools

In addition, Savills IM has partnered with a centralised and collaborative SaaS platform and service that supports the aggregation, analysis and reporting of ESG data.

Savills IM engages periodically with ESG data vendors to discuss issues such as data coverage and to evaluate options to help resolve data gaps. Savills IM subscribes to multiple data vendors to enable it to evaluate data coverage and quality between vendors. In addition, the Management Company continues to explore new data products and vendors to evaluate potential enhancements to its existing data coverage.

Savills IM takes the greatest possible care when procuring data and selecting external providers. The company carries out regular data cross-checks to ensure data quality. However, no guarantee is given for the accuracy and completeness of the information and data from external providers. In this respect, it cannot be ruled out that the data and information from external providers may be incomplete or incorrect in individual cases, e.g. because they are based on incorrect assumptions.

Savills IM's ESG data feeds are monitored and reconciled by its data quality assurance team and critical data elements are closely reviewed as part of its internal reporting. ESG data is integrated throughout the investment management system, compliance and risk management systems, providing those stakeholders transparency as regards the ESG data metrics of Sub-Fund A in real time.

If the data required to determine the information on a property is not available and cannot be obtained (e.g. because it cannot be requested from third parties due to existing legal and contractual regulations), the best possible alternatives are used to determine the data. For this reason, it may be necessary to resort to transparently presented estimates and benchmarks, which may result in a deviation from actual data. A specific proportion of estimated data cannot be specified; the proportion of estimated data

always depends on the specific individual case and is presented transparently in the relevant documents (e.g. the annual reports).

Limitations to methodologies and data

- Available ESG and sustainability data has its limitations particularly environmental data because this research is still emerging. We regularly review the data providers we source from, and we continuously seek to improve transparency, disclosure and data provision in relation to Sub-Fund A. Where data gaps exist, for example where we are unable to capture carbon emissions or energy consumption from our occupiers, we will use reference benchmarks to make informed estimates and be transparent where this process has been applied. A target will then be put in place to reduce reliance on estimations so that eventually we are reporting actual emissions. In case data gaps pose challenges to make an informed decision and ensure alignment of Sub-Fund A with its strategy, our responsible investment specialists, together with the dedicated fund team jointly recommend mitigation actions. This could include testing an approach on a single asset before applying that approach to the whole Sub-Fund A.
- We also recognise that the UN Sustainable Development goals are global in nature and measured at the country level. Therefore, we recognise that whilst Sub Fund A will report the contribution to the two specific SDGs 7.2 and 13.1 targets, there is no current SDG methodology for companies to report their specific contribution, other than via revenue alignment which is less relevant for these two targets. This is a limitation in relation to this specific methodology.

Due diligence

Due diligence is carried out at various points in the investment cycle and for different purposes. The Management Company conducts detailed sustainability due diligence for all acquisitions. The intention is to understand the ESG risks and opportunities at the earliest stage in the lifecycle, in line with the ESG Programme applicable by Sub-Fund A. This includes, for example:

- Deal sourcing
- Environmental screening for climate risk and green building certification
- Acquisition due diligence
- Undertake environmental site condition assessments (e.g. pollution risk, toxic materials) but also review energy efficiency to ensure any improvements needed are costed into the asset management plan.

Where possible, due diligence is carried out on managing agents, where the Management Company looks to select agents who have a strong track record in sustainability and responsible property management, and expect that they adhere to our Responsible Investment strategy and incorporate ESG factors into all aspects of their management mandate.

Engagement Policies

Sub-Fund A actively engages with the tenants of its properties regularly and across a number of issues as the Management Company aims to continually improve the properties within its portfolio. The Management Company continually seeks open and collaborative engagement with tenants also with the aim of improving ESG reporting across areas such as water, waste and energy usage and with the aim of improving the overall sustainability of the properties in line with the relevant asset plan.

In accordance with the requirements of SFDR a German, Danish, French, Italian, Dutch, Norwegian and Swedish translation of the summary section of this disclosure is appended below.

2. Appendix

2.1 German

Zusammenfassung

Da der Savills IM European Urban Logistics & Industrial Fund FCP-RAIF (der **Fond**) ökologische und/oder soziale Merkmale bewirbt, fällt er nach Ansicht von Savills Investment Management (Luxemburg) S.à.r.l. (der **Manager**) in den Anwendungsbereich von Artikel 8 der EU-Verordnung über nachhaltigkeitsbezogene Offenlegungspflichten im Finanzdienstleistungssektor (Sustainable Finance Disclosure Regulation - **SFDR**).

In der vorliegenden Offenlegung werden die Vorgehensweise des Fonds in Bezug auf nachhaltiges Investieren, die Methoden zur Einbeziehung von Nachhaltigkeitsrisiken und -faktoren in die Entscheidungen des Portfoliomanagements und die Art und Weise der Bewerbung ökologischer und/oder sozialer Merkmale seitens des Fonds dargelegt. Dies beinhaltet:

- Eine Zusammenfassung der wichtigsten ökologischen und sozialen Merkmale des Fonds, die sich vor allem auf die Verringerung des Kohlendioxidausstoßes beziehen, wobei der Schwerpunkt auf der Verringerung des Energieverbrauchs und der Umstellung der Vermögenswerte des Fonds auf kohlenstoffarme Gebäude liegt;
- Die Bestätigung, dass sämtliche Vermögenswerte im Portfolio des Fonds den Nachhaltigkeitsindikatoren unterliegen, die im ESG-Programm des Fonds dargelegt sind, das auf die Einhaltung der Zielsetzungen des CRREM-Dekarbonisierungspfads ausgerichtet ist;
- Die Bestätigung, dass der Fonds als Artikel 8-Produkt bestimmte Nachhaltigkeitsmerkmale aufweist, aber keine nachhaltigen Investitionen zum Ziel hat und dass der Fonds zum Zeitpunkt der vorliegenden Offenlegung nicht in „nachhaltige Investitionen“ im Sinne von Artikel 2(17) SFDR investiert;
- Eine Erläuterung dahingehend, wie der Fonds die Nachhaltigkeitsrisiken, -faktoren und -chancen bewertet und einen gezielten Aktionsplan in Bezug auf seine Vermögenswerte umsetzt;
- Die zur Messung des Erfolgs herangezogenen Indikatoren wie beispielsweise (i) die im Fonds enthaltene Grundfläche (in m²) mit kalkuliertem Netto-Null-Co₂-Plan, (ii) der Energieverbrauch der Bewohner, (iii) der Anteil grüner Mietverträge mit den Mietern und (iv) der Anteil von Vermögenswerten, die das physikalische Klimarisiko bewerten;
- Den Überwachungsprozess zur Erfassung der für die Indikatoren relevanten Umwelt- und Sozialdaten;
- Die wichtigsten branchenüblichen Methoden, die angewendet werden;
- Die Vorgehensweise zur Verpflichtung der Bewohner; und
- Das Verfahren zur Ermittlung von Datenqualitätsproblemen und die vorhandenen Abhilfemaßnahmen zur Sicherstellung des Verhinderns nachteiliger Auswirkungen auf den Fonds.

Die Tätigkeit des Fonds unterliegt der verantwortungsbewussten Investitionspolitik von Savills IM. Im Rahmen dieser Politik ermittelt der Manager die wichtigsten spezifischen Nachhaltigkeitsrisiken für den Fonds und bezieht diese in seinen Investitionsentscheidungsprozess ein. Darüber hinaus berücksichtigt er die wichtigsten negativen Auswirkungen seiner Investitionsentscheidungen auf relevante Nachhaltigkeitsfaktoren. Zusätzliche Informationen darüber, wie der Manager nachteiligen Auswirkungen in Bezug auf den Fonds Rechnung trägt, werden zu gegebener Zeit im Einklang mit den Anforderungen der SFDR offengelegt.

2.2 Danish

Oversigt

Savills IM European Urban Logistics & Industrial Fund FCP-RAIF ("**Fonden**"), forventes af Savills Investment Management (Luxembourg) S.a.r.l. ("**Leder**") at ligge inden for omfanget af artikel 8 i Europa Parlamentets forordning om oplysninger om bæredygtig finansiering ("**SFDR**"), som en fond der fremmer miljømæssige og/eller sociale kendetegn.

Denne offentliggørelse angiver Fondens tilgang til bæredygtig investering, og den måde som bæredygtige risici og faktorer er integreret i ledelsens beslutninger angående porteføljen, og hvordan miljømæssige og/eller sociale kendetegn fremmes af Fonden. Dette omfatter:

- En oversigt over de vigtige miljømæssige og sociale kendetegn for Fonden, hvilket hovedsageligt omfatter kuldiioxidreduktion, ved at fokusere på en reduktion af energiforbruget og overføre Fondens aktiver til bygninger med lavt kuldiioxidforbrug;
- Bekræftelse på, at alle aktiver i Fondens portefølje er underlagt bæredygtighedsindikatorer som er angivet i Fondens ESG-program, som er fokuseret på overholdelse af bestemmelserne i CRREM-angivelsen;
- Bekræftelse på, at som en del af artikel 8, har Fonden særlige kendetegn for bæredygtighed, men deres formål er ikke bæredygtig investering, og på datoen for offentliggørelsen, har Fonden ikke "investeret i bæredygtighed" som angivet i artikel 2(17) SFDR;
- En forklaring på hvordan Fonden vurderer risici, faktorer og muligheder for bæredygtighed, og implementerer en målrettet handlingsplan i forhold til deres aktiver;
- De indikatorer som anvendes til at måle en succes, såsom (i) gulvareal i kvadratmeter i Fonden med en plan for en beregnet nul-kuldioxidemission, (ii) energiforbruget af de personer der anvender arealet, (iii) andelen af grønne leasingaftaler med lejere og (iv) andelen af aktiver som gennemgår en fysisk klimarisikovurdering;
- Overvågningsprocessen for indsamling af miljømæssige og sociale data, som er relevante for indikatorerne;
- Der anvendes de primære branchejusterede metodologier;
- Tilgang til lejerengagement; og,
- Processen for at identificere problemer med datakvalitet, og de metoder der anvendes for at sikre, at dette ikke påvirker Fonden ugunstigt.

Fonden styres i henhold til Savills IM ansvarlige investeringspolitik. I henhold til denne politik, identificerer lederen de særlige risici for materialebæredygtighed for Fonden, og integrerer disse i deres beslutningstagningsproces for investeringer, og overvejer også materialernes ugunstige påvirkninger af deres investeringsbeslutninger i forhold til relevante bæredygtighedsfaktorer. Yderligere oplysninger om hvordan lederen er ansvarlig for ugunstige påvirkninger i forhold til Fonden, vil blive offentliggjort når tiden er inden, i overensstemmelse med kravene i SFDR.

2.3 Dutch

Samenvatting

Het Savills IM European Urban Logistics & Industrial Fund FCP-RAIF (het **Fonds**) wordt door Savills Investment Management (Luxembourg) S.a.r.l. (de **Manager**) geacht binnen het kader van Artikel 8 van de EU Verordening met betrekking tot informatieverstrekking over duurzaamheid (**SFDR**) te vallen, als een beleggingsfonds dat milieugerelateerde of sociale karakteristieken stimuleert.

Deze bekendmaking beschrijft de aanpak van het Fonds van duurzaam investeren en de manieren waarop duurzaamheids- risico's en factoren zijn opgenomen in beslissingen over het portefeuillebeheer en hoe milieugerelateerde en/of sociale karakteristieken worden gestimuleerd door het Fonds. Dit omvat:

- Een samenvatting van de belangrijkste milieugerelateerde en sociale karakteristieken van het Fonds, die voornamelijk CO2 reductie omvatten, gericht op het verminderen van energieverbruik en de overgang van vastgoedobjecten in het Fonds naar CO2-arme gebouwen.
- Bevestiging dat alle vastgoedobjecten in de portfolio van het Fonds zijn onderworpen aan de duurzaamheidsindicatoren in het ESG programma van het Fonds dat zich richt op het naleven van de doelstelling van de CCREM tijdslijn.
- Bevestiging dat, als een Artikel 8 produkt, het Fonds bepaalde duurzaamheidskarakteristieken heeft, maar geen doelstelling heeft van duurzame investeringen; en dat het Fonds, per de datum van deze bekendmaking, niet investeert in “duurzame investeringen”, zoals gedefinieerd in Artikel 2(17) SFDR.
- Een uitleg over hoe het Fonds risico's, factoren en kansen van duurzaamheid inschat, en hoe het een doelgericht actieplan met betrekking tot zijn vastgoedobjecten implementeert.
- De indicatoren die gebruikt worden om succes te meten, zoals (i) het vloeroppervlak in m² in het Fonds met een bekostigd klimaatneutraliteitsplan , (ii) het energieverbruik door de gebruikers, (iii) het aandeel van 'groene' huurovereenkomsten en (iv) het aandeel van vastgoedobjecten waarvoor een fysieke klimaatrisicoanalyse is gedaan.
- Het proces dat gebruikt wordt voor het verzamelen van milieu en sociale data die van belang zijn voor bovengenoemde indicatoren.
- De belangrijkste industrie-standaard methodieken die worden gebruikt;
- De benadering van gebruikersbetrokkenheid; en,
- Het proces voor het herkennen van datakwaliteitsproblemen en de beperkende maatregelen die genomen zijn om ervoor te zorgen dat deze geen negatieve gevolgen hebben voor het Fonds.

Het Fonds werkt onder de Savills IM Verantwoorde Investerings Beleid. Onder dit beleid bepaalt de Manager de specifieke materiële duurzaamheidsrisico's voor het Fonds en neemt deze mee in zijn besluitvormingsproces over investeringen, terwijl hij ook de materiële negatieve gevolgen van zijn investeringsbeslissingen op relevante duurzaamheidsfactoren in het oog houdt. Aanvullende informatie over hoe de Manager rekening houdt met zulke negatieve gevolgen met betrekking tot het Fonds zal te zijner tijd gepubliceerd worden, in lijn met de bepalingen van SFDR.

2.4 Finnish

Yhteenveto

Savills IM European Urban Logistics & Industrial Fund (**rahasto**) kuuluu Savills Investment Management (Luxembourg) S.a.r.l.:n (**hoitaja**) mukaan EU:n kestävän rahoituksen tiedonantoasetuksen (**SFDR**) 8 artiklan soveltamisalaan rahastona, joka edistää ympäristöllisiä ja/tai sosiaalisia ominaisuuksia.

Tässä tiedotteessa esitetään rahaston lähestymistapa kestäväan sijoittamiseen sekä tavat, joilla kestäväan kehitykseen liittyvät riskit ja tekijät otetaan huomioon salkunhoitopäätöksissä ja joilla rahasto edistää ympäristöön ja/tai yhteiskuntaan liittyviä ominaisuuksia. Tähän sisältyy:

- Yhteenveto rahaston keskeisistä ympäristöllisistä ja sosiaalisista ominaisuuksista, jotka kattavat pääasiassa hiilidioksidipäästöjen vähentämisen ja keskittyvät energiankulutuksen vähentämiseen ja rahaston omaisuuden siirtämiseen vähähiilisiin rakennuksiin;
- Vahvistus siitä, että kaikkiin rahaston salkun omaisuuseriin sovelletaan rahaston ESG-ohjelmassa vahvistettuja kestävyysindikaattoreita, joissa keskitytään CRREM-polun mukaisen tavoitteen noudattamiseen;
- Vahvistus siitä, että 8 artiklan mukaisena tuotteena rahastolla on tiettyjä kestäväan kehitykseen liittyviä ominaisuuksia, mutta sen tavoitteena ei ole kestävä sijoittaminen ja että rahasto ei näiden tietojen antamispäivänä sijoita "kestäviin sijoituksiin", sellaisina kuin ne on määritelty SFDR:n 2 artiklan 17 kohdassa;
- Selvitys siitä, miten rahasto arvioi kestäväan kehitykseen liittyviä riskejä, tekijöitä ja mahdollisuuksia ja toteuttaa varojensa osalta kohdennettua toimintasuunnitelmaa;
- Onnistumisen mittaamiseen käytettäviä indikaattoreita ovat esimerkiksi seuraavat: i) rahaston neliömetreinä ilmaistu pinta-ala, jolla on kustannuslaskennan mukainen nollahiilisuunnitelma, ii) asukkaiden energiankäyttö, iii) vihreiden vuokrasopimusten osuus vuokralaisten kanssa ja iv) fyysisen ilmatoriskin arvioinnin suorittaneiden omaisuuserien osuus;
- Seurantaprosessi indikaattoreiden kannalta merkityksellisten ympäristö- ja sosiaalisten tietojen keräämiseksi;
- Käytetyt keskeiset toimialan yhdenmukaistetut menetelmät;
- Lähestymistapa asukkaiden sitouttamiseen; ja,
- prosessi, jolla tunnistetaan tietojen laatuun liittyvät ongelmat, ja käytössä olevat lieventämistoimenpiteet, joilla varmistetaan, ettei tämä vaikuta haitallisesti rahastoon.

Rahasto toimii Savills IM:n vastuullisen sijoittamisen periaatteiden mukaisesti. Tämän politiikan mukaisesti rahastonhoitaja yksilöi rahastoon kohdistuvat olennaiset kestävyysriskit ja sisällyttää ne sijoituspäätöksentekoprosessiinsa sekä ottaa huomioon sijoituspäätöstensä olennaiset kielteiset vaikutukset olennaisiin kestävyystekijöihin. Lisätietoja siitä, miten rahastonhoitaja ottaa huomioon rahastoon kohdistuvat haitalliset vaikutukset, julkistetaan aikanaan SFDR:n vaatimusten mukaisesti.

2.5 French

Sommaire

Le Savills IM European Urban Logistics & Industrial FCP-RAIF Fund (le **Fonds**) est considéré par Savills Investment Management (Luxembourg) S. à.r.l. (le **Gérant**) comme étant inclus dans le cadre de l' Article 8 du *Règlement sur la publication d'informations en matière de durabilité dans le secteur des services financiers de l'Union Européenne (SFDR)*, comme un fonds de placement commun qui promeut des caractéristiques environnementales ou sociales.

Cette publication décrit l'approche du Fonds vis-à-vis de l'investissement durable et les façons dont lesquelles les risques et facteurs liés à la durabilité sont intégrées dans les décisions de la gestion de portefeuille, et comment les caractéristiques environnementales et / ou sociales sont promues par le Fonds. Ceci inclut :

- Un résumé des caractéristiques environnementales et / ou sociales clés du Fonds, qui couvrent principalement la réduction carbone, en focalisant sur la réduction de la consommation énergétique et la transition des actifs du Fonds vers des bâtiments bas carbone.
- Confirmation que tous les actifs dans le portefeuille du Fonds sont soumis aux indicateurs de durabilité comme décrits dans le programme ESG du Fonds qui est focalisé sur l'accordance des objectifs du guide de route CCREM.
- Confirmation que, étant un produit soumis à l'Article 8 du SFDR, le Fonds a des caractéristiques liées à la durabilité, mais ne définit pas l'investissement responsable comme son objectif, et que le Fonds, à la date de cette publication, n'investit pas dans des 'investissements responsables' comme défini par Article 2(17) du SFDR.
- Une explication comment le Fonds évalue les risques, facteurs et opportunités de la durabilité, et comment il met en place un plan d'action pointu pour ses actifs dans ce cadre.
- Les indicateurs qui sont utilisés pour mesurer le succès, comme (i) la surface en m² dans le Fonds avec un plan net zéro carbone chiffré, (ii) la consommation d'énergie par les utilisateurs, (iii) la proportion des contrats de bail 'verts' avec les locataires, et (iv) la proportion des actifs pour lesquels une analyse des risques de climat physiques a été faite.
- Le processus de suivi de la collecte des données environnementales et sociales applicables aux indicateurs susmentionnés.
- Les méthodes clés alignées sur l'industrie qui sont utilisées
- L'approche vis-à-vis de l'engagement avec les occupants ; et
- Le processus pour l'identification des problèmes de qualité des données, et les mesures en place pour assurer que le Fonds ne subit pas un impact négatif en conséquence.

Le Fonds opère sous la Politique de Savills IM concernant les Investissements Responsables. Sous cette politique, le Gérant identifie les risques matériels spécifiques liés à la durabilité pour le Fonds et les intègre dans son processus de décision d'investissement, considérant également les effets négatifs importants de ses décisions d'investissements sur les facteurs de durabilité applicables. Des informations supplémentaires sur la façon dont le Gérant tiendra en compte les impacts négatifs dans le cadre du Fonds seront publiées en temps voulu, en accordance avec les demandes du SFDR.

2.6 Italian

Sommario

Il Savills IM UK Build to Rent Fund (il Fondo) è considerato da Savills Investment Management (Lussemburgo) S.a.r.l. (il Gestore) come rientrante nell'ambito di applicazione dell'articolo 8 del Regolamento dell'UE relativo all'informativa sulla sostenibilità nel settore dei servizi finanziari (SFDR), in quanto fondo che promuove aspetti ambientali e/o sociali.

La presente informativa illustra l'approccio del Fondo all'investimento sostenibile e le modalità in cui i rischi e i fattori di sostenibilità sono integrati nelle decisioni di gestione del portafoglio e il modo in cui le caratteristiche ambientali e/o sociali sono promosse dal Fondo. Ciò include:

- una sintesi delle principali caratteristiche ambientali e sociali del Fondo, che riguardano principalmente la riduzione delle emissioni di carbonio, concentrandosi sulla riduzione del consumo energetico e sulla transizione delle attività del Fondo verso edifici a basse emissioni di carbonio;
- la conferma che tutte le attività nel portafoglio del Fondo siano soggette agli indicatori di sostenibilità stabiliti nel programma ESG del Fondo, focalizzato sul rispetto dell'obiettivo in linea con il percorso CRREM;
- la conferma che, in quanto prodotto di cui all'articolo 8, il Fondo presenta determinate caratteristiche di sostenibilità, ma non ha come obiettivo l'investimento sostenibile e che, alla data della presente informativa, non realizza "investimenti sostenibili" come definiti dall'articolo 2, paragrafo 17, dell'SFDR;
- una spiegazione del modo in cui il Fondo valuta i rischi, i fattori e le opportunità di sostenibilità e di come attua un piano d'azione mirato in relazione alle proprie attività;
- gli indicatori che vengono utilizzati per misurare il successo, come (i) la superficie in mq nel Fondo con un piano dettagliato a zero emissioni di carbonio nette, (ii) il consumo energetico degli occupanti, (iii) la percentuale di locazioni verdi con inquilini e (iv) la percentuale di attività che effettuano una valutazione del rischio climatico fisico;
- il processo di monitoraggio per la raccolta dei dati ambientali e sociali relativi agli indicatori;
- le principali metodologie allineate al settore che vengono utilizzate;
- l'approccio all'impegno degli occupanti;
- il processo di identificazione dei problemi di qualità dei dati e le mitigazioni in atto al fine di garantire che ciò non abbia un impatto negativo sul Fondo.

Il Fondo opera in conformità con la Politica sull'investimento responsabile di Savills IM. Ai sensi di tale politica, il Gestore identifica i rischi di sostenibilità materiali specifici per il Fondo e li integra nel suo processo decisionale di investimento, oltre a considerare gli impatti negativi materiali delle proprie decisioni di investimento sui fattori di sostenibilità rilevanti. Ulteriori informazioni su come il Gestore tiene conto degli impatti negativi in relazione al Fondo saranno divulgate a tempo debito, in linea con i requisiti dell'SFDR.

2.7 Norwegian

Oppsummering

The Savills IM European Urban Logistics & Industrial Fund FCP-RAIF (Fondet) vurderes av Savills Investment Management (Luxemburg) S.à r.l. (Forvalteren) omfattes av Artikkel 8 av EUs Offentliggjøringsforordningen (SFDR), som et fond som promoterer miljømessige og/eller sosiale karakteristikk.

Denne offentliggjøringen stadfester Fondets innstilling til bærekraftig investering og måtene bærekraftsrisiko og faktorer blir integrert i avgjørelser om forvalterporteføljen, og hvordan miljømessige og/eller sosiale karakteristikk promoterer av Fondet. Dette inkluderer:

- En oppsummering av Fondets viktigste miljømessige og sosiale karakteristikk, som dekker hovedsaklig karbonreduksjon, fokus på å redusere energiforbruk og overføring av Fondets ressurser til lavkarbon-bygninger;
- Bekreftelse på at alle ressurser i Fondets portefølje underlegges bærekraftsindikatorene satt i Fondets ESG-program, som fokuserer på overholdelse med målet satt av CRREM-linjen;
- Bekreftelse på at Fondet som et Artikkel 8-produkt har visse bærekraftskarakteristikk, men ikke har bærekraftig investering som sitt mål, samt at Fondet, på datoen for disse offentliggjøringene, ikke investerer i "bærekraftige investeringer" som definert i Artikkel 2(17) SFDR;
- En redegjørelse for hvordan Fondet vurderer bærekraftsrisikoer, faktorer og muligheter, og implementerer en målrettet handlingsplan relatert til sine ressurser;
- Indikatorene som benyttes for å måle suksess, som (i) grunnflate i kvadratmeter i Fondet med en plan for null-utslipp, (ii) beboernes energiforbruk, (iii) proporsjonen av Grønne leieavtaler med leietakere og (iv) proporsjonen av ressurser som gjennomgår en fysisk klimarisikovurdering;
- Overvåkningsprosessen for innhenting av miljømessig og sosial data relevant for indikatorene;
- Hovedindustriens metoder som benyttes;
- Holdning til beboeres engasjement; og,
- Prosessen for å identifisere datakvalitetsutfordringer og tiltakene som finnes for å sikre at dette ikke påvirker Fondet negativt.

Fondet opererer under Savills IM Responsible Investment Policy. Under denne policyen identifiserer Forvalteren de spesifikke materielle bærekraftsrisikoene til Fondet og integrerer disse inn i prosessen rundt investeringsavgjørelser, samt vurderer de materielle ugunstige effektene av dets investeringsavgjørelser på relevante bærekraftsfaktorer. Ytterligere informasjon om hvordan Forvalter tar hensyn til ugunstige effekter relatert til Fondet, vil bli offentliggjort innen rimelig tid, i henhold til kravene i SFDR.

2.8 Swedish

Sammanfattning

Savills IM European Urban Logistics & Industrial Fund FCP-RAIF (**Fonden**) anses av Savills Investment Management (Luxembourg) S.a.r.l. (**fondbolaget**) omfattas av artikel 8 i EU:s förordning om offentliggörande av information om hållbar finansiering. (**SFDR**), som en fond som främjar miljömässiga och/eller sociala egenskaper.

Denna information beskriver fondens strategi för hållbara investeringar och hur hållbarhetsrisker och hållbarhetsfaktorer integreras i besluten om portföljhantering och hur miljömässiga och/eller sociala egenskaper främjas av fonden. Detta omfattar:

- En sammanfattning av fondens viktigaste miljömässiga och sociala egenskaper, som huvudsakligen omfattar reduktion av koldioxidutsläpp, med fokus på minskad energiförbrukning och övergång till byggnader med låga koldioxidutsläpp;
- Bekräftelse på att alla tillgångar i fondens portfölj omfattas av de hållbarhetsindikatorer som anges i fondens ESG-program som är inriktat på att uppfylla målet i linje med CRREM;
- Bekräftelse på att fonden i egenskap av artikel 8-produkt har vissa hållbarhetsegenskaper, men att den inte har hållbara investeringar som mål och att fonden vid datumet för dessa upplysningar inte investerar i "hållbara investeringar" enligt definitionen i artikel 2.17 i SFDR;
- En förklaring av hur fonden bedömer hållbarhetsrisker, faktorer och möjligheter och genomför en målinriktad handlingsplan för sina tillgångar;
- De indikatorer som används för att mäta framgång är t.ex. i) golvytan i kvadratmeter i fonden med en kostnadsberäknad plan för koldioxidfri nettokonsumtion, (ii) energianvändningen hos hyresgäster, (iii) andelen gröna hyresavtal med hyresgäster och (iv) andelen tillgångar som genomgår en fysisk klimatbedömning;
- Övervakningsprocessen för insamling av miljöuppgifter och sociala uppgifter som är relevanta för indikatorerna;
- De viktigaste industrianpassade metoderna som används;
- Strategi för att engagera hyresgästerna; och,
- Processen för att identifiera problem med datakvaliteten och de åtgärder som vidtagits för att se till att detta inte inverkar negativt på fonden.

Fonden arbetar enligt Savills IM:s policy för ansvarsfulla investeringar. Enligt denna policy identifierar förvaltaren de specifika materiella hållbarhetsriskerna för fonden och integrerar dessa i sin beslutsfattande process för investeringar, samt överväger de materiella negativa effekterna av sina investeringsbeslut på relevanta hållbarhetsfaktorer. Ytterligare information om hur förvaltaren redovisar negativa effekter i förhållande till fonden kommer att offentliggöras i sinom tid, i enlighet med kraven i SFDR.

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