

Sustainability related disclosures

Savills IM Asia Pacific Income and Growth
Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

18 September 2023



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1. Savills IM Asia Pacific Income and Growth Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

Summary

The Savills IM Asia Pacific Income and Growth 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 EU's Sustainable Finance Disclosure Regulation (SFDR), as a fund that promotes environmental and/or social characteristics.

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

- A summary of the key environmental and social characteristics of the Fund, covering mainly carbon reduction, focusing on reducing energy consumption and transitioning the assets in the Fund to low carbon buildings;
- Confirmation that all assets in the Fund's portfolio are subject to the sustainability criteria set out in the Fund's ESG programme which is focused on the compliance with the objective of reducing carbon emissions;
- Confirmation that as an Article 8 product the Fund has certain sustainability characteristics but does not have sustainable investment as its objective and that the Fund, as the date of these disclosures, does not invest in "sustainable investments" as defined by Article 2(17) SFDR;
- An explanation of the how the Fund 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 the Fund 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 the Fund.

The Fund operates under the Savills IM Responsible Investment Policy. Under this policy, the Management Company identifies the specific material sustainability risks to the Fund 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. Additional information regarding how the Management Company accounts for adverse impacts in relation to the Fund will be disclosed in due course, in line with the requirements of SFDR.

No sustainable investment objective

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

At the date of this disclosure, the Fund 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 reduction, focusing on reducing energy consumption and transitioning the assets in Sub-Fund A to resilient, low carbon buildings.
- Sub-Fund A monitors carbon reduction through a bespoke framework (the "ESG Programme"). The Management Company has determined broad commitments, against which Sub-Fund A has set detailed objectives and responsibilities. These include the binding criteria, detailed below, alongside other objectives with themes across the ESG spectrum. Consequences relevant to the environmental characteristic being promoted include: improved environmental data capture for baselining and monitoring performance; formulating climate adaptation plans and undertaking net zero carbon audits.
- Sub-Fund A has not designated a benchmark for the purpose of attaining the environmental characteristic promoted by it.
- Sub-Fund A operates under the Savills IM Responsible Investment Policy (which can be found on the Savills IM website: www.savillsim.com). Under this policy, the Management Company together with Savills Investment Management LLP as Investment Adviser, identifies 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.
- The Management Company will prioritise where practicable the reduction of carbon emissions and energy data collection. The Management Company will also report on wider sustainability indicators which may include:
- % 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") - 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 or regional or local equivalent pathways/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 offering memorandum of the Fund (the "Offering Memorandum"), please see in particular section 7 ("Details of Key Terms"), sub-section 7.2 ("Investment Objective, Powers and Restrictions") thereof.
- For the successful implementation of the sustainability strategy of Sub-Fund A, 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 and monitored by the ESG Programme. ESG assessments carried out as part of the ESG Programme may lead the Management Company to implement measures to improve the ESG ratings and lower the identified risks through a structured asset improvement plan. This may include occupier engagement and encouragement to improve practices in relation to energy efficiency.
- ESG Programme in line with carbon reduction pathway

Sub-Fund A will implement specific objectives within its ESG Programme aimed at improving the environmental sustainability performance of the portfolio and implementing standards for new investments, prioritising carbon emissions reductions in line with a 1.5oC decarbonisation pathway, being the environmental characteristic Sub-Fund A promotes.

As part of the ESG Programme, Sub-Fund A aims to carry out a CRREM analysis (or equivalent) for 100% of non-residential assets at acquisition. Or, where good quality data or a regionally-appropriate benchmark is not available at acquisition, this will be undertaken by the later of the following dates: two years from acquisition of the asset and two years from the date hereof. For each asset held more than two years, the analysis will be carried out and the results reported every two years.

By the later of the dates that are respectively two years from acquisition of the asset and the date hereof, a costed carbon reduction plan must be in place.

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

- (i) 100% of non-residential assets will be offered green lease clauses when agreeing new leases. Green lease clauses accepted will include "minimum requirements" such as data sharing commitments. Whilst not a binding element, the number of tenants accepting these green lease clauses will be tracked.
- (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. Whilst not a binding element, 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 30%.
- (iii) All assets within Sub-Fund A with a holding period of more than three years from the date hereof 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 characteristic 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 in which case these disclosures will be amended accordingly.

a) Binding elements of the strategy

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, detailed below, are applicable to 100% of invested assets (i.e. Assets that are aligned with the environmental characteristics promoted).

The binding elements of the ESG Programme 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 non-residential assets at acquisition. Or, where accurate data or a regionally-relevant benchmark is not available at acquisition, Sub-Fund A will conduct this analysis by the later of the following dates: two years from acquisition of the asset and two years from the date hereof. For each asset held more than two years, the analysis will be carried out and the results reported every two years.

Binding Element 2

100% of non-residential assets 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 hereof must complete a physical climate risk assessment and associated action plan.

b) 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

100% of invested assets (ie. Assets that are aligned with the environmental characteristics promoted) in Sub-Fund A's portfolio are subject to the sustainability criteria set out in the ESG Programme and are thus used to meet the environmental characteristics promoted by Sub-Fund A.

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 (but does not commit to) do in the future.

At the date of this disclosure, Sub-Fund A 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 (but does not commit to) invest in such sustainable investments in the future.

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 operational 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 to collate data streams relevant to ESG performance to allow the Fund to measure performance.

b) Monitoring of the CRREM assessment

- The Fund monitors the relevant data to comply with its ESG Programme, in particular in the context of the CRREM (or equivalent) assessment. The assessment may be unable to provide an accurate representation of the Fund's position on the net zero trajectory, so the Fund will annually track a costed net zero implementation plan by 2040, which will be in place by the later of the dates that are respectively two years from the asset being acquired and the implementation of these disclosures.

c) Consideration of principal adverse impacts

- To monitor the environmental and social characteristics of Sub-Fund A, the principal adverse impact indicators are identified and considered. All investment decisions in relation to the Fund broadly consider the principal adverse impacts of those decisions. The Management Company, together with the Investment Adviser, consider (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 SFDR. It is however acknowledged that the indicator for energy-inefficient real estate assets is not best suited to the regions in which Sub-Fund A invests as these are outside of the European Union where Nearly Zero Energy Buildings and Energy Performance

Certificates do not apply. Sub-Fund A will instead provide a reasonable alternative to portray asset energy efficiency. In addition, the following voluntary principal adverse impact indicators are also considered: (i) GHG emissions (scope 1, 2 and 3) and (ii) energy consumption.

- 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

Measurement and disclosure are vital parts of responsible property investment, and the participation in Global Real Estate Sustainability Benchmark (GRESB) provides 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/>.

The Fund also undertakes:

- Appropriate green building certifications where this adds value to the portfolio
- Reviews of the performance data collated on its behalf by external ESG consultants, as noted above.

Data sources and processing

In addition to the Savills IM 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.

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 the Fund. 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 the Fund with its sustainable 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 Fund.

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 the Fund. 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.

Engagement Policies

The Fund 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

Offenlegungspflicht Website .

Nachhaltigkeitsbezogene Offenlegungspflichten

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF – Teilfonds A („Teilfonds A“)

Zusammenfassung

Da der Savills IM Asia Pacific Income and Growth Fund FCP-RAIF (der **Fonds**) ökologische und/oder soziale Merkmale bewirbt, fällt er nach Ansicht von Savills Investment Management (Luxemburg) S.à r.l. (die **Verwaltungsgesellschaft**) 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 Nachhaltigkeitskriterien unterliegen, die im ESG-Programm des Fonds dargelegt sind, das auf die Einhaltung der Zielsetzung der Verringerung des Kohlendioxidausstoßes 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

Mieteren 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 die Verwaltungsgesellschaft die wichtigsten spezifischen Nachhaltigkeitsrisiken für den Fonds und bezieht diese in ihren Investitionsentscheidungsprozess ein. Darüber hinaus berücksichtigt sie die wichtigsten negativen Auswirkungen ihrer Investitionsentscheidungen auf relevante Nachhaltigkeitsfaktoren. Zusätzliche Informationen darüber, wie die Verwaltungsgesellschaft nachteiligen Auswirkungen in Bezug auf den Fonds Rechnung trägt, werden zu gegebener Zeit im Einklang mit den Anforderungen der SFDR offengelegt.

2.2 Danish

Hjemmeside offentliggørelse

Offentliggørelser relateret til bæredygtighed

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF – underfond A (Underfond A")

1. Oversigt

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF ("**Fonden**"), forventes af Savills Investment Management (Luxembourg) S.à r.l. ("**Administrationsselskabet**") at ligge inden for omfanget af artikel 8 i Europaparlamentets forordningen 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 kuldioxidreduktion, ved at fokusere på en reduktion af energiforbruget og overføre Fondens aktiverer til bygninger med lavt kuldioxidforbrug;

- Bekræftelse på, at alle aktiver i Fondens portefølje er underlagt kriterierne for bæredygtighed som er angivet i Fondens ESG-program, som er fokuseret på at overholde en reduktion af kulstofudledningerne;
- 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 Administrationsselskabet 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 Administrationsselskabet er ansvarligt for ugunstige påvirkninger i forhold til Fonden, vil blive offentliggjort når tiden er inden, i overensstemmelse med kravene i SFDR.

2.3 French

Déclaration d'informations du site web

Déclaration d'informations relatives à la durabilité

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF - Sub-Fund A ("Sub-Fund A")

1. Résumé

Savills Investment Management (Luxembourg) S.à r.l. (la **Société de Gestion**) considère que le Savills IM Asia Pacific Income and Growth Fund FCP-RAIF (le **Fonds**) relève du champ d'application de l'Article 8 du Règlement de l'UE sur la publication d'informations en matière de durabilité dans le secteur financier (Sustainable Finance Disclosure Regulation, SFDR), en tant que fonds promouvant des aspects environnementaux et/ou sociaux.

Cette déclaration d'informations présente l'approche du Fonds en matière d'investissement durable et la manière dont les risques et les facteurs de durabilité sont intégrés dans les décisions de gestion de portefeuille et dont les aspects environnementaux et/ou sociaux sont mis en avant par le Fonds. Elle présente notamment :

- Un résumé des principaux aspects environnementaux et sociaux du Fonds, portant principalement sur la réduction des émissions de carbone, en mettant l'accent sur la réduction de la consommation d'énergie et sur la transition des actifs du Fonds vers des bâtiments à faible émission de carbone ;
- La confirmation que tous les actifs du portefeuille du Fonds sont soumis aux critères de durabilité définis dans le programme ESG du Fonds, qui met l'accent sur le respect de l'objectif de réduction des émissions de carbone ;
- La confirmation qu'en tant que produit relevant de l'Article 8, le Fonds présente certaines caractéristiques de durabilité mais n'a pas pour objectif l'investissement durable et que le Fonds, à la date de ces informations, n'investit pas dans des "investissements durables" tels que définis à l'article 2(17) du Règlement sur la publication d'informations en matière de durabilité dans le secteur financier ;
- Une explication de la manière dont le Fonds évalue les risques, les facteurs et les opportunités en matière de durabilité et met en œuvre un plan d'action ciblé concernant ses actifs ;
- Les indicateurs utilisés pour évaluer les résultats sont les suivants : (i) la surface du Fonds en mètres carrés avec un plan zéro carbone chiffré, (ii) la consommation

d'énergie des occupants, (iii) la proportion de baux verts avec des locataires et (iv) la proportion d'actifs ayant fait l'objet d'une évaluation physique des risques liés au climat ;

- Le processus de suivi pour la collecte des données environnementales et sociales pertinentes pour les indicateurs ;
- Les principales méthodologies sectorielles utilisées ;
- L'approche en matière de participation des occupants ; et,
- Le processus d'identification des problèmes de qualité des données et les mesures correctives mises en place pour s'assurer que ces problèmes n'ont pas de répercussions négatives sur le Fonds.

Le Fonds est régi par la Politique d'investissement responsable de Savills IM. Dans le cadre de cette politique, la Société de Gestion identifie les risques substantiels spécifiques du Fonds en matière de durabilité et les intègre dans son processus de prise de décision concernant les investissements, tout en tenant compte des effets négatifs importants de ses décisions d'investissement sur les facteurs de durabilité pertinents. Des informations supplémentaires sur la manière dont la Société de Gestion tient compte des impacts négatifs liés au Fonds seront publiées en temps voulu, conformément aux exigences du Règlement sur la publication d'informations en matière de durabilité dans le secteur financier (Sustainable Finance Disclosure Regulation, SFDR).

2.4 Italian

[Informativa sito web](#)

Informativa sulla sostenibilità

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

1. Sintesi

Il Savills IM Asia Pacific Income and Growth Fund FCP-RAIF (il Fondo) è considerato da Savills Investment Management (Luxembourg) S.à r.l. (la Società di Gestione) rientrare nell'ambito di applicazione dell'Articolo 8 del Regolamento di Informativa sulla Finanza Sostenibile (SFDR) dell'UE, in quanto fondo che promuove caratteristiche ambientali e/o sociali.

La presente informativa definisce l'approccio del Fondo agli investimenti sostenibili e le modalità con cui i rischi e i fattori di sostenibilità sono integrati nelle decisioni di gestione di portafoglio e come le caratteristiche ambientali e/o sociali vengono promosse dal Fondo. Ciò include:

- Una sintesi delle principali caratteristiche ambientali e sociali del Fondo, che copre principalmente la riduzione del carbonio, concentrandosi sulla riduzione del consumo energetico e sulla transizione degli asset del Fondo a edifici a basse emissioni di carbonio;
- La conferma che tutti gli asset nel portafoglio del Fondo sono soggetti ai criteri di sostenibilità stabiliti nel programma ESG del Fondo, incentrato sul rispetto dell'obiettivo di riduzione delle emissioni di carbonio;
- La conferma che, in quanto prodotto di cui all'Articolo 8, il Fondo ha determinate caratteristiche di sostenibilità ma non ha come proprio obiettivo investimenti sostenibili e che il Fondo, alla data di tali informative, non investe in "investimenti sostenibili" come definiti dall'Articolo 2 (17) della SFDR;
- Una spiegazione del modo in cui il Fondo valuta i rischi, i fattori e le opportunità di sostenibilità e attua un piano d'azione mirato in relazione ai propri asset;
- Gli indicatori che vengono utilizzati per misurare il successo come (i) la superficie in mq nel Fondo con un piano a zero emissioni nette di carbonio, (ii) l'uso di energia degli occupanti, (iii) la percentuale di locazioni green con inquilini e (iv) la percentuale degli asset che intraprendono una valutazione fisica del rischio climatico;

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- Il processo di monitoraggio per la raccolta dei dati ambientali e sociali rilevanti per gli indicatori;
 - Le principali metodologie allineate al settore che vengono utilizzate;
 - L'approccio al coinvolgimento degli occupanti; e,
 - Il processo per identificare i problemi di qualità dei dati e le mitigazioni in atto per garantire che questo non abbia un impatto negativo sul Fondo.

Il Fondo opera nell'ambito della Politica di Investimento Responsabile di Savills IM. In base a questa politica, la Società di Gestione identifica gli specifici rischi materiali di sostenibilità per il Fondo e li integra nel suo processo decisionale di investimento, oltre a considerare gli impatti negativi materiali delle sue decisioni di investimento su fattori di sostenibilità rilevanti. Ulteriori informazioni su come la Società di Gestione tiene conto degli impatti negativi in relazione al Fondo saranno divulgate a tempo debito, in linea con i requisiti SFDR.

2.5 Dutch

[Website informatieverschaffing](#)

Informatieverschaffing over duurzaamheid

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

1. Overzicht

Het Savills IM Asia Pacific Income and Growth Fund FCP-RAIF (het Fonds) valt volgens Savills Investment Management (Luxembourg) S.a.r.l. (de Beheermaatschappij) binnen het toepassingsgebied van artikel 8 van de Europese Verordening betreffende informatieverstopping over duurzaamheid in de financiële dienstensector (SFDR), als een fonds dat ecologische en/of sociale kenmerken promoot.

Deze informatieverstopping beschrijft de aanpak van het Fonds van duurzame investeringen en de manieren waarop duurzaamheidsrisico's en -factoren in beslissingen over portefeuillebeheer worden geïntegreerd en hoe ecologische en/of sociale kenmerken door het Fonds worden gepromoot. Dit omvat:

- Een overzicht van de belangrijkste ecologische en/of sociale kenmerken van het Fonds, vooral met betrekking tot koolstofvermindering, focus op het verminderen van het energieverbruik en de transitie van de vastgoedobjecten in het Fonds naar koolstofarme gebouwen;
- De bevestiging dat alle vastgoedobjecten in de portefeuille van het Fonds onderhevig zijn aan de duurzaamheidscriteria zoals beschreven in het ESG-programma van het Fonds, dat focust op de naleving van de doelstelling om koolstofemissies te verminderen;
- De bevestiging dat het Fonds als een product volgens artikel 8 bepaalde duurzaamheidskenmerken heeft, maar geen duurzame belegging als doelstelling heeft en dat het Fonds, vanaf de datum van deze informatieverstoppingen, niet belegt in "duurzame beleggingen" zoals bepaald door artikel 2 (17) SFDR;
- De toelichting van hoe het Fonds duurzaamheidsrisico's, -factoren en opportuniteiten beoordeelt en een doelgericht actieplan met betrekking tot zijn vastgoedobjecten implementeert;
- De indicatoren die worden gebruikt om succes te meten zoals (i) de oppervlakte in m² in het Fonds met een begroot netto-nul koolstofplan, (ii) het energieverbruik van de gebruikers, (iii) het aandeel 'groene' huurovereenkomsten met huurders en (iii) het aandeel van vastgoedobjecten waarvoor een fysieke klimaatrisicoanalyse is uitgevoerd;
- Het monitoringproces voor het verzamelen van de ecologische en sociale gegevens met betrekking tot de indicatoren;
- De belangrijkste gebruikte, op de industrie afgestemde methodologieën;
- De aanpak tot gebruikersbetrokkenheid; en,

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- Het proces voor het identificeren van problemen met gegevenskwaliteit en de aanwezige beperkingen die ervoor zorgen dat deze geen negatieve impact op het Fonds hebben.

Het Fonds valt onder het beleid van Savills IM inzake verantwoord beleggen. In het kader van dit beleid identificeert de Beheermaatschappij de specifieke wezenlijke duurzaamheidsrisico's voor het Fonds en integreert ze deze in haar besluitvormingsproces over investeringen, en neemt ze hierbij de wezenlijke negatieve gevolgen van haar beleggingsbeslissingen op relevante duurzaamheidsfactoren in aanmerking. Aanvullende informatie over hoe de Beheermaatschappij rekening houdt met zulke negatieve gevolgen met betrekking tot het Fonds zal te gepasten tijde worden gepubliceerd, in overeenstemming met de bepalingen van de SFDR.

2.6 Norwegian

Offentliggjøring av nettsted

Offentliggjøring av informasjon relatert til bærekraft

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF – Sub-Fund A («underfond A»)

1. Sammendrag

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF (**fondet**) har blitt vurdert av Savills Investment Management (Luxembourg) S.à r.l. (**forvaltningsselskapet**) til å være omfattet av artikkel 8 i EUs offentliggjøringsforordning (**SFDR**), som et fond som fremmer miljømessige og/eller sosiale egenskaper.

Denne offentliggjøringen angir fondets tilnærming til bærekraftig investering og hvordan risikoer og faktorer knyttet til bærekraft, integreres i porteføljebeslutninger og hvordan miljømessige og/eller sosiale egenskaper fremmes av fondet. Dette inkluderer:

- Et sammendrag av fondets viktigste miljømessige og sosiale egenskaper som hovedsakelig omfatter reduserte CO2-utslipp, der fokus vil være redusert energiforbruk og omstilling av fondets midler til en bygningsmasse med lave CO2-utslipp.
- Bekreftelse på at alle midlene i fondets portefølje er underlagt kriteriene om bærekraft angitt i fondets ESG-program, som er fokusert på overholdelse av samsvar med målet om reduserte CO2-utslipp.
- Bekreftelse på at dette fondet, som et produkt underlagt artikkel 8, inkluderer visse bærekraftige egenskaper, men at fondet ikke har bærekraftig investering som mål, og at fondet, per datoen til denne offentliggjøringen, ikke investerer i «bærekraftige investeringer» som definert av artikkel 2(17) SFDR.
- En forklaring av hvordan fondet vurderer risikoer, faktorer og muligheter knyttet til bærekraft, og hvordan det implementerer en målrettet handlingsplan i forbindelse med fondets midler.
- Indikatorene som brukes til å måle suksess som for eksempel (i) gulvarealet i kvadratmeter i fondet som har en kalkulert netto nullutslippsplan, (ii) energiforbruket til beboerne, (iii) andelen av grønne leieavtaler med leietakere og (iv) andelen av midler som er gjenstand for en fysisk vurdering av klimarisiko.
- Overvåkingsprosessen for innhenting av miljømessige og sosiale data som er relevante for indikatorene.
- Nøkkelmetodologier som benyttes, som er tilpasset industrien.
- Tilnærming til engasjement med beboere, og

- Prosessen med å identifisere datakvalitetsproblemer og begrensninger som er opprettet for å sikre at dette ikke har negativ innvirkning på fondet.

Fondet driftes i henhold til Savills IMs retningslinjer for ansvarlig investering. I henhold til disse retningslinjene skal forvaltningsselskapet identifisere fondets spesifikke fysiske bærekraftsrisikoer, og integrere disse i investeringsbeslutningsprosessen, samt vurdere de fysiske negative innvirkningene som investeringsbeslutningene har på relevante bærekraftsfaktorer. Ytterligere informasjon om hvordan forvaltningsselskapet gjør rede for negative innvirkninger i forbindelse med fondet vil bli offentliggjort innen rimelig tid i henhold til kravene til SFDR.

2.7 Swedish

[Offentliggörande på webbplatsen](#)

Hållbarhetsrelaterade offentliggöranden

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

1. Sammanfattning

Savills IM Asia Pacific Income and Growth Fund FCP-RAIF (**Fonden**) anses av Savills Investment Management (Luxembourg) S.à r.l. (förvaltningsbolaget) omfattas av artikel 8 i EU:s förordning om offentliggörande av hållbara finanser (**SFDR**) som en fond som främjar miljömässiga och/eller sociala egenskaper.

Detta offentliggörande beskriver fondens strategi för hållbara investeringar och hur hållbarhetsrisker och hållbarhetsfaktorer integreras i besluten rörande portföljförvaltning 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 av tillgångarna i fonden till byggnader med låga koldioxidutsläpp;
- Bekräftelse på att alla tillgångar i fondens portfölj omfattas av hållbarhetskriterierna som anges i fondens ESG-program som är inriktat på överensstämmelse med målet att minska koldioxidutsläppen;
- Bekräftelse på att fonden i egenskap av att vara en artikel 8-produkt har vissa hållbarhetsegenskaper, men att den inte har hållbara investeringar som mål och att fonden vid datumet för dessa offentliggöranden 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 kvm i fonden med en kostnadsberäknad plan för koldioxidfri nettokonsumtion, (ii) energianvändningen hos de boende, (iii) andelen gröna hyresavtal med hyresgäster och (iv) andelen tillgångar som genomgår en fysisk klimatriskbedömning;
- Övervakningsprocessen för insamling av miljöuppgifter och sociala uppgifter som är relevanta för indikatorerna;
- De viktigaste industripassade metoderna som används;
- Strategi för att engagera hyresgästerna; och,

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- 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 förvaltningsbolaget de specifika väsentliga hållbarhetsriskerna för fonden och integrerar dessa i sin investeringsbeslutsprocess, samt överväger de väsentliga negativa effekterna av sina investeringsbeslut på relevanta hållbarhetsfaktorer. Ytterligare information om hur förvaltningsbolaget redovisar negativa effekter i förhållande till fonden kommer att offentliggöras i sinom tid, i enlighet med kraven i SFDR.

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