

Sustainability-related disclosures

Savills IM European Living Fund FCP-RAIF –
Sub-Fund A (“Sub-Fund A”)

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1. Savills IM European Living Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

Summary

The Savills IM European Living Fund FCP-RAIF – Sub-Fund A (‘the **Fund**’ or ‘**Sub-Fund A**’) 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 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 proportion of floor space in sq m in the Fund with a costed carbon reduction plan, (ii) the proportion of green leases with tenants and (iii) 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.

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 emissions reductions in line with a 1.5°C decarbonisation pathway, focusing on reducing energy consumption and transitioning the assets in 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 a 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 the 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.

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 which may include:

- % floor space in sq m in Sub-Fund A with a costed carbon reduction plan, aligned to the Carbon Risk Real Estate Monitor (“**CRREM**”) pathway;-
- % of Green leases offered to tenants; and
- % 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 2 ("Details of Key Terms"), sub-section 2.2 ("Investment Objective, Guidelines and Restrictions") thereof and Appendix 1.

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.

ESG Programme in line with CRREM pathway

This is considered under the framework of the Management Company's 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.

Sub-Fund 1 must meet with at least one of the following:

- i. 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 the Fund should be aligned with the CRREM (or equivalent) 1.5° decarbonisation pathway at the date of reporting. Or, within 2 years, a costed carbon reduction plan must be in place which is tracked annually.
- ii. Holding a portion of assets for which the lease agreements entered into with new tenants contain green lease clauses, including "minimum requirements" such as data sharing commitments. 100% of tenants will be offered green lease clauses, except in circumstances where local legislation would prevent this. The number of tenants accepting these green lease clauses will be tracked.
- iii. All assets within Sub-Fund A with a holding period of more than three years from the date of this disclosure must complete a physical climate risk assessment-

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

a) Binding elements of the strategy

The implementation of a defined ESG Programme is binding on the Management Company.

The binding elements of the investment strategy are thus the binding elements of the ESG Programme, whereas at least one of the following three binding elements of the ESG Programme must be met:

Binding Element 1

As part of the ESG Programme, Sub-Fund A aims to carry out a CRREM analysis (or equivalent) which the Fund aims to carry out 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 annually and the results reported annually.

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

Binding Element 2

Holding a portion of assets for which the lease agreements entered into with new tenants contain green lease clauses, including "minimum requirements" such as data sharing commitments. 100% of tenants will be offered with green lease clauses, except in circumstances where local legislation would prevent this. The number of tenants accepting green leases will be tracked.

Binding Element 3

All assets within Sub-Fund A with a holding period of more than three years from the date of this disclosure must complete a physical climate risk assessment which includes identifying adaptation recommendations within 12 months of acquisition.

b) Good governance

As Sub-Fund A invests in real assets and the investee companies act as holding vehicles, 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 human rights, modern slavery, corruption and labour laws.

Proportion of 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.

It is expected that all real estate assets in Sub-Fund A's portfolio are subject to the sustainability criteria set out in Sub-Fund A's ESG programme and are thus used to meet the environmental characteristics promoted by Sub-Fund A.

It should be noted that Sub-Fund A may hold assets other than real estate assets e.g. cash or derivatives for liquidity or hedging purposes, which are not aligned with the environmental characteristic.

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; and
- 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 costed carbon reduction trajectory, so the Fund will annually track a costed carbon reduction plan, 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. 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 European Living Fund FCP-RAIF – Teilfonds A („Teilfonds A“)

Zusammenfassung

Da der Savills IM European Living Fund FCP-RAIF – Teilfonds A (der **Fonds** oder der **Teilfonds A**) 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 Absatz 17 der 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 Plan zur Verringerung des Kohlendioxidausstoßes, (ii) der Anteil grüner Mietverträge mit den Mietern und (iii) der Anteil von Vermögenswerten, die das physische Klimarisiko bewerten;
- den Überwachungsprozess zur Erfassung der für die Indikatoren relevanten Umwelt- und Sozialdaten;

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- 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 nachteiligen Auswirkungen ihrer Investitionsentscheidungen auf relevante Nachhaltigkeitsfaktoren.

2.2 Danish

Hjemmeside offentliggørelse

Bæredygtighedsrelaterede oplysninger

Savills IM European Living Fund FCP-RAIF – afdeling A ("afdeling A")

1. Oversigt

Savills IM European Living Fund FCP-RAIF – afdeling A ("**fonden**" eller "**afdeling A**") betragtes af Savills Investment Management (Luxembourg) S.à r.l. ("**administrationsselskabet**") at være omfattet af artikel 8 i EU's forordning om oplysninger om bæredygtig finansiering ("**SFDR**"), som en fond der fremmer miljømæssige og/eller sociale karakteristika.

Disse oplysninger angiver fondens tilgang til bæredygtig investering, og den måde som bæredygtighedsrisici og -faktorer er integreret i beslutninger om porteføljevaltning, samt hvordan fonden fremmer miljømæssige og/eller sociale karakteristika. Dette omfatter:

- En oversigt over fondens vigtigste miljømæssige og sociale karakteristika, hvilket hovedsageligt omfatter reduktion af CO2 ved at fokusere på en reduktion af energiforbrug og lade fondens aktiver overgå til bygninger med lav CO2-udledning,
- Bekræftelse på, at alle aktiver i fondens portefølje er underlagt kriterierne for bæredygtighed, der er angivet i fondens ESG-program, som er fokuseret på overensstemmelse med målet om reduktion af CO2-emissioner,
- Bekræftelse på, at fonden som et artikel 8-produkt har visse bæredygtighedskarakteristika, men ikke har bæredygtig investering som sit mål, og at fonden pr. datoen for disse oplysninger ikke investerer i "bæredygtige investeringer" som defineret i artikel 2(17) SFDR,
- En forklaring på hvordan fonden vurderer bæredygtighedsrisici, -faktorer og -muligheder og implementerer en målrettet handlingsplan i forhold til dens aktiver,
- De indikatorer, som anvendes til at måle succes, såsom (i) andelen af gulvareal i kvadratmeter i fonden med en omkostningsberegnet plan for CO2-reduktion, (ii) andelen af grønne leasingaftaler med lejere og (iii) andelen af aktiver som gennemgår en fysisk klimarisikovurdering,
- Overvågningsprocessen for indsamling af miljømæssige og sociale data, som er relevante for indikatorerne,
- De vigtigste branchejusterede metodologier, der anvendes,
- 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 politik for ansvarlig investering. I henhold til denne politik identificerer administrationsselskabet de specifikke væsentlige bæredygtighedsrisici for fonden, og integrerer disse i dens investeringsbeslutningsproces og overvejer også dens investeringsbeslutningers vigtigste negative indvirkninger på relevante bæredygtighedsfaktorer.

2.3 French

[Publication d'informations sur le site web](#)

Informations relatives à la durabilité

Savills IM European Living Fund FCP-RAIF – Sub-Fund A (« Sub-Fund A »)

1. Résumé

Le Savills IM European Living Fund FCP-RAIF – Sub-Fund A (le **Fonds** ou **Sub-Fund A**) relève d'après Savills Investment Management (Luxembourg) S.à r.l. (la **Société de Gestion**) 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 caractéristiques environnementales et/ou sociales.

La présente déclaration détaille l'approche du Fonds en matière d'investissement durable ainsi que les méthodes utilisées pour intégrer les risques et les facteurs de durabilité dans les décisions de gestion de portefeuille et pour promouvoir les caractéristiques environnementales et/ou sociales au sein du Fonds. Elle présente notamment :

- Un résumé des principales caractéristiques environnementales et sociales 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 sur les méthodes utilisées par le Fonds pour évaluer les risques, les facteurs et les opportunités en matière de durabilité et pour mettre en œuvre un plan d'action ciblé concernant ses actifs ;
- Les indicateurs utilisés pour évaluer les résultats sont les suivants : (i) la surface en mètres carrés des actifs du Fonds avec un plan de réduction des émissions de carbone chiffré, (ii) la proportion de baux verts avec les locataires (iii) la proportion d'actifs ayant fait l'objet d'une évaluation des risques physiques 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 d'engagement des occupants ; et,

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- 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 d'incidence négative 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 de durabilité substantiels spécifiques au Fonds et les intègre dans son processus de prise de décision concernant les investissements, tout en tenant compte des incidences négatives importantes de ses décisions d'investissement sur les facteurs de durabilité pertinents.

2.4 Italian

[Informativa sito web](#)

Informativa sulla sostenibilità

Savills IM European Living Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

1. Sintesi

Savills IM European Living Fund FCP-RAIF – Sub-Fund A (il **Fondo** o **Sub-Fund A**) rientra, a giudizio di Savills Investment Management (Luxembourg) S.à r.l. (la **Società di Gestione**), nell'ambito di applicazione dell'Articolo 8 del Regolamento relativo all'informativa sulla sostenibilità nel settore dei servizi finanziari (**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 in cui i rischi e i fattori di sostenibilità sono integrati nelle decisioni di gestione di portafoglio e in cui 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 conforme all'Articolo 8, il Fondo presenta determinate caratteristiche di sostenibilità ma non ha come obiettivo investimenti sostenibili e che il Fondo, alla data di tali informative, non investe in "investimenti sostenibili" ai sensi dell'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 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 del Fondo con un piano di riduzione delle emissioni di carbonio, (ii) la percentuale di locazioni green con inquilini e (iii) la percentuale degli asset che intraprendono una valutazione del rischio climatico fisico;
- 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,

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- 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 significativi di sostenibilità per il Fondo e li integra nel suo processo decisionale di investimento, oltre a considerare gli effetti negativi significativi delle sue decisioni di investimento su fattori di sostenibilità rilevanti.

2.5 Dutch

[Website informatieverschaffing](#)

Informatieverschaffing over duurzaamheid

Savills IM European Living Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

1. Samenvatting

Savills IM European Living Fund FCP-RAIF – Sub-Fund A (het **Fonds of Sub-Fund A**) valt volgens Savills Investment Management (Luxembourg) S.à 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. Ze omvat:

- Een overzicht van de belangrijkste ecologische en sociale kenmerken van het Fonds, vooral met betrekking tot koolstofreductie, focus op het verminderen van het energieverbruik en de transitie van de activa in het Fonds naar koolstofarme gebouwen;
- De bevestiging dat alle activa 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 artikel-8-product bepaalde duurzaamheidskenmerken heeft, maar duurzaam beleggen niet als doelstelling heeft en dat het Fonds, vanaf de datum van deze informatieverstopping, niet belegt in "duurzame beleggingen" zoals bepaald in artikel 2, lid 17 van de SFDR;
- Een toelichting van hoe het Fonds duurzaamheidsrisico's, -factoren en -opportuniteiten beoordeelt en een gericht actieplan met betrekking tot zijn activa uitvoert;
- De indicatoren die worden gebruikt om succes te meten zoals (i) de oppervlakte in m² in het Fonds waarvoor een begroot koolstofreductieplan is opgesteld, (ii) de verhouding groene huurovereenkomsten met huurders en (iii) de verhouding activa die een fysieke klimaatrisicobeoordeling uitvoeren;
- Het monitoringproces voor het verzamelen van de ecologische en sociale gegevens met betrekking tot de indicatoren;
- De belangrijkste gebruikte op de industrie afgestemde methodes;
- De aanpak om engagement bij bewoners te creëren; en,
- Het proces voor het identificeren van problemen met gegevenskwaliteit en de aanwezige matigende elementen 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 voor beleggingen, en neemt ze hierbij de wezenlijke ongunstige effecten van haar beleggingsbeslissingen op relevante duurzaamheidsfactoren in aanmerking.

2.6 Norwegian

[Offentliggjøring på nettsted](#)

Offentliggjøring av informasjon relatert til bærekraft

Savills IM European Living Fund FCP-RAIF – Underfond A ("Underfond A")

1. Sammendrag

Savills IM European Living Fund FCP-RAIF – Underfond A («**Fondet**» eller «**Underfond A**») anses av Savills Investment Management (Luxembourg) S.à r.l. (**Forvaltningsselskapet**) å falle inn under paragraf 8 i EU-forordningen om rapportering om bærekraftig finans (SFDR), som et fond som fremmer miljø- og/eller samfunnsnyttige egenskaper.

Denne offentliggjøringen viser fondets tilnærming til bærekraftige investeringer, og hvordan bærekraftsrisikoer og -faktorer integreres i porteføljeforvaltningsbeslutninger og hvordan miljø- og/eller samfunnsnyttige egenskaper fremmes av fondet. Dette omfatter:

- Et sammendrag av fondets viktigste miljø- og samfunnsnyttige egenskaper, som i hovedsak dekker karbonreduksjon, fokus på reduksjon av energiforbruk og overgangen av fondets aktiva til å bli lavkarbon-bygninger;
- Bekreftelse på at alle aktiva i fondets portefølje er gjenstand for bærekraftskriteriene forklart i i fondets ESG-program, som fokuserer på å være i samsvar med målet om å redusere karbonutslipp;
- Bekreftelse på at som et paragraf 8-produkt, har fondet visse bærekraftsegenskaper, men har ikke bærekraftig investering som mål, og at fondet, på datoen for disse offentliggjøringene, ikke investerer i "bærekraftige investeringer" som definert i paragraf 2 (17) SFDR;
- En forklaring på hvordan fondet vurderer bærekraftsrisikoer, -faktorer og -muligheter, og gjennomfører en målrettet handlingsplan for dets aktiva;
- Indikatorene som benyttes for å måle suksess, som for eksempel (i) andelen av gulvareal i kvadratmeter i fondet med en kostnadsberegnet plan for karbonutslipp, (ii) andelen grønne leieavtaler med leietakere, og (iii) andelen av aktiva som foretar en fysisk klimarisikovurdering;
- Overvåkningsprosessen for innsamling av miljø- og samfunnsdata som er relevante for indikatorene;
- De viktigste bransjetilpassede metodene som brukes;
- Tilnærming til engasjement med leietakere; og,
- Prosessen som brukes til å identifisere problemer med datakvalitet og skadebegrensningstiltak som er på plass for å sikre at dette ikke påvirker fondet negativt.

Fondet driftes i henhold til Savills IMs retningslinjer for ansvarlig investering. I henhold til disse retningslinjene identifiserer forvaltningsselskapet de spesifikke vesentlige bærekraftsrisikoene som gjelder for fondet, og integrerer disse i prosessen for investeringsbeslutninger, samt å vurdere negative vesentlige konsekvenser av dets investeringsbeslutninger for relevante bærekraftsfaktorer.

2.7 Swedish

Webbplatsupplysningar

Hållbarhetsrelaterade upplysningar

Savills IM European Living Fund FCP-RAIF – Sub-Fund A ("Sub-Fund A")

1. Sammanfattning

Savills IM European Living Fund FCP-RAIF – Sub-Fund A ("**fonden**" eller "**Sub-Fund A**") omfattas enligt Savills Investment Management (Luxembourg) S.à r.l. ("**förvaltningsbolaget**") av artikel 8 i EU:s förordning om hållbarhetsrelaterade upplysningar ("**SFDR**") som en fond som främjar miljörelaterade och/eller sociala egenskaper.

Dessa upplysningar beskriver fondens strategi för hållbara investeringar och hur hållbarhetsrisker och hållbarhetsfaktorer integreras i portföljförvaltningsbeslut och hur miljörelaterade och/eller sociala egenskaper främjas av fonden. Upplysningarna omfattar:

- En sammanfattning av fondens viktigaste miljörelaterade och sociala egenskaper, som huvudsakligen inbegriper minskning av koldioxidutsläpp med fokus på lägre energiförbrukning och en omställning av tillgångarna i fonden till byggnader med låga koldioxidutsläpp.
- Bekräftelse på att alla tillgångar i fondportföljen omfattas av de hållbarhetskriterier som anges i fondens ESG-program som överensstämmer med målet att minska koldioxidutsläppen.
- Bekräftelse på att fonden i egenskap av artikel 8-produkt har vissa hållbarhetsegenskaper men att den inte har hållbara investeringar som sitt mål, och att fonden på 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, såsom (i) golvytan i kvm i fonden med en kostnadsberäknad plan för koldioxidminskning, (ii) andelen gröna hyresavtal med hyresgäster och (iii) andelen tillgångar för vilka en fysisk klimatriskbedömning görs.
- Övervakningsprocessen för insamling av information om miljö och samhällsansvar som är relevant för indikatorerna.
- De viktigaste branschförenliga metoderna som används.
- Strategi för engagemang.

-
- Processen för att identifiera problem med datakvalitet och vilka åtgärder som vidtagits för att undvika negativ inverkan på fonden.

Fonden arbetar enligt Savills IM:s policy för ansvarsfulla investeringar. Enligt denna policy identifierar förvaltningsbolaget specifika väsentliga hållbarhetsrisker för fonden och integrerar dessa i sin investeringsbeslutsprocess, samt överväger investeringsbesluts huvudsakliga negativa konsekvenser för hållbarhetsfaktorer.

For further information, please contact:

Savills Investment Management (Luxembourg) S.à r.l

10 rue C.M. Spoo
L-2546 Luxembourg
T +352 2664 9955

savillsim.com

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