

Art. 10 SFDR Disclosure for Art. 8 products

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Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (the "Sub-Fund")

LEI: LU2189783710

Summary

The Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (the "Sub-Fund") promotes environmental characteristics in addition to its other investment objectives, incorporates governance aspects into its investment decisions and takes into account the Principle Adverse Impacts on environmental sustainability factors ("PAIs"). As such, it qualifies as a financial product within the meaning of Art. 8 and Art. 7 (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosure requirements in the financial services sector ("SFDR").

This financial product promotes environmental and social characteristics but does not seek sustainable investments.

On the environmental side, the financial product focuses on climate change mitigation as well as on sustainability risk management and resilience.

With increased transparency and stakeholder engagement, the financial product also considers governance aspects as part of its investment strategy.

The consideration of environmental and social characteristics shall be done with at least 80% of the portfolio. The remaining 20% primarily includes the fund's liquidity and net receivables.

Both in the purchase and during the management phase of the properties, compliance with the characteristics described above is monitored consistently and by means of standardised procedures and processes. For this purpose, sustainability indicators have been defined that make it possible to measure the achievement of objectives. Internal tools are used to monitor target achievement. Multi-level internal control steps are also implemented.

As part of its participation policy, the company is committed, among other things, to a close dialogue with the tenants as users of the property.

The financial product does not use a reference benchmark.

No sustainable investment objective

This financial product promotes environmental or social characteristics but does not have as its objective sustainable investment.

Environmental or social characteristics of the financial product

The Sub-Fund promotes the following environmental and/or social characteristics:

Environmental

- **Climate Change Mitigation**
 - Through the active monitoring of carbon intensity for existing assets and the implementation of dedicated carbon intensity reduction measures
- **Managing Sustainability Risk & Resilience**
 - Through the use of dedicated climate risk assessments for assets held in portfolio

Governance

- **Increasing Transparency and Stakeholder Engagement**
 - Through the obtention of specific building level certifications / labels and the participation of the Sub-Fund to external recognition labels
 - Through open dialogue with tenants with regards to ESG matters via the use of Green Clauses

Investment strategy

The assessment of environmental, social and governance ("ESG") factors in the investment process of the Sub-Fund forms an integral part of the AIFM's fiduciary duties towards its investors and clients. It is key in the investment process to analyse each investment's ability to create, sustain and protect value to ensure that it will deliver returns whilst promoting the overall ESG characteristics of the Sub-Fund.

Therefore, the ESG criteria play an important role for real assets to generate long-term risk-adjusted returns. The AIFM strives for investment decisions that support the environment, economy, and health and wellbeing of society to protect it for the future generations.

Besides standard due diligences processes, potential investments are assessed according to pre-acquisition sustainability criteria in order to assess the risks emerging from ESG factors. These ESG assessments shall be an integral part of every acquisition and its documentation. The outcome of such due diligence may result in the exclusion of some investments or tenants that are not in line with the Sub-Fund's ESG criteria or that would expose its portfolio to high levels of sustainability related financial risks. During the holding phase, the AIFM monitors the ESG factors compliance in accordance with the Sub-Fund's binding elements.

Furthermore, the main adverse impacts on environmental sustainability factors are taken into account. Specifically, the financial product focuses on the following indicators:

- *Exposure to fossil fuels through real estate assets*
- *Exposure to energy-inefficient real estate assets*
- *Energy intensity of assets*
- *Total greenhouse gas (GHG) emissions in CO₂eq of real estate assets (sub divided in scope 1,2 and 3 GHG emissions)*

All environmental and / or social characteristics promoted by the Sub-Fund are binding and are fully integrated into its investment strategy. In order to further promote its environmental and / or social characteristics, the Sub-Fund has set out to implement an action focused strategy through its main ESG principles.

They are as follows:

Environmental

- *Climate Change Mitigation*
 - *The Sub-Fund will actively monitor carbon intensity of its existing portfolio and commit to a carbon intensity reduction target by the year 2030 (baseline 2020)*
- *Managing Sustainability Risk & Resilience*
 - *The Sub-Fund will ensure adequate coverage of the existing portfolio by a dedicated climate risk assessment*

Governance

- *Increasing Transparency and Stakeholder Engagement*
 - *The Sub-Fund will ensure that adequate coverage for external recognition labels at fund level and/or recognition labels/certifications is obtained*
 - *The Sub-Fund will ensure adequate coverage for new leases with a Green Clause and review the possibility to deploy the latter on existing leases*

Further information on the binding element of the sub-fund can be found under "Methodologies".

As the Sub-Fund will invest in real estate assets, the assessment of good governance practices of the investee companies is not relevant. However, good governance practices will be integrated throughout the supply chain:

- *Assessment of governance at stakeholders' corporate level, covering their internal sourcing framework and how they operate in the labour market*
- *Relevant contractual obligations of major service providers and suppliers (e.g. property managers, suppliers, real estate developers, etc.) including signature of a pertinent "code of conduct" covering inter alia business ethics and human rights*

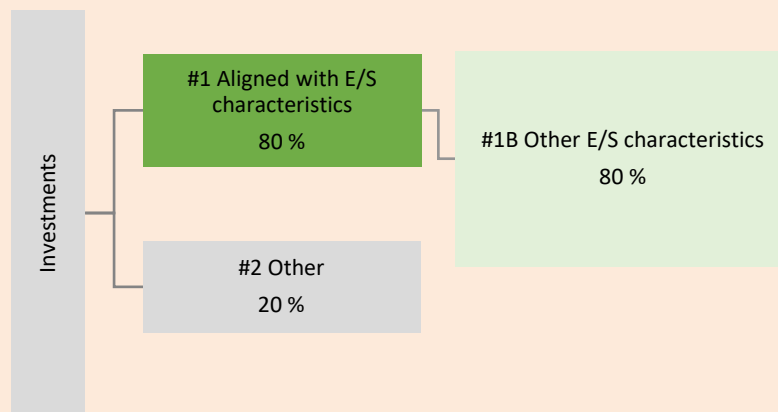
Proportion of investments

#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product.

#2 Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

The category **#1 Aligned with E/S characteristics** covers:

- The sub-category **#1A Sustainable** covers sustainable investments with environmental or social objectives.
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.



Based on the Sub-Fund's investment strategy the binding alignment with E/S characteristics is 80 %. The Sub-Fund has not committed to making a minimum of share of sustainable investments.

The investments included in “#2 Other” are mainly comprised of cash and equivalents and net receivables which are part of the normal activities / operations of the Sub-Fund. There are no specific environmental and social safeguards for these however the AIFM has specific internal policies in place in order to ensure investment compliance at all times. The amounts included in this caption only refer specifically to cash items which are not allocated/related to Real Estate activities.

This Sub-Fund does not invest in companies and therefore, does not identify any types of exposures in investee companies.

Monitoring of environmental or social characteristics

In order to measure the attainment of each of the environmental or social characteristics promoted by the Sub-Fund, the Sub-Fund has defined the following control mechanisms: For all defined KPI's according to the ESG strategy which are described below the fund management has developed a monitoring tool which provides an overview of the current state of the KPI's. The tool displays each KPI and compares the performance of the KPI with the targets. This monitoring is updated at least twice a year. It considers the construction project/developments, the acquisitions and the standing investments.

In order for this monitoring to be prepared, the divisional ESG real estate manager prepares instructions and sends out a data request to the local ESG real estate managers to collect relevant data. It should be noted that depending on the data gathering process, the data could additionally be incorporated at an earlier or later point in time during the year (or even previous year). After checking the received data quality by both the local and divisional real estate ESG managers, a specific deadline is given to the local real estate ESG managers for possible corrections.

Then, the divisional ESG real estate manager aggregates the received data and calculates pre-defined ESG performance indicators for the Swiss Life Asset Manager real estate ESG report. This report is approved by the real estate management committee and is provided to not only internal but also external stakeholders, such as investors.

Lastly after the data submission was finalised, further measures regarding ESG data (eg. GRESB gap analysis, improvement of data collection process or clarification of data sources) are identified, which can improve the data availability and coverage. The local ESG manager ensures that the measures are then driven forward.

Methodologies

The Sub-Fund has defined a list of sustainability indicators which you can see below. The sustainability indicators ensure that the E/S characteristics which are promoted shall be attained. The assessment, measurement and monitoring are enabled by the abovementioned monitoring tool. The above-described monitoring tool enables the portfolio manager to steer its capital expenditures and future acquisitions to stay in line with the defined ESG.

Type	Characteristic	Sustainability Indicator	Calculation
Environment	Managing Sustainability Risk & Resilience	75% coverage of AuM with climate risk assessment	= AuM covered by climate risk assessment/total AuM of portfolio
Environment	Climate Change Mitigation	15% carbon intensity reduction by the year 2030 (baseline 2020)	= Per property type: Actual annual carbon intensity / annual portfolio target
Governance	Increasing Transparency and Stakeholder Engagement	90% of AuM have a fund level external recognition label (e.g. GRESB, ISR, Scope etc.) coverage	= AuM with external fund label (GRESB, ISR, Scope etc.) / total AuM
Governance	Increasing Transparency and Stakeholder Engagement	50% of gross floor area of eligible assets have implemented Green Lease Contracts by 2024	= gross floor area of eligible assets with Green Lease contracts / total gross floor area of eligible assets for Green Lease Contracts

Data sources and processing

Climate Change Mitigation

GHG emissions

The data sources which are used are: meter data, cost bills and reports from the property management. All data sets are checked together with the property manager. In a next step the GHG emissions are calculated according to the CO2 coefficients and methodology which were provided by CRREM. If no data is available energy performance certificate (EPC) information is used. This different data quality is disclosed.

Managing Sustainability Risk & Resilience

Assets under management covered with climate risk assessment

The data source which is used is; climate risk analysis according to an external provider which performs the analysis. The external provider uses all the provided data and calculates the climate risk. The minimum data are value of the asset and location via GPS coordinates. All reported assets can provide this information.

Increasing Transparency and Stakeholder Engagement

Assets or the rental area will have a Green Building Certification for development or operation (In-Use)

The source of these statements are the external documents from our service providers which state the green building certificate and the applicable building area. (e.g. DGNB; LEED, BREEAM, HQE, Well, Fitwell, Ozmoze, WiredScore, etc.) coverage. No estimation possible.

Percentage of gross floor area of eligible assets have implemented Green Lease Contracts

The sources are the green lease contracts which also state the area. If the property manager only provides green lease contracts or is able to provide us with an overview of all contracts than the monitoring can be simplified and checked via random samples of the contracts. No estimation possible.

Limitations to methodologies and data

Methodologies which do not allow any estimation are only limited by the quality of evidence that is required.

The methods mentioned are inline to the most common state of the art applications that are available. A limiting factor is that the current applications (CRREM, GRESB, etc.) are currently still undergoing major changes/updates and therefore material changes due to adjustments to the methods cannot be ruled out.

Due diligence

A transaction process includes an ESG assessment, our internal ESG due diligence. Sustainability/ESG characteristics which are relevant for the use and operation of the property and determine the potential for improvement are collected, considering not only social aspects such as tenant satisfaction but also environmental aspects such as renewable energy sources. Besides standard due diligence processes, potential investments are assessed according to pre-acquisition sustainability criteria in order to assess the risks emerging from ESG factors. These ESG assessments are an integral part of every acquisition and its documentation. As described above, the outcome of such due diligence may result in the exclusion of some investments or tenants that are not in line with the Sub-Fund's ESG criteria or that would expose its portfolio to high levels of sustainability related financial risks. The ESG divisional and local team are responsible for approving the ESG assessment.

Depending on the stage in the transaction, our internal ESG due diligence (ESG assessment) is subject to different internal controls. Before closing the transaction, a technical due diligence is conducted, which enables the risks that are inherent in the property acquisition to be managed and comprises data on the building structure, statutory compliance, ground contamination and hazardous materials, relevant building documentation and certification as well as an estimation of capital expenditure needed to also reach the expected ESG performance and target rents from fit-out. After the closing, to monitor the defined ESG assessment activities, a post-acquisition report has to be provided on the status of compliance of the predefined target of these measures. Furthermore, the fund management is required to conduct an assessment based on the targets of these measures as well.

During the holding phase, Swiss Life Asset Managers Luxembourg monitors the ESG factors compliance in accordance with the Sub-Fund's binding elements.

Engagement policies

*Swiss Life Asset Managers and Swiss Life Asset Managers Luxembourg consider engagement as an integral part of its Responsible Investment Approach, based on the active stewardship principle. Swiss Life Asset Managers and Swiss Life Asset Managers Luxembourg exercise their ownership rights as part of their fiduciary duty, i.e. the prudent and responsible management of the entrusted assets. We actively seek to work with companies and relevant stakeholders to address environmental, social and governance challenges while safeguarding the financial interests of our clients. This encompasses proxy voting, active governance, community and third-party dialogue and collaborative enhancements. **More information here [Engagement Policy \(swisslife-am.com\)](#)***

Designated reference benchmark

For this Sub-Fund there is no designated reference benchmark.

Additional documentation and information:

The periodic reporting of the fund as well as its prospectus (including the SFDR precontractual annex) are available from the AIFM. This information is sent within one week on the shareholder's written request to Investor Service, Swiss Life Asset Managers Luxembourg, 4a Rue Albert Broschette, L-1246 Luxembourg; by email to investor-services@swisslife-am.com, or by telephone on +352 267 58 50. These contact details can also be used to request further information if necessary.

Disclaimer: This is a regulatory document to meet the requirements of the Article 10 of the Sustainable Finance Disclosure Regulation (REGULATION (EU) 2019/2088 - SFDR) of the EU and not a marketing document. This document was produced with the greatest of care and to the best knowledge and belief. The information provided in this document reflects the actual information on the fund. The information contained herein is exclusively intended for SFDR disclosure purposes, and should not be considered as an investment advice, investment recommendation, or a solicitation to buy or sell investment funds. Prior to any subscription, investors should obtain and carefully read the detailed information on the investment fund contained in all the regulatory documentation for each fund (in particular sales prospectus/information document, fund contract or articles of association and the investment regulations, periodic reports, which serve together with this document as the sole applicable legal basis for the purchase of fund units. More information is available at www.swisslife-am.com. Source: Swiss Life Asset Managers / ©2022. All rights reserved. Customer Service: investor-services@swisslife-am.com

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Industrial & Logistics (der „Teilfonds“)

LEI-Code: LU2189783710

Zusammenfassung

Neben seinen anderen Anlagezielen bewirbt der Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Industrial & Logistics (der „Teilfonds“) ökologische Merkmale, bezieht Aspekte der Unternehmensführung in seine Anlageentscheidungen ein und berücksichtigt die wichtigsten nachteiligen Auswirkungen („PAI“) auf ökologische Nachhaltigkeitsfaktoren. Damit erfüllt er die Voraussetzungen eines Finanzprodukts gemäß Art. 8 und Art. 7 der Verordnung (EU) 2019/2088 des Europäischen Parlaments und des Rates vom 27. November 2019 über nachhaltigkeitsbezogene Offenlegungspflichten im Finanzdienstleistungssektor („Offenlegungsverordnung“).

Mit diesem Finanzprodukt werden ökologische und soziale Merkmale beworben, jedoch keine nachhaltigen Investitionen angestrebt.

In Bezug auf Umweltaspekte liegt der Schwerpunkt des Finanzprodukts auf dem Klimaschutz und der Steuerung von Nachhaltigkeitsrisiken sowie auf Widerstandsfähigkeit.

Durch zunehmende Transparenz und die Verpflichtung von Interessengruppen werden auch Aspekte der Unternehmensführung als Teil der Anlagestrategie des Finanzprodukts berücksichtigt.

Ökologische und soziale Merkmale werden für mindestens 80% des Portfolios berücksichtigt. Die verbleibenden 20% umfassen vorrangig die Liquidität des Fonds sowie Nettoforderungen.

Sowohl beim Kauf als auch während der Verwaltungsphase der Immobilien wird die Konformität mit den oben beschriebenen Merkmalen konsequent und mittels standardisierter Verfahren und Prozesse überwacht. Zu diesem Zweck wurden Nachhaltigkeitsindikatoren definiert, die es ermöglichen, die Erreichung der Ziele zu messen. Zur Überwachung der Zielerreichung kommen interne Tools zum Einsatz. Auch mehrstufige interne Kontrollschritte werden durchgeführt.

Im Rahmen ihrer Mitwirkungspolitik verpflichtet sich die Gesellschaft unter anderem zu einem engen Dialog mit den Mietern, die die Immobilien nutzen.

Für das Finanzprodukt wurde kein Referenzwert bestimmt.

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (el «Subfondo»)

LEI: LU2189783710

Resumen

El Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (el «Subfondo») promueve características medioambientales además de sus otros objetivos de inversión, incorpora consideraciones de gobierno corporativo en sus decisiones de inversión y tiene en cuenta las Principales Incidencias Adversas («PIA») sobre los factores de sostenibilidad medioambiental. En consecuencia, cumple los requisitos para ser considerado un producto financiero del Art. 8 y Art. 7 del Reglamento (UE) 2019/2088 del Parlamento Europeo y del Consejo, de 27 de noviembre de 2019, sobre la divulgación de información relativa a la sostenibilidad en el sector de los servicios financieros («SFDR»).

Este producto financiero promueve características medioambientales y sociales pero no tiene como objetivo una inversión sostenible.

Desde el punto de vista medioambiental, el producto financiero se centra en la mitigación del cambio climático, así como en la gestión del riesgo de sostenibilidad y la resiliencia.

Con la exigencia de mayor transparencia y la implicación con las partes interesadas, el producto financiero también incluye cuestiones de gobierno corporativo como parte de su estrategia de inversión.

La consideración de las características medioambientales y sociales deberá realizarse respecto de, como mínimo, un 80% de la cartera. El 20% restante se compone principalmente de las posiciones de efectivo y cuentas por cobrar netas del fondo.

Tanto en la adquisición de los inmuebles como durante la fase de gestión de estos, el cumplimiento de las características anteriormente descritas es objeto de control de manera consistente y mediante procedimientos y procesos estandarizados. A tal efecto, se han definido indicadores de sostenibilidad que permiten medir cómo se están cumpliendo los objetivos. Se utilizan herramientas internas para seguir el cumplimiento de las metas. También se implementan medidas de control internas multinivel. Como parte de su política de participación, la empresa se ha comprometido, entre otras cosas, a entablar un estrecho diálogo con los inquilinos como usuarios del inmueble.

El producto financiero no utiliza un índice de referencia.

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (le « Compartiment »)

LEI : LU2189783710

Résumé

En plus de ses autres objectifs d'investissement, le compartiment Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (le « Compartiment ») promeut des caractéristiques environnementales, intègre les aspects de gouvernance dans ses décisions d'investissement et prend également en compte les principales incidences négatives (« PIN ») sur les facteurs de durabilité liés à l'environnement. À ce titre, il est qualifié de produit financier au sens de l'art. 8 et de l'art. 7 du règlement (UE) 2019/2088 du Parlement européen et du Conseil du 27 novembre 2019 sur la publication d'informations en matière de durabilité dans le secteur des services financiers (dit règlement « SFDR »).

Ce produit financier promeut des caractéristiques environnementales et sociales, mais il n'a pas pour objectif l'investissement durable.

Sur le plan environnemental, le produit financier est axé sur l'atténuation du changement climatique, ainsi que sur la gestion des risques en matière de durabilité et sur la résilience.

Grâce à une transparence accrue et à un engagement auprès des parties prenantes, le produit financier prend également en compte les aspects de gouvernance dans le cadre de sa stratégie d'investissement.

La prise en compte des caractéristiques environnementales et sociales doit concerner au moins 80% du portefeuille. Les 20% restants se composent principalement de la trésorerie et des créances nettes du Fonds.

Aussi bien lors de l'achat que pendant la phase de gestion des biens immobiliers, le respect des caractéristiques énumérées ci-avant est contrôlé de manière cohérente au moyen de procédures et de processus standardisés. À cette fin, des indicateurs de durabilité ont été définis afin de pouvoir mesurer la réalisation des objectifs. Des outils internes sont utilisés pour surveiller la réalisation des objectifs. Des étapes de contrôle interne à plusieurs niveaux sont également mises en œuvre.

Dans le cadre de sa politique de participation, l'entreprise s'engage, entre autres choses, à entretenir un dialogue étroit avec les locataires, qui sont les utilisateurs du bien immobilier.

Le produit financier n'a pas recours à un indice de référence.

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (il "Comparto")

LEI: LU2189783710

Sintesi

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (il "Comparto") promuove caratteristiche ambientali in aggiunta agli altri suoi obiettivi di investimento, integra aspetti di governance nelle proprie decisioni di investimento e tiene in considerazione i principali effetti negativi ("PAI", Principal Adverse Impacts) sui fattori di sostenibilità ambientale. Il Comparto va pertanto considerato un prodotto finanziario ai sensi dell'Art. 8 e dell'Art. 7 del Regolamento (UE) 2019/2088 del Parlamento europeo e del Consiglio del 27 novembre 2019 relativo all'informativa sulla sostenibilità nel settore dei servizi finanziari ("SFDR").

Questo prodotto finanziario promuove caratteristiche ambientali e sociali, ma non ha come obiettivo investimenti sostenibili. Dal punto di vista ambientale, il prodotto si concentra sulla mitigazione del cambiamento climatico, oltre che sulla gestione dei rischi di sostenibilità e sulla resilienza.

Con una maggiore trasparenza e un più ampio coinvolgimento delle parti interessate, il prodotto finanziario considera anche aspetti di governance nell'ambito della strategia di investimento.

La considerazione delle caratteristiche ambientali e sociali sarà effettuata con almeno l'80% del portafoglio. Il restante 20% comprende essenzialmente la liquidità e i crediti netti del Comparto.

Sia in fase di acquisto che durante la gestione degli immobili, il rispetto delle caratteristiche sopra descritte viene costantemente monitorato per mezzo di processi e procedure standardizzati. A tal fine, sono stati definiti degli indicatori di sostenibilità che consentono di misurare il raggiungimento degli obiettivi. Per monitorare il raggiungimento dei target si utilizzano strumenti interni. Sono stati implementati anche dei controlli interni multi-livello.

Nell'ambito della propria politica di partecipazione, la società si impegna, tra l'altro, a uno stretto dialogo con i locatari utilizzatori degli immobili.

Il prodotto non utilizza un indice di riferimento.

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (het "Subfonds")

LEI: LU2189783710

Samenvatting

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (het "Subfonds") promoot ter aanvulling van zijn andere beleggingsdoelstellingen ecologische kenmerken, integreert aspecten van goed ondernemingsbestuur in zijn beleggingsbeslissingen en houdt rekening met de belangrijkste ongunstige effecten ("PAI's") op ecologische duurzaamheidsfactoren. Als zodanig is het een financieel product in de zin van Artikel 7 en 8 van Verordening (EU) 2019/2088 van het Europees Parlement en de Raad van 27 november 2019 betreffende informatieverstopping over duurzaamheid in de financiële dienstensector ("SFDR").

Dit financiële product promoot ecologische en sociale kenmerken, maar streeft geen duurzame beleggingen na.

Wat het milieu betreft, richt het financiële product zich op de mitigatie van klimaatverandering en op het beheer van duurzaamheidsrisico's en het bevorderen van veerkracht.

Dankzij toegenomen transparantie en inspraak van stakeholders houdt het financiële product in het kader van zijn beleggingsstrategie ook rekening met governanceaspecten.

Minimaal 80% van de portefeuille moet worden belegd met inachtneming van ecologische en sociale kenmerken. De resterende 20% omvat grotendeels de liquiditeit en netto-vorderingen van het Subfonds.

Zowel bij de aankoop als in de beheerfase van de activa wordt door middel van gestandaardiseerde procedures en processen systematisch toegezien op de naleving van de hierboven beschreven kenmerken. Hiertoe zijn duurzaamheidsindicatoren gedefinieerd aan de hand waarvan de verwezenlijking van doelstellingen kan worden gemeten. Het behalen van streefcijfers wordt gemonitord met behulp van intern ontwikkelde instrumenten. Ook worden op meerdere niveaus interne controlestappen uitgevoerd.

In het kader van zijn participatiebeleid hecht de vennootschap onder meer belang aan een intensieve dialoog met de huurders als gebruikers van het vastgoed.

Het financiële product gebruikt geen referentiebenchmark.

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics ("Underfondet")

LEI: LU2189783710

Sammendrag

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics ("Underfondet") fremmer miljøegenskaper i tillegg til andre investeringsmål, innlemmer eierstyringsaspekter i sine investeringsbeslutninger og tar hensyn til de viktigste negative påvirkningene på miljømessige bærekraftsfaktorer ("PAI-er"). Som sådan kvalifiserer det som et finansprodukt innenfor betydningen av artikkel 8 og artikkel 7 i Europaparlaments- og rådsforordning (EU) 2019/2088 av 27. november 2019 om bærekraftsrelaterte opplysninger i finanssektoren ("SFDR").

Dette finansproduktet fremmer miljø- og samfunnsnyttige egenskaper, men søker ikke bærekraftige investeringer.

På miljøsidens fokuserer finansproduktet på demping av klimaendringer samt på bærekraftsrisikostyring og -robusthet.

Med økt transparens og engasjement fra interessenter, vurderer finansproduktet også eierstyringsaspekter som en del av sin investeringsstrategi.

Vurderingen av miljø- og samfunnsnyttige egenskaper skal gjøres på minst 80 % av porteføljen. De gjenværende 20 % omfatter fondets likviditetsbeholdning og netto kundefordringer.

Både i kjøps- og forvaltningsfasen til eiendommene overvåkes samsvar med egenskapene beskrevet ovenfor konsekvent og ved hjelp av standardiserte prosedyrer og prosesser. For dette formålet er det definert bærekraftsindikatorer som gjør det mulig å måle oppnåelse av målene. Det brukes interne verktøy til å overvåke måloppnåelse. Det tas også kontrolltiltak på flere interne nivåer.

Som en del av sin deltagelsespolitikk har selskapet blant annet forpliktet seg til å føre en tett dialog med leietakerne som brukere av eiendommen.

Finansproduktet bruker ikke en referanseindeks.

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (o "Subfundo")

LEI: LU2189783710

Resumo

O Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics (o "Subfundo") promove características ambientais além dos seus outros objetivos de investimento, incorpora aspetos de governação nas suas decisões de investimento e toma em consideração os Principais Impactos Negativos nos fatores de sustentabilidade ambiental ("PIN"). Como tal, qualifica-se como produto financeiro na aceção do art. 8.º e art. 7.º do Regulamento (UE) 2019/2088 do Parlamento Europeu e do Conselho, de 27 de novembro de 2019, relativo à divulgação de informações relacionadas com a sustentabilidade no setor dos serviços financeiros ("SFDR").

Este produto financeiro promove características ambientais ou sociais, mas não procura a realização de investimentos sustentáveis.

No que diz respeito à questão ambiental, o produto financeiro concentra-se na mitigação das alterações climáticas, bem como na gestão do risco de sustentabilidade e resiliência.

Com uma maior transparência e envolvimento das partes interessadas, o produto financeiro considera também os aspetos de governação como parte da sua estratégia de investimento.

A consideração das características ambientais e/ou sociais deve ser feita com pelo menos 80% da carteira. Os restantes 20% incluem principalmente a liquidez do fundo e os valores a receber líquidos.

Tanto na fase de compra como durante a gestão das propriedades, o cumprimento das características acima descritas está sujeito a uma avaliação consistente e por meio de procedimentos e processos normalizados. Para este efeito, foram definidos indicadores de sustentabilidade que permitem medir a realização dos objetivos. São utilizadas ferramentas internas para monitorizar o cumprimento dos objetivos. São também implementadas etapas de controlo interno a vários níveis.

Como parte da sua política de participação, a empresa compromete-se, nomeadamente, a um diálogo estreito com os arrendatários enquanto utilizadores do bem.

O produto financeiro não utiliza um índice de referência.

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics ("delfonden")

LEI: LU2189783710

Sammanfattning

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Industrial & Logistics ("delfonden") främjar miljöegenskaper utöver dess andra investeringsmål, integrerar styrningsaspekter i sina investeringsbeslut samt beaktar huvudsakliga negativa konsekvenser för hållbarhetsfaktorer ("PAI"). Som sådan är den kvalificerad som en finansiell produkt inom betydelsen av artikel 8 och artikel 7 i Europaparlamentets och rådets förordning (EU) 2019/2088 av den 27 november 2019 om hållbarhetsrelaterade upplysningar som ska lämnas inom den finansiella tjänstesektorn ("SFDR").

Denna finansiella produkt främjar miljörelaterade och sociala egenskaper, men strävar inte efter hållbara investeringar.

Avseende miljö fokuserar den finansiella produkten på begränsning av klimatförändringar såväl som hållbarhetsriskhantering och motståndskraft.

Med ökad insyn och intressentengagemang beaktar den finansiella produkten även styrningsaspekter som en del i placeringsstrategin.

Beaktandet av de miljörelaterade och sociala egenskaperna ska ske för minst 80 % av portföljen. Återstående 20 % omfattar primärt fondens likviditet och nettofordringar.

Både vid köp och under förvaltningsfasen av fastigheter övervakas löpande efterlevnaden av egenskaperna ovan med hjälp av standardiserade metoder och processer. I detta syfte har hållbarhetsindikatorer fastställts som gör det möjligt att mäta hur målen uppnås. Interna verktyg används för att övervaka hur målen uppnås. Interna kontrollsteg på flera nivåer implementeras därtill. Som en del av delaktighetspolicyn åtar sig företaget, bland annat, att ha en nära dialog med hyresgästerna som användare av fastigheten.

Den finansiella produkten använder inget referensvärde.