

# Art. 10 SFDR Disclosure for Art. 8 products

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## Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth (the "Sub-Fund")

### Legal entity identifier:

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### Summary

*The Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth (the "Sub-Fund") promotes environmental or social 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 or social characteristics, but does not have as its objective sustainable investment.*

*In terms of environmental aspects, the financial product focuses on climate change mitigation as well as on sustainability risk management and resilience.*

*In terms of social aspects, the financial product focusses on enhancing health, safety and wellbeing and fostering social inclusion.*

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

*Environmental and social characteristics are a consideration for at least 80% of the portfolio.*

*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 engagement, 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 the portfolio*

#### Social

- *Enhancing Health, Safety & Wellbeing*
  - *Through initiatives such as consultation of existing tenants via the use of satisfaction surveys*
- *Fostering Social Inclusion*
  - *The Fund will ensure at all times that its portfolio is covered by at least one inclusion characteristic*

## **Governance**

- *Increasing Transparency and Stakeholder Engagement*
  - *Through the obtention of specific building level certifications / labels and the participation of the Fund to external recognition labels*

## **Investment strategy**

*For the Sub-Fund, the aim is to build up a portfolio with several directly (and possibly indirectly held) properties in accordance with the investment restriction and risk diversification rules. The Sub-Fund has a diversified investment strategy and will primarily focus on, but is not limited to, office, industrial, residential, mixed-use and selected retail assets. The Sub-Fund will focus on existing buildings in good overall technical condition, but the Sub-Fund may also invest in properties with refurbishment and/or improvement and/or extension potential, or in project developments (brownfield and greenfield), and in off-plan properties or forward funding projects. Investments in new development, off-plan and forward-funding projects or major extension, refurbishment or improvement projects (i.e. extensions, refurbishments and improvements with costs amounting to more than 20% of the gross acquisition value of the asset in question) will be limited to an amount of budgeted gross costs of no more than 20% of the GAV of the Sub-Fund. Geographically, the Sub-Fund will invest in Europe and, in particular but not limited to, in Germany, France and the United Kingdom. Other well-established markets in Europe providing attractive specific investment opportunities may also be considered.*

*The assessment of 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 analyze each investment's ability to create, sustain and protect value to ensure that it will deliver returns whilst meeting the overall ESG objectives of the Sub-Fund.*

*Therefore, environmental, social and governance 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.*

*The Sub-Fund employs a thematic investment strategy to identify buildings in locations that will experience sustained occupational demand due to structural change from three themes: technology, demography, and infrastructure. Examples of overarching themes might be: connectivity (transport, digital, power), communities and clustering (networks, mixed used and clustering), consumers and lifestyle (attracting talents, generations, "Convenience, Value and Experience" (CVE) retail), change and disruption (tech disruption, big data, blurring of space, flexibility), climate and environment (carbon footprint, wellness, resilience).*

*Furthermore, Principal Adverse Impacts ("PAIs") 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 2019)*
- *Managing Sustainability Risk & Resilience*
  - *The Sub-Fund will ensure adequate coverage of the existing portfolio by a dedicated climate risk assessment*

### **Social**

- *Fostering Social inclusion*
  - *The Sub-Fund will ensure at all times that its portfolio is covered by at least one inclusion characteristic.*
- *Enhancing Health, Safety & Wellbeing*
  - *The Sub-Fund will ensure that tenants are proactively, and on a regular basis, approached with satisfaction surveys*



Asset Managers 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 finalized, further measures regarding ESG data (e.g. 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 ESG-strategy KPIs which one can see below. The KPIs ensure that the E/S characteristics which are promoted shall be attained. The assessment, measurement and monitoring are enabled by the above mentioned monitoring tool. The monitoring tool enables the portfolio manager to steer its capital expenditure and future acquisitions to stay in line with the defined ESG KPI targets.

Type	Sustainability Characteristic	Sustainability Indicator	Calculation
Environment	Managing Sustainability Risk & Resilience	95% AuM covered with a climate risk assessment <sup>1</sup>	= AuM covered with a climate risk assessment / total AuM of the portfolio
Environment	Climate Change Mitigation	95% AuM covered with annual carbon intensity monitoring tool (CRREM tool) targeting to decarbonise the portfolio in line with the 1.5 degree pathway by 2030 (kgCO <sub>2</sub> e/m <sup>2</sup> vs kgCO <sub>2</sub> e/m <sup>2</sup> target)	= kgCO <sub>2</sub> e/m <sup>2</sup> / kgCO <sub>2</sub> e/m <sup>2</sup> target
Environment	Climate Change Mitigation	15% AuM with on-site clean energy production (e.g. via PV panels) <sup>2</sup>	= AuM with on-site clean energy production / total AuM of the portfolio
Governance	Increasing Transparency and Stakeholder Engagement	100% AuM with a fund level external recognition label (e.g. GRESB, ISR, Scope etc.)	= AuM with an external fund label (GRESB, ISR, Scope etc.) / total AuM of the portfolio
Governance	Increasing Transparency and Stakeholder Engagement	50% AuM with an asset level external recognition label (e.g. DGNB; LEED, BREEAM, HQE, Well, Fitwell, Ozmoze, WiredScore, etc.) <sup>3</sup>	= AuM with an asset level external recognition label / total AuM of the portfolio
Social	Enhancing Health, Safety & Wellbeing	100% of tenants have received a satisfaction survey <sup>4</sup>	= Tenants that have received a satisfaction survey / total number of tenants
Social	Fostering Social Inclusion	75% m <sup>2</sup> of new acquisitions and new constructions with an inclusion characteristic	= m <sup>2</sup> of new acquisitions and new constructions with an inclusion characteristic / total floor area of the portfolio
Social	Fostering Social Inclusion	75% AuM within a 500 m radius of public transportation	= AuM within a 500 m radius of public transportation / total AuM of the portfolio

## Data sources and processing

### Managing Sustainability Risk & Resilience

#### Assets under Management covered with a climate risk assessment

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

### Climate Change Mitigation

#### Carbon intensity performance versus target

The data sources which are used are meter data, bills and reports from the property management. All data sets are checked together with the property manager. As a next step the GHG emissions are calculated according to the CO<sub>2</sub> coefficients and methodology which are provided by CRREM. If no data is available, energy performance certificate (EPC) information is used. Varying data quality is

<sup>1</sup>By 2024

<sup>2</sup>By 2030

<sup>3</sup>By 2030; applicable area only

<sup>4</sup>By 2024; applicable tenants only

disclosed.

#### Assets under Management with on-site clean energy production

The data source which is used is the technical documentation of the renewable energy installation or other suitable evidence. The production of renewable energy is monitored annually through the energy production protocols. As soon as the renewable energy production installation is operational, and the technical (or other relevant) documentation is available, the asset is then allocated as an asset with renewables.

#### **Increasing Transparency and Stakeholder Engagement**

##### Assets under Management with a fund level external recognition label (e.g. GRESB, ISR, Scope etc.)

The source is the confirmation of the external recognition label. No estimation is possible.

##### Assets under Management with an asset level external recognition label (e.g. DGNB; LEED, BREEAM, HQE, Well, Fitwell, Ozmoose, WiredScore, etc.)

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, Ozmoose, WiredScore, etc.). No estimation is possible.

#### **Enhancing Health, Safety & Wellbeing**

##### Percentage of tenants that have received a satisfaction survey

The data source that is used is the distribution information and the direct responses from tenants, that is typically collated by an external survey platform. Data is processed by an external third party and no estimates are possible.

#### **Fostering Social Inclusion**

##### Area of new acquisitions and constructions with an inclusion characteristic

The data source used includes technical building surveys or information documented within our internal ESG assessment process. Additional information from property or asset managers can also be used as well as detailed construction specifications. No estimation is possible.

##### Assets under Management within a 500 m radius of public transportation

This information is publicly available and can be extracted via a geographical information system data base.

### **Limitations to methodologies and data**

The methods mentioned are in line with 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 as a result material changes due to adjustments to their methodology cannot be ruled out.

### **Due diligence**

The 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, taking into account 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 the 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 of 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 reach the expected ESG performance and target rents from fit-out is also considered. After closing, to monitor the defined ESG assessment activities, a post-acquisition report is 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.

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**

As an engagement policy the Sub-Fund focuses on tenant engagement as one of its core objectives. Through tenant surveys the Sub-fund aims to further understand key issues which are important to our tenants. The survey results are used to better our services and stakeholder engagement. A further engagement policy that the Sub-Fund implements is

*with its direct suppliers. For all of the new suppliers that the Sub-Fund engages with, a risk-based screening will be implemented as well as ensuring that minimum safeguards are addressed through different channels: contract, supplier code of conduct or awareness raising. 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 Luxemburg; by email to [investor-services@swisslife-am.com](mailto: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, key information document [KID, if applicable]), 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](http://www.swisslife-am.com). Source: Swiss Life Asset Managers / ©2022. All rights reserved. Customer Service: [info@swisslife-am.com](mailto:info@swisslife-am.com)

## **Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth ("afdelingen")**

LEI:

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Sammenfatning**

*Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth ("afdelingen") fremmer miljømæssige eller sociale karakteristika, udover andre investeringsmål, medtager ledelsesaspekter i investeringsbeslutningerne og tager højde for de væsentligste negative påvirkninger på miljømæssige bæredygtighedsfaktorer ("PAI'er"). Som sådan kvalificerer den sig som et finansielt produkt i henhold til artikel 8 og artikel 7 i Europa-Parlamentets og Rådets forordning (EU) 2019/2088 af 27. november 2019 om offentliggørelse af bæredygtighedsrelaterede oplysninger i den finansielle sektor ("SFDR").*

*Dette finansielle produkt fremmer miljømæssige eller sociale karakteristika, men har ikke bæredygtig investering som mål.*

*For så vidt angår miljømæssige aspekter, fokuserer det finansielle produkt på afbødning af klimaforandringer samt styring af bæredygtighedsrisici og robusthed.*

*For så vidt angår sociale aspekter fokuserer det finansielle produkt på at styrke sundhed, sikkerhed og trivsel og fostre social inklusion.*

*Med stigende gennemsigtighed og interessenters engagement tager det finansielle produkt også ledelsesaspekter i betragtning som et led i investeringsstrategien.*

*Miljømæssige og sociale karakteristika tages i betragtning for mindst 80 % af porteføljen.*

*Både i købs- og forvaltningsfasen for ejendommene overvåges overholdelsen af de ovenfor beskrevne karakteristika kontinuerligt og ved brug af standardiserede procedurer og processer. Til dette formål er der defineret bæredygtighedsindikatorer, som gør det muligt at måle opfyldelsen af målene. Der anvendes interne værktøjer til at overvåge målopfyldelse. Der er også indført trin til intern kontrol på flere niveauer.*

*Som led i engagementet er selskabet forpligtet til bl.a. en tæt dialog med lejerne som brugere af ejendommen.*

*Det finansielle produkt anvender ikke et referencebenchmark.*

## **Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Thematic Income & Growth (der „Teilfonds“)**

**Unternehmenskennung (LEI-Code):**

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Zusammenfassung**

*Neben seinen anderen Anlagezielen bewirbt der Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Thematic Income & Growth (der „Teilfonds“) ökologische oder soziale 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 oder 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.*

*In Bezug auf soziale Aspekte liegt der Schwerpunkt des Finanzprodukts auf der Verbesserung von Gesundheit, Sicherheit und Wohlbefinden und auf der Förderung sozialer Inklusion.*

*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.*

*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 ihres Mitwirkungsengagements 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 Thematic Income & Growth (el «Subfondo»)**

**Identificador de entidad jurídica:**

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Resumen**

*El Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth (el "Subfondo") promueve características medioambientales o sociales 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.*

*Desde el punto de vista social, el producto financiero se centra en la mejora de la salud, la seguridad y el bienestar y en la promoción de la inclusión social.*

*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.*

*Las características medioambientales y sociales son objeto de consideración respecto de, como mínimo, un 80% de la cartera.*

*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 interacción, la empresa se ha comprometido, entre otras cosas, a 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 Thematic Income & Growth (le « Compartiment »)**

**Identifiant de l'entité juridique :**

A10 : LU2219619785

A50 : LU2219619868

A100 : LU2010102841

### **Résumé**

*En plus de ses autres objectifs d'investissement, le compartiment Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth (le « Compartiment ») promeut des caractéristiques environnementales ou sociales, 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 ou 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.*

*Sur le plan social, le produit financier est axé sur l'amélioration de la santé, de la sécurité et du bien-être, et sur la promotion de l'inclusion sociale.*

*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.*

*Les caractéristiques environnementales et sociales sont prises en compte dans au moins 80% du portefeuille.*

*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 son engagement, l'entreprise a pris la résolution, entre autres choses, d'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 Thematic Income & Growth (il "Comparto")**

**Identificativo della persona giuridica:**

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Sintesi**

*Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth (il "Comparto") promuove caratteristiche ambientali o sociali 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 o sociali, ma non ha come obiettivo investimenti sostenibili.*

*Per quanto attiene agli aspetti ambientali, il prodotto si concentra sulla mitigazione del cambiamento climatico oltre che sulla gestione dei rischi di sostenibilità e sulla resilienza.*

*Riguardo agli aspetti sociali, il prodotto si concentra sul miglioramento del livello di salute, sicurezza e benessere e sulla promozione dell'inclusione sociale.*

*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 è effettuata per almeno l'80% del portafoglio.*

*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 engagement, 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 Thematic Income & Growth (het "Subfonds")**

**Identificatiecode voor juridische entiteiten (LEI):**

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Samenvatting**

*Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth (het "Subfonds") promoot ter aanvulling van zijn andere beleggingsdoelstellingen ecologische en sociale 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 heeft geen duurzame beleggingen als doelstelling.*

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

*Wat sociale aspecten betreft, richt het financiële product zich op het verbeteren van gezondheid, veiligheid en welzijn en het bevorderen van sociale inclusie.*

*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.*

*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 betrokkenheidsbeleid 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 Thematic Income & Growth ("Underfondet")**

**Juridisk enhetsidentifikator:**

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Sammendrag**

*Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth ("Underfondet") fremmer miljø- eller samfunnsnyttige egenskaper 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- eller samfunnsnyttige egenskaper, men har ikke bærekraftig investering som sitt mål. Med hensyn til miljøaspekter fokuserer finansproduktet på demping av klimaendringer samt på bærekraftsrisikostyring og -robusthet. Når det gjelder samfunnsaspekter, fokuserer finansproduktet på å forbedre helse, sikkerhet og velvære og å fremme et inkluderende samfunn.*

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

*Miljø- og samfunnsnyttige egenskaper er et hensyn for minst 80 % av porteføljen.*

*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 engasjementspolitikk 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 Thematic Income & Growth (o “Subfundo”)**

**Identificador de entidade jurídica:**

A10 LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Resumo**

*O Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth (o “Subfundo”) promove características ambientais e sociais, 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 tem como objetivo o investimento sustentável.*

*Em termos de aspetos ambientais, o produto financeiro concentra-se na mitigação das alterações climáticas, bem como na gestão do risco de sustentabilidade e resiliência.*

*Em termos de aspetos sociais, o produto financeiro concentra-se na melhoria da saúde, da segurança e do bem-estar e na promoção da inclusão social.*

*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.*

*As características ambientais e/ou sociais são uma consideração para pelo menos 80% da carteira.*

*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 do envolvimento, 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 Thematic Income & Growth ("delfonden")**

Identifieringskod för juridisk enhet:

A10: LU2219619785

A50: LU2219619868

A100: LU2010102841

### **Sammanfattning**

*Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Thematic Income & Growth ("delfonden") främjar miljörelaterade eller sociala egenskaper 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 eller sociala egenskaper, men har inte hållbar investering som mål.*

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

*Avseende sociala aspekter, fokuserar den finansiella produkten på att förbättra hälsa, säkerhet och välbefinnande samt att främja social inkludering.*

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

*Miljörelaterade och sociala egenskaper beaktas för minst 80 % av portföljen.*

*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 engagemanget åtar sig företaget, bland annat, att ha en nära dialog med hyresgästerna som användare av fastigheten. Den finansiella produkten använder inget referensvärde.*