

Art. 10 SFDR Disclosure for Art. 9 products

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Version 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG Grand Paris Harmony (the "Sub-Fund")

LEI: LU2127883507

Summary

The Sub-Fund pursues a sustainable investment objective, within the meaning of Article 9 of European Regulation (EU) 2019/2088 known as "Sustainable Finance Disclosure" (SFDR). In addition to its other investment objectives, it incorporates governance aspects into its investment decisions and also considers the Principal Adverse Impacts (PAI).

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 sustainable investments shall be done with at least 60% of the portfolio. The remaining 40% 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.

The financial product does not use a reference benchmark.

No significant harm to the sustainable investment objective

The investments of this Sub-Fund do not significantly harm any of the sustainable investment objectives. The negative impact which an investment decision can potentially have on indicators for principal adverse impacts, is properly considered throughout the investment decision-making process. Negative impacts are assessed and monitored using sustainability indicators in Table 1 and Table 2 of Annex 1 of Commission Delegated Regulation of 6 April 2022 supplementing the SFDR (the "Commission Delegated Regulation"). Procedures are in place to determine how the Sub-Fund's asset management activities are related to negative sustainability impacts and what opportunities exist to prevent, reduce or eliminate these impacts.

The adverse impact indicators are taken into account on the asset, meaning building level.

The Sub-Fund will therefore be able to disclose information 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)*

The Sub-Fund takes these principal adverse impacts into account through mainly two different streams. Energy inefficiency, energy intensity and CO₂eq intensity are tracked by our internal monitoring process which can provide all three mentioned KPIs. For exposure to fossil fuels, this indicator is tracked by the ESG assessment which is in place prior to transaction for all assets and will be gathered therein.

The AIFM also complies with the measures recommended by the regulations so as not to significantly prejudice any sustainable investment objective defined by the taxonomy. Thus, the Sub-Fund undertakes to carry out:

- *A screening of the activity to determine what physical climate risks may affect the performance of the economic activity;*
- *A vulnerability assessment when one or more physical climate risks have been identified, to measure their effect on economic activity;*
- *An analysis of adaptation solutions to be implemented to mitigate the identified physical climate risk. The company-approved adaptation solutions are based on the guide produced by OID, which takes into account five types of risks:*
 - *Structure, components and materials*
 - *Health and comfort conditions*
 - *Site and grounds*
 - *Uses and behaviors*
 - *Networks, services and infrastructure*

In line with the principles and rights set out in the International Labour Conventions and as recognized in the International Bill of Human Rights, the Sub-Fund ensures that, in its sustainable investments, the service providers use no child labor/forced labor and ensures that the human rights of employees are respected on construction sites. It is specifically implemented under a “declaration on Human Rights” (publicly available policy issued by the Swiss Life Group) which outlines that the Sub-Fund’s alternative investment fund manager (the “AIFM”) recognizes the rights which are set out in the UN Guiding Principles on Business and Human Rights (UNGPs).

For new supplier contracts that are being signed a clause is being introduced to ensure a following of the applicable guidelines according to the OECD Guidelines for MNEs and UNGPs covering the minimum social safeguards. This clause is introduced on a risk-based assessment. In a further step the Sub-Fund ensures through a supplier screening that there have not been any issues raised regarding minimum social safeguards with the supplier in question. This screening will be facilitated by a third-party assessment. Throughout the process awareness is being raised with the supplier on all minimum social safeguards.

Sustainable investment objective of the financial product

The environmental sustainable objectives to which the underlying investment of the Sub-Fund contributes is climate change mitigation, with the objective, given the date of construction of the real estate assets, to exceed the applicable thermal regulations (France), i.e. to obtain an energy consumption below the local energy efficiency regulation (RT 2012) by at least 30%,

Investment strategy

The Investment strategy of the Sub-Fund is primarily to make Environmentally Sustainable investments according to the definitions provided respectively by the SFDR regulation under Article 9 and by the Taxonomy regulation, and to achieve an attractive total return from capital invested in Real Estate, directly and indirectly, while paying attention to the following investment criteria: risk diversification, security of the capital invested and maintenance of a portfolio with a medium to long-term investment horizon. For the avoidance of doubt, this applies to all its Subsidiaries and/or Qualified Real Estate Fund(s).

The Sub-Fund has as its objective an Environmentally Sustainable investment within the meaning of the SFDR.

The Sub-Fund undertakes to ensure that 100% of its underlying real estate investments take into account the EU Taxonomy criteria for environmentally sustainable economic activities. This being specified that the Sub-Fund is intended to hold up to 100% of real estate assets, the other assets being cash. The environmental objectives to which the underlying investment of the Sub-Fund contributes is :

- *climate change mitigation, with the objective, given the date of construction of the real estate assets, to exceed the applicable thermal regulations (France), i.e. to obtain an energy consumption below the local energy efficiency regulation (RT 2012) by at least 30%,*

The Sub-Fund thus makes a substantial contribution to climate change mitigation objective, without causing significant harm to other environmental objectives.

Within the Investment Policy and subject to the Investment Powers and Restrictions described in Sections 5 and 6 of this Offering Memorandum respectively, the Sub-Fund has a diversified investment strategy. The focus will be on project developments (brown field and green field), but the Sub-Fund may also invest in properties with improvement and/or extension potential, or in existing core investments or in off-plan properties or forward funding projects.

The Sub-Fund will primarily invest in French real estate assets, primary focus being on Paris.

In line with the principles and rights set out in the ILO fundamental conventions and as recognized in the International Bill of Human Rights, the Sub-Fund makes sure that in its sustainable investments, the service providers use no child labor/forced labor/construction sites respect the human rights of employees. Swiss Life has specifically implemented these principles through a dedicated declaration of respect for human rights.. In the declaration it is outlined that Swiss Life recognizes the rights which are set out in the UN Guiding Principles on Business and Human Rights (UNGPs).

The AIFM integrates ESG principles throughout its business and for all asset classes. ESG principles are how we embed our fundamental belief of promoting a self-determined life. For real estate, Swiss Life Asset Manager’s focus is guided by the following three pillars:

- *Active stewardship*
- *Fiduciary duty*
- *Integrational responsibility*

The AIFM has implemented a responsible property investment framework (“RPIF”) in order to ensure effective implementation of its strategic guiding concepts in its day-to-day operations of real estate. The RPIF specifies how our strategic objectives and priorities are implemented across the entire investment cycle of real estate management activities: from the investment level, where acquisitions and divestments are taking place, across the development level, where new construction, redevelopments and refurbishments are carried out, to the operational level, where the management and maintenance of the buildings occurs.

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)

During the holding period, the AIFM monitors compliance with ESG factors in accordance with the fund's binding elements. The following aspects are binding for the fund:

All sustainable investment objectives pursued by the Sub-Fund are binding and are fully integrated into its investment strategy. In order to further pursue its sustainable investment objective, the Sub-Fund has set out to implement an action focused strategy through its main ESG principles.

They are as follows:

Environmental

- The Sub-Fund will seek to obtain the label E+C- for its existing portfolio
- The Sub-Fund will ensure adequate coverage of the existing portfolio by a dedicated climate risk assessment
- The Sub-Fund will seek to obtain the Biodiversity label for its existing portfolio

Social

- The Sub-Fund will ensure at all times that its portfolio is covered by at least one inclusion characteristic.

Governance

- The Sub-Fund will ensure coverage for new leases with a Green Clause and review the possibility to deploy the latter on existing leases
- The Sub-Fund will ensure coverage for new engagements and review deploy the latter on existing engagements

Further information on the binding elements of the fund can be found under "Methodologies".

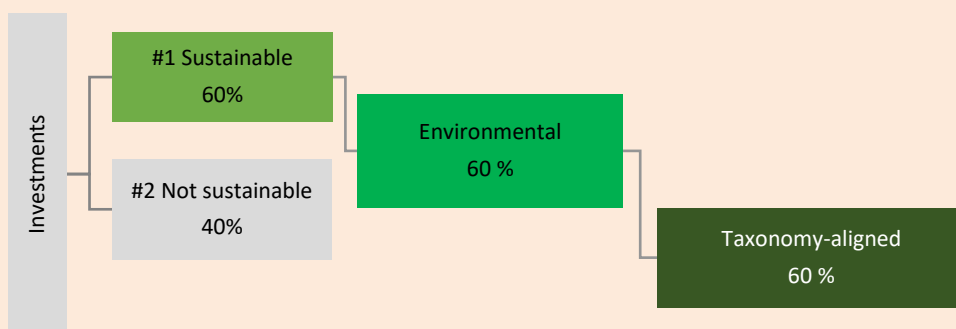
As the Sub-Fund will invest in real estate assets, the assessment of good governance practices of the investee companies is not relevant. However, good governance practices will be integrated throughout the supply chain:

- Assessment of governance at stakeholders' corporate level, covering their internal sourcing framework and how they operate in the labor 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 Sustainable covers sustainable investments with environmental or social objectives.

#2 Not sustainable includes investments which do not qualify as sustainable investments.



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

Monitoring of sustainable investment objective

The internal policy of the company involve all Asset Management teams in the implementation of ESG convictions. Thus, property managers and asset managers actively participate in the annual collection campaign of data essential to the realization of our ESG analysis procedure.

The investment manager has a rating process via internally defined ESG analysis grids. The ESG rating is updated every year after a data collection and processing campaign based on external tools:

- *Deepki*: a tool for collecting, analyzing and monitoring data on fluid consumption (water and energy) and carbon emissions of our assets. Its objective is to identify levers to reduce our environmental footprint, reduce the consumption of the asset park and meet our regulatory and incentive constraints.
- *OneTrack*: a platform that brings together all ESG asset data in a single point and consolidates ESG data and scores in a controlled and efficient way. It makes it possible to trace them, minimize the risk of error and offers the possibility of visualizing the progress made – at different scales (assets, funds) – in terms of ESG approach.

In addition, the AIFM works with several consulting firms and design offices in the management of our buildings.

Methodologies

The Sub-Fund has defined a list of ESG-strategy KPIs which you can see below. The KPIs ensure that the sustainable investment objective pursued by the Sub-Fund shall be attained. The assessment, measurement and monitoring are enabled by the above-mentioned 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 KPI targets.

Type	Sustainability Characteristic	Sustainability Indicator	Calculation
Environment	Managing Sustainability Risk & Resilience	75% coverage of AuM with climate risk assessment by 2024	= AuM covered by climate risk assessment / total AuM of portfolio
Environment	Climate Change Mitigation	100% coverage of Real Estate portfolio with the E+C- label upon delivery of the project and the works have been accepted	= AuM covered by E+C- label / total AuM of portfolio
Environment	Managing Sustainability Risk & Resilience	100% coverage of AuM with the Biodiversity label	AuM covered by Biodiversity label / total AuM of portfolio
Governance	Increasing Transparency and Stakeholder Engagement	75% of direct suppliers have received a code of conduct or a clause including human rights aspects or an awareness package by the end of 2024.	= Number of direct service providers with Code of Conduct / Human Rights clause or Awareness Package / All direct service providers
Governance	Increasing Transparency and Stakeholder Engagement	100% of gross floor area of new contracts have Green Lease Contracts by 2024	= gross floor area new contracts with Green Lease clause / total gross floor area of new contracts
Social	Fostering Social Inclusion	75% of assets under management have at least one social inclusion characteristic	= AuM with social inclusion characteristic / total AuM of portfolio

Data sources and processing

Climate Change Mitigation

Energy consumptions and 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.

Rental area with on site renewable

The data source which is used is the technical documentation of the renewable energy installation. The production of the renewables is monitored annually through the energy production protocols. As soon as the renewable energy production installation is running, and the technical documentation is available, the rental area of the asset is allocated as asset with renewable.

New buildings achieve an NZEB or EPC level of A (or country-specific adequate)

The data sources which are used are; NZEB or EPC with level A documentation. The documentation is checked regarding the question if the document covers the whole asset and is valid. Estimation is only possible if a small amount of the building area (less than 5% of total area) is not covered. For instance a small garage etc. In this case the small building area is not taken into account.

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.

Biodiversity assessment: Data is a combination of on-site data collection and open data.

Increasing Transparency and Stakeholder Engagement

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.

Assets under management with public transportation under 1km distance

This information is publicly available and can be extracted via a geographical information system like google maps, here etc.

Limitations to methodologies and data

In managing methodological and data limitations, elements that could affect the quality of indicator assessment were identified. These limitations include:

- The need for tenants to participate in order to have access to private portion data as part of the annual collection of consumption.
- The design and construction of buildings will have to integrate the desired performance objectives.
- The updating of service providers who have signed the code of ethics is carried out once a year via the platform.
- Carrying out the climate risk assessment on the basis of documentary information.
- No distinction between modes of transport (buses, trains,...)
- The typology and location of buildings is a limit for the assessment of local biodiversity.

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, 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 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 Sub-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 \(swisslife-am.com\)](https://www.swisslife-am.com)

Attainment of the sustainable investment objective

No specific index has been designed as a reference benchmark to determine whether the Sub-Fund is aligned with sustainable investment objective pursued.

The reduction in carbon emission is not one of the Sub-Fund objectives.

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, 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. Source: Swiss Life Asset Managers / ©2022. All rights reserved. Customer Service: info@swisslife-am.com

Nachhaltigkeitsbezogene Offenlegung gemäß Artikel 10 der Offenlegungsverordnung (Sustainable Finance Disclosure Regulation, SFDR) für Produkte gemäß Art. 9

Fassung 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG Grand Paris Harmony (der „Teilfonds“)
Unternehmenskennung (LEI-Code): LU2127883507

Zusammenfassung

Der Teilfonds verfolgt ein nachhaltiges Investitionsziel im Sinne von Artikel 9 der Verordnung (EU) 2019/2088 des Europäischen Parlaments und des Rates, bekannt als Offenlegungsverordnung (Sustainable Finance Disclosure, SFDR). Neben ihren anderen Anlagezielen bezieht sie Aspekte der Unternehmensführung in ihre Anlageentscheidungen ein und berücksichtigt auch die wichtigsten nachteiligen Auswirkungen („PAI“).

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.

Nachhaltige Investitionen werden für mindestens 60% des Portfolios berücksichtigt. Die verbleibenden 40% 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.

Für das Finanzprodukt wurde kein Referenzwert bestimmt.

Divulgación de información con arreglo al artículo 10 del SFDR para productos del artículo 9

Versión 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG Grand Paris Harmony (el «Subfondo»)

LEI: LU2127883507

Resumen

La Subfondo persigue un objetivo de inversión sostenible, en el sentido del artículo 9 del Reglamento (UE) 2019/2088 sobre la divulgación de información relativa a la sostenibilidad en el sector de los servicios financieros («SFDR»). Además de sus otros objetivos de inversión, incorpora consideraciones de gobierno corporativo en sus decisiones de inversión y también tiene en cuenta las Principales Incidencias Adversas («PIA»).

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 inversiones sostenibles deberá realizarse respecto de, como mínimo, un 60% de la cartera. El 40% 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.

El producto financiero no utiliza un índice de referencia.

Informations publiées en vertu de l'article 10 du Règlement SFDR pour les produits relevant de l'article 9

Version 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG Grand Paris Harmony (le

« Compartiment »)

LEI : LU2127883507

Résumé

La Compartiment poursuit un objectif d'investissement durable, au sens de l'article 9 du Règlement européen (UE) 2019/2088 sur la publication d'informations en matière de durabilité dans le secteur des services financiers (SFDR). En plus de ses autres objectifs d'investissement, elle intègre les aspects de gouvernance dans ses décisions d'investissement et prend également en compte les Principales incidences négatives (PIN).

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 la résilience.

Dès lors qu'il favorise une transparence accrue et l'engagement des parties prenantes, le produit financier prend également en compte les aspects de gouvernance dans le cadre de sa stratégie d'investissement.

La poursuite d'objectifs d'investissement durables concerne au moins 60% du portefeuille. Les 40% restants incluent principalement les liquidités et les créances nettes du fonds.

Le respect des caractéristiques décrites plus haut est contrôlé en continu au moyen de procédures et de processus standardisés, dès l'acquisition du bien et tout au long de la période d'exploitation. A cette fin, des indicateurs de durabilité ont été définis et permettent de mesurer la réalisation des objectifs. Des outils internes sont utilisés pour contrôler la réalisation des objectifs. Des contrôles internes sont également mis en œuvre à différents niveaux.

Le produit financier n'utilise pas d'indice de référence.

Articolo 10 Informativa SFDR per prodotti articolo 9

Versione 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG Grand Paris Harmony (il "Comparto")

LEI: LU2127883507

Sintesi

La Comparto persegue un obiettivo d'investimento sostenibile, ai sensi dell'articolo 9 del regolamento (UE) 2019/2088 relativo all'informativa sulla sostenibilità nel settore dei servizi finanziari (noto come "regolamento SFDR"). In aggiunta agli altri suoi obiettivi di investimento, integra aspetti di governance nelle proprie decisioni di investimento e tiene anche in considerazione i principali effetti negativi (PAI, Principal Adverse Impacts).

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 presa in considerazione degli investimenti sostenibili riguarderà almeno il 60% del portafoglio. Il restante 40% 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.

Il prodotto non utilizza un indice di riferimento.

Informatieverschaffing volgens artikel 10 van de SFDR voor artikel 9-producten

Versie 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG Grand Paris Harmony (het "Subfonds")

LEI: LU2127883507

Samenvatting

De Subfonds heeft een duurzame beleggingsdoelstelling in de zin van artikel 9 van de Europese Verordening (EU) 2019/2088 betreffende informatieverschaffing over duurzaamheid in de financiële dienstensector (de "SFDR"). De SPPIICAV integreert ter aanvulling van zijn andere beleggingsdoelstellingen aspecten van goed ondernemingsbestuur in zijn beleggingsbeslissingen en houdt rekening met de belangrijkste ongunstige effecten ("PAI's").

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 60% van de portefeuille moet worden belegd in duurzame beleggingen. De resterende 40% omvat grotendeels de liquide middelen 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.

Het financiële product gebruikt geen referentiebenchmark.

Art. 10 SFDR rapportering for art. 9-produkter

Versjon 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG Grand Paris Harmony ("Underfondet")

LEI: LU2127883507

Sammendrag

Underfondet -fondet har et bærekraftig investeringsmål innenfor betydningen i artikkel 9 i EU-forordning 2019/2088, den såkalte "Offentliggjøringsforordningen" (SFDR). I tillegg til dets andre investeringsmål innlemmer det eierstyringsaspekter i sine investeringsbeslutninger og tar dessuten hensyn til de viktigste negative effektene (PAI).

På miljøsidan 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 bærekraftige investeringer skal gjøres på minst 60 % av porteføljen. De gjenværende 40 % 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.

Finansproduktet bruker ikke en referanseindeks.

Art. 10.º SFDR Divulgação para os produtos do Art. 9.º

Versão 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG Grand Paris Harmony (o “Subfundo”)

LEI: LU2127883507

Resumo

A Subfundo persegue um objetivo de investimento sustentável, na aceção do artigo 9.º do Regulamento (UE) 2019/2088, relativo à divulgação de informações sobre sustentabilidade dos serviços financeiros (SFDR). Além dos seus outros objetivos de investimento, incorpora aspetos de governação nas suas decisões de investimento e também considera os Principais Impactos Negativos (“PIN”). 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 dos investimentos sustentáveis deve ser feita com pelo menos 60% da carteira. Os restantes 40% incluem principalmente a liquidez do fundo e os valores a receber líquidos.

Tanto na fase de compra como durante a gestão dos imóveis, o cumprimento das características acima descritas está sujeito a uma avaliação consistente 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.

O produto financeiro não utiliza um índice de referência.

Art. 10 SFDR Upplysningar om artikel 9-produkter

Version 4

Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG Grand Paris Harmony ("delfonden")

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Sammanfattning

Delfonden -fonden har ett mål för hållbar investering enligt betydelsen i artikel 9 i Europaparlamentets och rådets förordning (EU) 2019/2088 om hållbarhetsrelaterade upplysningar (SFDR). Utöver sina andra investeringsmål integrerar fonden styrningsaspekter i sina investeringsbeslut och beaktar även huvudsakliga negativa konsekvenser (PAI).

Vad gäller miljö fokuserar den finansiella produkten på begränsning av klimatförändringar såväl som hantering av hållbarhetsrisk och resiliens.

Med ökad transparens och intressentengagemang beaktar den finansiella produkten även styrningsaspekter som en del av investeringsstrategin.

Beaktandet av hållbara investeringar ska ske för minst 60 % av portföljen. Återstående 40 % inkluderar huvudsakligen fondens likviditet och nettofordringar.

Vid förvärv såväl som under förvaltningsfasen av fastigheter, sker en löpande övervakning av efterlevnaden av ovanstående egenskaper med hjälp av standardiserade metoder och processer. I detta syfte har hållbarhetsindikatorer fastställts som gör det möjligt att mäta uppnåendet av målen. Interna verktyg används för att övervaka hur målen uppnås. Därtill implementeras också interna kontrollåtgärder på flera nivåer.

Den finansiella produkten använder inget referensvärde.