

# Article 10 (SFDR)

## Website disclosure for an Article 8 fund

### **CORE European Fund of Real Estate Fund**

Product name: CORE European Fund of Real Estate  
984500A907FA1HE03B62

Fund Legal entity identifier:

Does this financial product have a sustainable investment objective?

Yes

It will make a minimum of **sustainable investments with an environmental objective:** \_\_\_%

in economic activities that qualify as environmentally sustainable under the EU Taxonomy

in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

It will make a minimum of **sustainable investments with a social objective:** \_\_\_%

No

It **promotes Environmental/Social (E/S) characteristics** and while it does not have as its objective a sustainable investment, it had a proportion of \_\_\_% of sustainable investments

with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy

with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

with a social objective

It promotes E/S characteristics, but **will not make any sustainable investments**



## A. Summary

The Sub-Fund promotes, among other characteristics, environmental or social characteristics (E/S), or a combination of those characteristics.

The Investment Manager undertakes to invest the majority of the Sub-Funds' assets in Underlying Funds (UFs) which, at the time of investment, have a reasonable profile of environmental, social and governance responsibility. To determine the level of responsibility of issuers, the Investment Manager make use of information provided by a process as outlined below.

In order to pursue its environmental or social characteristics the Sub-Fund relies on the notations given by *Global Real Estate Sustainability Benchmark* (GRESB). GRESB applies rigorous ESG guidelines and is the global ESG benchmark for real estate, offering institutional investors standardised and reliable data on the individual ESG performance of real estate funds. GRESB measures qualitative information at the organisational level of the entity as well as quantitative information at the assets and portfolio level based on certain criteria such as:

- i. **Environmental criteria:** building certifications, trends of key performance indicators related to waste management, energy consumption and CO2 emissions, commitment to reduce water consumption and the environmental impacts related to the use and disposal of products and/or services, environmental strategy;
- ii. **Governance Criteria:** the presence of women on the management body, transparency in remuneration of managers, policies in support of the prevention of corruption;
- iii. **Social criteria:** such as workplace health and safety, policies in support of (i) non-discrimination and promotion of diversity in the workplace, (ii) the establishment of responsible contractual relations with customers, (iii) integrating social factors into supply chain management.

The GRESB rating of a UF is based on the quintile position of its GRESB score relative to all participants in the *GRESB Assessment*. From 1-star rating for the bottom quintile to 5-star rating for the top quintile.

The Sub-Fund will not consider UFs which are not GRESB rated. Besides the Sub-Fund will invest a minimum of 50% of its portfolio in Underlying Funds holding a GRESB score of 2-star or more.

The binding elements of the investment strategy are (i) the exclusion of UFs that do not have a GRESB score, (ii) the minimum percentage of the Sub-Fund's net assets invested in UFs holding a GRESB score of 2 star or more and (iii) the commitment of the Sub-Fund to disinvest from any UFs that is no longer GRESB rated during the investment period as soon as reasonably possible and taking due account of market conditions.

Finally, the sustainability indicators used to measure the attainment of the promoted E/S characteristics are:

- The percentage of the portfolio in UFs holding a GRESB score

- The percentage of the portfolio in UFs holding a GRESB score of 2-star or more.



## B. No sustainable investment objective

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



## C. Environmental or social characteristics of the financial product

### What are the environmental or social characteristics promoted by this financial product?

The Sub-Fund promotes, among other characteristics, environmental or social characteristics (E/S), or a combination of those characteristics.

The Investment Manager undertakes to invest the majority of the Sub-Funds' assets in Underlying Funds (UFs) which, at the time of investment, have a reasonable profile of environmental, social and governance responsibility. To determine the level of responsibility of issuers, the Investment Manager make use of information provided by a process as outlined below.



## D. Investment strategy

### What investment strategy does this financial product follow and how is the strategy implemented in the investment process on a continuous basis?

In order to pursue its environmental or social characteristics the Sub-Fund relies on the notations given by *Global Real Estate Sustainability Benchmark* (GRESB). GRESB applies rigorous ESG guidelines and is the global ESG benchmark for real estate, offering institutional investors standardised and reliable data on the individual ESG performance of real estate funds. GRESB measures qualitative information at the organisational level of the entity as well as quantitative information at the assets and portfolio level based on certain criteria such as:

- Environmental criteria:** building certifications, trends of key performance indicators related to waste management, energy consumption and CO2 emissions, commitment to reduce water consumption and the environmental impacts related to the use and disposal of products and/or services, environmental strategy;
- Governance Criteria:** the presence of women on the management body, transparency in remuneration of managers, policies in support of the prevention of corruption;
- Social criteria:** such as workplace health and safety, policies in support of (i) non-discrimination and promotion of diversity in the workplace, (ii) the establishment of responsible contractual relations with customers, (iii) integrating social factors into supply chain management.

The GRESB rating of a UF is based on the quintile position of its GRESB score relative to all participants in the *GRESB Assessment*. From 1-star rating for the bottom quintile to 5-star rating for the top quintile.

The Sub-Fund will not consider UFs which are not GRESB rated. Besides the Sub-Fund will invest a minimum of 50% of its portfolio in Underlying Funds holding a GRESB score of 2-star or more.

### What are the binding elements of the investment strategy used to select the investments to attain each of the environmental or social characteristics promoted by this financial product?

The binding elements of the investment strategy are (i) the exclusion of UFs that do not have a GRESB score, (ii) the minimum percentage of the Sub-Fund's net assets invested in UFs holding a GRESB score of 2 star or more and (iii) the commitment of the Sub-Fund to disinvest from any UFs that is no longer GRESB rated during the investment period as soon as reasonably possible and taking due account of market conditions.

**What is the policy to assess good governance practices of the investee companies?**

The Investment Manager will also rely on GRESB to assess the governance practices of issuers. In particular GRESB considers the governance policies in place regarding bribery and corruption, cybersecurity, data protection and privacy, executive compensation, fiduciary duty, fraud, shareholder rights and whistle-blower protection.

**Does this financial product consider principal adverse impacts on sustainability factors?**

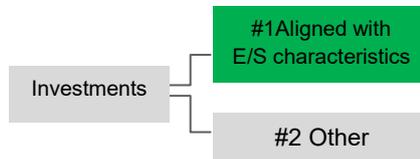
- Yes,  
 No



**E. Proportion of investments**

**What is the planned asset allocation for this financial product?**

A minimum of 60 % of the Sub-Fund's net assets will be invested in UFs aligned with the E/S characteristics promoted (#1). The remaining (up to 40 %) will be ancillary investments, cash and cash equivalents and will not incorporate the promoted E/S characteristics (#2). The Investment Manager may deviate from the foregoing restrictions during a ramp-up period of three (3) years from the Initial Offer.



#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.

**What is the minimum share of investments with an environmental objective aligned with the EU Taxonomy? (including what methodology is used for the calculation of the alignment with the EU Taxonomy and why; and what the minimum share of transitional and enabling activities)**

*The EU Taxonomy sets out a “do not significant harm” principle by which Taxonomy-aligned investments should not significantly harm EU Taxonomy objectives and is accompanied by specific EU criteria.*

The “do no significant harm” principle applies only to those investments underlying the financial product that take into account the EU criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

*Any other sustainable investments must also not significantly harm any environmental or social objectives.*

While this Sub-Fund promotes environmental characteristics, it does not aim at making sustainable investments. Therefore, its commitment to make “sustainable investments” within the meaning of the EU Taxonomy is set at 0%.

The Sub-Fund does not commit to making any sustainable investments, including in transitional and enabling activities.

**What is the minimum share of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy?**

The Sub-Fund promotes environmental and social characteristics but does not commit to making any sustainable investments. Therefore, the Sub-Fund does not commit to a minimum share of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy.

**What investments are included under “#2 Other”, what is their purpose and are there any minimum environmental or social safeguards?**

Net assets under “#2” do not promote the E/S characteristics above defined. A maximum of 40% corresponds to ancillary investments, cash and cash equivalents. They are held for liquidity management and diversification purposes. They do not have minimum environmental or social safeguards.



**F. Monitoring of environmental or social characteristics**

**What sustainability indicators are used to measure the attainment of the environmental or social characteristics promoted by this financial product?**

The sustainability indicators used to measure the attainment of the promoted E/S characteristics are:

- The percentage of the portfolio in UFs holding a GRESB score;
- The percentage of the portfolio in UFs holding a GRESB score of 2-star or more.

**How are the environmental or social characteristics and the sustainability indicators monitored throughout the lifecycle of the financial product and the related internal/external control mechanism?**

The Sub-Fund gathers the GRESB score and analyses the percentage as part of the portfolio pre-investment. However, throughout the lifecycle of the financial product, we receive the new annual GRESB reports of the underlying funds every year between October and December. We then (before 31 December) determine the sustainability indicators (%).

On an *ad hoc* basis, upon each subscription into / acquisition of an Underlying Fund, the Investment Manager includes the verification of the GRESB notation in the pre trade compliance checks. Thus the GRESB notation of the target fund is treated as any other investment restriction.

On a quarterly basis, at the time of the regular controls carried out on the NAV, the Risk Management team of the AIFM shall also monitor the latest available GRESB notations of the UF.

Finally, on an annual basis, as part of the annual report of the Sub-Fund, the Risk Management team of the AIFM shall report on the GRESB standing of the portfolio.



### G. Methodologies

**What is the methodology to measure the attainment of the environmental or social characteristics promoted by the financial product using the sustainability indicators?**

The Investment Manager measures:

- the total CORE Fund's holding (latest NAV available) of UFs which hold a GRESB score as a percentage (%) of the latest NAV available of CORE Fund.
- the total CORE Fund's holding (latest NAV available) of UFs which hold min 2 GRESB stars as a percentage (%) of the latest NAV available of CORE Fund.

The calculations of the percentage of the portfolio in UFs holding a GRESB score and the percentage of the portfolio in UFs holding a GRESB score of 2-star or more are based on the GRESB data communicated in their annual report.



### H. Data sources and processing

**What are the data sources used to attain each of the environmental or social characteristics including the measures taken to ensure data quality, how data is processed and the proportion of data that is estimated?**

The Investment Manager relies on the GRESB reports provided by the UFs. In this report, the Investment Manager mainly considers the GRESB scores for the UFs. However, any relevant and additional information will also be considered. The scores are entered into an internal system that will calculate the number of UFs holding a GRESB score and holding a min 2 GRESB score as a percentage of the portfolio.

In an effort to ensure data quality, on a quarterly basis, at the time of the regular controls carried out on the NAV, the Risk Management team of the AIFM shall monitor the latest available GRESB notations of the UF

No proportion of data is estimated as everything comes from the GRESB report.



### I. Limitations to methodologies and data

**What are the limitations to the methodologies and data sources? (Including how such limitations do not affect the attainment of the environmental or social characteristics and the actions taken to address such limitations)**

The Investment Manager relies on the GRESB reports provided by the UFs. Thus, data are completely dependent on a third-party data provider, which limits the view of the Investment Manager on the process of data collection, monitoring and reporting. Nonetheless, the quarterly and annual checks operated by the Risk Management team enable to ensure the quality of the data and *in fine* the attainment of the environmental and social characteristics promoted.



### J. Due diligence

**What is the due diligence carried out on the underlying assets and what are the internal and external controls in place?**

.On an *ad hoc* basis, upon each subscription into / acquisition of an UF, the Investment Manager includes the verification of the GRESB notation in the pre trade compliance checks. Thus the GRESB notation of the target fund is treated as any other investment restriction. In addition, the Risk Management team also monitors the GRESB scores.



#### K. Engagement policies

**Is engagement part of the environmental or social investment strategy?**

Yes

No



#### L. Reference benchmark

**Has a reference benchmark been designated for the purpose of attaining these characteristics promoted by the financial product?**

Yes

No