

Article 10 (SFDR)

Website disclosure for an article 8 fund

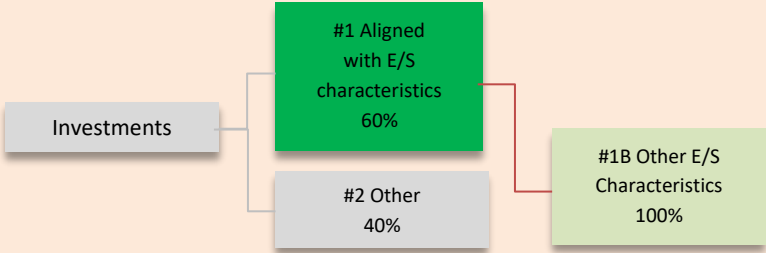
Sirius Fund V SCA SICAV-RAIF ("Fund")

Published on the 25/03/2024

Document approval

Version	Date	Brief Summary	The body that approved it
1.0	21/3/2024	First version	IQ EQ Fund Management (Luxembourg) S.A.

A	<u>SUMMARY</u>
	<p>The financial product promotes environmental and social characteristics but does not have as its objective to make sustainable investments. The Fund may make Portfolio Investments in residential buildings and individual apartments in residential buildings in Finland, primarily in the Helsinki commuter region.</p> <p>The Fund will seek to decrease GHG emissions, especially Scope 1 and 2 emissions, in Portfolio Investments. To measure the attainment of the environmental characteristic promoted by the Fund, the Fund will measure emission intensity, kgCO₂e/m² of scope 1-2 emissions. No reference benchmark has been designated for the purpose of attaining the environmental characteristics promoted by the Fund.</p> <p>The Fund will attain its promoted characteristics through thorough due diligence, monitoring, and annual calculation of carbon emissions, based on which potential measures to decrease emissions will be chosen. Prior to acquiring an asset, as part of the due diligence phase, the Fund will assess the asset's features in terms of energy efficiency, eg. the EPC rating, current heating system and energy source. Based on the outcome of the assessment, the Fund will set up a plan for decreasing the GHG emissions of the asset. Emissions will be decreased by following a clear path of firstly enhancing the energy efficiency of the assets, secondly assessing their climate profit potential, and thirdly purchasing renewable energy. Energy efficiency can be enhanced in many ways, and the specific route will be chosen depending on the characteristics of the asset (eg. its age, heating source and EPC rating). The measures include eg. enhancing energy efficiency through optimisation or investments, adding solar panels to the assets to capture their climate profit potential and purchasing renewable energy. Economic viability of the measures will always be considered and implemented measures are assessed to contribute positively to the performance of the Fund.</p> <p>The target is to align all real estate investments with environmental characteristics promoted by the Fund. When the Fund does not fully own a real estate asset and does not control it (eg. owns individual apartments), it might be difficult or impossible to find ways to impact the carbon footprint of the asset. The Fund will promote decreasing GHG emissions in Portfolio Investments and the minimum percentage of Fund's Portfolio Investments that are aligned with the promoted characteristic is 60%. This minimum percentage is a projection based on the Fund's expected investment strategy and will apply from the date that is three years from Initial Closing. Investments which fall in the #2 Other category include those Portfolio Investments mentioned above which the Fund does not fully own and control and where it might be difficult to impact the carbon footprint of such assets, as well as cash and derivatives. No minimum environmental and social safeguards will apply to these assets.</p> <p>The Fund does not consider principal adverse impacts of its investment decisions on sustainability factors. The AIFM will evaluate its decision not to consider the principal adverse impacts of investment decisions on sustainability factors for real estate on an annual basis. The availability or lack thereof of satisfactory information on sustainability factors is the main driver for not considering adverse impacts at this stage.</p> <p>Although the Fund will not make sustainable investments, the Fund intends to monitor the Portfolio Investments in terms of their alignment with the EU Taxonomy. The Fund will make an annual assessment of the EU Taxonomy alignment of the portfolio and report the outcome to the investors.</p>
B	<u>NO SUSTAINABLE INVESTMENT OBJECTIVE</u>
	<p>The financial product promotes environmental and social characteristics but does not have as its objective to make sustainable investments. Nevertheless, the Fund intends to monitor the Portfolio Investments in terms of their alignment with the EU Taxonomy. The Fund will make an annual assessment of the EU Taxonomy alignment of the portfolio and report the outcome to the investors</p>
C	<u>ENVIRONMENTAL OR SOCIAL CHARACTERISTICS OF THE FINANCIAL PRODUCT</u>
	<p>The Fund promotes environmental and social characteristics. It will seek to decrease GHG emissions, specifically Scope 1 and 2 emissions, in Portfolio Investments. To measure the attainment of the environmental characteristic promoted by the Fund, the Fund will measure emission intensity, kgCO₂e/m² of scope 1-2 emissions.</p>

	No reference benchmark has been designated for the purpose of attaining the environmental characteristics promoted by the Fund.
D	<u>INVESTMENT STRATEGY</u>
	<p>The Fund may make Portfolio Investments in residential buildings and individual apartments in residential buildings in Finland. Minimum 70% of the aggregate Capital Payments that are in-vested in residential buildings and individual apartments in residential buildings will be invested in assets located in the Helsinki commuter region, and minimum 90% of the aggregate Capital Payments in assets located in the Helsinki, Turku and Tampere commuter regions combined. The Fund will attain its promoted characteristics through thorough due diligence, monitoring, and annual calculation of carbon emissions, based on which potential measures to decrease emissions will be chosen.</p> <p>Prior to acquiring an asset, as part of the due diligence phase, the Fund will assess the asset's features in terms of energy efficiency, eg. the EPC rating, current heating system and energy source. Based on the assessment, the Fund will set up a plan for decreasing the GHG emissions of the asset. Emissions will be decreased by following a clear path of firstly enhancing the energy efficiency of the assets, secondly assessing their climate profit potential, and thirdly purchasing renewable energy. Energy efficiency can be enhanced in many ways, and the specific route will be chosen depending on the characteristics of the asset (eg. its age, heating source and EPC rating). The measures include eg. enhancing energy efficiency through optimisation or investments, adding solar panels to the assets to capture their climate profit potential, purchasing renewable energy. Economic viability of the measures will always be considered and implemented measures are assessed to contribute positively to the performance of the Fund. The fund does not invest into operating companies, hence, good governance assessment does not apply.</p> <p>The Fund will not make sustainable investments. Nevertheless, the Fund will monitor the Port-folio Investments in terms of their alignment with the EU Taxonomy on an annual basis and will report the outcome of this assessment to the investors in the Fund's annual reports.</p> <p>To achieve its attained environmental characteristics, the Fund will make a thorough due diligence, monitor the assets throughout the holding period as well as annually calculate the carbon emissions. Based on the annual assessments, measures to decrease carbon emission will be chosen.</p>
E	<u>PROPORTION OF INVESTMENTS</u>
	 <pre> graph LR A[Investments] --> B["#1 Aligned with E/S characteristics 60%"] A --> C["#2 Other 40%"] B --> D["#1B Other E/S Characteristics 100%"] </pre> <p>#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.</p> <p>#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.</p> <p>-The sub-category #1B Other E/S characteristics covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.</p>

	<p>The minimum percentage of Fund's Portfolio Investments that are aligned with the promoted characteristic is 60%. This minimum percentage is a projection based on the Fund's expected investment strategy and will apply from the date that is three years from Initial Closing. Investments which fall in the #2 Other category include those Portfolio Investments mentioned above which the Fund does not fully own and control and where it might be difficult to impact the carbon footprint of such assets, as well as cash and derivatives.</p>
F	<p><u>MONITORING OF ENVIRONMENTAL OR SOCIAL CHARACTERISTICS</u></p>
	<p>Based on the initial assessment made on the asset, the Fund will set up a plan for decreasing the asset's GHG emissions. Emissions will be decreased by following a clear path of firstly enhancing the energy efficiency of the assets, secondly assessing their climate profit potential, and thirdly purchasing renewable energy. Energy efficiency can be enhanced in many ways, and the specific route will be chosen depending on the characteristics of the asset (eg. its age, heating source and EPC rating). The economic viability of the measures will always be considered and implemented measures are assessed to contribute positively to the performance of the Fund.</p> <p>To measure the attainment of the environmental characteristic promoted by the Fund, the Fund will measure the emission intensity (kgCO₂e/m² (scope 1-2)) of Portfolio Investments. The utility and consumption data needed for the assessment will be collected in cooperation with the property manager and third-party consultants, if needed.</p>
G	<p><u>METHODOLOGIES</u></p>
	<p>The GHG emissions and the emission intensity of the real estate assets in the Fund will be calculated on an annual basis. This is done by gathering data about the asset's energy consumption (electricity, heating, cooling), information on waste and recycling as well as emissions / costs relating to the maintenance of the assets.</p> <p>As part of the due diligence prior to the acquisition as well as on an ongoing basis, the Fund will engage with the property managers to receive data, support their data collection exercise and continuously improve the quality of the received data. Where data is missing or can not be retrieved, estimates may be made when justified.</p>
H	<p><u>DATA SOURCES AND PROCESSING</u></p>
	<p>Data needed to calculate the Scope 1, 2 and 3 emissions of the assets is gathered on an annual basis. The property and housing managers are responsible for data collection. The data is reviewed by the investment advisor as well as the outsourced consultant responsible for performing the calculation of carbon footprint.</p>
I	<p><u>LIMITATIONS TO METHODOLOGIES AND DATA</u></p>
	<p>The emission calculation is done according to the GHG Protocol published by World Business Councils for Sustainable Development (WBCSD) and World Resources Institute (WRI) in 1998.</p> <p>Data is compared between years and if substantial deviations are found, further analysis will be made to ensure that the quality of the data is as good as possible. The annual calculation relies primarily on data reported by the property manager, but estimates can be made if data is missing or inadequate.</p>
J	<p><u>DUE DILIGENCE</u></p>
	<p>Prior to acquiring an asset, as part of the due diligence phase, the Fund will assess the asset's features in terms of energy efficiency, eg. the EPC rating, current heating system and energy source. Based on the assessment, the Fund will set up a plan for decreasing the GHG emissions of the asset.</p> <p>The investment process including the initial due diligence assessment process, the enhancement plan and monitoring is binding and will be applied in respect of each real estate asset that the Fund fully owns and controls.</p>
K	<p><u>ENGAGEMENT POLICIES</u></p>
	<p>The ESG work relating to the assets in the Fund is driven by the ESG project group established by the investment advisor. The project group is responsible for planning and implementing the action plan and setting reduction</p>

	<p>targets based on the current emissions as well as for coordinating the annual emission calculations, data gathering and reporting. The progress in decreasing GHG emissions as well as measures planned to reach this goal are monitored regularly. The specific level of engagement is defined for each portfolio or individual asset, as applicable.</p> <p>Targets, current status and progress are communicated to the investors as part of interim and annual reporting.</p>
L	<u>DESIGNATED REFERENCE BENCHMARK</u>
	No index is used as a benchmark to determine whether the financial product is aligned with the promoted environmental characteristics.

Article 25

Website section 'Summary' for financial products that promote environmental or social characteristics (French).

A RÉSUMÉ

Le produit financier promeut des caractéristiques environnementales et sociales mais n'a pas pour objectif de réaliser des investissements durables. Le Fond peut effectuer des investissements de portefeuille dans des immeubles résidentiels et des appartements individuels dans des immeubles résidentiels en Finlande, principalement dans la région d'Helsinki.

Le Fond cherchera à réduire les émissions de gaz à effet de serre, en particulier les émissions des catégories 1 et 2, dans les investissements de portefeuille. Pour mesurer l'atteinte des caractéristiques environnementales promues par le Fond, le Fond mesurera l'intensité des émissions, en kgCO₂e/m² des émissions des catégories 1 et 2. Aucune valeur de référence n'a été désignée dans le but d'atteindre les caractéristiques environnementales promues par le Fond.

Le Fond atteindra les caractéristiques promues par le biais d'une due diligence approfondie, d'un suivi et d'un calcul annuel des émissions de carbone, sur la base desquels des mesures potentielles de réduction des émissions seront choisies. Avant d'acquérir un bien, dans le cadre de la phase de due diligence, le Fond évaluera les caractéristiques du bien en termes d'efficacité énergétique, par exemple la notation EPC, le système de chauffage actuel et la source d'énergie. Sur la base des résultats de l'évaluation, le Fond mettra en place un plan de réduction des émissions de GES de l'actif. Les émissions seront réduites en suivant une voie claire qui consiste d'abord à améliorer l'efficacité énergétique des actifs, ensuite à évaluer leur potentiel de profit climatique et enfin à acquérir de l'énergie renouvelable. L'efficacité énergétique peut être améliorée de plusieurs manières, et la voie spécifique sera choisie en fonction des caractéristiques de l'actif (par exemple, son âge, sa source de chauffage et son indice EPC). Les mesures comprennent par exemple l'amélioration de l'efficacité énergétique par l'optimisation des investissements, l'ajout de panneaux solaires aux actifs pour exploiter leur potentiel de profit climatique et l'achat d'énergie renouvelable. La viabilité économique des mesures sera toujours prise en compte et les mesures mises en œuvre sont censées contribuer positivement à la performance du Fond.

L'objectif est d'aligner tous les investissements immobiliers sur les caractéristiques environnementales promues par le Fond. Lorsque le Fond ne possède pas la totalité d'un actif immobilier et ne le contrôle pas (par exemple, lorsqu'il possède des appartements individuels), il peut être difficile, voire impossible, de trouver des moyens d'influer sur l'empreinte carbone de l'actif. Le Fond encouragera la réduction des émissions de gaz à effet de serre dans les investissements de portefeuille et le pourcentage minimum des investissements de portefeuille du Fond qui sont alignés sur la caractéristique promue est de 60 %. Ce pourcentage minimum est une projection basée sur la stratégie d'investissement prévue du Fond et s'appliquera à partir de la date qui est trois ans après la clôture initiale.

Les investissements entrant dans la catégorie #2 Autres comprennent les investissements de portefeuille mentionnés ci-dessus que le Fond ne possède et ne contrôle pas entièrement et sur lesquels il pourrait être difficile d'avoir un impact sur l'empreinte carbone de ces actifs, ainsi que les liquidités et les produits dérivés. Aucune garantie environnementale et sociale minimale ne s'appliquera à ces actifs.

Le Fond ne tient pas compte des principaux effets négatifs de ses décisions d'investissement sur les facteurs de durabilité. L'AIFM évaluera chaque année sa décision de ne pas tenir compte des principales incidences négatives des décisions d'investissement sur les facteurs de durabilité. La disponibilité ou

l'absence d'informations satisfaisantes sur les facteurs de durabilité est la principale raison pour laquelle les incidences négatives ne sont pas prises en compte à ce stade.

Bien que le Fond ne fasse pas d'investissements durables, il a l'intention de surveiller les investissements du portefeuille en termes d'alignement sur la taxonomie de l'UE. Le Fond procédera à une évaluation annuelle de l'alignement du portefeuille sur la taxonomie de l'UE et communiquera les résultats aux investisseurs.