LC ODC France SAS SICAV-FPS Article 8 SFDR Website Disclosure

Version	Date	Brief Summary	Approved by
1.0	February-2026	First version	IQ EQ Fund Management (Luxembourg) S.A

1. Summary

LC ODC France SAS SICAV-FPS (the "Fund") is a France domiciled specialised professional fund (fonds professionnal spécialisé) been categorised as an article 8 fund under Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector ("SFDR") and as such. The Fund, acting as a master fund for LC ODC RAIF, promotes environmental or social characteristics but does not have a sustainable investment objective.

In compliance with Article 10 of the SFDR and Commission Delegated Regulation (EU) 2022/1288 of 6 April 2022 supplementing Regulation (EU) 2019/2088 of the European Parliament and of the Council with regard to regulatory technical standards specifying the details of the content and presentation of the information in relation to the principle of 'do no significant harm', specifying the content, methodologies and presentation of information in relation to sustainability indicators and adverse sustainability impacts, and the content and presentation of the information in relation to the promotion of environmental or social characteristics and sustainable investment objectives in pre-contractual documents, on websites and in periodic reports, the Fund is required to make certain disclosures regarding its promotion of environmental and social characteristics on its website.

(a) *No Sustainable investment objective:* The Fund promotes environmental or social characteristics but does not have as its objective sustainable investment.

(b) *Environmental and social characteristics of the product:* The Fund promotes the following environmental characteristic: energy efficiency.

(c) *Investment strategy:* The Fund's investment objective is to build a diversified portfolio of high-yielding real estate assets, occupied by tenants on long-term, triple net leases.

(d) *Assessment of Good Governance:* LeadCrest Advisory Capital Partners S.à r.l. (the "Investment Advisor") ensures good internal governance practices by its internal asset management team, who are responsible for the ongoing management of the assets, and, prior to acquisition of such assets, screens the occupier of the assets to ensure they have good governance practices in place.

(e) *Proportion of investments:* The Fund will invest indirectly in high-yielding real estate assets. The Fund aims to directly or indirectly hold a minimum of 50% investments that are aligned with the environmental characteristics promoted by the Fund. The Fund does not commit to holding sustainable investments.

(f) *Monitoring of environmental or social characteristics:* The Investment Advisor considers a variety of sustainability indicators to measure the environmental characteristics promoted by the Fund, including: (a) energy consumption; and (b) percentage of assets which derive income from the production, offering, distribution and/or import/export (as applicable) of fossil fuels.

(g) *Methodologies:* The Investment Advisor will track and report on the performance of the above sustainability indicators. These sustainability indicators will be used to measure the attainment of the environmental characteristics promoted by the Fund and will be included in the Fund's periodic report.

(h) *Data sources and processing:* Environmental characteristics data is collected and reviewed annually in accordance with the Investment Advisor's environmental, social and governance policies. The Fund uses internal sources and external consultants to monitor sustainability indicators.

(i) *Limitations to methodologies and data:* Limitations in both methodology and data are listed under this heading in the main body of the website disclosure. The Investment Advisor is satisfied that such limitations do not affect the promotion of environmental or social characteristics as explained further under this heading in the main body of the website disclosure.

(j) *Due diligence:* Before making any acquisitions, the Investment Advisor conducts reasonable and appropriate due diligence and pre-investment screening based on the facts and circumstances applicable to each asset.

(k) *Engagement policies:* The approach to occupier engagement is set out under this heading in the main body of the website disclosure.

(l) *Designated reference benchmark:* No index has been designated as a reference benchmark to meet the environmental characteristics promoted by the Fund.

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2. No Sustainable Investment Objective

The Fund promotes environmental or social characteristics but does not have sustainable investment as its objective.

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3. Environmental and Social Characteristics of the product

The Fund promotes the environmental characteristic of energy efficiency as its main environmental characteristic. The Fund is committed in collecting energy related data and promote energy efficiency initiatives. In addition, the Fund prioritises carbon emission mitigation where possible.

Although the Fund does not have sustainable investment objectives, it recognises the impact that real estate and built environment has on environment and society. As the Fund invest in real assets, the Investment Advisor considers a range of environmental and social topics in the investment strategy and as part of the portfolio management lifecycle.

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4. Investment Strategy

The investment objective of the Fund, advised and monitored by LeadCrest Advisory Capital Partners S.à r.l, ("Investment Advisor"), is to build a portfolio of income-producing real estate assets occupied by credit tenants on long-term, triple net leases. A core aspect of Investment Advisor's strategy is forming partnerships with companies that demonstrate long-term growth prospects as well as alignment in Environmental, Social and Governance ("ESG") values.

The Fund's portfolio construction integrates a top-down strategy with specialized origination and market-driven opportunities. The Investment Advisor conducts research on megatrends, risks, and ESG-related opportunities, incorporating these insights into the Fund's investment decisions. Sustainability factors are embedded to the investment process throughout the investment lifecycle, including ESG due diligence on acquisitions, covering both real estate and tenant companies, and ongoing asset management initiatives, such as green certifications, implementing and ESG-related capex plans, and promoting green lease initiatives.

In addition, the Fund excludes certain category of assets that derive a part or all their income from sources that are considered to be harmful for the climate, planet and society. This exclusion criteria applies to the Fund and is considered as part of the initial assessment and reviewed in any relevant point of time in the investment lifecycle, including granting new leases and exit considerations.

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5. Proportion of Investments

The Fund will invest indirectly in real estate assets, with minimum of 50% of investments aligned with the Fund’s environmental characteristics. The Fund aims to hold a maximum of 50% investments that are not aligned with the environmental characteristics promoted by the Fund and are not sustainable investments, and which fall into the “Other” section of the Fund. While the Investment Advisor aims to meet asset allocation targets, these figures may fluctuate. Actual allocations will be reported in the Fund’s periodic report for the relevant period. The “Other” section of the Fund includes investments held for purposes such as efficient portfolio management and hedging.

Please note that while the Investment Advisor aims to achieve the asset allocation targets outlined, these figures may fluctuate during the investment period and ultimately, as with any investment target, may not be attained.

The exact asset allocation of this Fund will be reported in the Fund’s mandatory periodic report for the relevant reference period.

The Portfolio will not use derivatives to attain the environmental characteristics promoted by the Fund.

“Other” includes the remaining investments of the Fund which are neither aligned with the environmental characteristics, nor are qualified as sustainable investments. The "Other" section of the Fund is maintained for various purposes that the Investment Advisor deems advantageous to the Fund’s overall strategy, including, but not limited to, facilitating efficient portfolio management and/or implementing hedging measures.

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6. Monitoring of Environmental or Social Characteristics

As part of the investment process, the Investment Advisor considers a variety of sustainability indicators to measure the environmental characteristics promoted by the Fund. The Investment Advisor incorporates the following indicators into its investment strategy and intends to report on the mandatory Principal Adverse Impact (PAI) indicators applicable to real estate assets, as defined under the Sustainable Finance Disclosure Regulation (SFDR):

a) Indicator 17: Exposure to fossil fuels through real estate assets; and

b) Indicator 18: Exposure to energy-inefficient real estate assets.

In addition to these mandatory indicators, the Investment Advisor also considers Voluntary Indicator 18, which relates to greenhouse gas (GHG) emissions from real estate assets, along with other selected additional PAIs where relevant.

The reporting on the above-mentioned indicators will be included in the dedicated section in the periodic report relating to the Fund.

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7. Methodologies

The Investment Advisor uses the following methodologies to measure and disclose the relevant sustainability characteristics:

a) Review of the environmental performance data collected from tenants and property managers, leveraging a digital tool monitor and quantify energy efficiency metrics, global carbon footprint, and establish ambitious long-term reduction targets.

b) Assessment of external specialist reports, including, but not limited to, CRREM assessments, ESG due diligence reports and EPC-ratings.

c) Tenant screening, including policy review and interviews, to ensure compliance with the Fund's sustainable investment policy and exclusions.

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8. Data Sources and Processing

Aligned with the above, the Fund uses internal resources and external consultants to monitor and evaluate environmental performance metrics and the characteristics promoted by the Fund. The data is sourced through internal asset management, tenants, property managers, as well as external service providers and consultants

The Investment Advisor expects that a low proportion of data will be estimated. The proportion of data that is estimated will depend on the active participation and accuracy of the information provided by the tenants. The Investment Advisor expects that data availability and quality will improve as the market and methods for obtaining and reporting data mature.

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9. Limitations to Methodologies and Data

Limitations in both methodology and data, experienced by the Investment Advisor, include but are not limited to:

a) Lack of standardisation;

b) Some of the available third-party data is calculated based on data estimate;

c) Data provided by the tenants are thus dependent on their good willingness; and

d) Due to a large size of the portfolio data might be aggregated and reported in clusters.

The Investment Advisor is satisfied that such limitations do not affect the attainment of environmental characteristics, in particular because of the steps taken to mitigate such limitations:

a) Each investment opportunity's environmental characteristics are evaluated by the Investment Advisor, in accordance with its internal frameworks and using a variety of data sources, having regard to these limitations as well (where appropriate);

b) Where applicable, tenants are obligated to provide energy consumption data and Scope 1, 2, and 3 GHG emission data to their best efforts as per the green lease agreements negotiated by the Investment Advisor; and

c) The Investment Advisor is implementing a digital data collecting tool that improves collected data quality by identifying and correcting inconsistencies, missing values, or errors within the dataset, ensuring greater accuracy and reliability. By making the data collection process more efficient, the tool enhances automation, reduces manual intervention, and streamlines data validation, resulting in cleaner and more structured datasets.

The Investment Advisor expects that a low proportion of data will be estimated. The proportion of data that is estimated will depend on the active participation and accuracy of the information provided by the tenants. The Investment Advisor expects that data availability and quality will improve as the market and methods for obtaining and reporting data mature.

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10. Due Diligence

Before making any acquisitions, the Investment Advisor will conduct appropriate due diligence based on the facts and circumstances applicable to each asset. The intention is to understand the ESG risks and opportunities at the earliest stage in the lifecycle. For each new investment opportunity, the assessment of both (i) the real estate asset/portfolio and the (ii) new tenant governance is conducted.

(i) Real Estate
   a. During the due diligence phase, the Investment Advisor commissions comprehensive ESG assessment studies for each real estate asset, with a particular focus on energy efficiency screening.
   b. Following acquisition, the Investment Advisor undertakes active measures to enhance the ESG performance of the assets. These include applying for and obtaining recognized green certifications where relevant (such as BREEAM, LEED, etc.) and conducting decarbonisation studies to identify and implement energy and emissions reduction strategies.

(ii) Tenant Governance
   a. Prior to the acquisition assets, the Investment Advisor conducts a comprehensive screening of the tenant (occupier) company to ensure that robust governance practices are in place. This screening process includes the administration of an ESG questionnaire, interviews with senior management, and a review of the company's ESG policies and/or broader sustainability practices.
   b. The evaluation focuses on key governance and sustainability criteria, including business ethics, respect for human rights, environmental policies and initiatives, diversity and inclusion, and the overall corporate governance framework.

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11. Engagement Policies

The Fund actively engages with tenants to enhance sustainability efforts, focusing on lower energy consumption, environmental data collection and improved ESG reporting.

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12. Designated Reference Benchmark

No index has been designated as a reference benchmark for the Fund's environmental characteristics.

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1. Résumé

LC ODC France SAS SICAV-FPS (le « Fonds ») est un fonds professionnal spécialisé domicilié en France, classé en tant que fonds Article 8 en vertu 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 (« SFDR »). Le Fonds, agissant en tant que fonds maître pour LC ODC RAIF,, favorise des caractéristiques environnementales ou sociales, mais n'a pas d'objectif d'investissement durable.

Conformément à l'article 10 du SFDR et au Règlement délégué (UE) 2022/1288 de la Commission du 6 avril 2022 complétant le Règlement (UE) 2019/2088 du Parlement Européen et du Conseil par des normes techniques de réglementation précisant les modalités du contenu et de la présentation des informations relatives au principe de « ne pas causer de préjudice important », précisant le contenu, les méthodologies et la présentation des informations relatives aux indicateurs de durabilité et aux incidences négatives sur la durabilité, ainsi que le contenu et la présentation des informations relatives à la promotion des caractéristiques environnementales ou sociales et des objectifs d'investissement durable dans les documents précontractuels, sur les sites web et dans les rapports périodiques, le Fonds est tenu de publier certaines informations concernant la promotion des caractéristiques environnementales et sociales sur son site web.

(a) *Absence d'objectif d'investissement durable*: Le Fonds favorise des caractéristiques environnementales ou sociales, mais n'a pas pour objectif l'investissement durable.

(b) *Caractéristiques environnementales et sociales du produit* : Le Fonds encourage la caractéristique environnementale suivante : une consommation d'énergie réduite.

(c) *Stratégie d'investissement* : L'objectif d'investissement du Fonds est de constituer un portefeuille diversifié d'actifs immobiliers à haut rendement, occupés par des locataires dans le cadre de baux triple net à long terme.

(d) *Évaluation de la bonne gouvernance* : LeadCrest Advisory Capital Partners S.à r.l. (le « Conseiller en investissement ») veille à ce que son équipe de gestion d'actifs interne, responsable de la gestion courante des actifs, applique de bonnes pratiques de gouvernance interne et, avant toute acquisition, sélectionne l'occupant afin de garantir la mise en œuvre de bonnes pratiques de gouvernance.

(e) *Proportion des investissements* : Le Fonds investira indirectement dans des actifs immobiliers à haut rendement. Le Fonds vise à détenir, directement ou indirectement, au moins 50 % d'investissements conformes aux caractéristiques environnementales promues par le Fonds. Le Fonds ne s'engage pas à détenir des investissements durables.

(f) *Suivi des caractéristiques environnementales ou sociales* : Le Conseiller en investissement prend en compte divers indicateurs de durabilité pour mesurer les caractéristiques environnementales promues par le Fonds, notamment : (a) la consommation d'énergie ; et (b) le pourcentage d'actifs dont les revenus proviennent de la production, de l'offre, de la distribution et/ou de l'importation/exportation (le cas échéant) de combustibles fossiles.

(g) *Méthodologies* : Le Conseiller en investissement suivra et communiquera la performance des indicateurs de durabilité susmentionnés. Ces indicateurs serviront à mesurer l'atteinte des caractéristiques environnementales promues par le Fonds et seront inclus dans le rapport périodique du Fonds.

(h) *Sources et traitement des données* : Les données sur les caractéristiques environnementales sont collectées et révisées chaque année conformément aux politiques environnementales, sociales et de gouvernance du Conseiller en investissement. Le Fonds fait appel à des sources internes et à des consultants externes pour le suivi des indicateurs de durabilité.

(i) *Limitations des méthodologies et des données* : Les limites des méthodologies et des données sont répertoriées sous cette rubrique dans le corps du texte de la présente publication. Le Conseiller en investissement s'assure que ces limites n'affectent pas la promotion des caractéristiques environnementales ou sociales, comme expliqué plus en détail sous cette rubrique dans le corps du texte de la présente publication.

(j) *Diligence raisonnable* : Avant toute acquisition, le Conseiller en investissement effectue une diligence raisonnable et un examen préalable à l'investissement, en fonction des faits et circonstances propres à chaque actif.

(k) *Politiques d'engagement* : L'approche en matière d'engagement des occupants est décrite sous cette rubrique dans le corps du document d'information du site web.

(l) *Indice de référence désigné* : Aucun indice n'a été désigné comme indice de référence pour répondre aux caractéristiques environnementales promues par le Fonds.