

Periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: fair-finance real estate sustainable fund

Legal entity identifier: 13800SJH1PY3ZJS8M81

ISIN: LU2404031028

Sustainable investment means an investment in an economic activity that contributes to an environmental or social objective, provided that the investment does not significantly harm any environmental or social objective and that the investee companies follow good governance practices.

The **EU Taxonomy** is a classification system laid down in Regulation (EU) 2020/852, establishing a list of **environmentally sustainable economic activities**. That Regulation does not include a list of socially sustainable economic activities. Sustainable investments with an environmental objective might be aligned with the Taxonomy or not.

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective? *[tick and fill in as relevant, the percentage figure represents sustainable investments]*

<input checked="" type="radio"/> <input type="radio"/> Yes	<input type="radio"/> <input checked="" type="radio"/> <input checked="" type="checkbox"/> No
<input type="checkbox"/> It made sustainable investments with an environmental objective: ___% <ul style="list-style-type: none"> <input type="checkbox"/> in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> It made sustainable investments with a social objective: ___%	<input type="checkbox"/> It promoted Environmental/Social (E/S) characteristics and while it did not have as its objective a sustainable investment, it had a proportion of ___% of sustainable investments <ul style="list-style-type: none"> <input type="checkbox"/> with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy <input type="checkbox"/> with a social objective <input checked="" type="checkbox"/> It promoted E/S characteristics, but did not make any sustainable investments



To what extent were the environmental and/or social characteristics promoted by this financial product met?

The fund conducted all its investments in real estate according to the provisions set out in the “*Sustainable Investment Guideline*” so that formally the characteristics could be met.

Concerning the investments, the environmental and/or social characteristics were met by fulfilling the sustainable selection criteria given by the internal sustainability rating system for real estate as well as by the “*Sustainable Investment Guideline*” of fair-finance Vorsorgekasse AG as described in the pre-contractual information.

Sustainability indicators measure how the environmental or social characteristics promoted by the financial product are attained.

The defined exclusion criteria corresponded to the minimum standards of the Austrian „Klima:aktiv“ certificate (in case of real estate investments in Austria) or equivalent in other jurisdictions.

According to the investment process, responsible investments with high ethical (affordability, corporate governance, avoidance of negative environmental influences), social (infrastructure in the vicinity, noise pollution, barrier-free access to apartments) and environmental (energy efficiency, problematic substances, use of renewable energies, building ecology, thermal comfort, construction work) standards were strived for.

The assessment of environmental and/or social characteristics is an integral part of the investment decision process and was examined by the responsible functions within fair-finance Asset Management.

● ***How did the sustainability indicators perform?***

During the reporting period, the fund manager took into account the sustainability indicators described in the pre-contractual information.

The criteria of the internal sustainability rating (location, energy, building materials, ethics) were applied to all investments during the reporting period and the investment universe was determined accordingly.

By applying the sustainability rating the manager took into account the defined requirements as well as the positive and negative criteria of the "Sustainable Investment Guideline" by fair-finance Vorsorgekasse AG. The requirements of the Austrian Eco-label UZ 49 "Sustainable Financial Products" were also always met during the reporting period.

The basic criteria by "Klima:aktiv" for real estate investments in Austria were used as exclusion criteria for the assessment of the investments during the reporting period.

● ***...and compared to previous periods?***

This is the first report based on the provisions of SFDR, thus no comparison with previous periods is possible.

● ***What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?***

No sustainable investments were made during the reporting period.

● ***How did the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?***

No sustainable investments were made during the reporting period.

Principal adverse impacts are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters.

— — — *How were the indicators for adverse impacts on sustainability factors taken into account?*

No sustainable investments were made during the reporting period.

— — — *Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:*

No sustainable investments were made during the reporting period.

The fund did not hold any direct stakes in companies during the reporting period.

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 Union 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.



How did this financial product consider principal adverse impacts on sustainability factors?

The Principle Adverse Impacts (PAIs) deriving from Delegated Regulation (EU) 2020/1288 which were taken into consideration for the real estate fund are: a) Exposure to fossil fuels through real estate assets b) Exposure to energy-inefficient real estate assets

Ad a) The fund had no exposure to fossil fuels through real estate assets during the reporting period; this means there is no share of investments in real estate assets involved in the extraction, storage, transport or manufacture of fossil fuels whatsoever.

Ad b) The fund aims at an exposure to energy-inefficient real estate assets as low as possible.

The valuation of “energy-inefficient” objects was conducted through the examination of the energy certificates of the real estate properties. In order to limit the exposure to energy-inefficient real estate assets and assess the attainment of the objective, a threshold has been defined for the fund:

Energy-inefficient real estate assets are described as real estate that has an overall energy efficiency lower than “C” (according to Austrian energy certificates and the equivalent in other jurisdictions).

The share of energy-inefficient real estate shall be determined in line with the provisions set up by the internal fair-finance-rating for sustainable real estate in the current version (available in German in the download section of fair-finance Vorsorgekasse AG, [Downloads - fair-finance Vorsorgekasse](#)).

The examination of the real estate assets and their energy efficiency statuses during the reporting period has shown that the methodology and data set were not yet reliable enough to publish any outcome without risking misleading of investors. Thus, the fund manager has decided to disclose the information that no data will be shown in the periodic report concerning the energy inefficiency of real estate assets. We are striving to establish a reliable calculation method and data collection in order to be able to provide this information in the future.

Due to the investment objective of the fund, which is investing in real estate properties, no other PAIs from Table 1 were taken into account; due to lack of data no consideration at all of PAIs from Tables 2 and 3 was performed.

The fund did not have any investments in companies. Therefore, no data was available and/or gathered. Concerning the additional indicators for real estate in Table 2 (Greenhouse gas emissions, Energy consumption and Waste), no data was available as of the date of creation of this document.



What were the top investments of this financial product?

The list includes the investments constituting **the greatest proportion of investments** of the financial product during the reference period which is: 30.9.2023

Largest investments	Sector	% Assets	Country
Janis Joplin Promenade 11, 1220 Wien	Real Estate	16,3%	Austria
Real Estate Debt	Financial Sector	14,2%	Austria & Germany
Babenbergerstraße 11-13, 2345 Brunn a. G.	Real Estate	10,3%	Austria
Lenneisgasse 3-5, 1140 Wien	Real Estate	8,4%	Austria
Strassgangerstraße 402, 8054 Graz	Real Estate	7,8%	Austria
Prohner Straße, 18435 Stralsund	Real Estate	6,1%	Germany
Dr. Karl Renner Gasse 4, 8160 Weiz	Real Estate	4,3%	Austria
Draschestraße 10, 1230 Wien	Real Estate	4,0%	Austria
Behlerstraße 29a, 14469 Potsdam	Real Estate	3,8%	Austria
Michtnergasse 6, 1210 Wien	Real Estate	3,6%	Germany
Hauptplatz 18, 2700 Wr. Neustadt	Real Estate	3,6%	Austria
Untere Bahnlände 13, 1100 Wien	Real Estate	2,6%	Austria
Trauttmansdorffgasse 3-3a, 8010 Graz	Real Estate	2,3%	Austria
Antonigasse 86, 1180 Wien	Real Estate	2,3%	Austria
Margarethenstraße 1, 3500 Krems	Real Estate	2,1%	Austria



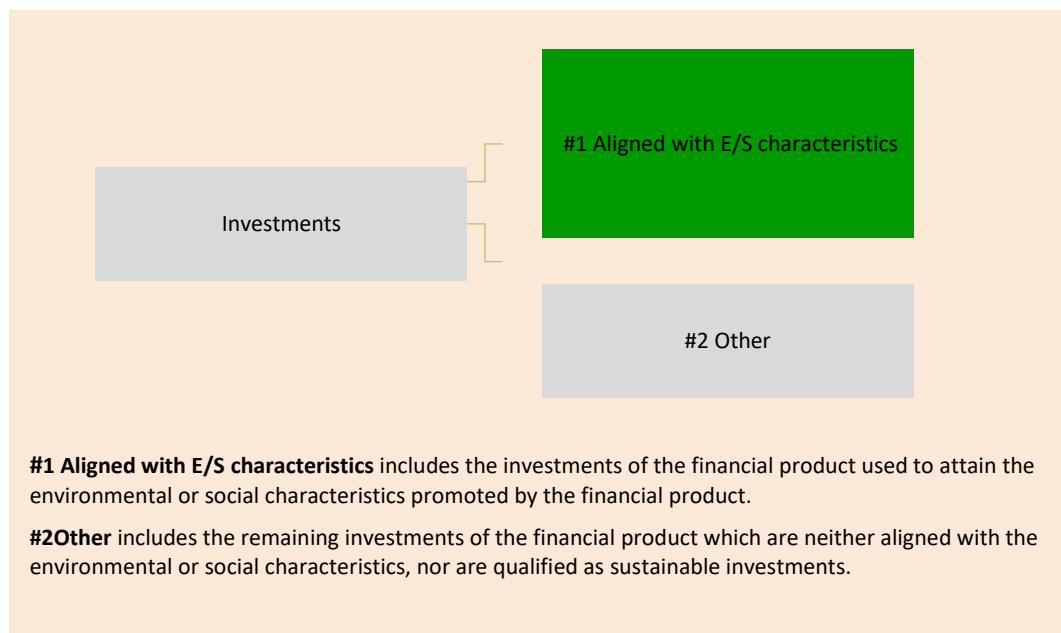
What was the proportion of sustainability-related investments?

Sustainability-related investments refer to all investments that contribute to achieving the environmental and/or social characteristics within the scope of the investment strategy.

According to the investment strategy of the fund, the proportion of investments that contribute to achieving the environmental and/or social characteristics which the fund promotes was at least 51% (this is the minimum share of real estate assets in the fund) during the reporting period.

Asset allocation describes the share of investments in specific assets.

● *What was the asset allocation?*



According to the investment strategy of the fund when conducting investments in real estate assets the promotion of social and/or ecological criteria was taken into account.

The focus of the asset allocation of the fund is in real estate (this means at least 51% of total assets).

● **In which economic sectors were the investments made?**

The fund invested primarily in real estate assets (real estate sector, according to the table above with a share of 85,8%), as well as real estate debt instruments (financial sector, according to the table above with a share of 14,2%).

No investments were made in sectors and sub-sectors of the economy that derive revenues from exploration, mining, extraction, production, processing, storage, refining or distribution, including transportation, storage and trade, of fossil fuels as defined in Article 2, point (62), of Regulation (EU) 2018/1999 of the European Parliament and of the Council.



To what extent were the sustainable investments with an environmental objective aligned with the EU Taxonomy?

The fund promotes environmental and/or social objectives and did not make any sustainable investments with an environmental objective.

● **Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy¹?**

Yes:

In fossil gas In nuclear energy

No

To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to fully renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

Enabling activities directly enable other activities to make a substantial contribution to an environmental objective.

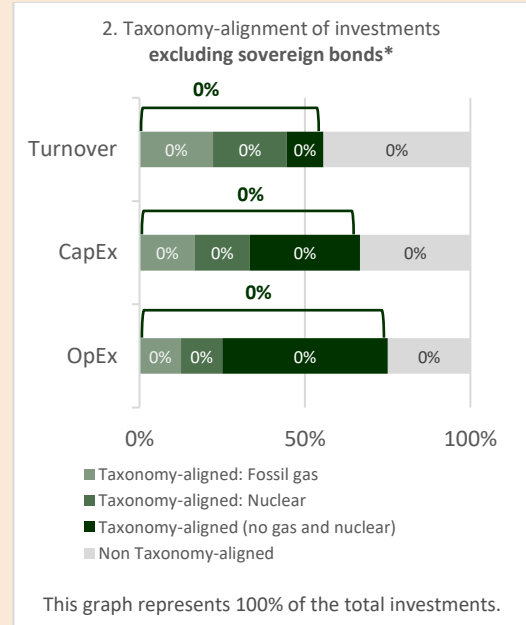
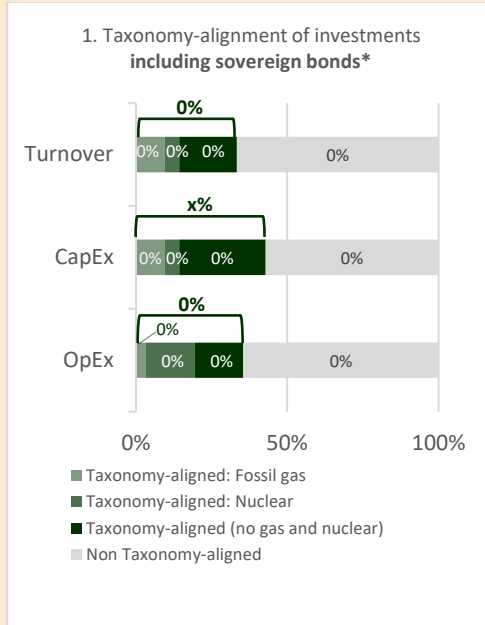
Transitional activities are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.

¹ Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change (“climate change mitigation”) and do not significantly harm any EU Taxonomy objective - see explanatory note in the left hand margin. The full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.

Taxonomy-aligned activities are expressed as a share of:

- **turnover** reflecting the share of revenue from green activities of investee companies.
- **capital expenditure (CapEx)** showing the green investments made by investee companies, e.g. for a transition to a green economy.
- **operational expenditure (OpEx)** reflecting green operational activities of investee companies.

The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate methodology to determine the taxonomy-alignment of sovereign bonds*, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.



* For the purpose of these graphs, 'sovereign bonds' consist of all sovereign exposures.

- **What was the share of investments made in transitional and enabling activities?**

N.a.

- **How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?**

N.a.

are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under Regulation (EU) 2020/852.



- **What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?**

No sustainable investments have been made by the fund.



- **What was the share of socially sustainable investments?**

N.a.



- **What investments were included under "other", what was their purpose and were there any minimum environmental or social safeguards?**

The fund conducted trades in liquid instruments from time to time up to a total of forty-nine per cent (49%) of the Net Asset Value.

The fund at all times held at least five per cent (5%) in Net Asset Value of the fund in the form of liquid assets.

All investments included under “other” complied with the minimum safeguards set up by the “*Sustainable Investment Guideline*” by fair-finance Vorsorgekasse AG



What actions have been taken to meet the environmental and/or social characteristics during the reference period?

All criteria within the “*Sustainable Investment Guideline*” by fair-finance Vorsorgekasse AG were met during the reporting period.

Engagement activities:

Vorsorgekasse AG provides an engagement report for own funds as well as for externally managed funds (available in German in the download section [Downloads - fair-finance Vorsorgekasse](#)). For the fair-finance real estate sustainable fund no particular engagement activities were documented.

Negative criteria/positive criteria:

The selection of real estate assets was conducted by taking into account the requirements of *klima:aktiv* (basic criteria) or similar standards in other jurisdictions.



How did this financial product perform compared to the reference benchmark?

No reference benchmark was defined for the product.

- ***How does the reference benchmark differ from a broad market index?***
N.a.
- ***How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?***
N.a.
- ***How did this financial product perform compared with the reference benchmark?***
N.a.
- ***How did this financial product perform compared with the broad market index?***
N.a.

Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.