



**Information pursuant to Article 10 of Regulation (EU) 2019/2088 – SFDR**

**Transparency of the promotion of environmental and social characteristics on websites**

## **Fund: KREF II**

### **A. Summary**

The KREF II Fund is set up and managed by Kervis SGR S.p.A. (hereinafter the “**SGR**” or the “**Company**”), a company belonging to Kervis Asset Management S.p.A.

The Fund promotes environmental and social characteristics and good governance practices based on the issues and factors considered relevant to the business of the SGR.

The promotion of these characteristics categorizes the Fund as a product pursuant to art. 8 SFDR.

To evaluate the achievement of each environmental and/or social characteristic promoted by the Fund, the SGR takes into account certain indicators and certifications for monitoring the positive impacts resulting from investment activities. The achievement of each environmental and/or social characteristic will be monitored and evaluated primarily on the basis of energy certifications (by way of example, Energy Performance Certificates or “**EPC**”) and, if applicable, through certifications of successful remediation and removal of polluting substances. In particular, the SGR aims to obtain the qualification of buildings that are efficient from an energy point of view and therefore with a high EPC. For the properties in which the Fund invests, in consideration of the historical value, the related legal impositions and the potential constraints applicable to them, the Fund's strategy aims at certifications included between class "C" and class "A". This investment strategy, therefore, aims to improve the energy efficiency of historic buildings, while maintaining those aesthetic and social characteristics that make them also important for the community in which they are located.

With regard to the share of investments, the Company has promoted compliance with environmental and social characteristics as well as good governance practices, but has not made any sustainable investments.

Finally, the SGR has not identified any reference index to determine the achievement of the environmental and/or social characteristics.

### **B. No sustainable investment objective**

The KREF II Fund promotes environmental or social characteristics, but does not aim for a sustainable investment.

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

Based on the investment policy, the Fund contributes to the promotion of the following environmental and/or social characteristics:

- Mitigation of climate change, through (i) the construction of buildings with higher energy efficiency compared to their current state at the time of investment, characterized by low emissions of fossil fuels and Green House Gases (GHG) as well as (ii) the active management of the environmental performance of the buildings and of the awareness of the tenants of the buildings themselves on the use of renewable energy sources (e.g. photovoltaic panels, LEDs, thermal collectors, etc.);
- Social and end-user well-being, promoting sustainable mobility and through the implementation of redevelopment interventions and the creation of green areas which aim to increase the quality and safety of living for end-users and, more generally, the well-being of the inhabitants of the areas affected by the same interventions.

The SGR has not designated any reference index for the promotion of the environmental and/or social characteristics of the Fund.

### **D. Investment strategy**

The Fund intends to invest in already built properties, or portfolios of properties, mainly intended for residential, office and hotel use, with the aim of restoring, refurbishing (including demolition and reconstruction), renovating, and/or converting for residential use, also through the implementation of interventions aimed at containing negative environmental externalities, as well as real rights on such assets, including those deriving from concession relationships.

In particular, the Fund intends to promote the mitigation of the effects of climate change through the construction of buildings with high energy efficiency, characterized by low emissions of fossil fuels and GHGs as well as the active management of the environmental performance of buildings and of the raising awareness on the use of renewable energy (e.g. photovoltaic panels, LEDs, thermal collectors, etc.) by the tenants of the buildings themselves.

The investments of the Fund envisage, among others, the installation and maintenance of devices for energy efficiency in the buildings and, where feasible, for the production and use of renewable energies, as well as for the measurement, regulation and control of the energy performance of buildings.

The Fund also intends to make investments that generate intrinsic benefits both for the territory and for end users by promoting sustainable mobility, for example, through the installation and maintenance of charging stations for electric vehicles in buildings (and in spaces used pertaining to the buildings) or the preparation of parking spaces for bicycles and/or electric scooters.

As part of the Fund's investment strategy and with the aim to achieve the promoted environmental and/or social characteristics, the SGR considers the following binding elements:

- the increase in the energy efficiency of the property subject to investment, compared to the initial situation;
- location in areas with good infrastructure in terms of public transport;

- the possibility of creating private green areas or outdoor green areas commonly used by condominiums.

The Fund does not invest in real estate projects that do not allow for the development and redevelopment of assets in line with the environmental and/or social characteristics promoted by the Fund.

#### **E. Proportion of investments**

The Fund invests in real estate ensuring the promotion of environmental and social characteristics, while not investing in economic activities that qualify as environmentally sustainable according to the EU taxonomy or having a social objective.

Without prejudice to the paragraph above, in accordance with the Fund Rules, the Fund may invest in:

- real estate assets and rights in-rem rights on such assets (including those arising from real estate leasing contracts and/or administrative concessions);
- equity holdings in real estate companies including controlling interest;
- financial instruments (including units/shares of other Italian or foreign real estate collective investment schemes).

According to the Fund Rules, the Fund's assets may be invested, within the limits and under the conditions provided for by the regulatory provisions in force from time to time, to a residual extent and in any case not more than one third of the Fund's total assets, in money market instruments, negotiable securities, bank deposits and shareholdings in companies whose purpose is instrumental to real estate investment.

When deemed appropriate in the interest of the Fund's capital stability, the SGR may use techniques and operations, including derivative financial instruments, exclusively for the purpose of hedging risks, including currency risks and risks arising from borrowing.

The Fund may also hold cash for treasury needs.

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

In order to assess the achievement of each environmental and/or social characteristic promoted by the Fund, the SGR takes into account certain indicators and certifications for monitoring the positive impacts resulting from the investment activities. Specially, the achievement of each environmental and/or social characteristic will be monitored and assessed principally on the basis of energy certifications (e.g. Energy Performance Certificates) and, if applicable, through the certifications of remediation and removal of chemicals. In particular, the SGR aims to obtain the qualification of energy efficient buildings and therefore with high Energy Performance Certificates. For the real estate in which it invests, in consideration of the historical value, of the relative legal impositions and of the potential constraints applicable to the same, the Fund's strategy aims at certifications between class "C" and class "A". This investment strategy, therefore, aims to improve the energy efficiency of historic buildings while maintaining the aesthetic and social characteristics that make them important to the community in which they are located.

## **G. Methodologies**

In order to assess the achievement of each environmental and/or social characteristic promoted by the Fund, the SGR takes into account certain indicators and certifications for monitoring the positive impacts resulting from the investment activities.

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This investment strategy, therefore, aims to improve the energy efficiency of historic buildings while maintaining the aesthetic and social characteristics that make them important to the community in which they are located.

The Fund does not take into consideration the principal adverse impacts on sustainability factors ("PAI").

## **H. Data sources and processing**

For the properties in which the Fund invests, in consideration of the historical value, the related legal impositions and the potential constraints applicable to them, the Fund's strategy aims at certifications included between class "C" and class "A", released by a certification entity registered in the regional SACE list. This investment strategy, therefore, aims to improve the energy efficiency of historic buildings, while maintaining those aesthetic and social characteristics that make them also important for the community in which they are located.

## **I. Limitations to methodologies and data**

Considering that the SGR does not currently envisage that the following affect compliance with the environmental and social characteristics promoted by the Fund, the limitations of the methodologies described above derive in particular from the availability of data and the possible inaccuracies of the technological instruments currently present on the market for collecting such data. However, the methodologies in place follow the best market practices currently available, also through the use of estimates and external consultants/providers.

## **J. Due diligence**

As part of the investment process adopted by the SGR, the evaluation of potential investments of the Fund is carried out through the performance of due diligence activities that include, inter alia, the measurement of sustainability parameters identified in a special checklist. These parameters, as well as other parameters (where relevant), are also taken into consideration during the analysis and definition of the real estate strategy of the individual assets to be invested in.

When evaluating the individual properties subject to potential investment, the SGR takes into account the possibility of satisfying - at the end of the requalification, restructuring, renovation

and/or reconversion of the target properties - sustainability parameters as well as the possibility of obtaining specific certifications issued by professionals or bodies accredited at national and/or international level. In particular, the SGR aims to obtain the qualification of energy efficient buildings and therefore with high EPC. For the real estate in which it invests, in consideration of the historical value, of the relative legal impositions and of the potential constraints applicable to the same, the Fund's strategy aims at certifications between class "C" and class "A". This investment strategy, therefore, aims to improve the energy efficiency of historic buildings while maintaining the aesthetic and social characteristics that make them important to the community in which they are located.

#### **K. Engagement policies**

The SGR currently does not provide for the adoption of commitment policies, of a direct nature, to be implemented during the management of the investments underlying the Fund.

Nonetheless, the SGR aims to promote the adoption of good practices and aims to increase the commitment to integrate sustainability factors into investment decisions.