

Website Disclosures For Irish Residential Property 2 Fund 2022

Helping people build
better futures

Introduction

At Irish Life, we believe in doing right by your money by helping build a better future for all.

Through Irish Life Investment Managers (“ILIM”) we invest your money in a responsible way that benefits you and the planet.

Product Name: Irish Residential Property 2 Fund

Legal Entity Identifier: 635400SXTOUBNJX1YG16

Status under the EU Sustainable Finance Disclosure Regulation (SFDR)

There are new rules which require any fund which promotes environmental and/or social characteristics to provide detailed sustainability related disclosures to prospective customers.

As this Fund has been categorised as meeting the provisions set out in Article 8 of the EU Sustainable Finance Disclosure Regulation (SFDR), this report provides further detail on what the sustainability related goals of the Sub-Fund are and how the sustainability related goals of the Sub-Fund are met.

Investment Objective

The Sub-Fund invests in residential property in Ireland for rent and is designed to generate core returns predominantly generated from net income from the properties it owns.



Summary

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

The Sub-Fund invests predominantly in a portfolio of Residential Property Investments in Ireland and participates in the Global Real Estate Sustainability Benchmark (GRESB). The Sub-Fund is managed using a framework for the reduction of greenhouse gas emissions, energy use, energy intensity targets, renewable energy use, and the use of circular economy principles in new developments.

The Sub-Fund is an actively managed, long term, open ended real estate Sub-Fund with limited liquidity which promotes environmental and social characteristics alongside other factors (Article 8 of the Sustainable Finance Disclosure Regulation (SFDR)). The Sub-Fund invests predominantly in a portfolio of Residential Property Investments in Ireland is managed using a framework for the reduction of greenhouse gas emissions, energy use, energy intensity targets, renewable energy use, and the use of circular economy principles in new developments.

90% of the Sub-Fund's investments are aligned with environmental or social (E/S) characteristics. The balance is in cash and other financial instruments used by the sub-fund to manage its property investments.

Where possible, feasible and in line with the nature of the investments, a number of adverse impacts are structurally and systematically considered as part of this Sub-Fund's investment decision making. This consideration occurs before making investment decisions and thereafter as part of our ongoing monitoring and management of that investment, where an investment is made.

We consider the following key PAIs in our decision making:

Impact on climate change:

- > Exposure to fossil fuels through real estate assets
- > Exposure to energy-inefficient real estate assets

ILIM use the Global Real Estate Sustainability Benchmark (GRESB) Assessment process to measure and report on E/S characteristics. The process examines and scores the Sub-Fund across a range of areas including Building Certification, Data Monitoring and Review, Policies, Reporting, Leadership, Risk Assessment and Management, Stakeholder engagement, tenants and community and Targets.

ILIM, as Sub-Fund manager, obtains the data used to attain and evaluate each of the environmental and social characteristics promoted directly from our asset management partners.

There are limitations regarding data from some investments and the Sub-Fund is addressing this through new technology upgrades.

The Sub-Fund's assets are directly held and the information used is primary data, taken from source.

The Sub-Fund actively engages with developers, design teams, local authorities, neighbours and tenants on an ongoing basis to ensure the assets are ahead of required E/S requirements and delivering what the tenants want and need while enhancing the environment surrounding the assets.

Although the Sub-Fund participates in the Global Real Estate Sustainability Benchmark (GRESB), the Sub-Fund follows an active investment strategy and does not have a reference benchmark.

No sustainable investment objective

This financial product promotes environmental and/or social characteristics but does not have a sustainable investment objective.

While this Sub-Fund is designed to consider and contribute to the sustainability of our environment and society within the provisions of Article 8 of the SFDR, it is not specifically designed to make “sustainable investments” as defined under SFDR or to make investments which qualify as “environmentally sustainable” under the EU Taxonomy.

Environmental or social characteristics of the financial product

The Sub-Fund invests in residential properties which are rated A on the Building Energy Rating scale or those with lower ratings where the sub fund can be materially improved to provide more energy efficient housing for the rental market.

This Sub-Fund specifically aims to:

1. Reduce the impact of the Sub-Fund on Climate Change (relative to the appropriate broad market benchmark), Global Real Estate Sustainability Benchmark (GRESB);
2. Maintain and improve the Sub-Fund's overall sustainability scores (relative to the appropriate broad market benchmark, GRESB)

These environmental and social characteristics are promoted through the specification of the buildings and their systems, measurement and management of greenhouse gas emissions, energy use, water usage and waste disposal.

The indicators used to measure the outcomes of this approach are:

Reduce the impact of Climate Change (relative to the appropriate broad market benchmark);

- > Reduction in carbon intensity of the portfolio versus the appropriate broad market benchmark regarding Building Certification.
- > Reduction in fossil fuel involvement of the portfolio versus the appropriate broad market benchmark regarding Energy.

Maintain and improve the Sub-Fund's overall sustainability (relative to the appropriate broad market benchmark);

- > Improvement in the scores in the GRESB reporting under the Risk Management and Reporting headings

Investment Strategy

The Sub-Fund only invests in residential property which has Building Energy Ratings (BER) of A or those which have lesser BER ratings where a material improvement on the BER rating scale can be made by the Sub-Fund.

The Sub-Fund is an actively managed, long term, open ended real estate fund with limited liquidity which promotes environmental and social characteristics alongside other factors (Article 8 of the SFDR). The Sub-Fund invests predominantly in a portfolio of Residential Property Investments in Ireland and participates in GRESB. The Sub-Fund is managed using a framework for the reduction of greenhouse gas emissions, energy use, energy intensity targets, renewable energy use, and the use of circular economy principles in new developments.

The Investment Manager has set specific targets for the Sub-Fund relating to energy consumption, renewable energy, greenhouse gas emissions, water use and waste production using a robust reporting regime to monitor performance against targets, and to provide a basis for engagement with tenants and other stakeholders. This process is implemented for acquisitions, refurbishments and new developments.

The Investment Manager, on behalf of the Sub-Fund, conducts comprehensive due diligence assessments and ongoing due diligence that include financial, physical, governance, regulatory, market, environmental and social considerations, and maintains procedures providing guidelines to manage the exposure of the Sub-Fund's assets to relevant sustainability risks.

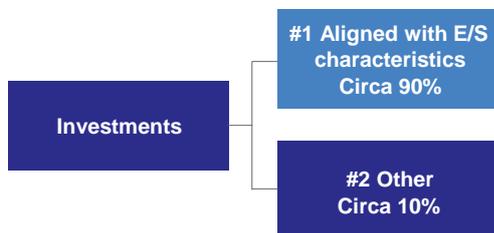
The Sub-Fund invests in new developments and the Investment Manager's strategy is to consider the reduction of embodied carbon in development. In selecting new developments, the Investment Manager ensures that all new developments undertaken by the Sub-Fund achieve NZEB (near zero energy building) or better. The Investment Manager ensures that all new leases include "green" clauses and incorporate adherence to a tenant sustainability handbook.

As with any property investment, sustainability risk could result in a significant, or in extreme circumstances, an entire loss of value of the investment, which in turn, could impact upon the returns of the Sub-Fund. The Investment Manager aims to mitigate this risk through the investment due diligence process and by arranging insurance protection, as appropriate. ILIM engages external consultants to assist with the recording, review and reporting of Environmental and Sustainable metrics including energy use, Green House Gas (GHG) emissions, water use and waste disposal.

ILIM assess good governance practices in investee companies through a number of measures which include: Environmental Social and Governance (ESG) Risk scores, alignment with the UN Global Compact and involvement in severe controversies.

Proportion of Investments

The estimated proportion of assets within the Sub-Fund which promote E/S characteristics is represented below as per #1.



#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 Sub-Fund invests into residential property in Ireland for rental in line with the investment policy set out in the Supplement. The intention is that at least 90% of investments are expected to be allocated to assets which promote with E/S characteristics and up to 10% may be allocated to “other” investments which may comprise of cash for liquidity purposes or derivatives. This 10% “other” investments may be exceeded for short periods of time when additional cash is held to complete an acquisition, or for short periods of time after the sale of an asset.

The Sub-Fund has direct exposures to the property sector through its property investments. The Fund does not have indirect exposures to companies through derivative investments.

Monitoring of environmental or social characteristics

ILIM rely on ESG data from the Sub-Fund's service providers. The Sub-Fund's ESG scores are assessed by GRESB, the Global Real Estate Sustainability Benchmark.

ILIM utilise the ESG data from GRESB to monitor the E/S characteristics of the Sub-Fund. Reports on the performance used to measure the E/S characteristics of the Sub-Fund are reported periodically by ILIM's Investment Risk team to ILIM's Responsible Investing Governance Committee and the ILIM Board. Exceptions are highlighted and addressed where appropriate.

Methodologies for environmental or social characteristics

The extent to which environmental and social characteristics promoted by the Fund are met are measured using a series of aggregated metrics from the GRESB submission. The GRESB submission requires data across environmental, social and governance issues and the Sub-Fund aims to improve its scoring under the GRESB process to indicate improving E/S characteristics.

A weighted average score of the underlying holdings is calculated for each of the E/S characteristics promoted by the Sub-Fund. The weighted average scores are used to demonstrate how environmental and social characteristics promoted by the Sub-Fund are met.

Data sources and processing

The data from the Sub-Fund's properties is measured by the Sub-Fund's service providers under the terms of their appointment contracts and this primary data is recorded and analysed to measure and importantly to seek out potential for improvement.

For the Sub-Fund's investments, each indicator to assess the impact of the environmental and social characteristic promoted by the Sub-Fund is calculated for each individual asset using a weighted average of the ESG data score for the individual metrics, and these are then aggregated to determine the overall Sub-Fund score.

A formulaic expression of the calculation is below:

Individual asset score = Weight of asset in portfolio * Score for the individual sustainable metric

Sub-Fund score for sustainable metric = Sum of individual asset scores held in the Sub-Fund

The Sub-Fund is securing Building Research Establishment Environmental Assessment Method (BREEAM In Use) certification for its assets also.

ESG data and metrics attributed to the environmental and social characteristics promoted by the Sub-Fund may contain some estimated data due to a lack of data. The limitations to methodologies and data arising are not deemed to be material at overall Sub-Fund level and do not effect how the E/S characteristics promoted by the Sub-Fund are met.

Limitations to methodologies and data

There are data limitations regarding relating to the assets within the Sub-Fund due to the nature of property as an asset-class. Data is continually improving and the Sub-Fund is addressing this through new technology upgrades. The limitations to methodologies and data arising are not deemed to be material at overall Sub-Fund level and do not effect how the E/S characteristics promoted by the Sub-Fund are met.

Due Diligence

The Investment Manager, on behalf of the Sub-Fund, conducts comprehensive due diligence assessments and ongoing due diligence that include financial, physical, governance, regulatory, market, environmental and social considerations, and maintains procedures providing guidelines to manage the exposure of the Sub-Fund's assets to relevant sustainability risks.

The Sub-Fund intends to purchase real estate directly or through Special Purpose Vehicles (SPV) entities. It carries out thorough financial and governance due diligence in relation to its counterparties.

Were the Sub-Fund to invest into third party property companies, property partnerships or units/interests in collective investment schemes whose primary purpose is to invest in Residential Property Investments located within Ireland, ILIM as investment manager of the Sub-Fund would utilise independent third-party data providers to make assessments on governance practices in the companies which we invest.

Engagement Policies

The Investment Manager has set specific targets for the Sub-Fund relating to energy consumption, renewable energy, GHG emissions, water use and waste production using a robust reporting regime to monitor performance against targets, and to provide a basis for engagement with tenants and other stakeholders.

ILIM assess good governance practices in investee companies through a number of measures which include: ESG Risk scores, alignment with the UN Global Compact and involvement in severe controversies.

Designated reference benchmark

Although the Sub-Fund participates in the Global Real Estate Sustainability Benchmark (GRESB), the Sub-Fund follows an active investment strategy and does not have a reference benchmark.

Summit Asset Managers Limited is the AIFM of ILIM Property Fund ICAV. The Investment Manager is Irish Life Investment Managers Limited (ILIM).

This document is intended as a general review of investment market conditions. It does not constitute investment advice and has not been prepared based on the financial needs or objectives of any particular person, and does not take account of the specific needs or circumstances of any person.

It has been prepared by ILIM. The author cannot make a personal recommendation for any investor and you should seek individual investment advice as to the suitability of any investment decision or strategy to your own needs and circumstances. Any comments on specific investments are intended as an objective, independent view in relation to that investment generally, and not in relation to its suitability to any specific investor. Forecast figures have been prepared by ILIM based on reasonable assumptions. Past performance may not be a reliable guide to future performance. Investments may go down as well as up. Funds may be affected by changes in taxation at Asset and/or Fund level.

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ILIM Property Fund ICAV is authorised in Ireland and regulated by the Central Bank of Ireland.
Summit Asset Managers is regulated by the Central Bank of Ireland.
Irish Life Investment Managers Limited is regulated by the Central Bank of Ireland.