

Template 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: LLC Real Estate Fund II S.C.A., SICAV-RAIF – sub-fund: “LLC FUND II or Sub-Fund LLC II”

## Environmental and/or social characteristics

### Did this financial product have a sustainable investment objective?

Yes

It made **sustainable investments with an environmental objective**: \_\_\_%

in economic activities that qualify as environmentally sustainable under the EU Taxonomy

in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

It made **sustainable investments with a social objective**: \_\_\_%

No

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

with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy

with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy

with a social objective

It promoted E/S characteristics, but **did not make any sustainable investments**

**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.



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

LLC Sub-Fund II realized its first investment in May 2024. This first acquisition was composed of five land plots of agricultural lands, without any construction on it. Over the second semester of 2024, LLC Sub-Fund II has completed and strengthened its position through the acquisitions of five other plots, enabling to double its weight into the area. Of course, before the acquisition, an Environmental Due Diligence has been satisfyingly performed, both internally and through third-party advisors, notably (i) to insure that the lands were not polluted and (ii) to check the environmental legal restrictions (notably in

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

terms of biotope analysis and adaptation, flood and water management, and so on...). The conclusions of this Due Diligence have been positive. Also, and as for any investment made by this financial product, the exclusion list has been checked to insure its full alignment with the asset brought within LLC Sub-Fund II.

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

The indicators which have been selected to evaluate this financial product are the following:

- % of inefficient assets from an energy point of view (CPE ≥ C);
- % of assets exposed to fossil fuels;
- Energy consumption of assets; and
- % of non vegetal areas.

No performance has been realized yet as the financial product has just started to operate.

The first three indicators are not relevant to assess this financial product so far, as it only contains lands. Moreover, there is no construction on the land at this stage, so the financial product does not have non vegetal area.

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

The performance is similar to the one of the last year: only non-built landplots.

The list includes the investments constituting the **greatest proportion of investments** of the financial product during the reference period which ends as of 30/06/2024



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

This financial product considers principal adverse impacts on various factors. Prior to each investment, an exhaustive due diligence (including a deep-through analysis of the exclusion list, is performed). Due diligence process includes an in-house due diligence as well as a due diligence conducted by a specialized and independant third-party . At this stage of the life of the financial product, only these aspects have been performed so far. Later on, all PAIs will be checked on a regular basis, at least once a year.

**What were the top investments of this financial product?**

Largest investments	Sector	% Assets	Country
<i>Terrains "Steinsel"</i>	<i>RE/Land</i>	<i>100%</i>	<i>Luxembourg</i>

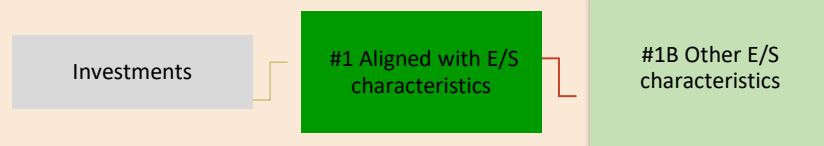


## What was the proportion of sustainability-related investments?

There is no sustainability-related investment in LLC Sub-Fund II. However, the LLC Sub-Fund II aims at promoting E/S characteristics of its portfolio.

### ● What was the asset allocation?

**Asset allocation** describes the share of investments in specific assets.



**#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.

**#2Other** includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

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

The first investment has been made in real estate, and more precisely in land plots.



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

Today, only one investment has been made, and it is not eligible for the taxonomy. The eligibility and alignment might evolve with future investments.

### ● Did the financial product invest in fossil gas and/or nuclear energy related activities complying with the EU Taxonomy<sup>1</sup>?

Yes:

In fossil gas

In nuclear energy

<sup>1</sup> 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.

 No

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.

● *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



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

All investments are included under “other”.



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

A complete due diligence has been performed

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.

