

Website Product Disclosure

1. Introduction / Summary

LLC Fund II complies with Article 8 of the EU Sustainable Finance Disclosure Regulation (SFDR) as an Article 8 fund that promotes, among other characteristics, a combination of environmental and social characteristics. LLC Fund II only invests in real estate assets (both existing buildings or land plots). There is no investment in any investee company nor relating to real estate assets holding, but only in real estate assets held indirectly (through dedicated SPVs).

LLC Fund II is committed to integrating ESG considerations and sustainability risks into its investment decision-making processes, and more particularly in its Due Diligence Phase. By doing so, it aims to enhance the overall value and long-term sustainability of its investments while promoting responsible and ethical practices within the real estate sector in Luxembourg.

Throughout the holding of its investments, LLC Fund II will monitor, through internal and external data, 4 Principal Adverse Impacts, in line with its ESG Policy and the SFDR Regulation.

2. No sustainable investment objective

LLC Fund II promotes environmental and social sustainability but does not have as its objective sustainable within the meaning of Article 2 (17) of the SFDR.

3. Environmental or social characteristics of the financial product

LLC Fund II invests its limited partner's fund responsibly, in line with a strict verification of the allocation of the use of its funds. LLC Fund II strongly believes that bringing ESG aspects at the heart of its strategy will have a highly positive impact on the returns produced by the financial product.

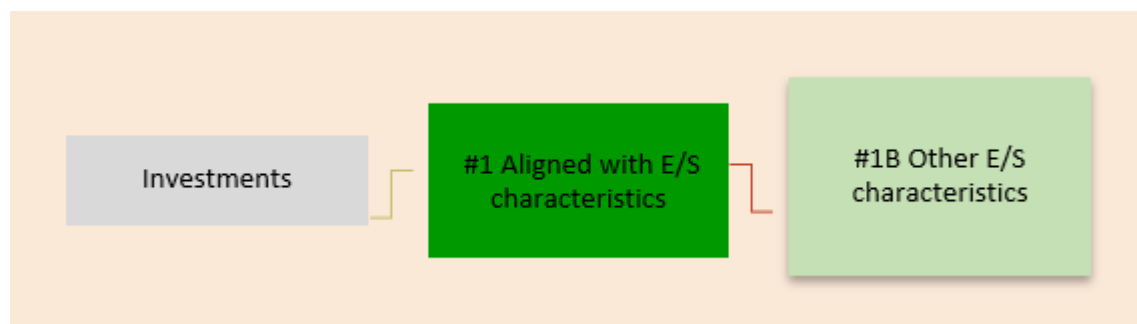
In addition, as described in paragraph 6, LLC Fund II will monitor ESG indicators relating to its portfolio such as energy consumption and respect of biodiversity.

4. Investment strategy

LLC Fund II aims to implement a value-add strategy that takes into account ESG considerations in its investment decisions as well as in the development of its portfolio. Also, the value-add strategy may notably consist in investing in obsolete assets and renovating them, which would create both financial and extra-financial value

5. Proportion of investments

50% of the investments will aim to promote environmental and/or social characteristics (#1 Aligned with E/S characteristics).



6. Monitoring of environmental or social characteristics

In order to assess the environmental and/or social characteristics of the financial product, a rigorous monitoring has been settled and is performed on a regular basis. ESG indicators are continuously followed and assessed to ensure that the processes perform as initially planned.

As a matter of information, 4 PAIs are monitored:

- Share of efficient / non-efficient buildings within the portfolio
- Share of assets exposed to fossil fuels
- Energy consumption of buildings
- % of vegetal areas within the portfolio

Twice a year, a semestrial report is published by the financial product and can be reached through the website.

7. Methodologies

The following of ESG indicators will be done by the internal and dedicated team, with the support (as the case may be) of specific advisors.

8. Data sources and processing

The sustainability analysis will rely on data from public sources, and from data collected by our internal teams, on the basis of external suppliers (notably for data relating to energy consumption) and/or advisors (notably regarding certification issues).

9. Limitations to methodologies and data

Some data could be difficult to collect such as the precise global energy consumption of a building. Calculation methodologies could hence be based on both estimated and reported data. All calculation methodologies and sources will be indicated within the reporting Disclosure.

In the case of bare land plots, no data regarding energy consumption will be collected for those specific investments.

10. Due diligence

ESG considerations are fully integrated during the Due Diligence, from the deal sourcing, to the formal approval of the investment by the Investment Committee. LLC Fund II aims at identifying all potential issues that could be raised by this investment and assessing (i) their potential consequences and (ii) the feasibility and cost of remediation or improvement, through both internal analysis and recourse to third-party advisors.

11. Engagement policies

No specific engagement policy is currently implemented.

12. Designated Benchmark

The E/S characteristics are attained by using the sustainability indicators defined above and no index has been designated as a reference benchmark to determine whether the financial products are aligned with the E/S characteristics that are promoted.