

Website Disclosure Questionnaire for Article 8

<p>Identification of the financial product and its objective (art. 23 SFDR RTS¹)</p>	<p>SC Core Lux Fund SCSp together with SC Core Fund LP and SC Core Parallel Fund LP and any future parallel vehicles comprises the SCORE+ fund (the 'Fund' or 'SCORE+').</p> <p>The investment objective of the Fund is to offer investors stable income growth and long-term capital appreciation, through core and core plus investments in real estate and real estate related assets in the APAC region. The Fund's performance objective is to maximize returns over the long term, targeting 10-12% gross total return with semi-annual dividend distributions.</p>
<p>Summary (art.25 SFDR RTS)</p>	<p>Sustainability risk – meaning an environmental, social or governance ('ESG') event or condition, that, if it occurs, could potentially or actually cause a material negative impact on the value of an investment - management is considered in SC Capital Partner Pte Ltd's (the 'Portfolio Manager') and the AIFM's investment decisions, as well as in ongoing portfolio and asset management activities.</p> <p>The AIFM and the Portfolio Manager have implemented a policy in respect of the integration of sustainability risks in its investment decision making process. Investment selection follows a structured process through selection, review and approval. Approval for any acquisition is staggered into two distinct stages:</p> <ul style="list-style-type: none"> (i) Pre-due diligence (pre-DD), when ESG screening is considered; and (ii) Post-due diligence (final approval) when due diligence results including those related to ESG risks and any post-acquisition measures/underwriting are considered. <p>The sustainability risks (if any) identified as a result of the investment selection process are assessed and monitored on an on-going basis by the investment team. The aim of this assessment is to ensure that the negative financial impacts of sustainability risks associated with an investment are mitigated, protecting, to the extent possible, the returns of the Fund. This assessment also highlights areas where</p>

¹ Commission Delegated Regulation (EU) 2022/1288 of 6 April 2022

	value creation can be enhanced, ultimately having a positive effect on the returns of the Fund.
No sustainable investment objective (art. 26 SFDR RTS)	The Fund does not have an investment strategy to acquire investments that have environmental or social characteristics per se.
Environmental or social characteristics of the financial product (art. 27 SFDR RTS)	The Fund promotes environmental or social characteristics but does not have as its objective sustainable investment and it does not invest in sustainable investments.
Investment strategy (art. 28 SFDR RTS)	<p>The Fund's strategy is to invest in stabilized, well-located, cash flowing assets with a target allocation of at least 80% to Japan, Australia and New Zealand, Singapore, Hong Kong, and South Korea and no more than 20% to Greater China, Taiwan, Malaysia, Thailand, and Indonesia as determined at the time of acquisition of each investment.</p> <p>The Fund's investment strategies will be driven by market conditions within the individual real estate sub-markets. The Portfolio Manager will seek to construct a diversified portfolio with the following investment considerations:</p> <ul style="list-style-type: none"> (i) Fund's performance target; (ii) Loan to value (LTV) of 40% on a portfolio basis; (iii) Target occupancy threshold of eighty percent (80%) on a portfolio basis, as determined at the time of acquisition of each investment; (iv) Preferred weighted average lease expiry (WALE) per Investment of at least three (3) years on a portfolio-wide basis, as determined at the time of acquisition of each investment; and (v) Holding period of five (5) to ten (10) years at the investment level
Proportion of investments (art. 29 SFDR RTS)	The Fund does not have an investment strategy to acquire investments that have environmental or social characteristics per se.
Monitoring of environmental or social characteristics (art. 30 SFDR RTS)	The investment and ESG teams employed by the Portfolio Manager monitor the environmental or social characteristics principally through the data collected by the property and asset managers engaged to manage the assets owned by the Fund at the local country level.

Methodologies (art. 31 SFDR RTS)	The environmental or social characteristics are measured using the data collected by the property and asset managers engaged to manage the assets owned by the Fund at the local country level. This data is submitted to GBREB on an annual basis.
Data sources and processing (art. 32 SFDR RTS)	Data principally comes from the tenant occupiers of the properties owned by the Fund and is processed by the property and asset managers engaged to manage the assets owned by the Fund at the local country level and the investment and ESG teams employed by the Portfolio Manager.
Limitations to methodologies and data (art. 33 SFDR RTS)	The availability of data from the tenant occupiers of the properties. The majority of tenant occupiers have a contractual obligation in their leases to provide data on energy and water use and waste disposal to the property managers. The Portfolio Manager submits the data available to it to GRESB.
Due diligence (art. 34 SFDR RTS)	<p>The AIFM and the Portfolio Manager have implemented a policy in respect of the integration of sustainability risks in its investment decision making process. Investment selection follows a structured process through selection, review and approval. Approval for any acquisition is staggered into two distinct stages:</p> <ul style="list-style-type: none"> (i) Pre-due diligence (pre-DD), when ESG screening is considered; and (ii) Post-due diligence (final approval) when due diligence results and any post-acquisition measures/underwriting are considered. <p>The Investment Committee of the Fund considers the findings of the due diligence screening and analysis during the investment selection process when deciding whether to grant final approval for the acquisition of an investment.</p>

Engagement policies (art. 35 SFDR RTS)

The Portfolio Manager adopts numerous engagement policies. The principal policies are as follows:

Name	Description
<u>General</u>	
<i>Sustainable Investment Management Policy</i>	<p>Details core investment principles and internal procedures that underpin efforts to create quality investments for stakeholders including leveraging suitable sustainable financing instruments (e.g. green loans) to access capital set aside to fund sustainable projects.</p> <p>Integrating climate risks and ESG performance into decision making relating to investments so as to assess and mitigate climate risks that our portfolios are exposed to (e.g. extreme weather, global warming, rising sea levels, stranded assets, increase in insurance premiums).</p>
<i>Sustainable and Responsible Procurement Policy and Supplier Code of Conduct</i>	Manages risks and opportunities associated with supply chains by incorporating ESG considerations in engagements with suppliers
<i>Sustainable Contractor Guidance</i>	Requires contractors to engage in sustainable practices.
<u>Environment</u>	
<i>SC Capital Partner's Group ESG Policy</i>	Sets out the Portfolio Manager's commitment

		to environmental protection by implementing energy, water and waste management frameworks to reduce the greenhouse gas, energy, water and waste footprint of its managed properties.
	<i>Sustainable Fit-Out Guide</i>	Provides guidelines to tenants to align their fit-out and refurbishment efforts with the Portfolio Manager's sustainability commitments.
	<i>Green Lease Policy</i>	Can require tenants to adopt sustainable practices and provide data.
<u>Social</u>		
	<i>Diversity, Equality and Inclusion Policy</i>	Ensures all employees of the Portfolio Manager enjoy equal rights and access to employment by accommodating individual differences (e.g., age, gender, religion, cultural background, marital status etc).
	<i>Employee Benefits Policy</i>	Supports the well-being of the employees of the Portfolio Manager with a view to improve employee satisfaction and productivity.
	<i>Social Enterprise Partnership Policy</i>	Framework on processes to support and collaborate with social enterprises.

	<i>Human Rights Policy</i>	Embeds human rights into SCCP's operational policies and procedures.
		<u><i>Governance</i></u>
	<i>Anti Bribery Policy and Political Contribution Policy</i>	Control systems to prevent any form of bribery and corruption, as well as corporate political contributions.
	<i>Anti-Money Laundering Policy</i>	Sets out a process to detect and deter the flow of illicit funds, including money laundering and financing of terrorism.
	<i>Group Code of Ethics & Gifts Policy</i>	Advocates the highest standards of ethical conduct for the Portfolio Manager's employees, and to guard against the risk of allegations of impropriety by employees with regard to gifts and hospitality.
	<i>Group Personal Trading Policy</i>	Ensures that the Portfolio Manager's employees' personal investments in securities are free from actual or perceived conflicts of interest.
	<i>Group Outside Business Interest Policy</i>	Identifies actual, potential or perceived conflicts of interest and reputational issues that may arise from employees' external and ancillary business activities.
Where an index is designated as a reference benchmark to attain the environmental or social characteristics promoted by the financial product,	The Fund submits to the GRESB benchmark.	

'Designated reference benchmark (art. 36 SFDR RTS)	
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