



IST IMMO INVEST SWITZERLAND

About the portfolio manager

Assets under management	CHF 9.0 bn
Number of inv. profess.	12; of which 3 investment professionals are fully dedicated to real estate investments
Number of inv. profess. dedicated to ESG	12

Memberships

Signatory to UNPRI	No
UNPRI rating	No

Voting activity

Exercise of voting rights	Yes
ESG consultant	None

Decision making process for exclusion decisions

IST IMMO INVEST SCHWEIZ („IIS“) is an actively managed fund-of-funds investment group focusing on NAV-based and non-listed Swiss real estate investment foundations and funds. The investment objective is to achieve risk-adjusted and sustainable long-term capital and earnings growth through real estate investments. This includes the active management, repositioning and, if necessary, resale of funds and/or investment foundations. IST is committed to the economic, energy-efficient and resource-saving management of its investments. However, IIS has not defined any explicit exclusion criteria for its investments.

All investment decisions are discussed in an open direct manner among Investment committee members („IC“). Every investment decision requires a majority approval.

Consultant for investment guidelines and exclusion criteria

The investment strategy and portfolio guidelines are approved by the IC and drafted together with the dedicated portfolio manager. Those guidelines are then submitted for approval to the Board of Trustees („BoT“) Committee „Traditional Investments“ („STRA-TA“). There are no external consultants advising on those guidelines. However, given that the IC comprises of experienced experts and investors and the BoT Committee STRA-TA comprises of multiple representatives of the investor base, it is assured that the requirements and interests of the investors are being fully reflected in the investment guidelines of IIS. As stated in the section above, IIS has not defined any explicit exclusion criteria for its investments.

Decision making process for exercising voting rights

There are several factors incorporated in our process for exercising voting rights. We consider the alignment of shareholder's and underlying investment fund's interest of great importance. In addition, we're analyzing if the remuneration report is in the interest of existing shareholders and doing comparison checks among peers.



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Engagement

Engagement	No
Consultant	None

ESG consultant for engagement activities

There's no ESG consultant for engagement activities.

IST portfolio

Portfolio overview

ESG rating	No; the IST mandate has not been measured in accordance with ESG factors.
Application of an exclusion list	No

Incorporation of ESG factors into the investment process

The basis of every investment decision is an investment recommendation, which the portfolio manager provides to the investment committee. To include ESG related factors to such a recommendation, we are currently producing an ESG overview of all NAV-based Swiss real estate investment products. The ESG factors are judged separately enabling us to determine the sustainability level of the IIS portfolio.

On the one hand, we are analyzing public information of the respective funds and investment foundations. On the other hand, questionnaires are sent out to get specific information about ESG guidelines and gain further insight into each investment product.

Identification of companies excluded

IST believes that there are ESG implications associated with every investment management decision and that a long-term commitment to assets based on sustainable best practices will add substantial value to the investments we manage for our clients. Therefore, if an investment has material ESG considerations, either existing or potential, IST would refrain from pursuing further such an investment opportunity. The consistent implementation of effective hands-on ESG compliance in all investment management decisions ensures that both internal and external real estate experts maintain the tools they need to follow and execute on our strategy.