

CONSUMER FACING DISCLOSURE DOCUMENT

Manager Name	Savills Investment Management (UK) Limited (the Manager)
Product Name	The Charities Property Fund (the Fund)
Date	2 December 2024
Product identifier	ISIN: GB0002080751

The FCA's Sustainability Disclosure Requirements regime has introduced an investment labelling regime for certain funds in the UK. Sustainable investment labels help investors find products that have a specific sustainability goal.

The Fund does not have a UK sustainable investment label because, whilst it considers sustainability factors, it does not have a specific sustainability goal.

Sustainability Approach	<p>The Fund takes a holistic approach to sustainability, integrating environmental, social and governance criteria into portfolio management decisions. As the Fund invests in real assets, the Manager is aware of the Fund's ability to have an impact from both an environmental and social perspective. For example, the Fund is able to:</p> <ul style="list-style-type: none"> • acquire sustainable buildings, that have particular industry standards such as BREEAM; • improve existing buildings to demonstrate impact on sustainability factors and to reduce ESG risks, such as physical climate change risks; • reduce energy and water consumption and waste produced, where these are in the landlord's control; procure materials from sustainable sources; and • improve occupier wellbeing where possible. <p>All assets in the Fund's portfolio are subject to the sustainability criteria set out in the Fund's ESG programme (and reflected in the Sustainability Report). These criteria are applied by the Manager when determining the sustainability characteristics of the properties held by the Fund, and may include the following:</p> <ul style="list-style-type: none"> • inherent physical climate and natural catastrophe risk exposure screening (e.g. climate diagnostics by external providers); • energy rating(s)/ benchmarking (e.g. EPCs);
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	<ul style="list-style-type: none"> • green building certification (e.g. BREEAM); and • energy performance (e.g. CRREM tool alignment). <p>Other considerations include social and community considerations, as well as the sustainability profile of occupiers.</p> <p>The Fund may also invest in properties where the Manager has identified that the asset is not currently aligned with its sustainability approach, but where the Manager has assessed that there is the possibility to improve that property's sustainability and lower the identified risks through a structured asset improvement plan.</p> <p>The Fund does not invest in properties where the tenants are companies whose primary business is the production or sale of tobacco, arms, pornography or involved in animal testing, although this list is not exhaustive.</p>
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Sustainability Metrics	<p>The Manager uses various sustainability indicators to measure progress for the Fund. These include:</p> <ul style="list-style-type: none"> • CO₂ emissions (see p27 of the Fund's 2023 Sustainability Report); • energy use (see p25 of the Fund's 2023 Sustainability Report) ; • water use (see p30 of the Fund's 2023 Sustainability Report); and • waste produced (see p31 of the Fund's 2023 Sustainability Report). <p>Unit Holders can find up to date information progress towards these sustainability indicators in the Fund's Sustainability Report.</p>
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Further details	<p>Further information can be found in the Scheme Particulars of The Charities Property Fund which can be accessed by eligible investors at https://www.cpfund.co.uk/reports-and-documents/kid-and-scheme-particulars.</p> <p>The latest Sustainability Report for The Charities Property Fund can be downloaded at www.cpfund.co.uk/esg.</p> <p>The latest Sustainability Report for Savills Investment Management can be downloaded at https://www.savillsim.com/documents/savills-im-2022-2023-sustainability-report-web.pdf.</p> <p>Other non-sustainability related information in relation to The Charities Property Fund, including factsheets and the Key Information Document, can be accessed by eligible investors at www.cpfund.co.uk/reports-and-documents.</p>
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