

Shaftesbury Fund Management (Luxembourg) S.A.

Complaints Management Policy

dated September 2017

Approved on 14 September 2017 by the Board of Directors

1. INTRODUCTION

1.1 Policy summary

This document has been issued and approved by the board of directors (each a “**Director**” and collectively the “**Board**”) of Shaftesbury Fund Management (Luxembourg) S.A. (the “**Company**”).

The Company is a public limited liability company (*société anonyme*) authorised under article 125-2 of the law of 17 December 2010 and acts as alternative investment fund manager (“**AIFM**”) within the meaning of the Luxembourg Law of 12 July 2013 on alternative investment fund managers. The Company is the appointed external AIFM of Shaftesbury Real Estate Partners 1 SCSp SICAV-SIF (the “**Fund**”), a closed-ended fund formed as a Luxembourg special limited partnership qualifying as an alternative investment fund (“**AIF**”) within the meaning of the AIFMD.

This document purports to fulfill the requirements of the Commission de Surveillance du Secteur Financier (“**CSSF**”) Regulation 16-07 relating to the out-of-court dispute settlement (published by the CSSF on 11 November 2016). Link to the full text is http://www.cssf.lu/fileadmin/files/Lois_reglements/Legislation/RG_CSSF/RCSSF_No16-07eng.pdf. The regulation provides a framework to the processing of customer complaints. The complaints management policy (“**Complaints Management Policy**”) details the processes and procedures in place for the fair, transparent and objective consideration and effective management of complaints. It shall also enable the identification and mitigation of any possible conflicts of interests.

1.2 Policy

The Board of the Company is ultimately responsible for the management and resolution of complaints. The Board has appointed an officer (“**Complaints Management Officer**”) who is responsible for the overall management of complaints.

The objectives of the Complaints Management Policy are as follows:

1. Address the client’s issues in a prompt, effective and satisfactory manner, and,
2. Comply with all applicable regulatory obligations.

2. COMPLAINTS

For the purposes of this policy, the term “complaint” is defined as a verbal or written expression of dissatisfaction by a client, shareholder or business partner which contains an actual or potential claim for compensation. A complaint can be addressed directly to the Company or indirectly through a third party or service party that has been authorized by the complaining party. A complaint can be in relation to:

1. A service provided or withheld by the Company, or,
2. The behavior of any employee or person conducting business on behalf of the Company.

All verbal and written complaints will be treated seriously, objectively and discretely.

3. MANAGEMENT OF COMPLAINTS

3.1 Complaint management

Verbal complaints

If a complainant (“**Complainant**”) raises his/her complaint verbally, for example during a telephone call, the employee must request that the Complainant submit a formal written complaint, whether in email or letter form. The written complaint must be escalated to the Complaints Management Officer as soon as possible.

Written complaints

Any employee who receives a written complaint must escalate it to the Complaints Management Officer as soon as possible. The written communication should provide clear details of the issue or matter of concern, the desired outcome and include supporting documentation or evidence, where applicable. The Complaints Management Officer shall draft a detailed note in the complaints register on the complaint. The note must include the following information:

1. The name of the person(s) that is subject to the complaint;
2. The name of the client or client company;
3. The nature of the complaint;
4. The date on which any relevant issues transpired, and,
5. The desired outcome.

An acknowledgement letter/email will be issued by the Complaints Management Officer to the Complainant, within **10 business days** of receipt of the written complaint, unless the complaint has been fully resolved within the intervening period. This communication to the Complainant must include the details of the complaint management process which includes but is not limited to the type of information that must be provided by the Complainant, identity and contact details of the person to whom the complaint should be directed, the indicative timeframe for handling the complaint.

Furthermore, in accordance with the CSSF Regulation 16-07, the Company is obliged to provide the Complainant with a final response by no later than **one month** after date of receipt of the formal written complaint. Where the desired outcome cannot be provided within this period, the Company will inform the Complainant of the causes of the delay and indicate the date at which a response is likely to be made.

3.2 Complaint investigation

The Complaints Management Officer will conduct an investigation and analysis into the facts and circumstances that lead to the complaint. To avoid any conflicts of interest, only employees who are not involved or related to the matter of the complaint shall be asked to assist with the investigation. Upon the finalization of the investigation, the Complaints Management Officer will make a recommendation to the Board on the appropriate recourse, if any. The recommendation to the Board may include a number of proposed remedial solutions such as an apology letter, the provision of an explanatory letter to the Complainant, financial compensation and/or remedial action against the employee who is subject to the complaint. If the complaint involves a violation of the law, regulations, circulars or any internal policy, the Complaints Management Officer may treat this matter as a compliance incident which may entail further internal investigation.

Where the outcome of the investigation is insufficient to resolve the complaint, the Board may decide to use the services of external third parties, for example lawyers or auditors.

3.3 Financial compensation

If the investigation results in a potential or actual finding of liability on the part of the Company and the circumstances require the compensation of the Complainant, the compensation shall be assessed fairly and in proportion to the nature and seriousness of the complaint. Any compensatory payment, including the reimbursement of fees, is subject to the approval of the Board.

All compensatory payments that have been approved by the Board and paid to the Complainants shall be detailed in the Complaints Register.

3.4 Closing of complaints

The answering letter to the Complainant shall always be sent **via registered mail** with confirmation of delivery or by courier, and shall contain a statement which details when tacit acceptance of the proposed remedy will be deemed. Furthermore, the answering letter will provide the Complainant with the non-judicial alternative dispute resolution

process via the CSSF pointing out that the request with the CSSF must be filed within one year after having filed the complaint with the Company.

There are two possible outcomes upon the Complainants receipt of the answering letter:

1. The Complainant is satisfied with the proposed remedy and has confirmed in writing his/her acceptance of thereof. Alternatively, the Complainant failed to reject the proposal in writing in the stipulated time period. The complaint will also be considered “closed” upon the Complainants express or tacit acceptance of the proposed remedy. The Complaints Management Officer will update the Complaints register accordingly, or,
2. The Complainant rejects the proposed remedy in writing. If no new factual information is provided by the Complainant with his written rejection, the complaint will most likely escalate to an external dispute resolution mechanism.

3.5 External dispute resolution

In the case where the Company and the Complainant are unable to agree on a satisfactory remedy, the Complainant may escalate the matter to the CSSF or the applicable court. The CSSF, acting as an out-of-court complaint resolution body, has authority to receive complaints from customers of the professionals subject to its supervision and to act as an intermediary to seek an amicable settlement of these complaints.

3.5.1 CSSF – Regulation 16-07

If a Complainant is dissatisfied with the proposed remedy to his/her complaint, the Complainant may choose to utilize the non-judicial alternative dispute resolution forum provided by the CSSF (the Complainant has the right to file a request with the CSSF within one year of the filing of his request with the Company). The Complainant may only utilize this dispute resolution forum under the circumstances defined in the CSSF regulation 16-07. This dispute resolution forum is free of charge and still allows the Complainant to pursue legal action thereafter.

If the Complainant chooses to utilize the non-judicial alternative dispute resolution forum, the Company will receive a letter from the CSSF in which the complaint is detailed.

3.5.2 Legal action via the judicial system

If the Complainant chooses to utilize the applicable court for the purposes of the dispute resolution, the Board will engage the services of a law firm, as soon as possible.

4. COMPLAINTS REGISTER

4.1 Updating of the register

The Company’s complaints register is kept and updated by the Complaints Management Officer. The Complaints Management Officer shall utilize the Complaints Register to monitor and supervise the claims management processes set out in this policy.

The ultimate responsibility of guarding the register and ensuring regular updating and informing the Board will be the Complaints Management Officer.

4.2 Monitoring and reporting

The Board will, at least on an annual basis, analyze the register in order to identify and address any recurring or systemic problems, as well as any potential legal and operational risks. For this purpose, the Board will:

1. Analyze the causes of the individual complaints in order to identify the root causes common to certain types of complaints;

2. Consider whether these root causes may also affect other processes or services, including those to which the complaints do not relate to directly, and,
3. Correct these root causes, when it is reasonable to do so.

4.3 Communication of information to the CSSF

The Complaints Management Officer is required to provide the CSSF with a table, on an annual basis which details the number of complaints registered by the Company classified by the type of complaints. Furthermore, a summary report of the complaints and of the measures taken to manage and resolved the complaints must be submitted to the CSSF **before 1 March every year.**

5. REVIEW AND EVALUATION

The review and evaluation of the Complaints Management policy will be done periodically through:

1. periodical review from the Complaints Management Officer;
2. annual review by the Board, and,
3. annual internal audit.