

Orchard Street Responsible Investment Policy

December 2020

Our Responsible Investment Policy

Orchard Street Investment Management is a commercial property investment manager, focused on the UK commercial property market. Our proven and experienced team has a consistent track record of investment performance over 16 years. Disciplined decision making, risk management and pro-active asset management skills are all critical to maintaining our track record.

Our belief is that buildings that positively impact the communities and environments in which they sit are more attractive and resilient. Our Responsible Investment Policy is therefore founded on the principle that we can enhance the fund and asset performance of our clients' real estate portfolios through active ESG (Environmental, Social and Governance) management.

Our Responsible Investment Policy provides a clear view to our stakeholders of how we actively manage ESG risks and opportunities as part of our fiduciary duty to deliver value for our clients and our responsibility as a landlord and developer. It is reviewed annually and approved by the Managing Partner on behalf of the Management Board.

Stakeholders

Our business activities impact a range of stakeholders which include, amongst others, clients, investors, occupiers, employees and the local communities around our assets. We recognise our responsibility to all key stakeholders and for this reason, we consider the environmental, social and financial sustainability of assets both now and in the future.

Coverage

The Policy applies to all business activities carried out on behalf of our clients and our own UK operations including any entities in which we invest, with appropriate disclosure on ESG issues associated with the management of those investments.

Reporting

We provide our stakeholders with a transparent view of our responsible investment activities and progress through an annual, externally assured, Responsible Investment Report.

Governance

The Orchard Street Responsible Investment Committee oversees our responsible investment strategy and meets monthly to review progress. The Chair of the Responsible Investment Committee is a Board Member and a Member of the Orchard Street Investment Committee. The Responsible Investment Committee has five members, including our Head of Responsibility and ESG. The Committee reports to the Managing Partner and also advises Orchard Street's Investment Committee. The Investment Committee, which is chaired by the Managing Partner, is responsible for all the Investment and Asset Management decisions taken in the management of our clients' assets.

Our Board has full oversight of climate-related risks and opportunities. The Board has delegated the management of all climate-related risks and opportunities to the Managing Partner who in turn has established the Responsible Investment Committee to be accountable for all climate-related issues and to provide updates to the Board on a quarterly basis. Further detail on our climate-related risk governance is available in our TCFD disclosure statement.

The Responsible Investment Committee reviews our material ESG risks and opportunities, sets targets each year to manage these risks and opportunities, pushes forward key initiatives, reviews progress against our targets and leads our response to the fast-changing external environment so that the management of environmental, social and governance risks and opportunities are integrated throughout our business. The

Committee is responsible for our ESG Asset Tracker that gathers information on the implementation of environmental and social initiatives across our portfolios. ESG is integrated into key policies and procedures throughout the business including acquisition, leasing, refurbishment and development, managing agent standards and staff performance objectives.

Our progress against targets is assured by an external 3rd party provider.


Core Values

Our Responsible Investment activities are guided by seven Core Values that guide our relationships with our people, partners and communities. In order to ensure our portfolios operate in line with these Core Values, we set and review responsible investment objectives for every asset at Investment Committee level every six months.

Core Values

1. Maintain a robust approach to manage material sustainability risks and opportunities
2. Continue to align our investment management practices with the evolving sustainability requirements of our investors and clients
3. Ensure our Responsible Investment Policy adds value and report on our performance to investors, clients and other stakeholders
4. Embed sustainability standards within our acquisitions, development and refurbishment procedures to enhance the long-term value of our client's real estate portfolios
5. Reduce running costs and improve the environmental performance of our clients' assets in collaboration with our managing agents and tenants
6. Communicate and actively promote the sustainability attributes of our clients' assets and portfolios to potential occupiers and investors
7. Influence the sustainability standards of our supply chain

This Policy is kept under review by our Responsible Investment Committee and is subject to change after consultation with the Managing Partner.



Philip Gadsden
Managing Partner
December 2020