



Gatehouse

INVESTMENT MANAGEMENT

SUSTAINABILITY STRATEGY

WHERE SUSTAINABLE INVESTMENTS MEET SUSTAINABLE LIVING

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Foreword

I am delighted to launch our Gatehouse Investment Management Sustainability Strategy, which is a testament to our unwavering commitment to a sustainable and resilient future.

As the Group Managing Director, I am proud to introduce our roadmap and commitments, which will guide our actions and decisions towards creating a positive environmental, social and economic impact.

In today's rapidly changing world, sustainability has become imperative for businesses across all industries. It is no longer a choice but a responsibility that we must embrace wholeheartedly. Our Sustainability Strategy embodies our deep-rooted understanding that long-term success lies not only in financial gains but also the positive contributions we make to society and environment.

The UK government has committed to reducing greenhouse gas (GHG) emissions by 78% compared to 1990 by 2035, and to becoming net zero carbon by 2050. Contributing some 17% of the UK's total greenhouse gas emissions, the residential sector is a key part of achieving these ambitious goals. As an investor, landlord and developer of new homes, we must play our part.

At the heart of our Strategy is a clear vision to reduce our carbon footprint, ensure the health and wellbeing of our employees and tenants, promote diversity and inclusion, build sustainable homes, support community development and be a responsible business when we procure, construct and on the land which we build upon.

Our strategy is built upon three key pillars: Environmental stewardship, Social impact and responsible Governance. Under each pillar, we have defined ambitious goals and targets, aligning them with global sustainability frameworks and best practice. To achieve these goals, we understand the importance of collaboration and engagement. We will actively engage with our supply chain, our tenants, our employees and our investors to foster a collective effort in addressing the world's most pressing sustainability challenges.

I am excited about the opportunities that lie ahead as we embark on this sustainability journey together. By integrating sustainability into our core business operations and installing a culture of innovation and responsibility we can shape a better, more sustainable future and leave a positive legacy for generations to come.



Paul Stockwell
Group Managing Director, Gatehouse Investment Management



Sustainability at Gatehouse Investment Management

We are a market leader in single-family residential investment, and with an extensive track record in this area, we're committed to giving investors a vertically integrated delivery and rental platform.

Sustainable new build housing projects are at the heart of our business and, in collaboration with developers and other stakeholders, we focus on high-quality rental neighbourhoods that deliver long-term, stable and risk-adjusted returns for our investment partners.

Our Environmental, Social and Governance pathways

Across our business we have three pathways we have considered in the development of our strategy:

Our Homes

Our in-house development expertise manages the construction of housing schemes across the UK from site acquisition through to practical completion

Working with our established network of development partners, we have acquired £500m+ of residential assets in the UK single-family housing sector

Our Customers

In collaboration with Ascend Properties, we offer a vertically integrated property management service that provides quality services to both our customers and our clients

Our Operations

We drive asset performance through high-quality tech-led solutions. Timely and accurate investor reporting processes are key to our transparent approach



Sustainability Vision and Values

Our Vision:

Driving positive changes and long-term value through sustainable residential investment and property management - a catalyst for environmental, social and economic progress.

Our Mission:

To be a sustainability leader in the residential investment industry, actively driving positive environmental, social and economic impacts.

We are passionate about developing modern energy-efficient family homes, thriving communities, social well-being and economic prosperity.

We aim to create a positive and lasting impact, setting a new benchmark for responsible and sustainable property investment, development and management.



Our Values:

Sustainable practices and excellence

We are committed to promoting sustainable practices in all aspects of our operations and delivering excellence in everything we do. We aim for exceptional quality in property development, construction and management. Providing energy efficient homes and ensuring that our tenants have the best living experience, and our investors achieve a strong return.

Collaboration

We believe in the power of collaboration and actively seek partnerships across our supply chain, local communities and businesses, charities and industry associations.

Customer Focus

We put our investors and tenants at the heart of everything we do. We listen to their needs, provide an excellent service and continuously improve our properties and services to be as sustainable as we can be.

Responsible Investment

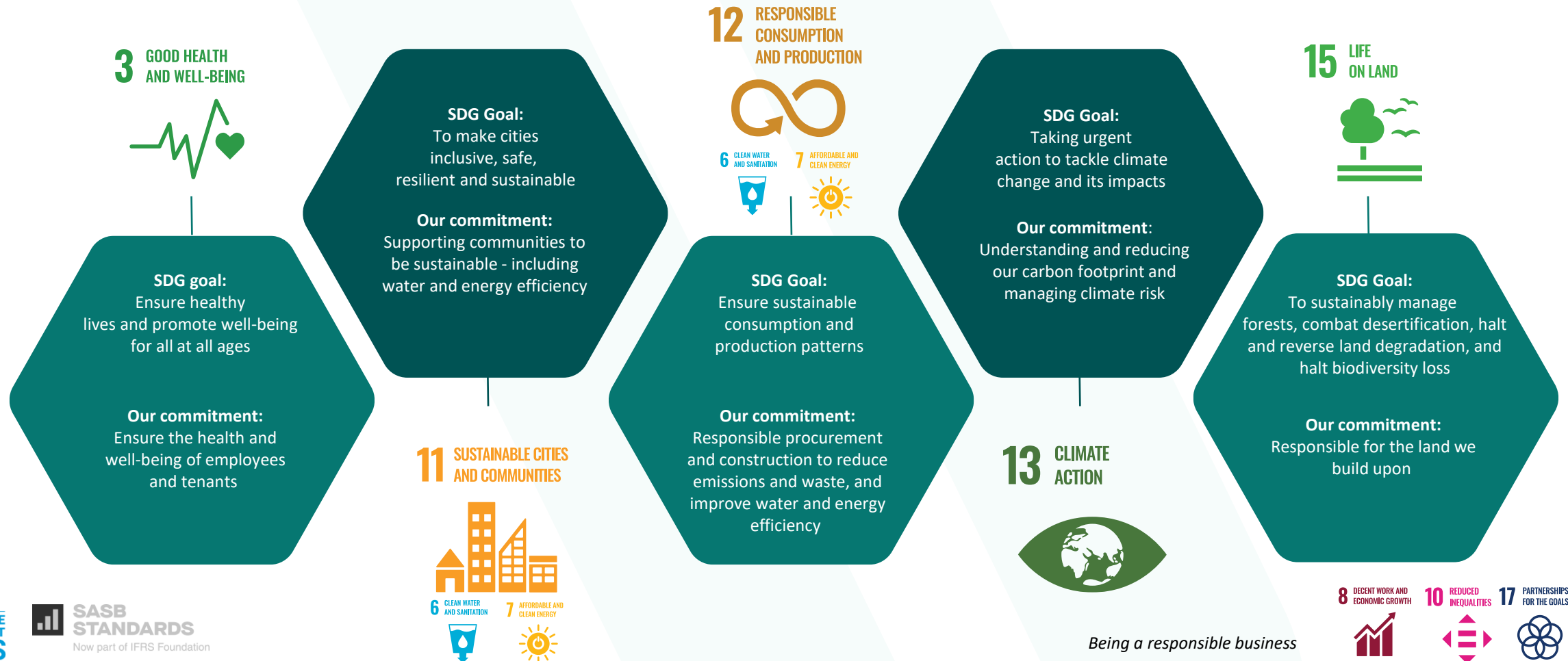
We prioritise responsible investment practices, considering environmental, social and governance impacts in our investment decisions.

Positive Impact

We are driven by the desire to make a positive impact on society and the environment. We measure success not only on financial returns but also the positive impact of the contributions we make to the communities we serve and planet we share.

United Nations Sustainable Development Goals (UNSDGs)

We have aligned our strategy and ambitions to support the United Nations Sustainable Development Goals (UNSDGs), which underpin the Sustainability Accounting Standards Board (SASB). These guidelines give businesses a framework for coordinating their efforts and financial commitments in the direction of a more just and sustainable future. We have aligned to 10 SDGs overall and identified 5 of these as our core commitments.



Being a responsible business

Our Environmental, Social and Governance Pathways

Sustainable Development Goals aligned to our three ESG pathways



OUR HOMES

New Builds and
Property Acquisitions

- 11 SUSTAINABLE CITIES AND COMMUNITIES
- 12 RESPONSIBLE CONSUMPTION AND PRODUCTION
- 13 CLIMATE ACTION
- 15 LIFE ON LAND



OUR CUSTOMERS

Property
Management

- 3 GOOD HEALTH AND WELL-BEING
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OUR OPERATIONS

Being a responsible
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Our Homes

We are committed to being an environmentally and socially responsible investor, providing energy efficient homes, supporting development of sustainable cities and being considerate to the land we build upon.

Meeting the needs of everyone now, our children, grandchildren and their children, is central to sustainable development. We are all experiencing the effects of climate change as unprecedented human activity continues to degrade the Earth's environment and as a responsible business, we are conscious of our impact on the planet. The way we build and rent homes has a significant impact on the environment and the well-being of communities. We adopt a holistic approach that considers the environment, social and economic aspects.

When it comes to construction, incorporating sustainable practices is important to us, to help minimise the environmental footprint. This includes implementing energy and water efficient solutions and designing homes that maximise natural light and ventilation. By implementing renewable energy sources, such as solar panels, we are reducing reliance on nonrenewable resources and decreasing carbon emissions.

We are committed to ensuring our homes are not only energy efficient, but accessible, good quality and safe for all individuals. We take our social responsibility very seriously, providing fair and transparent policies that prioritise the tenant rights and well-being. We provide affordable and stable housing options, maintain high quality living standards, and foster a sense of community through tenant engagement activities.

Another crucial aspect we consider when building homes is the impact on land and biodiversity. As we expand urban areas to accommodate housing needs, it is essential to prioritise the preservation and restoration of natural ecosystems, which is integral to our development assessments and decision making.





Our Homes

We are committed to being an environmentally and socially responsible investor, providing energy efficient homes, supporting development of sustainable cities and being considerate to the land in which we build upon.

Sustainable living and communities

In the pursuit of sustainable cities, one crucial aspect is promoting responsible consumption amongst tenants – including efficient use of resources, reduction in waste and the adoption of environmentally friendly practices.

Responsible consumption involves making conscious choices about what we consume and how we consume it. This includes considering the environmental impact of products and services, opting for sustainable alternatives, and reducing overall consumption. Through activities we support across our portfolio - such as; Go-Green advice, Go-Green gifts, promoting smart meters and community events – this is an area we want to influence.

In the development of our homes, we promote sustainable practices with our home builders through encouraging use of sustainable materials, reducing the impact of construction and minimising waste.

We develop our homes in places where people need them, close to public transport links, economic hubs, public services and green spaces. Accessibility is key when choosing sites for new developments.

Energy and water efficiency

Energy and water-efficient homes safeguard the environment and help our tenants lower their monthly bills. Our tenants are our priority, and we will make sure that their energy and water costs are as low as possible. We do this by providing energy and water saving devices in their homes, efficiency advice, and consider renewable energy sources where we can. All new properties are EPC B rating or higher and have electric vehicle charging points. We are also phasing in the fitting of solar panels at our new homes delivered in 2024. Plus, the water and energy credentials of appliances provided are considered to improve energy efficiency.

Managing climate risk

We recognise the importance of managing climate risk and we are committed to taking proactive measures to manage these risks and ensure the resilience of our properties and land. Through risk assessment and planning we will identify areas of potential vulnerability, incorporating flood resilience into our design and construction for all new homes.

Green spaces and biodiversity

Green spaces are good for the environment, and they are good for people. They provide a habitat for an array of species and spaces for valuable family and recreation time. Every person, plant, and animal deserves a place to flourish. Environmental and biodiversity impacts inform our decision making on land on which we build. We are proud that all our houses have a garden, and we are exploring how we could provide access to green space for our low-rise apartments. Our new developments will aim to enhance biodiversity, creating and improving natural habitats and giving more back to nature.

6 CLEAN WATER AND SANITATION



7 AFFORDABLE AND CLEAN ENERGY



11 SUSTAINABLE CITIES AND COMMUNITIES



12 RESPONSIBLE CONSUMPTION AND PRODUCTION



13 CLIMATE ACTION



15 LIFE ON LAND





Our Homes



Environmental



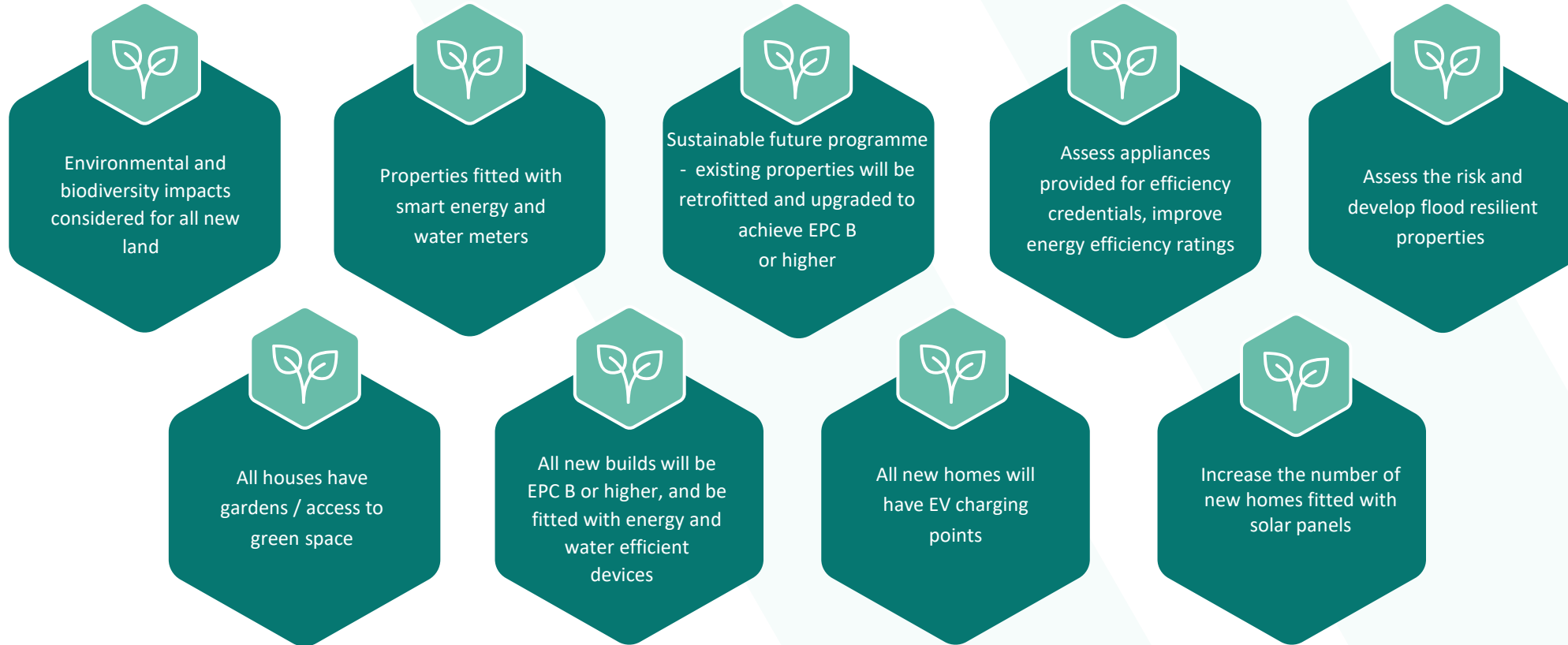
Social



Governance



We are committed to being an environmentally and socially responsible investor, providing energy efficient homes, supporting development of sustainable cities and being considerate to the land which we build upon.





Our Homes: target-based commitments

Our Homes	E, S, G	SDG	Measure	Year 1 target (2024/25)	Year 2 target (2025/26)	Year 3 target (2026/27)
Achieve biodiversity net gain (BNG) on all new developments	E	15	% biodiversity net gain per new development	Conduct baseline assessments	10% improvement, per new site	10% improvement, per new site
Properties fitted with smart energy and water meters	E	6, 7	% of properties	Conduct baseline assessments	Increase by 20%	Increase by 20%
Sustainable future programme. Existing properties will be retrofitted and upgraded to achieve EPC B or higher	E	7,11	# of properties retrofitted with energy efficient and / or solar technology	Trial Phase – 11 Homes	Based on trial outcomes	Based on trial outcomes
Energy efficient appliances	E	7	Improve energy efficiency rating of our appliances	Conduct baseline assessment	-	-
Assess the risk and develop flood resilient properties	E	13	# Risk assessments completed for new homes	100%	100%	100%
All new builds will be EPC B or higher, and be fitted with energy and water efficient devices	E	6,7,11	% of new builds	100%	100%	100%
Increase the number of new homes fitted with solar panels	E	7,11	% of new homes delivered from 2024 onwards	20%	40%	60%





Our Customers

We want to empower our customers to make sustainable choices, to drive positive change, financial growth and sustainable living

We prioritise the wellbeing of our customers, both tenants and investors, by promoting sustainable cities, responsible consumption and energy efficiency. We believe that creating a positive and sustainable living environment not only benefits individuals but also contributes to the overall health and prosperity of communities.

For our tenants we strive to provide homes that prioritise their wellbeing and promote a sustainable lifestyle. We understand the importance of living in a space that is comfortable, healthy and environmentally friendly. By implementing energy and water efficiency systems and promoting sustainable products, we create homes that promote a high quality of life while minimising environmental impact.

Furthermore, we encourage responsible consumptions amongst our tenants. Through educational initiatives and awareness campaigns, we provide information and resources that empower individuals to make sustainable choices.

In addition to the focus on tenant wellbeing, we also prioritise the interests of our investors. We understand that sustainability and responsible practices are not only beneficial for the environment but also for long-term financial success. By integrating energy efficient systems and sustainable design features into our properties, we aim to reduce operational costs and increase property value. We also align our investment strategies with sustainable development goals, ensuring that our investors can achieve both financial returns and contribute to a more sustainable future.





Our Customers

Sustainable living and communities

We strive to incorporate eco-friendly practices into every aspect of operations. This includes implementing energy efficient systems and appliances in our homes, promoting recycling and waste reduction and utilising renewable energy sources wherever possible. By reducing our carbon footprint, we aim to contribute to a cleaner and healthier environment for all. Furthermore, we understand that a sense of community is essential for creating a positive living experience. We collaborate with local organisations and engage community initiatives to make a positive impact on the neighbourhoods in which we operate.

Our goal is not only to provide comfortable and well-maintained homes but also to create a sustainable living environment that enhances quality of life for our tenants. We develop our homes in places where people need them, close to public transport links, economic hubs, public services and green spaces. Accessibility is key when choosing sites for new developments.

We want to empower our customers to make sustainable choices, to drive positive change, financial growth and sustainable living

Energy and water efficiency

Sustainable living includes being energy and water efficient. We also recognise the impact that the cost-of-living crisis may have on our tenants. We want to raise awareness and drive sustainable living practices with our tenants to help them make better, more sustainable choices and reduce their bills – which is why we are equipping our customers with sustainable products and living advice.

Plus, through our active campaign to promote and install smart energy and water meters and the introduction of a 'green clause' into our tenancy contracts – we can proactively monitor our tenant's energy and water use, enabling us to support them in reducing their consumption.

Wellbeing

To promote physical well-being, we prioritise the design and maintenance of our homes to create safe and inviting spaces. Mental well-being is equally important to us. We strive to create environments that foster a sense of calm and tranquility, incorporating green spaces and natural light. Social connections are vital for overall well-being and we are proud to support wellbeing and sustainable events throughout the year for our tenants.

3 GOOD HEALTH AND WELL-BEING



6 CLEAN WATER AND SANITATION



7 AFFORDABLE AND CLEAN ENERGY



11 SUSTAINABLE CITIES AND COMMUNITIES



12 RESPONSIBLE CONSUMPTION AND PRODUCTION





Our Customers



Environmental



Social



Governance




We want to empower our customers to make sustainable choices, to drive positive change, financial growth and sustainable living



Access to energy and water consumption data from our customers



Promote smart energy and water meters



Providing access to transport links, economic hubs and public services are key in site selection for new developments



Provide sustainable products for our customers – water and energy efficiency



Provide Green Living advice and guidance



Promote a calendar of events focused on tenant engagement, sustainability and well-being

Our Customers	E, S, G	SDG	Measure	Year 1 target (2024/25)	Year 2 target (2025/26)	Year 3 target (2026/27)
Access to energy and water consumption data from our customers	E	6, 7	Number of contracts with 'green clause'	Introduce with all new tenants	25% of tenants	50% of tenants



Our Operations

Ensuring responsible business practices through effective governance and leading by example to reduce our operational greenhouse gas emissions

As a responsible business we are committed to implementing all aspects of our Sustainability Strategy. We will monitor and track our progress through good governance practices to ensure that all stakeholders have access to relevant information and are able to hold us accountable for our actions.

We recognise that a core part of becoming more sustainable is understanding and reducing our operational greenhouse gas emissions. This will be a core focus for us, setting targets and measuring performance to achieve our long-term ambition to be Operational Net Zero by 2030.

We recognise the importance of tree planting in addressing environmental challenges and promoting sustainability. Trees play a crucial role in mitigating climate change, improving air quality, conserving water, enhancing biodiversity and providing numerous social and economic benefits. As part of our commitment to environmental stewardship, we have implemented a tree planting initiative.

Employee wellbeing, diversity and inclusion are an important aspect of our operations. We are committed to providing equal opportunities for all employees and promote a workplace culture that values diversity and fosters inclusion. We also strive to promote diversity and inclusion through our supply chain - we actively seek out and support diverse suppliers and business partners who share our values and commitment to sustainability and diversity. We provide our employees with well-being benefits and support, whilst insisting on mandatory training that educates and raises awareness across these key priorities for us.

Collaboration and partnerships also factor heavily in our plans to become more sustainable. We will partner with industry associations to ensure we are abreast of innovation and develop our understanding on how we can continue to do more. We will also continue to work in partnership with our Home Builders, to support our ambitions and their plans to develop and construct our homes following sustainable practices.





Our Operations

Ensuring responsible business practices through effective governance and leading by example to reduce our operational greenhouse gas emissions

Employee wellbeing and inclusive culture

We acknowledge that our employees are impacted by our investment and business operations. Like our tenants, we want our employees to thrive. We offer a multifaceted concept of wellness concentrating on each employee's financial, emotional, and physical wellbeing to support their success. Our all-inclusive benefits package, initiatives, and tools enable employees to attain optimal wellbeing both at work and at home. Professional growth is a crucial aspect of wellbeing and our employees are provided with training, continued professional and career development opportunities through their employment with us. A diverse and inclusive workforce is essential to our culture. We encourage diversity in all that we do and value diverse insights.

Operational climate impact

We are committed to climate action. In line with the goals of the Paris Agreement and accepted climate science, we pledge to achieve net zero greenhouse gas (GHG) emissions by 2050. We will get to work right away on achieving this objective. We will initially gain a deeper understanding of our operating GHG emissions, then develop and implement a plan to reduce these emissions. We also need to work on reducing our supply chain emissions, and our longer-term ambition is to gain an understanding of emissions in our supply chain.

Collaboration and partnerships

Collaboration and partnerships is one of our core values. Key relationships can stimulate innovation, create efficiencies and enhance expertise and knowledge. We plan to partner with industry associations for this purpose, to learn and engage with our customers and suppliers.

Environmental sustainability

Global societies and the economy depend on a healthy environment for long-term prosperity, yet environmental issues like climate change and biodiversity loss, are becoming more and more of a threat to our future. We are committed to safeguarding the environment for future generations. To help the environment, we pledge to plant a tree for every new home and / or tenant.

3 GOOD HEALTH AND WELL-BEING



8 DECENT WORK AND ECONOMIC GROWTH



10 REDUCED INEQUALITIES



13 CLIMATE ACTION



15 LIFE ON LAND



17 PARTNERSHIPS FOR THE GOALS





Our Operations



Environmental



Social



Governance



Ensuring responsible business practices through effective governance and leading by example to reduce our operational greenhouse gas emissions





Our Operations: target-based commitments

Our Homes	E, S, G	SDG	Measure	Year 1 target (2024/25)	Year 2 target (2025/26)	Year 3 target (2026/27)
Understand and reduce our carbon footprint (Scope 1 & 2)	E	13	Scope 1 & 2 emissions	Scope 1 & 2 emissions reported	20% reduction	20% reduction
Tree planting (tree planted per new build / tenant)	E	15	# Trees	1,000 p/a	1,000 p/a	1,000 p/a
Provide employee wellbeing representatives - First aiders / mental health first aiders	S	3	# of representatives	Provided by Gatehouse bank	1 x GIM employee wellbeing representative	2 x GIM employee wellbeing representative
Provide employees with access to an Employee Assistance Programme (EAP)	S	3	% of employees	100%	100%	100%
A dedicated ESG Working Group to oversee delivery of ESG programmes and goals across GIM	G	ALL	% Targets achieved # Governance meetings	<ul style="list-style-type: none"> Establish Working group 100% targets achieved Min. 4 meetings p/a 	<ul style="list-style-type: none"> 100% targets achieved Min. 4 meetings p/a 	<ul style="list-style-type: none"> 100% targets achieved Min. 4 meetings p/a



Long Term Ambitions

As we continue our journey to become a sustainable business, in addition to the commitments we have set out in our Sustainability Strategy, we also have longer term ambitions to become a sustainability leader in the residential investment industry.

We recognise the importance of initially focusing on our carbon footprint, focusing on scope 1 & 2 emissions to ensure we understand and reduce our impact. **We are committed to being operationally Net Zero carbon by 2030.**

However, we know that up to 80% of emissions are generated through the supply chain and across the build-to-rent industry, this is a key contributor. We are keen to swiftly move on to working with our supply chain to understand and reduce their emissions (scope 3), which will include investing in low carbon products and materials. **We are committed to being Net Zero carbon in our homes and supply chain before 2050.**

We also plan to run two feasibility studies:



To consider the investment in new technology (e.g., Mobile App for tenant engagement and property repairs)



To investigate the viability of providing green space to tenants who live in low-rise apartments.

Subject to the outcomes of these two feasibility studies, we will consider as part of our targeted commitments. Overall, we will continue to review our Sustainability Strategy and plan, making enhancements where possible. We intend to embrace innovation and strive to be at the forefront of industry advancements – seek new technology, materials and strategies to improve sustainability and efficiency of our properties, continuing to deliver value to our investors and tenants.



Sustainability Roadmap



Year 1 Priorities

Year 2 Priorities

Year 3 Priorities

- Conduct baseline biodiversity assessments on all our new sites / developments
- Smart meters installations

- Baseline Scope 1 & 2 emissions
- Confirm reduction targets for Year 2 & 3

- Introduce green clauses

- Green Living pilot
- Baseline our appliances energy efficiency ratings
- Set up our ESG Working Group

- Complete retrofit for a sustainable home trial
- Plant 1,000 trees

- Improve biodiversity across all our new sites

- Scope 1 & 2 emissions reduction activities
- Engage supply chain to understand our scope 3 emissions

- Collect baseline energy and water consumption data
- Set targets and support initiatives to reduce tenant energy and water consumption
- Commence appliances replacement programme

- Regular ESG Working Group meetings and oversight of our Sustainability commitments

- Employee wellbeing training
- Retrofit for sustainable home programme
- Plant 1,000 trees

- Scope 1 & 2 emissions reduction activities
- Engage supply chain to understand our scope 3 emissions

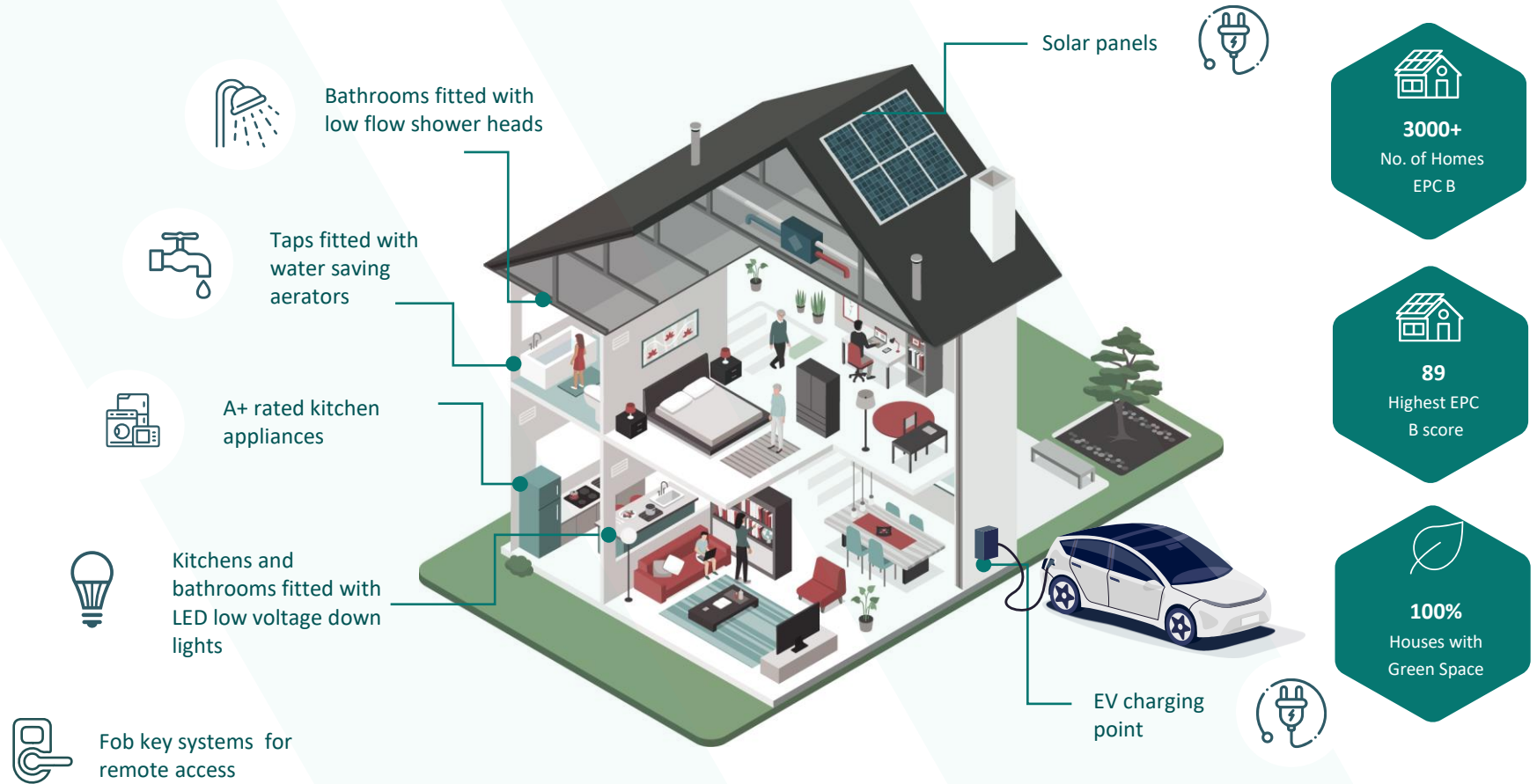
- Support initiatives to reduce energy and water consumption

- Refresh our Sustainability Strategy
- Plant 1,000 trees

Key Highlights and Achievements to Date

Whilst this is our first Sustainability Strategy for Gatehouse Investment Management, we have already made some great steps to becoming a sustainable business. During 2023/24 we developed environmental and social commitments across one of our investment portfolios (DifRent) and with our property management company, Ascend – many of which are underway or have been delivered. We have also introduced fob key systems that allow remote access and reduce the need for on-site presence, helping us manage entry and monitor buildings from a distance, lowering our transportation emissions. We have continued to build on these commitments within our Strategy.

Across Gatehouse Investment Management we have introduced many sustainable practices already and are proud that we can offer our tenants energy efficient homes. But we will not rest on our laurels, we know we can do more, and this is our commitment to demonstrate we intend to.



An increasing number of our new homes will have energy and water efficiency products, EV charging points and solar panels

Retrofit for a sustainable future

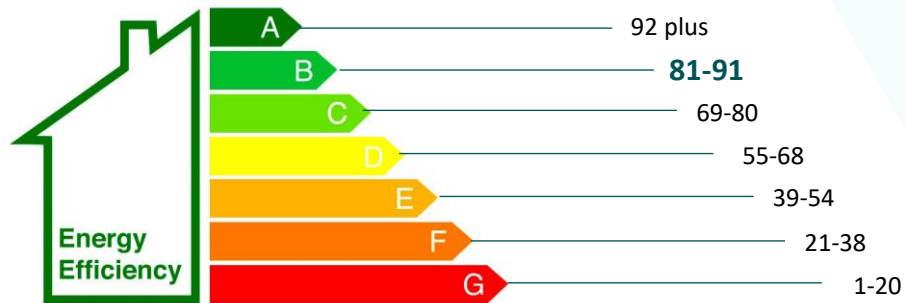
Case Study 1

Our Retrofit for a Sustainable Future programme has delivered a pilot on site in the Manchester area. The goal of the programme was to refurbish the home to reduce energy and water consumption and increase the EPC rating of the home.

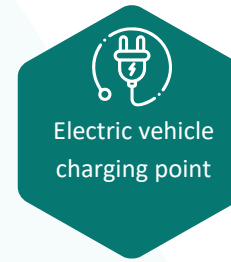
The retrofit project fitted 10 solar panels, an electric vehicle charging point, water saving devices, and old appliances were replaced with newer water and energy efficient models.

The EPC at this project has now uplifted to B (89) out of a potential score of B (91). This is now considered an Eco+ home in our portfolio.

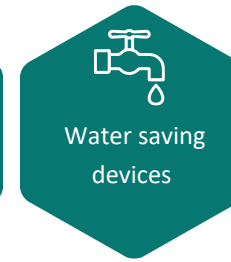
Through our commitment to continually improve our homes and EPC ratings, we plan to continue our sustainable future programme.



10 Solar Panels



Electric vehicle charging point



Water saving devices



Efficient appliances





Gatehouse

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SUSTAINABILITY STRATEGY

WHERE SUSTAINABLE INVESTMENTS MEET SUSTAINABLE LIVING
