OLIM Property

ESG Policy

OLIM Property Limited is an FCA-regulated investment manager of UK commercial property portfolios with individual mandates totalling approximately £700 million for leading pension funds, charities and two quoted investment trusts.

We specialise in secure, long term, indexed property income. All assets are let on full repairing and insuring terms, almost all are single let.

ESG principles underpin our impact based approach to responsible investment management

Responsible Impact Based Investment Management

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- OLIM Property has always taken a cautious and responsible approach to property investment and asset management.
- Environmental impact, social responsibility and governance are taken fully into account in selecting both properties and tenants on acquisition, managing them long term and deciding on disposals.
- Occupier relationships are crucial. We engage with our tenants to understand and establish sustainable rental levels and grow future income streams, working closely with them to address value add energy performance targets.
- Properties and portfolios are regularly reviewed, ESG improvements implemented and sales considered where performance is likely to be negatively impacted by ESG factors.
- Proactive and targeted in our approach, we remain appropriate stewards of our Clients' properties. This strategy protects and enhances the returns we achieve for our Clients and minimises portfolio risk.

Our Investment Approach

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- Evaluating property investments by carefully investigating internal and external environmental factors such as deleterious materials, contamination, climate and flood risks and energy performance.
- Investing in single let assets (with no offices or shopping centres) significantly limits the energy consumption and carbon intensity of our Clients' property portfolios.
- Insisting on satisfactory Energy Performance Certificates (EPC's must have a minimum of a B rating on acquisition) and upgrading or selling non-compliant properties.
- Examining not only the physical property but the activities and business model of tenants we are investing in ensures we are being prudent and socially responsible, consciously avoiding tenants we do not trust.
- Analysing our tenants' covenant strength and sustainability is a top priority, with particular focus on acquisitions through sales and leasebacks with occupiers.
- Ensuring transparency and minimising risk by obtaining clear and concise legal and valuation reports on all property investment acquisitions.

Our Management Approach

All assets are let on full repairing and insuring terms with obligations on the tenant to meet statutory requirements. Almost all are single let.

- Building lasting relationships with our tenants to influence change. Actively engaging with them on property alterations to ensure that the energy performance of their buildings is considered and improved where practicable and that any works will not be detrimental to MEES (Minimum Energy Efficiency Standards) targets.
- Encouraging our tenants to install solar panels and electric vehicle charging points.
- Procuring Energy Performance Improvement Reports (where EPC's are falling below MEES targets) to help tenants understand how to improve EPC ratings by updating their properties.
- Modernising leases at key asset management stages to include ESG improvements and appropriate 'green clauses' when opportunities arise.
- Our managing agents and building consultants have a dedicated Environmental and Sustainability team who have regard to environmental best practice, legislative requirements and their Clients' own environmental management systems and procedures.
- The strength of our relationships with our tenants is demonstrated by our 100% occupancy rate, 100% rent collection, and our lease renewal / extension successes.

Responsible Management

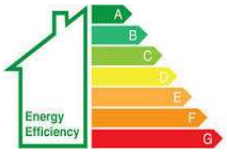
Covid -19 Pandemic – Appropriate and proportionate assistance was provided to a minority of our tenants that were materially affected and most in need of short term cash flow help. Assistance took the form of monthly rather than quarterly rental payments, short term rental deferrals and rental concessions in return for long term lease improvements and extensions.

Green Initiatives –All properties have compliant EPC ratings in line with MEES targets & 95%* have a C rating or above:

- Minimum E by 1 April 2023 – applies to all commercial properties under 1,000 sq m (100%*)
- Minimum B by 1 April 2031 – applies to all commercial properties over 1,000 sq m (55%*)

We continue to encourage our tenants to undertake energy efficiency improvements and other environmental sustainability initiatives at their properties where practicable. 'Green clauses' are incorporated into leases at appropriate asset management stages.

MEES /EPC Targets



Solar Panels

EV Charging Points

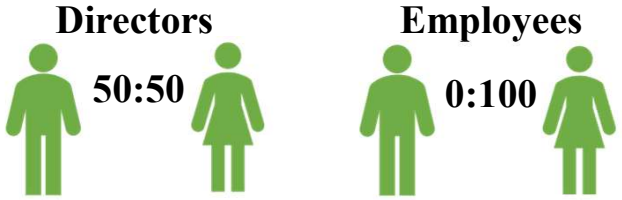
Green Lease Clauses

* As at June 2026

Governance

As institutional Investment Managers we are regulated by the Financial Conduct Authority.

- Governance is an essential element of managing our business and we believe compliance contributes to the long-term performance of our organisation and assets under management.
- Maintaining established internal governance procedures ensures high standards of management and conduct. Compliance, avoiding conflicts of interest and treating customers fairly, is taken extremely seriously.
- We are vigilant in monitoring our tenants' businesses and ownership to ensure strong governance compliance.
- We aim to be ahead of the market and prepared for any likely forthcoming regulation and market trends. All fund managers attend seminars, events and workshops as part of continuing professional development.
- Relevant issues are identified through regular engagement with our Clients, tenants and suppliers. This priority is integral to our business model and essential to safeguarding and enhancing our Clients' portfolios, ensuring investment objectives are being met, potential risks analysed, generating value and creating long-term sustainable returns.

Our People

- OLIM Property is highly focused with four Directors, including our Chairman who has managed the business continuously since 1986, and five employees. Our Head of ESG is M.R.I.C.S qualified and has over 23 years of commercial property investment experience. Our small dedicated team reflects our investment approach, efficient management practice and low operational requirements of our Clients' portfolios.
- We have successfully attracted and retained a talented and loyal team and we place a very high value on continuity of management and professional advice. We share this commitment with our key advisers – solicitors, accountants and managing agents with whom we have worked over the past 40 years.
- All Clients have direct access to their fund managers who are involved with all levels of investment and management decisions.
- All staff benefit from flexible working arrangements to promote a healthy work / life balance.