



Environmental, Social and Corporate Governance (ESG) Policy

OLIM Property Limited is an FCA-regulated investment manager of UK commercial property portfolios with individual discretionary mandates totalling over £1 billion for five large pension funds, two investment trusts and three Oxford colleges.

OLIM Property has always taken care to adopt a responsible approach to property investment, taking environmental and social responsibility and governance fully into account. We believe that approach protects and enhances the returns we achieve for our Clients and minimises portfolio risk.

We place a very high value on continuity of management and commitment to this same approach from the principals of our key advisers and suppliers, such as solicitors and managing agents over the past 30 years. We have built up a network of trusted property agents, solicitors and valuers all over the UK who know our word is our bond in property transacting and show us an exceptional deal flow as a result.

These 3 key principles underpin our approach to responsible asset investment:

1) Responsible Investment:

- In evaluating property investments, we carefully investigate internal and external environmental factors such as deleterious materials, environmental and flood risk reports, surveys and sustainable transport links. We were among the first investors to insist on satisfactory Energy Performance Certificates (EPC's) and upgrading or selling non-compliant properties. All leases are on full repairing and insuring terms.
- We consider not only the physical property but also the activities and business model of tenants we are investing in to ensure we are being prudent and socially responsible. We have, for example, consistently not invested in properties let to the Arcadia Group of companies for the past 10 years.
- Clear and concise legal and valuation reports are instructed on all property investments to ensure transparency and a high level of due diligence being undertaken for our clients' property investments.

2) Responsible Property Management:

- We concentrate Investment in properties where we believe the rent is affordable to mitigate the risk of voids and present opportunities to improve rental values and security of income.
- We engage with our tenants to understand and establish sustainable rental levels and grow future income streams;
- We respond quickly to tenants or landlords who are looking to alter or improve the property while considering any environmental or social implications. If private individual tenants get into difficulties, we deal with them promptly and professionally and allow them to pay rent monthly rather than quarterly on a case by case basis.
- Our managing agents have a dedicated Environmental and Sustainability team whose role it is to ensure that all instructions, both property management and building consultancy have regard to environmental best practice, current legislative requirements and their clients' own environmental management systems and procedures.

3) Compliance:

- 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.
- We maintain established internal governance procedures to ensure high standards of good management and conduct, and take compliance, avoiding conflicts of interest and treating customers fairly, extremely seriously.
- We aim to be ahead of and prepared for any likely forthcoming regulation.

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