



ROUND HILL CAPITAL

ESG STRATEGY

INNOVATION | INTEGRATION | INVESTMENT

ABOUT ROUND HILL CAPITAL

Round Hill Capital is a leading vertically **integrated** real estate investment manager, specialising in **innovative** accommodation solutions across the across Europe, USA and Asia. We have built a reputation for working with world class partners and an unrivalled track record of delivering exceptional results.

Founded in 2002 by CEO Michael Bickford, our business has 20 years of success building long-term social, sustainable and financial value, delivering positive impact in the communities we invest in, and outstanding risk adjusted returns for the investors we work with.

Consistently driving innovation by capturing investment opportunities ahead of the market; we break new ground to deliver superior returns for our investors and partners centred around evolving consumer needs and their 'homes'.

We deliver pioneering ideas and investments that evolve and embrace digital transformation, investing in the latest technologies to complement modern lives, from construction technology to develop and refurbish more sustainable buildings, through to marketing technologies to attract residents, and smart technology to create more responsive spaces.

To be able to deliver this, we recognised the need to create a different type of real estate company with a unique approach to:

- **Innovation** – Driven by our expertise in the accommodation sector, we have a strong local footprint that delivers unrivalled consumer and investment insights. Our culture is led by a diverse and talented group of sector specialist and market disruptors within real estate and beyond.
- **Integration** – Efficient Deployment and management of services, including investment management, property development, consumer marketing and asset management, to ensure we can bring our ideas to life and effectively manage capital.
- **Investment** – Assessing arbitrage opportunities to ensure all our stakeholder interests are aligned, we don't take a one size fits all approach. Instead, we look at the best combination of sector, country, city, asset type and investment structures, to ensure we are creating the most value for everyone involved.

We place people at the forefront of our activities from the communities living in our buildings, to partners investing in our assets, to our colleagues and teams working together with a common goal.

OBJECTIVES OF OUR ESG STRATEGY

Our approach to
INNOVATION | INTEGRATION | INVESTMENT
aims to address the following over-arching objectives:

Making a positive difference to the lives of those who live and work in the assets we own and manage:

With our focus on the accommodation sectors, we have an important responsibility to provide healthy, safe and inspiring places in which to live and work. This is central to the social purpose of Round Hill Capital's ESG strategy, whilst also being an important underwriting consideration.

Enhancing the value of our assets alongside the delivery of stable cash flows:

Our focus on adding value through hands-on, active management, requires appropriate enhancement of ESG attributes in response to strengthening regulatory requirements and market expectations.

Securing and accentuating our first mover advantage:

By committing to embedding ESG factors into our real estate investment processes and strategies, we combine the attractive opportunities afforded by new market entry in a counter cyclical context with positive alignment to trends that build strategic long-term value for our investors.

Reinforcing stakeholder relationships:

ESG issues are rising in importance amongst our investment partners. They are also becoming increasingly important for the tenants that occupy the assets we acquire and manage, and those with whom we engage through our business and asset management activities. These include lenders, vendors and suppliers and, importantly, the local communities in which we invest and operate.

Supporting the ESG objectives of our investment partners:

The requirements and aspirations of our investors are evolving and maturing across a range of ESG criteria. Through pro-active engagement, we seek to provide a transparent and cooperative basis with which to support their responsible investing objectives.

Accommodating the ever changing regulatory environment:

We are committed to operating in accordance with all applicable national, state and local laws across the ESG spectrum, and to upholding the highest standards of integrity through all aspects of our business.

OUR ESG FOUNDATIONS



ESG is considered throughout every part of our business from investment to employee wellbeing and tenant engagement. We have embedded ESG considerations at the centre of Round Hill Capital's three strategic pillars:

INNOVATION

Innovation is needed to meet the requirements of any climate change roadmap. We continually test new approaches and technologies to reduce our environmental impact in both the development and use of our buildings, and how we operate as a company.

INTEGRATION

Our unique vertically integrated structure and global reach makes us perfectly placed to see ESG from fresh angles. We leverage our proprietary Global Control Process to ensure ESG governance and reporting are embedded at every stage of investment, asset management, development and operations.

INVESTMENT

People are at the centre of everything we do – from our residents to our employees, investors and partners. It's essential that we are listening to their needs and finding ways to build stronger teams and communities around our buildings.

OUR VISION, VALUES & ESG FOCUS AREAS

Our vision is to create long term financial and social value by building thriving communities around real estate

Company Value
THINK BIGGER

Strategic Pillar
INNOVATION

ESG Focus Area
CLIMATE CHANGE ROADMAP

Company Value
ONE TEAM

Strategic Pillar
INTEGRATION

ESG Focus Area
END-TO-END MANAGEMENT OF ESG FACTORS

Company Value
SUCCEED FAIRLY

Strategic Pillar
INVESTMENT

ESG Focus Area
CONSUMER & STAKEHOLDER ENGAGEMENT

STRATEGIC FRAMEWORK

SOCIAL

CONSUMER & STAKEHOLDER ENGAGEMENT

Our relationships with our investors, residents, employees and external partners are a driving force behind our ESG strategy, because one of our company values is to "succeed fairly" so we need to be the best for the people we work with and on behalf of.

We believe it all starts with regular engagement to ensure we continually understand our stakeholder needs. We take a collaborative approach with investors, exchanging insights from all our functional experts. We generate consumer insights from our research, operational teams and regular surveys to improve resident satisfaction within their homes or our community programs.

Similarly, we focus on engaging with our employees and external partners (local soul, experts, industry bodies) and offer frequent training opportunities to build a responsible and conscious team of individuals.

ENVIRONMENT

CLIMATE CHANGE ROADMAP

We have established a programme of initiatives that continually tests approaches and technologies to reduce our carbon footprint in both the development and use of our buildings.

We aim to reduce our carbon footprint and environmental risks by ensuring that we build and operate according to green certification schemes. We are always working to monitor our portfolio and build our understanding of the data that will shape the future strategy of carbon reduction. The next milestone will be the launch of our Net Zero Carbon Pathway.

GOVERNANCE

END-TO-END MANAGEMENT OF ESG

We use our unique vertically integrated structure and proprietary Global Control Process to ensure leading ESG governance and reporting at every stage of the value chain.

From the smallest detail to large-scale projects, we harness the experience and knowledge of our network of employees, affiliate businesses and third parties to leverage technology to help drive change.

We aim to improve our scores on the widely recognised standards of UN PRI and GRESB by embedding ESG throughout the business and tracking metrics centrally. We will drive change by expanding accreditation and performance tools across our assets under management.