



ROUND HILL CAPITAL

INTRODUCING OUR ESG STRATEGY

INTEGRITY | IMPACT | INNOVATION



ABOUT ROUND HILL CAPITAL

Round Hill Capital is a leading global real estate investment, development and asset management firm. We are a market leader in the accommodation sector, operating a vertically integrated business model.

Round Hill Capital has evolved a new approach to real estate private equity. Our platform supports core in-house capabilities which can be swiftly rolled out across multiple sectors and geographies, allowing us to successfully enter frontier markets to benefit from first mover advantages, by timing market cycles and through prudent resource deployment.

Round Hill Capital has an established track record of successfully identifying and acquiring high quality accommodation real estate with stable underlying cash flows and asset management upside. Since inception in 2002, Round Hill Capital has acquired and repositioned for long-term institutional

ownership over 110,000 residential units and student housing beds. Round Hill Capital is a responsible landlord, offering housing to a range of occupants, from students through to senior citizens. We manage real estate on behalf of some of the world's leading institutions and private investors.

Fundamental to our day-to-day operations are our core values which are at the heart of everything we do. 'THINK BIGGER', 'SUCCEED FAIRLY' and 'ONE TEAM' underpin the way we engage, transact and deliver, all of which are focused on realising our purpose as a real estate investment manager, leading the way in the accommodation sector.

Round Hill Capital's Core Values are intertwined with our ESG strategy, ensuring that we deliver our investment and ESG goals in synergy, while supporting the issues that are important to our business partners and wider society.

Round Hill Capital is proud to present its ESG Strategy which reflects our considered response to the many drivers of change in the global economy and urban environment, from the demographic and technological forces that are changing the shape and function of cities, to the destabilising effects of climate change and resource depletion on real assets and consequently, capital markets.

In recent years, evolving market expectations amongst investors, occupiers and other stakeholders, coupled with a maturing statutory environment, have amplified the importance of ESG issues to our fiduciary mandate.

Accordingly, Round Hill Capital have developed a comprehensive and proactive approach to responsible property investment in support of our partners' investment objectives.

The objectives of our **INTEGRITY | IMPACT | INNOVATION** approach reflect the centrality of ESG factors to our corporate objectives and fiduciary responsibilities.

OUR ESG PILLARS



Our ESG Strategy provides focus on the Environmental, Social and Governance aspects that are material to our investments and which have greatest resonance with our core values.

INTEGRITY

Acting responsibly through stewardship & citizenship

Transferring best environmental, social and governance practices across markets whilst using our time, skills and financial influence to support the communities in which we are present.

IMPACT

Meeting the needs of our urban society

Identifying and deploying investment solutions that address identified societal and environmental challenges alongside the delivery of superior returns.

INNOVATION

Activating better living & working

Adopting technology and incubating new concepts to enhance the desirability of homes, workplaces and neighbourhoods, thereby improving occupier benefit.

OBJECTIVES OF OUR ESG STRATEGY

A thoughtful, commercially-attuned response to the global drivers of change, risk and opportunity.

Our **INTEGRITY | IMPACT | INNOVATION** approach seeks 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.

Sustaining and reinforcing our social license to operate whilst retaining the confidence of our investors:

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.

STRATEGIC FRAMEWORK

RHC's Core Values are intertwined with our ESG Pillars to ensure we deliver our investment and ESG strategies in synergy, while supporting the issues that are important to our business partners and wider society.

IMPLEMENTING OUR ESG STRATEGY

The principal areas of activity through which our ESG Strategy will be implemented

Empowering our people and developing ESG capability

Active employee engagement to develop capability-building plans designed to help teams better meet their ESG goals and those of our business.

Embedding ESG into the investment process

Maintain a consistent, flexible approach to assessing and understanding ESG factors pertinent to individual investments and evaluate the relevant risks and opportunities these present.

Reporting on ESG progress and performance

Develop ESG reporting metrics that are relevant and meaningful and facilitate transparent data collection and reporting.

Round Hill Capital combines laser-like ambition and opportunism with the highest standards of professionalism. We blend vertically-integrated real estate investment management with complementary ventures in disruptive property concepts and technologies.

We marry investment agility with a focus on thematic drivers that allow us to capture opportunity and value ahead of the market. We believe it is these synergies that distinguish Round Hill from other investment managers.

In the same way that our investment capabilities, Core Values and nimble business models allow us to successfully enter frontier markets, they also drive INTEGRITY, IMPACT and INNOVATION into everything we do. With this approach, we are proud to lead the way in the global accommodation sector, delivering solutions to drive outstanding financial returns for our investors and partners, whilst also giving careful consideration to the impact of our investments on society as a whole.

Round Hill Capital strives continuously to be best-in-class. This ongoing objective is one of the reasons our clients, partners and staff are attracted to and loyal to us. It is also inseparable from maintaining a responsible approach to investment and asset management, and from positive corporate citizenship.

Our ESG Strategy formalises our approach to integrating Environmental, Social and Governance factors into our investment strategies and processes.

In the same way that our investment strategies are bespoke to individual funds and investments, so too is our approach to ESG; we work with our investors and other partners to identify pertinent ESG factors and opportunities, delivering and reporting on the best possible outcomes in that context. By fine-tuning our approach at the investment level within the context of a clear, overarching framework, we stand to realise greater impacts and more effectively navigate the ESG factors that pose a risk or opportunity to performance.

This ESG Strategy captures those priorities through the threads of INTEGRITY, IMPACT and INNOVATION and connects them with our Core Values. In combination, these support our purpose of pioneering profitable real estate solutions to bring aspirational living and working to places and communities where our capabilities stand to make a positive difference.

OUR VISION





ROUND HILL CAPITAL