



ORANGE
CAPITAL
PARTNERS

Orange Capital Partners

ESG Corporate Policy

DOING WELL BY DOING GOOD

ENVIRONMENTAL, SOCIAL RESPONSIBILITY & GOVERNANCE

1. INTRODUCTION

Orange Capital Partners is a Dutch investment advisor that invests on behalf of and together with its clients via joint ventures in private real estate. Orange Capital Partners acts as a fiduciary in its role as an investment adviser. Its primary responsibility is to maximize the investment returns for its clients, within the constraints imposed upon Orange Capital Partners via client management agreements.

Orange Capital Partners believes that environmental, social responsibility and corporate governance (ESG) factors can have an impact on investment performance and should be considered when evaluating real estate related investments and managing real estate assets. ESG matters initiated by Orange Capital Partners should be designed to be transparent and improve the short, medium, or long-term performance of the property.

Orange Capital Partners near and long-term strategic ESG initiatives aim to encourage continuous, incremental improvements in the performance of Orange Capital Partners assets. Orange Capital Partners will measure its success as follows: success in incorporating ESG factors in its investment decision-making processes, success in engaging third parties on ESG issues, success in implementing ESG initiatives at investment properties.

Orange Capital Partners ESG principles consist of the following objectives:

- Incorporate ESG issues into investment analysis and decision-making processes.
- Be active owners and incorporate ESG into ownership policies and practices.
- Seek appropriate disclosure on ESG issues by the entities in which the firm invests.
- Report on the activities and progress toward implementing the principles.

2.1 ENVIRONMENTAL

Orange Capital Partners environmental efforts focus to reduce energy consumption, water usage, waste disposal, and carbon emissions, and other strategies that encourage these reductions.

Orange Capital Partners believes that expenditures towards improving environmental sustainable operational practices at our managed properties represents good and responsible corporate citizenship and has the potential to increase the values of client portfolios.

Orange Capital Partners believes that any environmental sustainability initiatives implemented must be practical and cost-effective, preferably with relatively short payback periods. Clients should expect such initiatives to have the potential for adding value to real estate assets by reduced operating expenses and sustainable performance certifications to help distinguish assets within their respective markets, and reduced risk of functional obsolescence which could adversely impact disposition valuations.

Orange Capital Partners is committed to the following Sustainability Goals:

- Reduce the environmental impact of our business
- Reduce the environmental impact of our clients' real estate holdings
- Exceed local environmental regulations where appropriate
- Drive innovation on sustainable property investments
- Collaborate with clients, tenants, property managers, and other service providers to provide sustainable management of properties

2.2 SOCIAL RESPONSIBILITY

Orange Capital Partners sees it as its obligation to make decisions and take actions that will enhance the welfare of its own employees and to act in the interests of society as a whole.

As an organization, Orange Capital Partners is committed to being a responsible member of the community and supports a range of activities that enhance local communities in which we invest.

As an investment advisor, Orange Capital Partners will be mindful of how third-party service providers, joint venture partners and other business partners address "social responsibility" and will take appropriate steps if satisfactory standards of "social responsibility" are not maintained.

2.3 GOVERNANCE

Orange Capital Partners focus on superior corporate standards including compliance and risk management is fundamental to running our business. We aim to build long term partnerships with our clients.

Orange Capital Partners is governed by a series of policies, procedures, best practices and guidelines, rooted in sound ethics. Orange Capital Partners is well advanced in the process to obtain an AIFMD license and can therefore confirm to stakeholders that it maintains excellent corporate governance. Orange Capital Partners is also a member of INREV and IVBN and actively implements its Industry best practice policies and guidelines. Orange Capital Partners aim to play an active role in these organizations in the future by mean of joining different committees.

Orange Capital Partners operates its funds in accordance with their organizational and corporate documents, as well in accordance with applicable laws, rules, regulations, policies and procedures.

Orange Capital partners is committed to join the Global Sustainability Real Estate Benchmark as per the year 2019. In addition, OCP after having identified through the appropriate analysis of its GRESB score, will strive to enhance its position versus its peers. It will consider as its peers, all those companies with the similar size in terms of AUM and actively managing real estate assets in the EU.