



# **SUSTAINABILITY STATEMENT**

**TETRARCH CAPITAL**



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# TETRARCH CAPITAL

## SUSTAINABILITY STATEMENT

At Tetrarch, we firmly believe that we have a duty to go beyond the basics of ethical business practices and have a duty to embrace our responsibility to the wider community and the planet as a whole. Our team believe this brings a sustainable, collective value to our employees, clients, shareholders and wider society.

At Tetrarch, we fully understand that our operations affect the environment. As a result, our goal is to use our resources as efficiently as possible so as to reduce our environmental impact while still meeting our business objectives.

Tetrarch acknowledges the importance of sustainability across our operations and the requirement for strong governance to meet the long term interests of our investors. We are committed to ensuring that we operate in a responsible and sustainable manner and actively consider ESG across all of our business.

We will ensure ESG factors are actively considered in investment and operational decision making whilst embedding sustainability, the implementation of our ESG policy will protect and consider the interests of our investors and other interested parties. We will utilise our position to positively influence our employees, tenants, stakeholders and supply chain.

We are committed to delivering assets with sustainability certifications (e.g. LEED / BREEAM / WELL) and achieve a minimum Building Energy Rating of A for all assets.

Tetrarch will make sure we are meeting high standards when developing, acquiring and managing our assets. We have identified three principal areas where ESG can be embedded across our operations, Engagement Governance, Environment Climate, Social Human Working with our key stakeholders we will ensure that we are minimising environmental impact whilst maximising social, community and wellbeing benefits.

Tetrarch commits to work towards becoming a signatory of the United Nations Principles of Responsible Investment to actively align our investment processes with the internationally recognised standard.



# KEY FOCUS AREAS

Our key focus areas are:

## 1. Engagement & Governance

- We recognise that strong governance is the cornerstone of our continued success and also to developing a meaningful and transparent ESG strategy We will
- Ensure that we continuously consult with our key stakeholders and partners to ensure our ESG Policy and our Objectives and Targets are appropriate, relevant and ambitious
- Have a robust governance structure to ensure all decision making and ESG principles are embedded and disclosed in a transparent manner
- Actively encourage and disclose equality and diversity across our suppliers' workforces, and will seek to meet the living wage and provide equality opportunities for all
- Ensure that our ethics and governance principles are shared by all third party contractors and other stakeholders through a robust procurement process

# KEY FOCUS AREAS

Our key focus areas are:

## 2. Environment & Climate

- We are committed to minimising both our impact on the environment and our risk associated with physical and regulatory climate and environmental risks

We will -

- Enhance our ability to measure and report on our collective environmental impact including energy and water consumption, waste generation and emissions and other factors considered important across our operations
- Ensure that all developments, acquisitions and operational assets consider ESG implications and actively plan to reduce environmental impact and risk through development of key performance indicators at fund and asset level
- Proactively assess our buildings using the most appropriate sustainability certification scheme and to ensure a minimum Building Energy Rating is achieved across our assets
- Consider renewable and low carbon opportunities across our assets to identify opportunities for reducing carbon emissions and adopting green tariffs where possible

# KEY FOCUS AREAS

Our key focus areas are:

## 3. Human & Social

Tetrarch strives to ensure that we are positively contributing to social, community and human wellbeing across our operations and assets.

We will -

- To implement measures and actions that will optimise the safety and wellbeing of our residents, employees, and visitors
- Provide a positive living environment, to encourage residents to adopt sustainable practices and provide the facilities to do so
- To generate wider societal and economic benefits by providing community spaces for the young and old, supporting local communities and charities
- Tetrarch commits to working to align our ESG strategy to the UN Sustainable Development Goals (UN SDGs)
- We will choose to focus on impact areas that we are able to positively influence through our operations and our decision making. We will work with stakeholders and peers to ensure that as an industry we develop our understanding of the UN SDGs and maximise our positive impact opportunities.
- Our bespoke environmental strategy focuses on three key areas; sustainable design & planning, energy & water conservation, and a robust waste reduction policy.

# ENVIRONMENTAL POLICY STATEMENT

Our policy aim is to reduce the impact of our operations on the environment through our sustainability minded approach. Our goal is to promote sustainability and environmental awareness throughout the company by:

- Complying with all relevant international, national and local environmental and/or sustainability legislation.
- Tracking and analysing the carbon footprint of our business practices and using this information to actively reduce same.
- Promoting the protection and enhancement of biodiversity and ecosystems through employee awareness programmes and engagement of stakeholders.
- Adhering to all national legislation regarding tree preservation, specifically, The Local Government (Planning & Development) Act 1963 which provides for the making of tree preservation orders by the relevant planning authority, where it is desirable to preserve trees on amenity grounds. This prevents the cutting down, topping, lopping or wilful destruction of trees without the specific consent of the relevant planning authority.
- Incorporating energy and sustainability measures into everyday business activities insofar as possible.
- In keeping with our waste reduction policy, off site manufacturing of materials will take place insofar as possible.
- Reducing waste consumption through the implementation of waste management strategies.
- Pursuing a continuous improvement programme by regularly reviewing our environmental management system and our related objectives and targets.
- As part of our commitment to sustainability we will be aiming to attain both 'BREEAM' and 'Home Performance Index' certification for our future residential developments. We will also aim to achieve 'WELL' certification to ensure peak occupant comfort.



# SUSTAINABILITY MISSION

The key areas which are the focus of our sustainability mission are:

## 1. Energy

- Reducing our carbon footprint as part of a carbon management strategy
- Optimise energy efficiency and conservation in all operations
- Controlling and managing energy efficiency in our business and promoting energy efficiency
- Reducing the impact of transportation in our business activities
- Implementation of renewable energy sources e.g. Solar PV and heat pumps in new developments
- Ensuring an adequate number of electric vehicle charge points are provided on site
- Implementing appropriate power purchasing agreements in new developments to ensure energy is procured from 100% renewable sources insofar as possible

## 2. Waste

Actively promote reduce, reuse and recycling both internally and amongst our suppliers and customers

Reducing packaging on all our products where feasible

Minimising waste generation by applying reuse and recycle options where possible

Minimise waste generation and unnecessary resource usage during the stages of planning, design and operation of new and existing business activities

Off site manufacturing of construction components to be carried out wherever possible in line with our waste reduction policy

Materials which contain low levels of embodied carbon will be sourced for use in developments. In addition to this, materials and products will be re-used and recirculated where possible.



# SUSTAINABILITY MISSION

The key areas which are the focus of our sustainability mission are:

## 3. Procurement

- Setting specific improvement targets, monitoring progress and communicating results internally
- Developed specific objectives to continually improve our environmental performance
- Set objectives and targets for continuous improvement. Measure and review our performance regularly and communicate the results
- Continual performance improvement in minimising environmental impacts of our business
- Promoting continuous improvement by setting, monitoring and reviewing our environmental targets and objectives

## 4. Continuous Improvement

- Setting specific improvement targets, monitoring progress and communicating results internally
- Working with experienced consultants to track, monitor and deliver to set targets.
- Develop specific objectives to continually improve our environmental performance
- Set objectives and targets for continuous improvement. Measure and review our performance regularly and communicate the results
- Continual performance improvement in minimising environmental impacts of our business
- Promoting continuous improvement by setting, monitoring and reviewing our environmental targets and objectives

## 5. Awareness & Training

- Encouraging environmental awareness among our employees through appropriate communication and ESG training programmes
- Promoting environmental awareness throughout our business
- Ensure that all employees understand our environmental policy and conform to its standards
- Continuous training of all staff in all environment related issues

# MILL ROAD DEVELOPMENT

- As part of our commitment to sustainability we will be aiming to attain 'BREEAM International Residential' certification for the Mill Road Development. This will ensure that the development is operating at peak sustainability level right from design stage through to occupation.
- We will also aim to achieve 'WELL' certification to ensure peak occupant comfort.
- We will commit to attain 'Home Performance Index' (HPI) certification as part of our commitment to sustainability. This is a certification awarded by The Irish Green Building Council (IGBC) at design stage to residential properties which are designed with environmental and sustainability at the forefront.
- Proactively assess our buildings using the most appropriate sustainability certification scheme and to ensure a minimum Building Energy Rating of 'A2' is achieved for the Mill Road development.
- Mill Road M&E design will include the most modern, low carbon energy production methods such as all electric radiators and a communal district heating network.
- On site renewable energy methods such as Solar PV will be standard across the Mill Road development.
- On site electric vehicle charging points will be included so as to cater for residents who have electric vehicles, and encourage others have not yet, to switch from standard diesel and petrol.

# TETRARCH CAPITAL AGREEMENT

Tetrarch Capital is aware that its business activities impact upon the environment and is committed to ensuring these activities have the least possible detrimental effect.

We are committed to:

- Complying fully with all relevant legal requirements, codes of practice and regulations
- Assessing the environmental impacts of our operations, continuously seeking to reduce these impacts and improving our resource efficiency through reduction of energy, water use and waste
- Promoting environmental and energy awareness in our employees through participation and training
- Working with our customers to make more environmentally sensitive choices
- Monitoring our progress to ensure ongoing improvements in our environmental performance
- Communicate this policy to stakeholders and the public and work with our neighbours to reduce the impact of our operations
- These commitments will be carried out in line with our environmental policy.

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(Signed by Tetrarch Capital Representative)

Name:

Date: