

Octopus Healthcare Fund responsible investment policy

Introduction

The Octopus Healthcare Fund (OHF) provides quality care beds to address the UK's growing care bed deficit.

The Investment Manager (the Manager) aims to create high-quality Care Homes and Specialist Healthcare real estate that contributes to increasing access to quality care for the elderly (and others with long-term conditions). Funding new, best-in-class care homes provide the essential infrastructure required to support elderly residents across the UK today and in the future.

This Responsible Investment Policy (the Policy) is discussed and agreed by the Trustee of the Fund. It ensures that the Investment Manager considers the three aspects of responsible investment (mission, materiality and responsibility) when making investment decisions. It also outlines the Manager's responsibility for executing the Policy and reporting on performance at least annually.

Responsible Investment process

OHF follows a three-step approach to responsible investment which is aligned with the Octopus Investment's Responsible Investment Policy. This framework considers:

1. **Mission:** the mission of an investment
2. **Materiality:** sustainability issues impacting Fund performance
3. **Responsibility:** support offered to developers and operators

1 Mission

OHF provides quality care beds to address the UK's growing care bed deficit. The Manager strives to create exceptional facilities you'd choose for your loved ones, investing in best-in-class care homes that can catalyse positive change and impact communities.

To measure and manage the Fund's social and environmental impact, the Manager will follow the OHF Impact Framework, which can be found in this Policy. The framework includes the following:

- A 'theory of change' explains how any given intervention is expected to lead to the desired social or environmental impact
- The Impact Management Project's '5 dimensions of impact'
- IRIS metrics to measure the impact of an investment
- Independent verification against the Impact Principles

2 Materiality

OHF considers sustainability issues that could affect the performance of the Fund. Using guidance from SASB (the Sustainability Accounting Standards Board) for the 'Real Estate' sector, the team have identified sustainability issues as well as considering their materiality and how they can be mitigated:

• Energy and water management

- Through a programme of sustainability and energy efficiency audits, including the BREEAM In-Use certification and the Energy Performance Certificate, the Manager monitors the homes' water and energy consumption platform and works with tenants to improve operational efficiency.

• Management of Tenant Sustainability Impacts

- The Octopus Healthcare Green Book (the 'Green Book') defines a set of sustainability standards to be implemented across the Fund's portfolio. All new construction healthcare projects, and standing investments subject to refurbishment, should aim to follow the requirements of the Green Book. This helps to demonstrate good practice in sustainable design and construction, limiting risk and maximising the investment performance of the assets in the Fund.

• Climate Change Adaptation

- The Manager's objective is to understand and mitigate climate risk for the portfolio.
- On all new assets entering the portfolio, a preliminary appraisal is undertaken to assess the following climate risks: flood risk, heat stress, water stress, and ground risk. Where high risk is identified, there will be an expectation for mitigation. The portfolio heat map tracks these risks, using CRREM outputs for each asset based on a 1.5-degree global warming scenario and other physical climate metrics. The Fund also has a target to ensure climate resilient action plans are implemented for 'high risk' properties.
- Regulation or carbon taxation all have the potential to affect the viability of the Fund, with potential increased running costs and the risks of asset stranding.

3 Responsibility

The Manager is committed to operating in a manner which minimise carbon emissions. The Fund is committed to building the it's net-zero home (following the UK Green Building Council – Net Zero Carbon Buildings – A Framework Definition (April 2019)), and by 2030, all newly developed assets will be net-zero, and all existing assets will be net zero by 2040.

The Fund has developed an Engagement Tool which it sends to tenants to help understand whether they consider the broader stakeholders (employees, communities, customers, shareholders and the environment). The tool provides guidance to help tenants operate more responsible and efficient homes.

The Fund aligns its principles with the UN Sustainable Development Goals (“UNSDG”):



UN SDG No. 3 - Good Health and Well-Being: Ensure healthy lives and promote well-being for all at all ages; and

- Target 3.8 - Achieve access to quality healthcare services



UN SDG No. 7 - Affordable and Clean Energy: Ensure access to affordable, reliable, sustainable and modern energy for all; and



UN SDG No. 11 - Sustainable Cities and Communities: Make cities and human settlements inclusive, safe, resilient and sustainable; and



UN SDG No. 13 - Responsible Consumption and Production: Take urgent action to combat climate change and its impacts; and



UN SDG No. 15 - Life on Land: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

Oversight

The Manager is supported by the Investment Team and Impact and Sustainability Team to support the monitoring and reporting of the Fund's performance against this Policy. The Manager will ultimately be responsible for making updates and continuously improving the Fund's commitments and performance.

This Policy, and any amendments to it, will be approved by the Trustees of the Fund. The OHF Investment Team, overseen by the Octopus Real Estate Investment Committee, is responsible for ensuring all investment decisions are in line with this Policy and the procedures set out in the Octopus Healthcare Green Book (the 'Green Book'). Where additional expertise is required to implement, including, in relation to a specific investment by the Fund, the OHF Investment Team shall engage appropriate external parties.

The Octopus Impact and Sustainability team sits on the Octopus Real Estate ESG Committee and feeds into the Octopus Group Responsible Investment Committee, which oversees the implementation of Responsible Investment activities across the Octopus Group.

Reporting

It is the responsibility of the Manager to provide OHF investors with sustainability and operational metrics and case studies of investments. This will include combined information (removing duplicates) from the following frameworks:

- SASB (Sustainability Accounting Standards Board)
- TCFD (Taskforce on Climate-Related Financial Disclosures)
- GRESB (Global Real Estate Sustainability Benchmark)
- International Finance Corporation's Operating Principles for Impact Management
- SFDR (Sustainable Finance Disclosure Regulation)

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