

ENVIRONMENTAL POLICY

PATRON CAPITAL ADVISERS LLP
GLOBAL AMBIT - VERSION 2.0



PATRON
CAPITAL PARTNERS

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PURPOSE

Patron's Capital Advisors (The Company) Environmental Policy (the Policy), approved by Patron Capital Advisors LLP Board of Directors, focuses on improving environmental practices and performance. The Policy outlines strategic commitments and emphasizes the principles of sustainable development. Key aspects of the Policy include:

1. **Commitment to Sustainable Development:** The Company acknowledges the importance of sustainable development and strives to integrate sustainability into its work.
2. **Managing Environmental Impact:** The Company recognizes its responsibility to minimize adverse environmental impacts resulting from its activities. This includes identifying and addressing potential environmental risks, implementing mitigation measures, and continuously improving environmental performance.
3. **Generating Positive Impact:** Implementing practices contributing to environmental conservation, resource efficiency, and energy savings.

By establishing these guidelines and commitments, the Company aims to drive positive change, foster sustainability, and effectively manage its environmental impact. The Policy serves as a framework for integrating environmental considerations into the Company's operations and decision-making processes.

AREA OF APPLICATION

The Company's Environmental Policy applies to all employees, regardless of their employment status, including those on temporary or fixed-term contracts. It also extends to the investments made by the Company, where efforts will be made to minimize its contribution to climate change.

The Policy is closely linked to the Climate Change Policy, which outlines specific measures and strategies to address climate change-related issues.

The Environmental Policy likely includes guidelines and actions to reduce greenhouse gas emissions, promote energy efficiency, transition to renewable energy sources, and adopt environmentally friendly practices in the Company's projects.

COMMITMENTS AND LINES OF ACTION

The Company's main lines of action in environmental matters will be aimed at:

ENERGY MANAGEMENT

1. **Reduce greenhouse gas emissions:** The goal is to decrease the amount of greenhouse gases, such as carbon dioxide (CO₂), released into the atmosphere. PCA is trying to achieve this through practices like designing buildings with a smaller carbon footprint involves reducing the energy required for their operation and minimizing associated emissions.
2. **Promote energy efficiency:** refers to optimizing energy use. This means using systems and equipment that consume less energy to achieve the same results. In addition strategies like thermal insulation, efficient windows, and high-efficiency heating and cooling systems contribute to reducing energy consumption.

3. **Transition to renewable resources:** At patron is key to the transition to reduce greenhouse gas emission the transition to renewable resources, installing them whenever its possible to make buildings prepared to reduce the the effects of the climate change.

WASTE MANAGEMENT

To promote the efficient use of resources and reduce waste generation, the Company will implement measures to ensure proper management and reuse of waste generated during construction. These measures may include:

1. **Waste Management Plans:** The Company will require the construction companies to develop and implement waste management plans that outline strategies for reducing, recycling, and properly disposing of construction waste. These plans may include segregating different types of waste, maximizing recycling opportunities, and ensuring compliance with waste disposal regulations.
2. **Reuse and Recycling:** The Company will encourage its construction partners to prioritize reusing and recycling materials to minimize waste.
3. **Supplier Selection:** The Company will consider the construction companies' environmental performance and waste management practices during the tender process. Patron will preferentially work with partners committed to sustainable waste management and have systems to track and report on their waste reduction efforts.
4. **Monitoring and Reporting:** The Company will establish monitoring and reporting mechanisms to track the waste management performance of the construction companies. This may involve regular audits, inspections, or reporting requirements to ensure compliance with waste management plans.

By promoting the efficient use of resources and the reduction of waste through proper waste management and reuse, the Company aims to minimize its environmental impact.

RESPONSIBLE PROCUREMENT

We are committed to purchasing materials, goods and services responsibly and, with the guarantee of third-party certification systems.

To ensure responsible procurement practices, the Company is committed to purchasing materials, goods, and services from suppliers who adhere to best practices and possess third-party certifications. The following actions will be taken to promote responsible procurement:

1. **Supplier Evaluation:** The Company will evaluate potential contractors based on their adherence to best practices and third-party certifications related to environmental, social, and ethical standards. Contractors with recognized certifications such as ISO 14001 (environmental management), ISO 9001 (quality management), or relevant industry-specific certifications will be preferred.
2. **Monitoring and Compliance:** The Company will implement monitoring and evaluation processes to ensure contractors comply with established standards and certifications. This may involve periodic assessments or performance reviews to verify that suppliers continue to meet the required criteria.

MINIMIZATION OF WATER CONSUMPTION

The Company recognizes the importance of responsible and efficient water management due to the finite nature of this valuable resource. The Company will implement the following measures to save water consumption and promote responsible water management:

1. **Water Efficiency Assessments:** The Company will conduct assessments of water usage within its buildings and facilities to identify areas where we can implement water conservation measures. This may involve evaluating water fixtures, irrigation systems, cooling towers, and other water-consuming equipment.
2. **Water Conservation Technologies:** The Company will explore and invest in water-efficient technologies and systems to reduce water consumption. This may include the installation of low-flow fixtures, water-efficient appliances, intelligent irrigation systems, and water reuse systems where applicable.
3. **Awareness and Education:** The Company will promote awareness and educate its employees, tenants, and other stakeholders about the importance of water conservation and responsible water management practices. This may include providing information on water-saving techniques, promoting behavior change, and encouraging responsible water use in daily operations.
4. **Water Monitoring and Reporting:** The Company will implement water monitoring systems to track and analyze water consumption patterns within its buildings and facilities. Regular reporting on water usage and efficiency will be conducted to identify opportunities for improvement and measure progress towards water conservation goals.
5. **Collaboration with Water Authorities:** The Company will collaborate with local water authorities, governmental organizations, and relevant stakeholders to stay informed about water-related regulations, initiatives, and best practices. This collaboration will help ensure compliance with water management regulations and facilitate the adoption of innovative water conservation strategies.
6. **Water-Responsive Landscaping:** The Company will promote water-responsive landscaping practices, such as planting drought-tolerant vegetation, using mulch to retain soil moisture, and implementing efficient irrigation methods. These practices will help minimize water usage for landscaping purposes.

The Company aims to achieve significant water savings, reduce its environmental footprint, and contribute to responsible water management by implementing these measures.

BIODIVERSITY

The Company recognizes the importance of biodiversity as one of the critical elements of European Taxonomy Regulations.

In line with this commitment, the Company undertakes the following actions:

1. **Compliance with Applicable Regulations:** The Company diligently reviews and complies with applicable regulations for preserving protected natural spaces and biodiversity.

This ensures that its operations and activities are conducted in accordance with legal requirements for the protection of biodiversity.

2. **Preservation of Protected Natural Spaces:** The Company recognizes the importance of conserving protected natural spaces, such as wildlife habitats, protected areas, and ecological reserves. It takes measures to preserve these spaces and their biodiversity by adhering to best practices and guidelines outlined by environmental authorities.
3. **Biodiversity-Friendly Property Development:** The Company strives to promote developing and managing properties that support and enhance biodiversity. Incorporating design features and practices that favour biodiversity, such as preserving existing natural elements, creating green spaces, and implementing sustainable landscaping techniques.
4. **Collaboration with Biodiversity Experts:** When necessary, the Company may collaborate with biodiversity experts, environmental organizations, or relevant stakeholders to gain insights and expertise in biodiversity preservation and enhancement. This collaboration may involve seeking guidance on sustainable land use practices, habitat restoration initiatives, or biodiversity assessments to inform decision-making processes.

POLLUTION PREVENTION

The Company recognizes the importance of preventing contamination and reducing its environmental impact. To achieve this, the Company adopts the following measures:

1. **Best Practices for Pollution Prevention:** The Company promotes the use of best practices to prevent contamination resulting from its activities. This includes implementing efficient waste management systems, minimizing the use of hazardous substances, and adopting environmentally friendly technologies and processes. By adhering to these practices, the Company aims to reduce its overall environmental footprint.
2. **Reduction of Airborne Particles:** The Company recognizes the importance of reducing particles in suspension in the air, which can have adverse effects on air quality and human health. It seeks to develop and implement measures that help mitigate the release of airborne particles from its activities. This may involve utilizing advanced filtration systems (when removing asbestos from contaminated sites), or implementing dust control measures (like watering during demolitions).

MATERIAL SOURCING

The Company is committed to promoting good practices in selecting construction materials to its projects. The following practices are aimed at enhancing sustainability and reducing environmental impact:

1. **Traceability Study:** The Company promotes traceability of materials used in construction projects. This includes identifying the origin of materials and ensuring they meet responsible sourcing standards. By understanding the supply chain, the Company can prioritize materials with transparent and sustainable sourcing practices.

2. **Emphasis on Durability and Maintenance:** The Company emphasizes the importance of durability and maintenance when selecting construction materials. By prioritizing long-lasting and low-maintenance materials, the Company reduces the need for frequent replacements and minimizes waste generation.
3. **Information on Emissions and Life Cycle:** The Company informs clients about the characteristics of products that emit gases or contain harmful substances. Information about the life cycle of products, including their environmental impact from extraction to disposal, is also provided. This helps clients make informed decisions that consider environmental factors.
4. **Option for Certified Wood:** The Company always includes the option of choosing certified wood in offers or tenders.
5. **Use of Concrete with Recycled Aggregates:** The Company includes in tender documentation the option of using concrete composed of recycled aggregates.
6. **Detailed Environmental Characteristics:** The Company requests detailed information on the environmental characteristics of proposed construction materials. This includes energy consumed during extraction or treatment, greenhouse gas emissions, and other relevant factors.
7. **Waste Reduction, Recycling, and Reuse:** The Company informs clients about specific objectives related to waste reduction, recycling, and reuse. This highlights the Company's commitment to minimizing waste generation and promoting sustainable waste management practices.
8. **Recovery and Recycling by Subcontractors:** The Company reports on ongoing procedures for the recovery and recycling of construction materials by subcontractors. This demonstrates the Company's efforts to collaborate with partners who prioritize responsible waste management.
9. **Waste Separation Processes:** The Company specifies waste separation processes in project facilities and works. This promotes effective waste segregation, facilitating recycling and proper disposal practices.
10. **Promotion of Recycled By-Products:** The Company actively promotes the use of recycled by-products. By encouraging the use of these materials, the Company contributes to the circular economy and reduces reliance on virgin resources.

By implementing these good practices, the Company aims to guide clients towards sustainable construction material choices that align with environmental goals and minimize ecological impact throughout the construction process.

COMMUNICATION AND IMPLEMENTATION OF THE POLICY

The Environmental Policy will be made available to all the Company's stakeholders, both internally and externally, and will be subject to appropriate communication, training and awareness actions for its timely understanding and implementation throughout the organization.

UPDATING AND REVISION OF THE POLICY

The Environmental Policy will be reviewed and updated as appropriate to adapt it to changes that may arise in the business model or the context in which the Company operates, always guaranteeing its effective implementation.

GRIEVANCE MECHANISMS AT THE OPERATIONAL LEVEL

PCA has a compliance department and qualified personnel to deal with claims in this area. For this purpose, it provides the following contact addresses:

- Ordinary mail to the address: 33 GlassHouse Street, London, W1J 0AH

- Email address: emilio@patroncapital.com

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