

FORE PARTNERSHIP SUSTAINABILITY POLICY

FORE is a transformational, purpose-driven real estate investment firm that addresses the specific needs of investors for greater alignment of their property investments with their core values. With this in mind, our investment approach drives returns with a holistic view on environmental sustainability, design, occupational trends, community, and the built environment, combining mainstream real estate asset management and sustainability, without compromising either.

We aim to use the power of real estate to drive positive social and environmental change. We believe buildings of the future not only need to focus on reducing carbon output, but also must foster creativity and innovation while at the same time bring about a positive community impact. These are all interlinked. With intensifying competitive forces, increased pace of technological disruption, and fast-moving social and demographic changes, we need to re-appraise how people live, work, and interact with different forms of real estate. Our policy reflects this broad – but connected – view of sustainability.

Our approach to all aspects of business ensures ESG issues are integrated into decision making at every level of the firm, all investment decisions, how we operate our business, and with all of our partners and suppliers. FORE is a certified B Corporation, having re-certified in October 2023.

Responsible real estate strategy

Building for the future – “building forward” – consists of four dimensions by which we improve sustainability outcomes, manage risk, create spaces that foster creativity and innovation, and ultimately drive financial outperformance:

- Carbon Reduction – reduce environmental impact particularly focused on energy, water, and waste
- Health & Wellness – integrate health and well-being initiative to create environments that reduce sickness, improve occupier satisfaction
- Design & Built Environment – adopt modern, responsive design, consider demographic and secular issues
- Community – use social impact to address deeply entrenched problems, enhancing community bonds

Objectives

We are committed to:

- Considering people and planet alongside profit in every decision (as per our B Corp values)
- Being an innovator in all aspects of ESG / impact
- Protecting the environment by preventing pollution and using resources in the most sustainable way possible
- Managing waste generated from our business operations and incorporating reduction, re-use, recycling in accordance with the principles of the waste hierarchy

- Encouraging high sustainability standards in any new development or refurbishment programme and that these standards are comprehensively reviewed on an annual basis
- Measuring and reporting the carbon footprint of our business activities
- Working with local social enterprises to help address endemic problems in our communities
- Minimising adverse impacts at our properties and through the supply chain, and maximising the creation of economic opportunities in the local community
- Using our buildings as an agent of positive change
- Maintaining ISO 14001 to manage and continually improve the environmental impact of our investments
- Fulfilling and exceeding all relevant legal and other compliance obligations
- Setting objectives for improvement, at company and asset level to drive continual performance improvement
- Deeply integrating this sustainability policy in every aspect of the acquisition, design, refurbishment, location, and use of buildings

FORE applies the principles of sustainable development in the design, planning, refurbishment, construction, and management of our buildings. Incorporating energy and environmentally efficient products and services into property refurbishment and redevelopment is an area of critical importance to FORE.

To demonstrate our commitments we:

- Engage with stakeholders, including communicating internally and externally our environmental policy and performance on a regular basis
- Participate in the Global Real Estate Sustainability Benchmark (GRESB) on an annual basis
- Communicate our plans, performance and commitments, through an annual Corporate Social Responsibility Report
- Through our Procurement Policy, promote appropriate consideration of sustainability and environmental issues through our supply chain and aim for 100% participation by our vendors both at the FORE corporate level and property level
- Regularly review our sustainability and procurement policies and, if necessary, revise to maintain industry leadership and best practice

Governance

FORE's Managing Partner holds senior level responsibility for ensuring that the sustainability policy is implemented and adhered to. However, all employees have a responsibility to ensure the commitments and aims of the policy are upheld, and this is written into their objectives, is part of performance reviews, and feeds into compensation.

This Sustainability Policy has been approved by FORE's Partners and its Advisory Board and has been circulated to all employees of the firm. It will be communicated and explained internally and for all interested parties via our company website ensuring both visibility, focus, and accountability.

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