

ESG GROUP REPORT 2024

APACHE  CAPITAL

PRESENT
MADE

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INTRODUCTION

Apache Capital (Apache) celebrated successes across the business in 2024.

Apache appointed Scott Berry into the Senior Leadership Team as Chief Financial Officer in Q2. Scott brings a wealth of operational experience in the living sector to the Apache team.

Reflecting on the strategy and growth potential of the business, the business implemented a corporate restructure in Q4. The reorganisation has brought greater transparency, accountability and growth for the Apache team, facilitating the business to reach its full potential.

Our Multi-Family Housing (MFH) sites at Hove and Glasgow launched to the market as the first phases opened to residents. These assets take our operational MFH portfolio to seven sites across the U.K., with 3,300 operational units.

The development of our first Single-Family Housing (SFH) site, Eddington in Cambridge, remained on program with first handover of units secured in Q1 2025.

Present Made, our operational business, expanded their team by placing the General Manager and Leasing Manager for the Eddington site. The General Manager was the first of six site-based staff to be appointed to provide exceptional service to our residents.



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BUSINESS ACHIEVEMENTS 2024



CORPORATE OPERATIONS

- Hosted 12 work experience students
- CFO appointed into Senior Leadership Team
- Corporate reorganisation implemented
- Over £2,500 raised for Apache's Charity of the Year, Mind
- 73% positive result on Net Promoter Score in our employee engagement survey
- REGO backed energy supply for Apache Central offices



MULTI FAMILY PLATFORM

- 8 sites
- 7 cities
- 3,300 Operational homes
- 476 resident events
- 3 Star Fitwel¹ Community Scorecard achieved on Hove
- Three- and four-star GRESB Scores²
- Operational business MLML (Moda Life Management Limited) scored higher than the 2024 HomeViews³ U.K. BTR Benchmark in every category



SINGLE FAMILY – PRESENT MADE

- Site based team appointed at Eddington
- Eddington development on program
- Eddington Contractor ESG Quarterly Reporting
- Code for Sustainable Homes Level 5⁴ achieved for Eddington
- Eddington Fitwel pre-assessment
- Embodied and Operational carbon Assessments carried out for this first flagship scheme



¹ <https://www.fitwel.org>

² <https://www.gresb.com/nl-e/>

³ <https://www.homeviews.com>

⁴ Code for Sustainable Homes

CORPORATE



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EDDINGTON, CAMBRIDGE

CORPORATE ACHIEVEMENTS 2024 – GOVERNANCE



APACHE APPOINTED SCOTT BERRY AS CFO IN MAY 2024.

Scott brings significant operational capability to the team. Scott is an Apache Board member and sits on the Investment Committee.

The business redefined committee members and roles including the Investment Committee and the Management Committee.

THE MANAGEMENT COMMITTEE

The Management Committee meets weekly with Senior Leadership to discuss priority items across the business, including transactions, operations, people/ HR and investment. The Management Committee is represented by individuals across the business whose responsibility it is to raise issues to the Committee's agenda. The Management Committee also act as communication liaison/ link with the less senior members of staff.

THE INVESTMENT COMMITTEE

The Investment Committee Process is divided up into seven stages taking an opportunity from a Preliminary to Full Transaction Approval. It is the responsibility of the IC to review and sign off on all aspects of a transaction including, but not limited to, legal documentation, development/ design, ESG risks & opportunities, debt & equity. The IC templates were updated during the reporting year, and Scott Berry joined the committee.



CORPORATE ACHIEVEMENTS 2024 – GOVERNANCE

Apache undertook a procurement process for lawyers (completed) and administrators (commenced). The Request for Proposal (RFP) process engaged multiple parties and ran a transparent process. By conducting these reviews, the business can ensure we are working with advisors best suited to our investment strategies and providing best in class service for the business and stakeholders.



CORPORATE ACHIEVEMENTS 2024 – ENVIRONMENTAL



PLANET MARK CERTIFICATION

We're proud to announce that we have achieved our third year of Business Certification for reporting year 2023. We are committed to cutting our measured carbon footprint annually.¹

Planet Mark is a leading carbon reduction and net zero specialist. With over ten years of experience, Planet Mark is committed to helping business of all sizes find unified solutions to reduce carbon emissions, secure net zero targets, generate long-term business value and deliver meaningful climate action.



ZERO-TO-LANDFILL STRATEGY

All head office waste collected by First Mile² who operate a Zero-to-landfill strategy with all non-recyclable business waste sent to generate green energy.



REGO BACKED

APACHE'S HEAD OFFICE IS POWERED BY REGO BACKED ENERGY

The Renewable Energy Guarantees of Origin³ (REGO) scheme provides transparency to consumers about the proportion of electricity that suppliers source from renewable electricity. Apache's head office is powered by REGO backed energy and its energy is monitored through installation of a Smart Meter.

Renewable Energy Guarantees of Origin certificates (REGOs) confirm your electricity is sourced from 100% renewable generation



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¹ <https://www.planetmark.com>

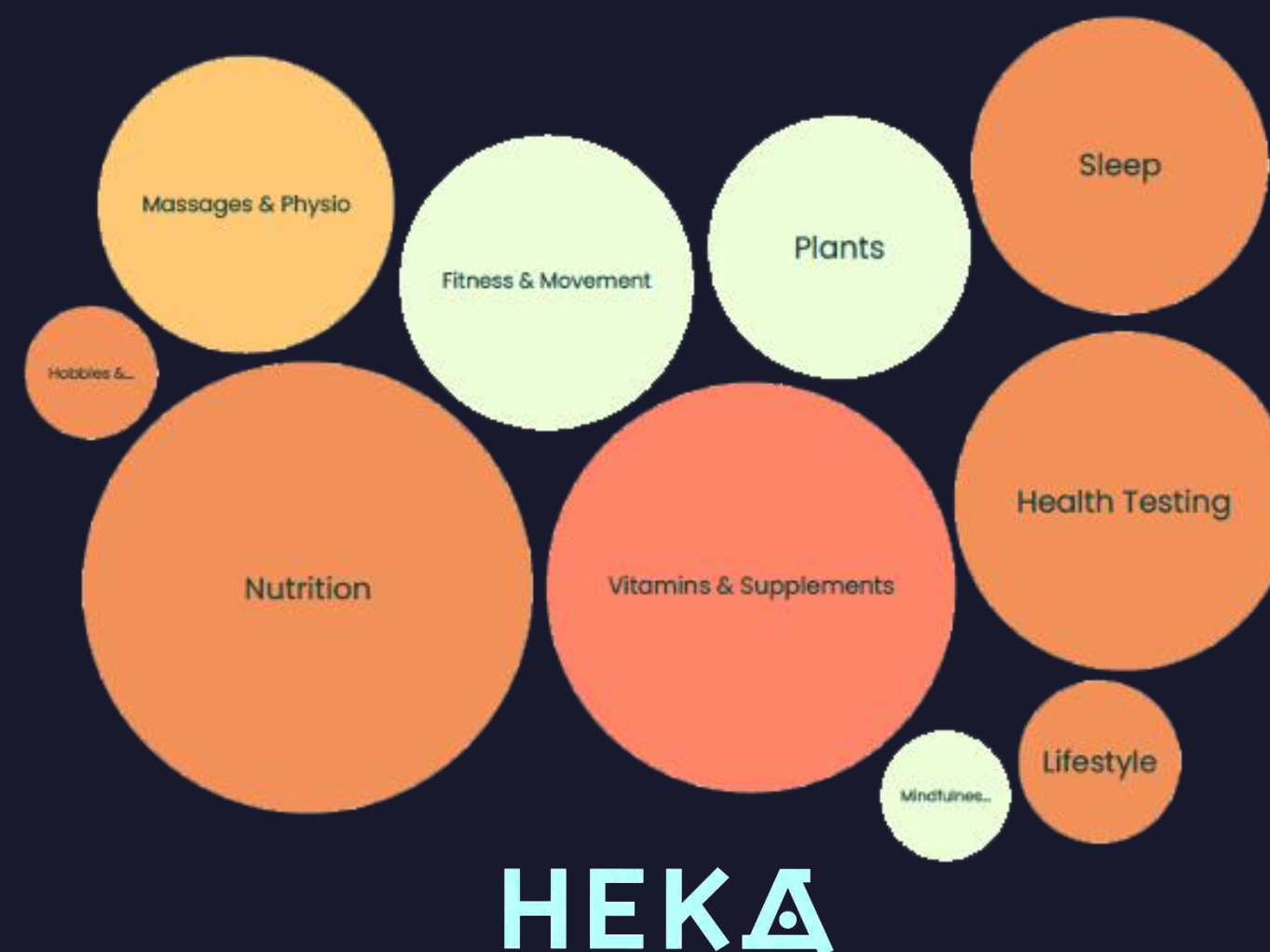
² <https://www.thefirstmile.co.uk>

³ <https://www.ofgem.gov.uk/environmental-and-social-schemes/renewable-energy-guarantees-origin-rego>

CORPORATE ACHIEVEMENTS 2024 – SOCIAL



Apache hosted 12 work experience students from a range of socio-economic backgrounds. Apache is a corporate partner of Inspire's work experience program. Inspire is an education charity based in East London coordinating work experience placements for young people each academic year. Similarly, Apache is a corporate partner of Reading University's Access Internship Program. The RREF Access internship scheme aims to ensure fair access to the industry, by supporting deserving students overcome social or experiential obstacles and gain experience in the Real Estate industry.



Heka is an employee benefit platform that allows individuals the freedom to personalise their wellbeing benefits, all in one place. Apache has 26 Active Employees on Heka with £300 annual credit per employee.



The Charity Committee celebrated a successful year of fundraising events to support Charity of the Year – Mind. The Apache team rowed 130,973 metres (81miles) on 2 indoor rowing machines on 12 June 2024, each metre representing one of the queries to the support and information helplines. We reached a 2024 fundraising total of over £2,500 for the charity Mind.

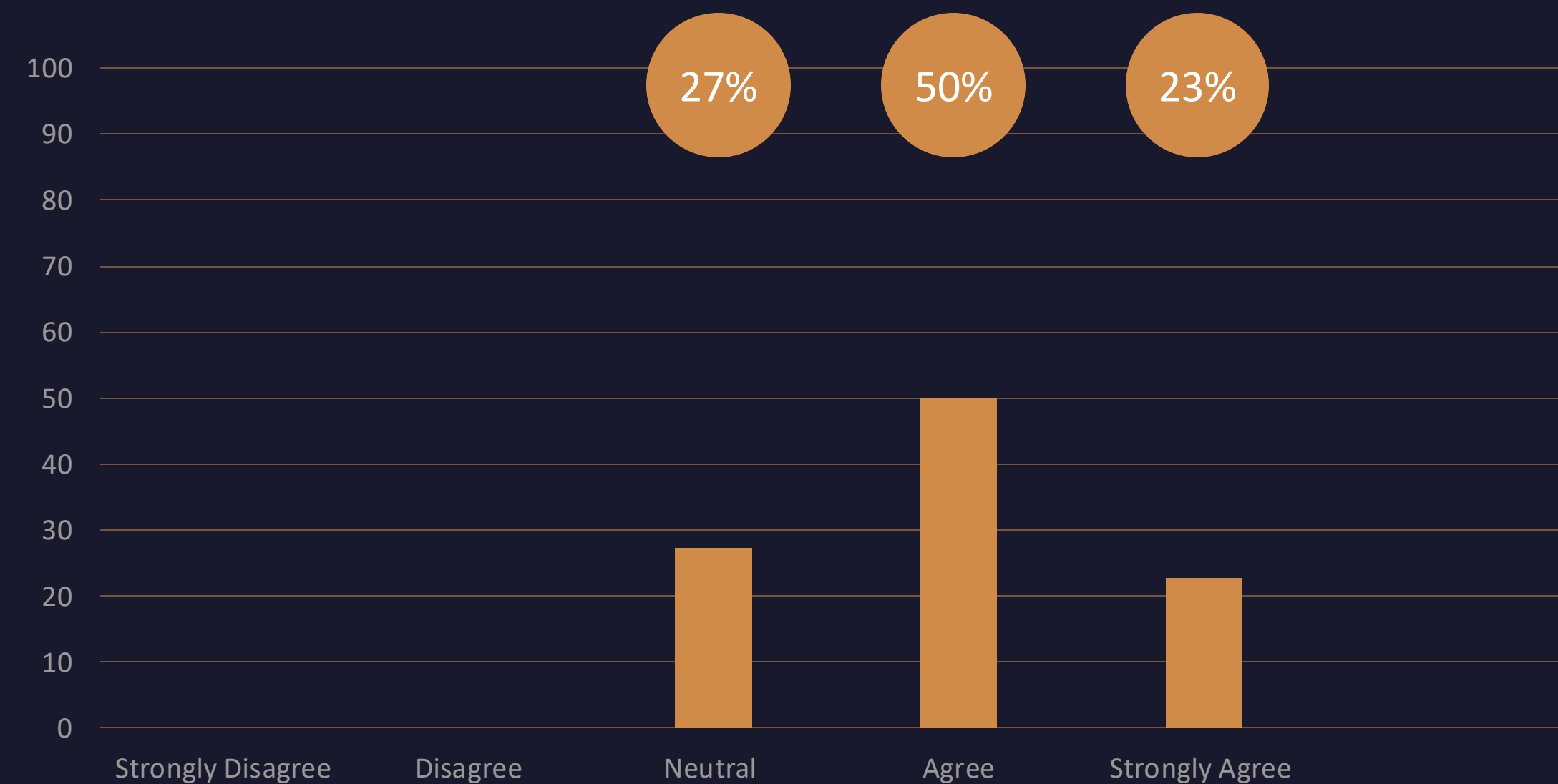


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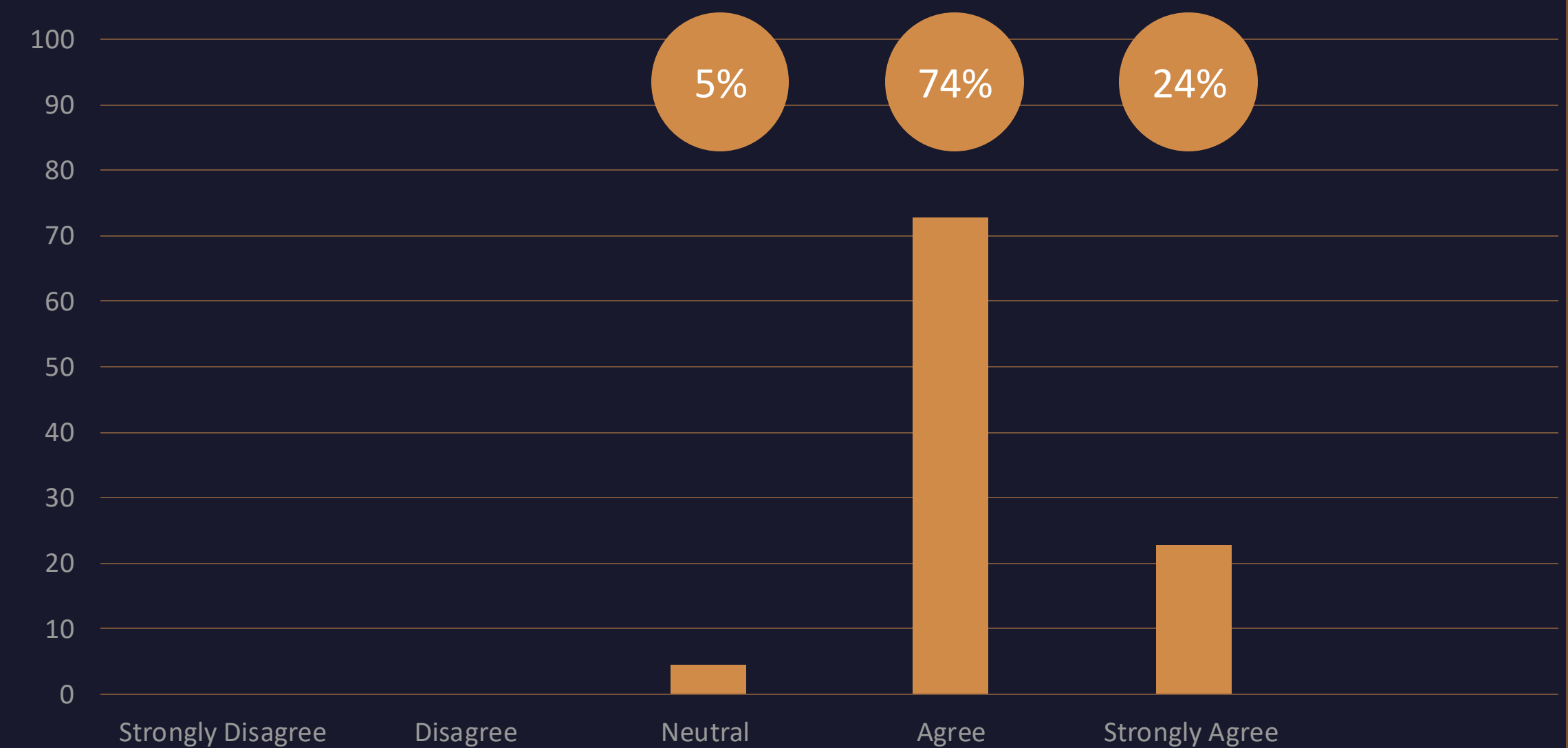
CORPORATE ACHIEVEMENTS 2024 – SOCIAL

Apache conducted our annual employee engagement survey with an 91% response rate, resulting in reliable findings. Apache celebrated a positive set of results and provided the opportunity for bottom-up change in areas identified for improvement.

OVERALL, I WOULD RECOMMEND APACHE/ PRESENT MADE TO A JOB APPLICANT (NET PROMOTER)



APACHE/ PRESENT MADE OPERATE IN A SOCIALLY RESPONSIBLE MANNER



MULTI-FAMILY HOUSING UPDATE



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THE MERICAN, BIRMINGHAM

MFH ACHIEVEMENTS 2024 - GOVERNANCE

Apache have submitted to the GRESB¹ Assessment for four years running. The GRESB assessment is a robust ESG framework that aligns us with our stakeholders on ESG strategy. We review our results and seek continuous improvement. We achieved a three- and four-star GRESB Score for our MFH entities submitted in 2024. We seek continuous improvement under the GRESB assessment.

BTR PLATFORM ONE



ANGEL GARDENS



¹ <https://www.gresb.com/nl-en/>

MFH ACHIEVEMENTS 2024 - ENVIRONMENTAL



100% DATA COVERAGE REPORTING INTO
THE GRESB ASSESSMENT 2024



OPERATIONAL DATA REPORTED IN LINE
WITH INREV GUIDELINES. DATA OVERVIEW
AND LIKE FOR LIKE DATA INCLUDED IN THE
APPENDIX.



WATER PULSE COUNTERS INSTALLED TO
ENSURE AUTOMATIC WATER DATA
ACROSS PLATFORM ONE ASSETS



REGO BACKED

REGO ENERGY CONTRACTS IN PLACE FOR ALL ASSETS WHICH ACHIEVED PRACTICAL
COMPLETION DURING THE REPORTING YEAR, IN LINE WITH OPERATIONAL ESG STRATEGY

MFH ACHIEVEMENTS 2024 - SOCIAL

90+

LOCAL EMPLOYMENT CREATION

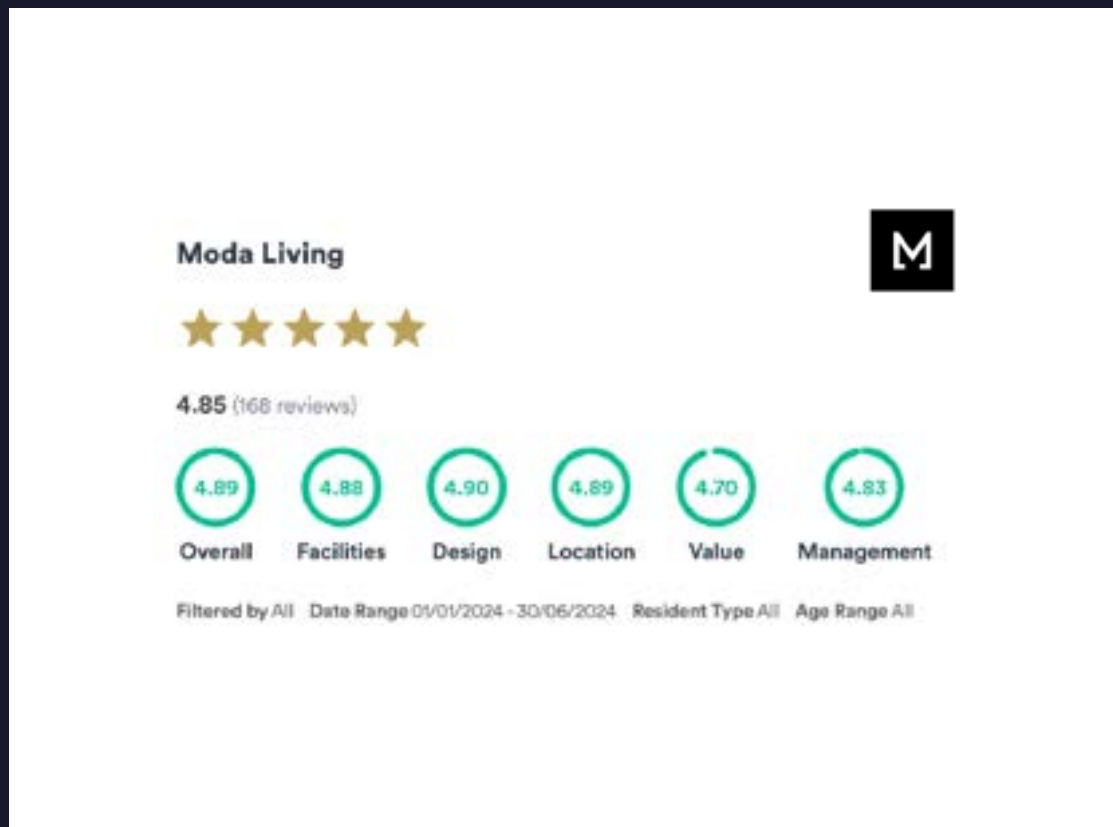
The MHF platform has created over ninety local employment opportunities at site level across the platform.



3 STAR FITWEL CERTIFICATION

Our MFH asset in Hove achieved a 3 Star Fitwel¹ Community Design Certification in 2024. Hove takes our 3 Star Fitwel certifications to a total of five across the MFH platform.

As the MHF assets move into the operational phase, we are targeting recertification under the Fitwel Built certification. Pre assessments are underway for the first of these MFH assets.



HOMEVIEWS RESULTS

Our operating business, Moda Life Management Limited (MLML) scored higher than the 2024 HomeViews² U.K. BTR Benchmark in every category. HomeViews is an independent review platform for residential developments in the U.K.



LOCAL CHARITABLE INITIATIVES

Our onsite teams partnered with charities across the portfolio including installing clothes and food banks to support local charities.

¹ <https://www.fitwel.org>
² <https://www.homeviews.com>

MFH ACHIEVEMENTS 2024 - SOCIAL

KEY STATS

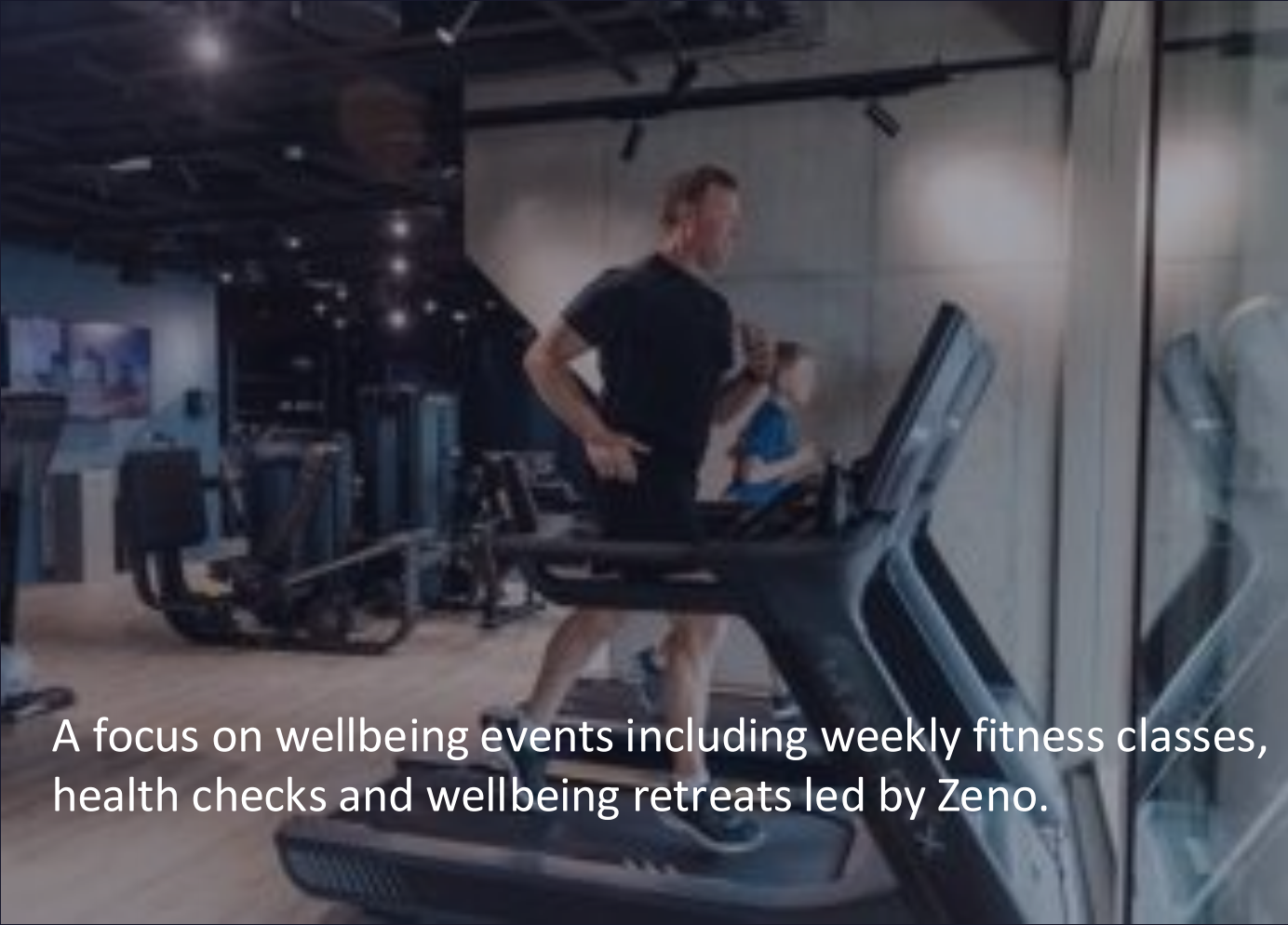
476

Resident events hosted across operational assets in 2024

6,075

Attendees at resident events in 2024

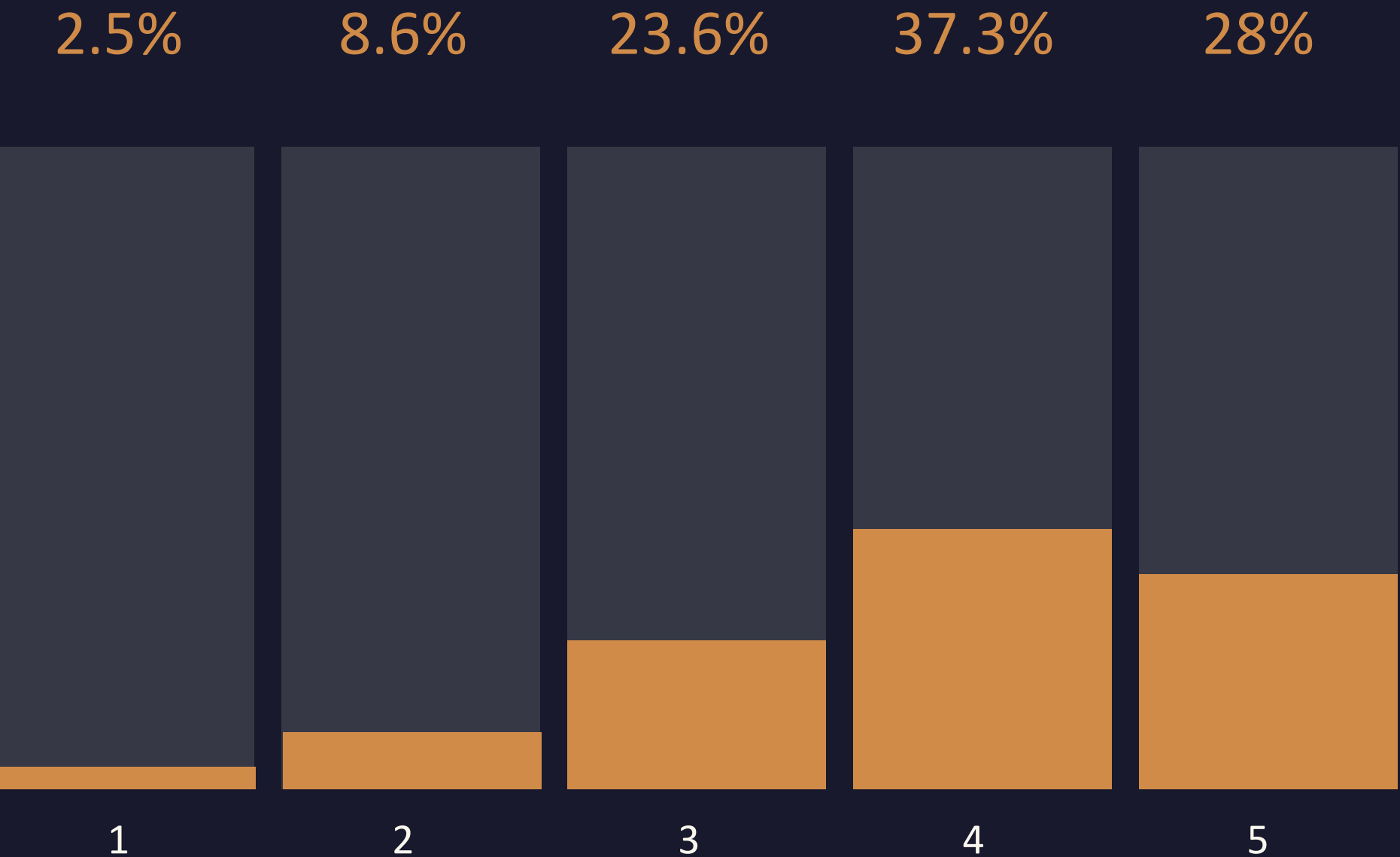
EVENT HIGHLIGHTS



COMMUNITY FEEDBACK

We launched a Resident Survey to gather feedback from our residents on our events strategy. We celebrated a positive set of results and collated suggestions for the future.

HOW WOULD YOU RATE THE RANGE OF EVENTS IN YOUR NEIGHBOURHOOD? AVG. 3.8
★ ★ ★ ★

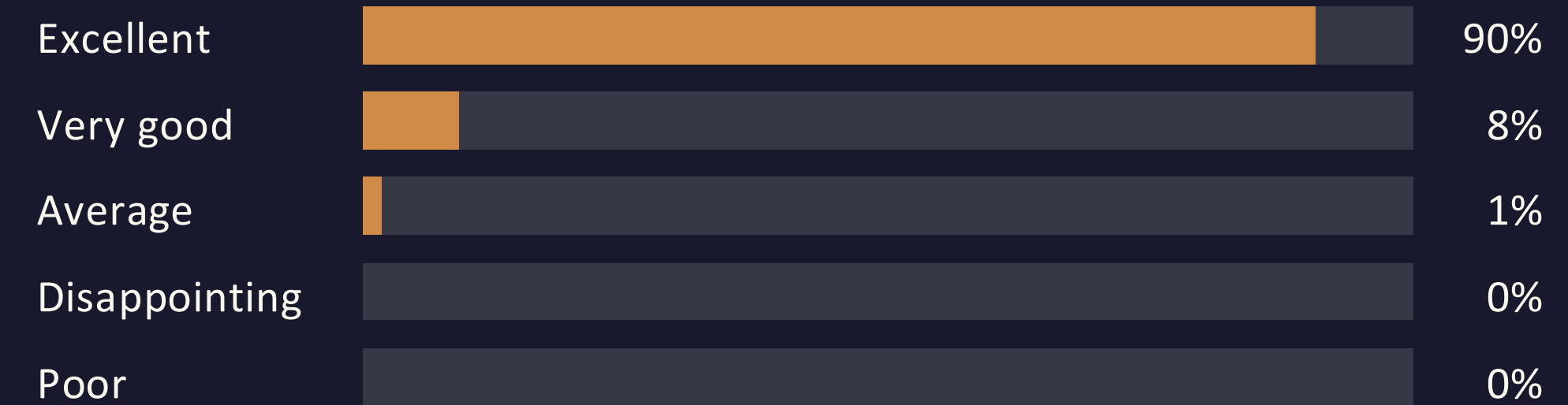


MFH ACHIEVEMENTS 2024 - SOCIAL

Moda Life Management Limited (MLML) achieved a positive set of results across all the HomeViews¹ categories for the MFH platform.

The results presented are taken from H1 report 2024 and highlight the exceptional customer service and quality of product at Apache's MFH assets.

RATINGS BREAKDOWN



WINNER



of Top Rated BTR Community –
Scotland: The McEwan at
HomeViews 2024 Resident Choice
Awards

34 AWARDS

achieved with our
portfolio in 2024

4.89



score for customer service in 2024
above the HomeViews U.K. BTR
Benchmark

99%

of residents across our
BTR Portfolio
recommended us as an
operator in 2024

6 schemes

scoring higher than the
2024 HomeViews U.K.
BTR Benchmark in every
category

SINGLE-FAMILY HOUSING UPDATE



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SFH ACHIEVEMENTS 2024 - GOVERNANCE

GRESB¹ GAP ANALYSIS

GRESB gap analysis completed during the reporting year. Present Made, Eddington, is targeting a Management and Development submission in the 2025 GRESB Submission.

ASSET LEVEL ESG STRATEGY

Eddington, Cambridge asset level ESG strategy & budget implemented.



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¹ <https://www.gresb.com/nl-en/>



SFH ACHIEVEMENTS 2024 - ENVIRONMENTAL



BUILDING CERTIFICATION

Eddington is delivering Code for Sustainable Homes¹ Level 5 when the units are handed over in 2025.



CARBON REPORTING

Embodied and Operational carbon Assessments carried out for our first flagship scheme.

Operational Decarbonization Report undertaken in 2024.

All MEP aspects of the Eddington site have achieved targets in line with LETI recommended values. Further opportunities to improve energy efficiency were focused on structure and fabric options.



CONTRACTOR ESG REPORTING

Present Made have a Contractor Reporting process in place to encourage our partners to act in an environmentally and socially sustainable manor. Environmental reporting capturing water, waste and energy consumption during the development phase implemented across 2024.

¹ Code for Sustainable Homes

SFH ACHIEVEMENTS 2024 - SOCIAL



Jack Hughes, General Manager, Eddington

LOCAL EMPLOYMENT CREATION

The onsite team structure was defined, creating local employment for six roles. The first of these roles, the General Manager, was placed in June 2024.



FITWEL PRE ASSESSMENT

Fitwel¹ Design – Pre-assessment complete, targeting a 3 Star when submitted in 2025.



CONTRACTOR ESG REPORTING

Present Made have a Contractor Reporting process in place to encourage our partners to act in an environmentally and socially sustainable manor. Bennett's social reporting is captured below for the year 2024:

- 28 apprentices on site
- 4 schools/ colleges engaged with in the local area
- Mental health trained staff on site
- 31 weeks of work placements provided
- 5 disadvantaged people engaged with work or training opportunities



RESIDENT ENGAGEMENT PLAN

Resident events plan developed around five pillars, guiding events to ensure broad appeal and alignment with the Present Made brand:

- Families & kids
- Exercise & wellbeing
- Meeting & socialising
- Learning & playing
- Impact & giving back

NEXT STEPS



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MCEWAN, EDINBURGH

2025 TARGETS



CORPORATE

- Build on our employee engagement initiatives, including, but not limited to:
 - I. Employee health and wellbeing programme and benefits
 - II. Conduct employee engagement survey & feedback/ follow up sessions
 - III. Host work experience students with a range of access routes
 - IV. Host whole team training event
- Host fundraising events to support our Charity of the Year 2025 – Blue Smile, Cambridge
- Review corporate risk management and monitoring



MULTI FAMILY HOUSING

- Target Fitwel 'Built' Recertification on two MFH assets
- Target BREEAM In Use certifications on three MFH assets
- Report operational data in line with GRESB requirements
- Continue to procure REGO energy on all operational and new assets (landlord-controlled areas)
- Submit MFH entities to the GRESB assessment
- Host a range of resident events with wellbeing or sustainability focus
- Create local community engagement including a neighbourhood charity of the year elected at each asset



SINGLE FAMILY HOUSING

- Target Fitwel Community Scorecard 3 Stars
- Submit Present Made, Eddington to the GRESB assessment
- Report operational data in line with GRESB requirements
- Launch operational social engagement plan
- Apply CRREM (Carbon Risk Real Estate Monitor) pathways to operational data once one full calendar year of data is collated



APPENDIX



APPENDIX

Apache monitor and report our operational data on a quarterly basis; the data is reported via a combination of invoices and automated data feeds and stored centrally using ESG software. The data trends are tracked by our external ESG consultant and significant variances are fully investigated with site teams. We prepare quarterly energy/GHG monitoring reports and we also report to the GRESB assessment annually, during this process we receive 3rd party assurance of reported data in alignment to the AA1000AS standard. The table below reports our actual consumption data for our MFH assets from the date of completion in line with INREV guidelines. By reporting and disclosing our data in line with INREV we are adopting a standardised and transparent reporting process.

	Performance Metric		Actual		Estimated		Total			Like-For-Like		
			2023	2024	2023	2024	2023	2024	Change (%)	2023	2024	Change (%)
Energy	Electricity (KWh)	Landlord Controlled	7,512,938	8,215,026	-	386,865	7,512,938	8,601,891	14.5%	7,512,938	7,690,704	2.4%
		Tenant Controlled	-	-	-	-	-	-	0.0%	-	-	0.0%
		Electricity from off-site renewable source (%)	99.0%	99.3%	0.0%	0.0%	99.0%	94.8%	-4.2%	99.0%	99.2%	0.2%
		Electricity from on-site renewable source (%)	1.0%	0.7%	0.0%	100.0%	1.0%	5.2%	4.2%	1.0%	0.8%	-0.2%
	Fuels (KWh)	Landlord Controlled	10,287,555	11,429,823	-	-	10,287,555	11,429,823	11.1%	10,287,555	10,528,767	2.3%
		Tenant Controlled	-	-	-	-	-	-	0.0%	-	-	0.0%
	Total (KWh)	Landlord Controlled	17,800,493	19,644,848	-	386,865	17,800,493	20,031,714	12.5%	17,800,493	18,219,472	2.4%
		Tenant Controlled	-	-	-	-	-	-	0.0%	-	-	0.0%
	Data Source % (estimated vs actual)	Landlord Controlled	100.0%	95.0%	0.0%	5.0%	100.0%	100.0%	0.0%			
		Tenant Controlled	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%			
GHG	tCO2e (Location-based)	Scope 1	1,882	2,091	-	-	1,882	2,091	11.1%	1,882	1,926	2.3%
		Scope 2	1,541	1,689	-	80	1,541	1,769	14.8%	1,541	1,580	2.6%
	Data Coverage (% of Total Area)	Scope 1	100.0%	100.0%			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
		Scope 2	100.0%	100.0%			100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Water	Consumption (m³)	Landlord Controlled	92,596	94,706	-	548	92,596	95,254	2.9%	92,596	94,706	2.3%
		Tenant Controlled	-	-	-	-	-	-	0.0%	-	-	0.0%
		Reused/Recycled (%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Data Source % (estimated vs actual)	Landlord Controlled	100%	99%	100%	1%	100%	100%	0.0%			
		Tenant Controlled	100%	100%	100%	100%	100%	100%	0.0%			
Waste	Waste Produced (Tonnes)	Total Water	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
		Landlord Controlled	829	927						829	888	7.2%
		Tenant Controlled	-	-						-	-	0.0%
		Recycled (%)	31.7%	38.1%						29.3%	36.2%	23.6%
	Data Coverage (% of Total Area)	Diverted from Landfill (%)	100.0%	100.0%						100.0%	100.0%	0.0%
		Total Waste	100%	100%						100%	100.0%	0.0%
	Estimated Data (%)	Landlord Controlled	0%	0%						0%	0%	0.0%
		Tenant Controlled	0%	0%						0%	0%	0.0%

Notes:

- For actual consumption assets are included in analysis from date of completion. In 2023 reporting year that included Angel Ga rdens, The Lexington, The Mercian, New York Square and The McEwan (A,C,D). The 2024 reporting year consists of Angel Gardens, The Lexington, The Mercian, New York Square, The McEwan (in its entirety - A,C,D,E) and Holland Park from date of completion.
- All assets are landlord controlled so all data is reported under landlord control (there is no tenant control/scope 3 data).
- Data is estimated using SIERA+ methodology which can be found here: <https://sieraglobal.zendesk.com/hc/en-gb/articles/11107134286877-Gap-Filling-Methodology>.
- All energy data is REGO backed.
- Like for Like data includes assets that are standing investments, must have been under ownership throughout the reporting period 2023-2024 and must have data completeness greater than 97.5% during both years. Assets not included in L4L are Holland Park i n its entirety as it was not owned for both reporting years and McEwan water data as completeness was too low.