

Investment Manager	Gresham House Asset Management Limited 5 New Street Square London
Product Name:	Gresham House Thriving Residential Secure Income LP
Date disclosure was last revised:	18 February 2025
Product identifier	LEI: 213800YRAM5QZYEWYN92
Sustainability goal	<p>The Fund aims to deliver quantifiable social outcomes through investment into affordable housing, while driving best practice across the sector through the ReSI LP Shared Ownership Charters, the key provisions of which are detailed in Section 6 of the Memorandum and are available on request.</p> <p>There is no anticipated material effect on the financial risk and return of the Fund as a result of the manager applying the Sustainability Impact Objective.</p> <p>The delivery of affordable housing has the potential to cause social and environmental impacts:</p> <ul style="list-style-type: none"> • Construction is material intensive and produces significant carbon emissions • Construction and demolition produce substantial waste, including hazardous materials, which often end up in landfills. • Building on undeveloped land can lead to habitat destruction, disrupting local flora and fauna. • Construction activities can lead to water pollution from runoff which may carry sediments, chemicals and other pollutants into nearby water bodies. • New residential developments can lead to rising property values, making it difficult for long-term residents to afford housing. • An increase in residential properties can strain local infrastructure, including roads, schools, healthcare, and public services. • Expanding residential areas can reduce the availability of green spaces.
Label descriptor	The Partnership is a UK Sustainability Impact fund: 'invests mainly in solutions to sustainability problems, with an aim to achieve a positive impact for people or the planet'
Sustainability approach	<p>A minimum of 70% of the gross value of the Fund's assets will be invested in line with the Sustainability Impact Objective. Capital not invested in line with the Sustainability Impact Objective may be used to acquire commercial property or other residential tenures that are ancillary to the primary function of such scheme, or the Fund as a whole, as per the Fund's investment restrictions.</p> <p>ReSI LP delivers quantifiable social impact through investment into affordable housing that provides a route to home ownership for those who are unable to buy their home on the open market. The Fund aims to bring additional shared ownership homes to the market, beyond what is mandated by planning obligations, increasing the number of affordable homes delivered to the UK.</p>

	<p>Whilst delivering new build additional affordable housing is the Fund's core focus, ReSI LP will also acquire portfolios of completed, occupied shared ownership homes, typically from housing associations who are charitable organisations that do not have other routes to raise equity. The Fund will continue to deliver these homes as shared ownership and residents from these occupied portfolios will benefit from ReSI LP's Charter commitments being applied.</p> <p>The Fund invests in Shared Ownership housing, a part-buy part-rent affordable housing solution, where the customer owns an equity portion of their home and pays a below market rent on the remainder. Shared Ownership provides an affordable route to home ownership for middle and lower-income households. The Fund is committed to going beyond minimum industry standards by aiming to be a best-in-class Shared Ownership provider, driving best practice across the sector and thereby improving the standards of all providers.</p> <p>The Fund will strive to embed sustainability considerations throughout their origination activities including:</p> <ul style="list-style-type: none"> • targeting areas where housing affordability is constrained and/or we can support local regeneration; • working with a range of developers and counterparties to help expand the country's housebuilding capacity beyond the large listed housebuilders; • identifying the right partners to work with – based on their track record, sustainability focus and health and safety performance; • targeting origination opportunities that supply additional affordable housing beyond that delivered by planning obligations; and • providing capital injections to regional specialist housing associations that support them in their core mission to build new homes and reinvest in the quality of their existing social rented homes.
Sustainability metrics	<p>Sustainability Impact Objective Indicator: Percentage of the gross value of the Fund's assets that is invested into affordable housing per the Government's definition.</p> <p>In addition to the Sustainability Impact Objective Indicator, the Fund will monitor the following on an ongoing basis:</p> <ul style="list-style-type: none"> • Total number of unrestricted open market homes delivered as shared ownership per year • Total number of shared ownership homes acquired in the year • Estimated total saving for residents of the Fund's homes compared to remaining in the private rented sector¹ • Percentage of new homes delivered as (i) EPC A and (ii) EPC B
Further details	<p>Gresham House Sustainable Investment Report</p> <p>Gresham House Stewardship Code Report</p> <p>Gresham House TCFD Report</p> <p>Gresham House Sustainable Investment Policy</p> <p>UK Housing Sustainable Investment Policy</p> <p>PRI Public Transparency Report</p>

¹ Comparison of actual total housing costs under shared ownership to estimated total housing costs for the equivalent property in the private rental sector