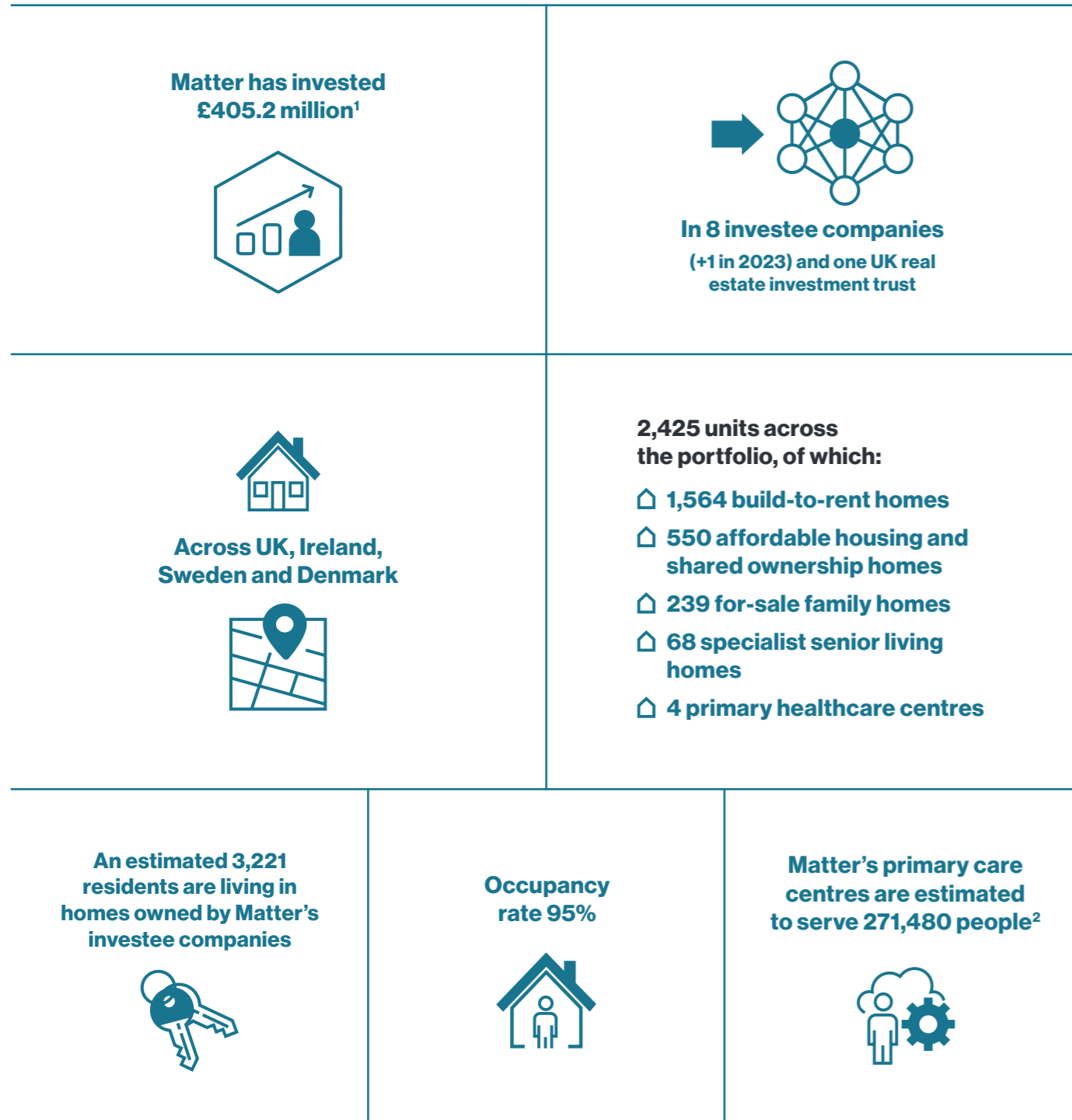


Executive Summary

Matter Real Estate LLP (“Matter”) is a specialist investment adviser targeting real estate sectors across Northern Europe where there is a strong societal need, long-term structural demand and barriers to large-scale investment.

Portfolio Overview as of 31 December 2023.



This is Matter’s second Impact Report produced by The Good Economy (TGE). The report provides an independent assessment of Matter’s impact performance as of 31 December 2023.

1. Several of these investments pre-date Matter’s launch date in 2021. This is the case for investments which were originally made by ESO Capital, from which Matter was spun out as an independent, direct real estate investment advisory firm.
 2. This estimate of potential users is based on the population living within a 20km radius of each of Matter’s primary care centres.

Impact Objectives

Assessing how Matter drives impact through its actions.

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Pre-investment phase

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Make impact-aligned investments
 Continued investing in businesses aiming to address societal needs, primarily through high demand from middle-income households whose needs are not being met by the market.
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Operational phase

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Enable growth in investee companies
 Enabling the expansion of existing businesses through proactive management advice and investment of an additional £171.8m during the reporting period.
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Require high ESG performance
 Maintaining a clear focus on ESG in investment selection and ongoing engagement with investees, including supporting investees to create an ESG strategy and committee.
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Exit phase

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Assets are managed sustainably in the long term
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ESG standards are implemented beyond Matter’s ownership
 Exiting responsibly from an investment in 2023 to help ensure ESG standards will be implemented in the long term.

Outcomes

Assessing the contribution of investee companies to changes in outcomes for people, place and planet.

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Projects are designed energy efficiently
 Refurbishing existing buildings (saving carbon emissions) and increasing smart meter coverage across homes, incorporating energy efficient specifications such as photovoltaic units and adopting fabric first design strategies to new build units.
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Jobs are created directly and indirectly
 Creation of 224 jobs across the portfolio and its supply chain in 2023. One of Matter’s investee companies (out of eight companies) is an accredited Living Wage Employer, however this company is the most developed and represents 76% of the total employment footprint.
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Developments meet key areas of social and societal need
 Housing and healthcare needs being met, with high demand for homes (95% occupancy rate across the portfolio).
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Investees support identified user groups
 Four of Matter’s investee companies target an identified user group through their housing delivery. Across these various companies, the priority user group differs between each – it includes key workers, first-time buyers, healthcare, emergency services and military personnel, and older people with care needs. For the companies in question, 33% of residents are defined as coming from a priority user group.
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Buildings are designed and managed responsibly and sustainably for the long-term
 Key steps taken to ensure resilience and long-term sustainability of the portfolio through climate risk analysis.