

# ESG REPORT

## 2020





# Jorge Guarner

## Founder & Chairman

“

Since its foundation, Healthcare Activos has had a vocation to be a leading economic player.

In our DNA, commitment stands out above all; commitment to building a solid, socially and environmentally responsible sector that generates value for the community.

To this end, we not only apply internal policies aligned with these principles, but also forge solid alliances with operators and suppliers who share our same vision.

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# About us

Healthcare Activos was created with the objective of being a **long-term partner** for large healthcare operators at a European level, supporting their growth plans and providing the necessary infrastructure for them to offer their services.

Our investment fundamentals revolve around prime assets with favorable market dynamics, leased to leading operators through guaranteed long-term triple net contracts, with fixed inflation-indexed rents and high coverage ratios with conservative capital structures.

The team has **extensive experience** in the healthcare and real estate sectors from an operator, investor and consultant perspective. The firm invests in development opportunities, rehabilitation and operating assets and participates in M&A and Sale & Lease Back operations in collaboration with operators in the sector.



On September 25, 2015, 193 countries, including Spain, committed themselves to the 17 UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (SDGs) and their fulfillment by 2030.

The objectives pursue equality among PEOPLE, protect the PLANET and ensure PROSPERITY as part of a new global sustainable development agenda.

Private leadership is essential for the achievement of these objectives and, based on this premise, Healthcare Activos wanted to take them as the axis for the development of its general business policy and, in particular, its Corporate Social Responsibility (CSR) actions.

For this reason we have joined the **United Nations Global Compact**, having signed our Charter of Commitment to the Principles of the Global Compact and the Objectives of Sustainable Development.

# E

Our **environmental commitment** is reflected both in the analysis and evaluation of investments and in the responsible management of our assets. We apply energy efficiency, water saving and recycling policies so that our buildings contribute to creating more sustainable cities

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ENVIRONMENTAL SOCIAL GOVERNANCE

We carry out Due Diligence processes, through on-site visits prior to the acquisition, which incorporate environmental criteria.

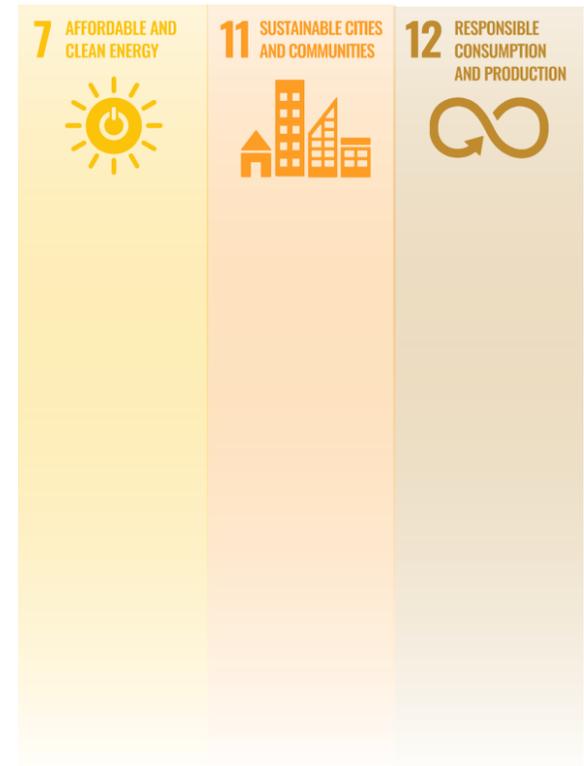
We have annual Environmental Health questionnaires in relation to the buildings.



- > Buildings with separate sewage network
- > Separated and recycled waste
- > Easy access in alternative means of transport
- > Glass bottles reduce plastic in offices



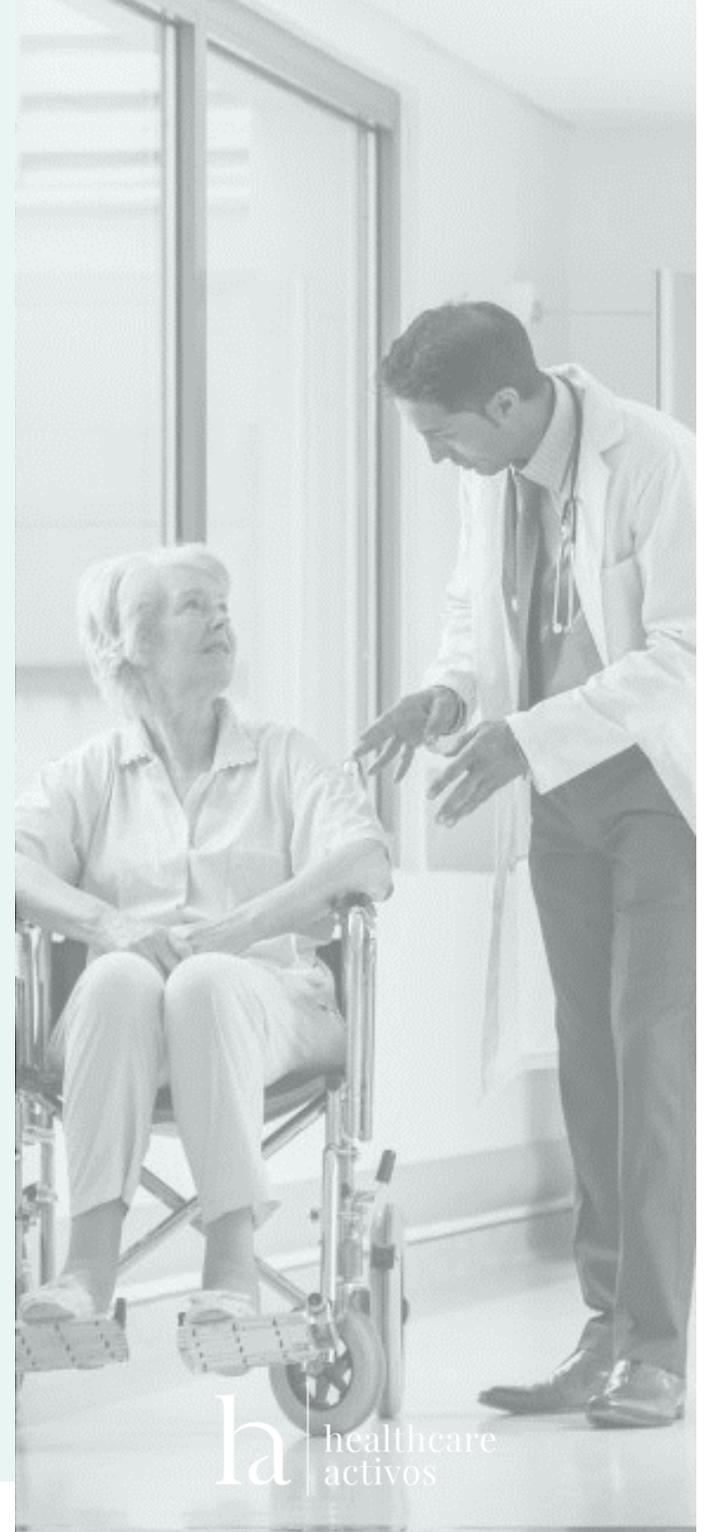
- > Toilets with "low-flush" technology
- > Low consumption taps
- > Energy production control software
- > Office paper recycling system



# S

We specialize in the health and dependency sector because we want our work to have a **direct positive impact** on the well-being of people and their communities. Our business strategy is oriented towards the creation of long-term value for employees, shareholders, operators and suppliers

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We are the first investment platform specialized in real estate assets in the health and dependency sector.

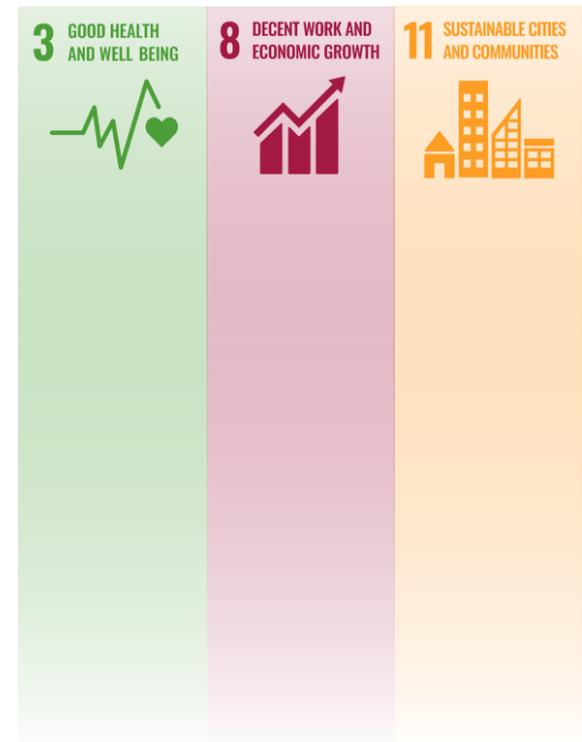
We recognize the social impact of our investments since we always work to achieve the best care for people. Thus, we create sustainable and long-term value for all our stakeholders.



## Business Model

Our experience as managers gives us a special sensitivity.

We always keep in mind that the ultimate goal of our actions is to care for people. We believe that economic profitability must be accompanied by social profitability.



## Building Model

Our architecture pursues the welfare of the user and the work comfort of all professionals:

- > Our assets have common areas and gardens
- > We create coexistence units with their own services for a maximum of 30 users, where they are grouped according to their pathologies, generating comfort for both users and their families
- > 75% of our rooms are single and 100% have a separate bathroom
- > We design attractive and risk-free workspaces, favoring the time dedicated to direct attention to users
- > In the newly built centers we incorporate medicalized rooms with oxygen installation and vacuum system



# G

The business management of Healthcare Activos is governed by a transparency, honesty and professional criteria, promoting **high ethical and compliance standards**. We want to share and disseminate our vision of the sector, which is why we actively participate in forums and alliances related to innovation and people care quality

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Corporate governance is governed by a transparency, honesty and professional criteria.

We have an Ethics and Conduct Code that guides the actions of our professionals.

We implement Compliance and Reporting policies that guarantee the legality and integrity of our actions as well as their alignment with the company's principles.

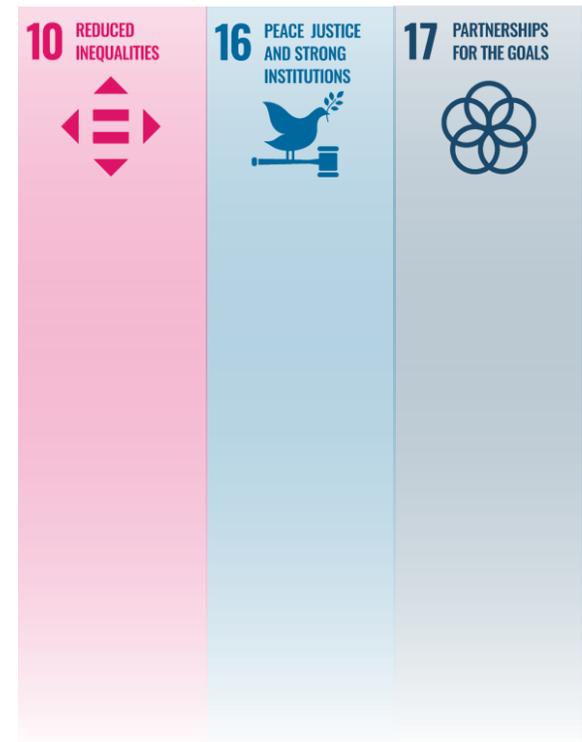
## Management Team

We are committed to honest and stable human relationships, within a framework of equal opportunities.

Our team combines experience, training, diversity, commitment and social sensitivity.

We collaborate with special employment centers that promote the integration of groups at risk of exclusion.

Implementations in cybersecurity, innovation, digitalization, data protection policy and environmental sustainability.





Quality management

Healthcare Activos works hand in hand with operators and providers who share our long-term vision, responsible management and person-centered care.



Sustainable Management

## Operators

We have first class operators, with extensive national and international experience.

Their high economic solvency is due to their attention to ethical management, care of the environment and commitment to users.



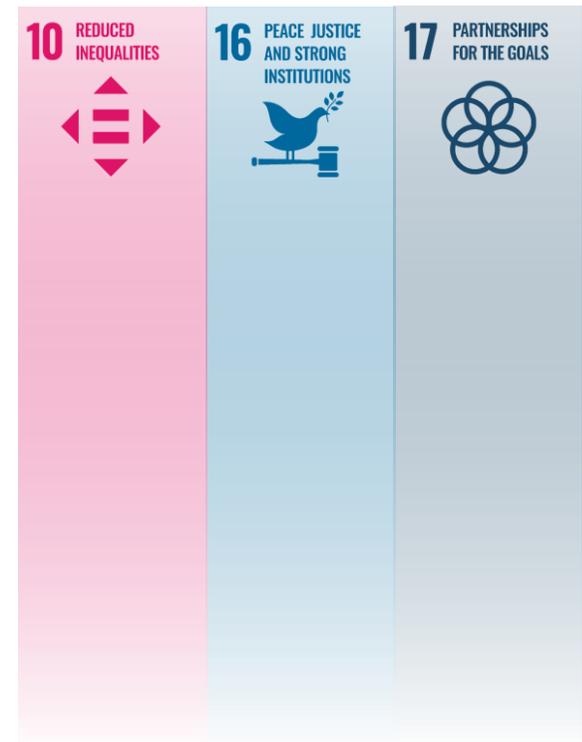
Energy Management

## Suppliers

We work with a selection of suppliers with high specialization and technical quality, ensuring compliance with specifications, legislation and regulations.



Labour risk prevention



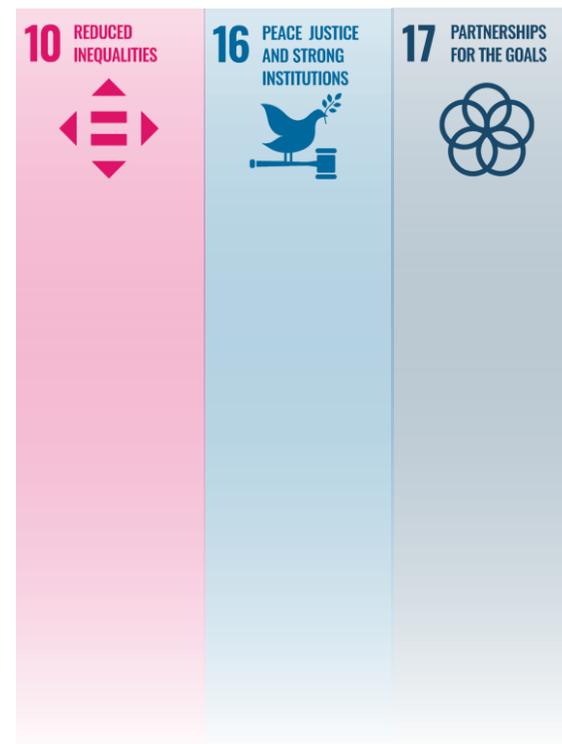
We strongly believe in a sustainable, long-term business model that will meet the growing demand expected in the coming years.

## Healthcare Sector

We work to contribute to the development of the sector on the basis of these principles and, in parallel, to be the reference for the sector in all areas.

We share our knowledge and experiences through active participation in specialized forums, conferences and congresses.

We spread through interviews and news our vision of the sector, its challenges and opportunities, in order to be constantly updated and share the most innovative ideas.



# Covid-19 Update

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The year 2020 will be remembered for the health crisis we are experiencing globally as a result of the pandemic generated by the coronavirus, which, in addition to the enormous cost in human lives, has generated an unprecedented economic and social impact. However, Healthcare Activos is a learning organization and we are drawing valuable lessons from this situation.

At a time when distance is the recommendation, we want to be **closer**

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# Closer...



## *to the team*

Extreme security measures. Promoting teleworking. Facilitating conciliation. Spreading the protection recommendations issued by the authorities. Training and informing to favour the adaptation to the new situation.



## *to the operators*

Maintaining constant communication and updated information. Adapting ourselves to their situation, making the contractual requirements more flexible. Incorporating improvements at no cost to them in the equipment of the buildings on site: oxygen intakes, vacuum installations, etc.



## *to the shareholders*

Opening regular individualized communication channels to monitor the situation.  
Reinforcing the keys to our long-term business model in the study of new operations.



## *to society*

Making our residences available to the authorities. Participating in discussion forums on new models of post-Covid care. Spreading and enhancing our vision of the sector.