

The Ethical Property Company is committed through its Quintessentials to ensure that "its social, environmental and financial performance is reported clearly and honestly to stakeholders".



ethical PROPERTY

newsletter

January 2015

Happy new year and welcome to the new quarterly Ethical Property newsletter. We hope you find it an informative and helpful update on the company and our work.



▶ Company performance

The company's performance during the 2013/14 financial year has now been audited and shows a significant increase in operating profit, high levels of tenant and staff satisfaction and a further drop in energy usage across the portfolio. More detailed analysis will be available in the Annual Report and supplement which will be distributed in February.

Given our strong performance and the high levels of demand for our services we plan to propose a share issue at the AGM, to fund further growth in key areas of the country.

However, for a variety of reasons, there are always some shareholders who wish to sell their shares. We want to make this process easier by improving our communications to investors, making the secondary market more efficient and offering to buy-back some company shares.

You will shortly receive a pack outlining how you can submit a tender to sell shares. The company is planning on spending up to £400,000 buying back shares. If you do not wish to sell any of your shares you are not required to do anything.

Additionally, Ethex have recently changed their settlement procedures to speed up the process for buyers and sellers. Previously, anyone who had been matched would need to wait for the preceding matched trades to complete. Now the work to settle a match will start as soon as the match has been made. As a result, the match to settlement time is now around 30 days. See www.ethex.org.uk for more information.

▶ The Foundry

As of 5th January, four months after opening, 81% of space at our newest building, The Foundry, was leased with a further 10% under negotiation.

Tenants vary in size from 2 to 70 members of staff, supporting local, national or international beneficiaries, undertaking work including campaigning to end female genital mutilation, providing legal advice to people with disabilities and working with prisoners with addictions.

For more information visit www.aplaceforchange.co.uk.





AGM, March 11th 2015

We are pleased to confirm that the 2015 AGM will take place on Wednesday 11th March from 4-7pm at our newest building, The Foundry, in Vauxhall, London.

As in previous years the event will give you the chance to meet Ethical Property Board members and staff, to hear more about our progress, and to take a closer look at The Foundry building. More details on this event will follow in February, along with copies of our Annual Report and accounts.



Green Park Station

In late 2014 we launched a new website for Green Park Station which will help to give the venue a clearer identity and increase footfall to the many local events, shops, cafes and restaurants that take place there.

So far the website has been a great success, improving awareness of the market and encouraging more people to get involved, get creative and get talking about the space.

For more information visit www.greenparkstation.co.uk.



Our tenants

Our buildings are all open 24/7 and, unlike most organisations that close over the Christmas period, Lifeline Oxfordshire, tenants at The Old Music Hall, took advantage of this to stay open throughout Christmas and the new year creating a warm, supportive, safe and fun end of year for their clients.

Elsewhere, Friends of the Earth are tenants at Brighton Eco-centre, Green Fish Resource Centre and Picton Street. Their latest campaign aims to make it easy for schools to run on solar power; "Run on Sun" is all about schools being able to provide clean energy while saving money for themselves.

After their work with Sussex based anti-bullying youth charity, Young Pioneers, Blend Creative, tenants at Brighton Junction, have won a Spark Award for Social Media Achievement. Their

#cooltocare campaign aims to provide support for young people being affected by bullying and has been very positively received.

Last year Jubilee Debt Campaign, tenants at The Grayston Centre, released new figures that predict that current rates of lending could lead to unsustainable debt in many impoverished countries. Their figures, released during the global week of action against illegitimate debt, are based on analysis of the official IMF and World Bank data and claim that as many as two-thirds of the 43 developing countries analysed are at risk over the next decade.

These are just a few of the stories that were created from within Ethical Property centres over the last 12 months. Please visit www.ethicalproperty.co.uk/news for more stories.



Digital communications

As part of our commitment to reduce both our costs and use of resources, we continue to move towards using email and our website as our primary means of communication with shareholders. Almost 400 shareholders have already provided us with their email addresses.

If, in future, you would prefer to receive this newsletter and other communications via email rather than print, please register your details at www.ethicalproperty.co.uk/shareholderdetails.

Ethical Property supports a wide range of charities, social enterprises and small local organisations through the provision of modern, affordable and flexible workspace. We currently own or manage 24 centres in England and Scotland as well as having interests in a further three centres in Belgium and France, all of which are managed to minimise energy use, waste, car travel and the use of harmful materials.

For more information on investing in Ethical Property, please visit www.ethicalproperty.co.uk/ourshareholders.

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