



DISCLOSURE MATERIALS

Certified B Corporations must complete a Disclosure Questionnaire to identify potentially sensitive issues related to the company (e.g. historical fines, sanctions, material litigation, or sensitive industry practices).

This component does not affect the company's score on the B Impact Assessment. If the company answers affirmatively to any items in the Disclosure Questionnaire and B Lab deems them to be material, the company must:

- 1) Be transparent about the disclosure issues identified on the company's public B Impact Report
- 2) Describe how the company has addressed this issue.
- 3) Demonstrate that management systems are in place to avoid similar issues from arising in the future.

In all cases, the Standards Advisory council reserves the right to refuse certification if the company is ultimately deemed not to uphold the spirit of the community.

In addition to the voluntary indication of sensitive issues in the Disclosure Questionnaire, companies pursuing Certification also are subject to background checks by B Lab staff. Background checks include a review of public records, news sources, and search engines for company names, brands, executives/founders, and other relevant topics.

Sensitive issues identified through background checks may or may not be within the scope of questions in the Disclosure Questionnaire, but undergo the same review process and are subject to the same possible review by the Standards Advisory Council, including ineligibility for B Corp Certification, required remediation, or disclosure.

This document contains a copy of the company's completed Disclosure Questionnaire and related disclosure documentation provided by the company.

DISCLOSURE QUESTIONNAIRE

Company Name: Bywater Properties Investment Management LLP
 Date Submitted: July 21st, 2022

Industries & Products	Yes	No
Please indicate if the company is involved in production of or trade in any the following. Select Yes for all options that apply.		
Animal Products or Services		✓
Biodiversity Impacts		✓
Chemicals		✓
Company Explanation Of Disclosure Item Flags		✓
Disclosure Alcohol		✓
Disclosure Firearms Weapons		✓
Disclosure Mining		✓
Disclosure Pornography		✓
Disclosure Tobacco		✓
Energy and Emissions Intensive Industries	✓	
Fossil fuels		✓
Gambling		✓
Genetically Modified Organisms		✓
Illegal Products or Subject to Phase Out		✓
Industries at Risk of Human Rights Violations		✓
Monoculture Agriculture		✓
Nuclear Power or Hazardous Materials		✓
Payday, Short Term, or High Interest Lending		✓
Water Intensive Industries	✓	
Tax Advisory Services		✓

Supply Chain Disclosures	Yes	No
Please indicate if any of the following statements are true regarding your company's significant suppliers.		
Business in Conflict Zones		✓
Child or Forced Labor		✓
Negative Environmental Impact		✓
Negative Social Impact		✓
Other		✓

Outcomes & Penalties	True	False
Please indicate if the company has had any formal complaint to a regulatory agency or been assessed any fine or sanction in the past five years for any of the following practices or policies. Check all that apply.		
Anti-Competitive Behavior		✓
Breaches of Confidential Information		✓
Bribery, Fraud, or Corruption		✓
Company Explanation Of Disclosure Item Flags		✓
Company has filed for bankruptcy		✓
Consumer Protection		✓
Financial Reporting, Taxes, Investments, or Loans		✓
Hazardous Discharges Into Air/Land/Water (Past 5 Yrs)		✓
Labor Issues		✓
Large Scale Land Conversion, Acquisition, or Relocation		✓
Litigation or Arbitration		✓
On-Site Fatality		✓
Penalties Assessed For Environmental Issues		✓
Political Contributions or International Affairs		✓
Recalls		✓
Significant Layoffs		✓
Violation of Indigenous Peoples Rights		✓
Other		✓

Practices	True	False
Please indicate if the following statements are true regarding whether or not the company engages in the following practices. Check all that apply. If the statement is true, select "Yes." If false, select "No."		
Animal Testing		✓
Company/Suppliers Employ Under Age 15 (Or Other ILO Minimum Age)		✓
Company Explanation Of Disclosure Item Flags		✓
Company prohibits freedom of association/collective bargaining		✓
Company workers are prisoners		✓
Conduct Business in Conflict Zones		✓
Confirmation of Right to Work		✓
Does not transparently report corporate financials to government		✓
Employs Individuals on Zero-Hour Contracts		✓
Facilities located in sensitive ecosystems		✓
ID Cards Withheld or Penalties for Resignation		✓
No formal Registration Under Domestic Regulations		✓
No signed employment contracts for all workers		✓
Overtime For Hourly Workers Is Compulsory		✓
Payslips not provided to show wage calculation and deductions		✓
Sale of Data		✓
Tax Reduction Through Corporate Shells		✓
Workers cannot leave site during non-working hours		✓
Workers not Provided Clean Drinking Water or Toilets		✓
Workers paid below minimum wage		✓
Workers Under Bond		✓
Other		✓

B Corp Certification - Disclosure Questionnaire Documentation

PROVIDED BY: Bywater Properties Investment Management LLP UPDATED AS OF: July 21st, 2022

DISCLOSURE QUESTIONNAIRE CATEGORY	Environmentally Intensive Industries
TOPIC	Water Intensive Industries
SUMMARY OF ISSUE	As a real state development company, Bywater Properties Investment Management LLP operates in an industry that is water intensive.
SIZE/SCOPE OF ISSUE (e.g. \$ financial implication, # of individuals affected)	100% of revenue of Bywater Properties Investment Management LLP, comes directly from real state development industry
IMPACT ON STAKEHOLDERS	<p>"Real Estate construction is a water-intensive industry because of the water used in the construction stage for 'wet trades' such as concrete and plaster. Company aims to design all projects to maximise water efficiency in both the construction and occupation phases. Within the projects that they work on, the intention is to reduce water usage as much as possible in line with aiming for the highest accreditations from organisations such as BREEAM.</p> <p>Company is not located in a water stressed region. Company's developments are all in the United Kingdom and within areas well serviced by mains water. Nonetheless, minimising water usage in all projects is a priority."</p>
IMPLEMENTED MGT PRACTICES	<p>"The water useage of Bywater Properties Investment Management it's not very significant but they have low flush systems in all office toilets. In relation to the projects that they work on, low water usage is always a key aspect of the design team briefing for project design and company always aim for the highest levels on key sustainability accreditation measures such as BREEAM excellent/ outstanding.</p> <p>Bywater Properties Investment Management does not have water reduction targets as company's usage footprint is small. However, the projects that they work and advise on, do have water usage targets consistent with BREEAM and other accreditation metrics. Company does not have yet polices and practices in place to meet specific targets of water reduction."</p>
MANAGEMENT COMMENTS	Construction in mass timber (our key focus) reduced wet-trades on site because the timber is the final exposed finish with no need for plasterboard

B Corp Certification - Disclosure Questionnaire Documentation

PROVIDED BY: Bywater Properties Investment Management LLP UPDATED AS OF: July 21st, 2022

DISCLOSURE QUESTIONNAIRE CATEGORY	Environmentally Intensive Industries
TOPIC	Energy and Emissions Intensive Industries
SUMMARY OF ISSUE	As a real state development company, Bywater Properties Investment Management LLP operates in an industry in which energy and carbon emissions is a material environmental issue.
SIZE/SCOPE OF ISSUE (e.g. \$ financial implication, # of individuals affected)	100% of revenue of Bywater Properties Investment Management LLP, comes directly from real state development industry
IMPACT ON STAKEHOLDERS	"Bywater Properties Investment Management LLP does not have direct control of the energy procurement of its office as they use serviced office space from a large landlord. Indirectly they are responsible for energy usage in the construction and operation of buildings, where ever possible company aims to refurbish properties to an all-electric standard and remove gas boilers from buildings. In company's projects have procured 100% renewable energy from Good Energy and have encouraged tenants to do the same through Green Lease terms. Business Travel is company's main contributor which they minimise as much as possible and use train travel in preference to air travel for domestic travel whenever possible"
IMPLEMENTED MGT PRACTICES	<p>"Company has taken the following actions to measure and manage energy use and carbon emissions: Company's carbon footprint has been assessed by Buro Happold and has committed to a 100% offset. In the projects that company is working on, they are a pioneer in low-carbon timber construction in the UK which has a significantly lower embodied carbon impact that traditional construction methods.</p> <p>About energy and carbon reduction targets, company considers itself as a champion of low carbon development in their projects where they are targeting the RIBA 2030 target of 500kgCO₂e/ m² for commercial development. Company does not have a specific target for direct business where the energy usage and carbon footprint is already low and fully offset.</p> <p>Examples of best practices to minimize energy and carbon emissions are in the design of projects company is guided by UK industry best practice particularly from advisory organisations such as the London Energy Transformation Initiative (LETI) for whom their Paradise timber frame building is a pioneer project. Company uses the LETI and RIBA best practice to brief design teams and measure carbon outcomes of design decisions during the process with One Click LCA software."</p>
MANAGEMENT COMMENTS	Construction in mass timber (our key focus) reduced wet-trades on site because the timber is the final exposed finish with no need for plasterboard