

RESPONSIBLE INVESTMENT REPORT

2025



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Introduction

We are pleased to share Atrato's Responsible Investment Report 2025, which outlines our ongoing sustainability activities and priorities for our business and investment strategies.

At Atrato we continue to focus on asset classes that deliver broader societal returns, as reflected in our purpose statement: **Identify and support responsible investment opportunities creating long-term value and contributing to a sustainable future.**

We are delighted to have taken on the role of alternative investment fund manager for Social Housing REIT (LON:SOHO) in 2025 and to have welcomed the SOHO team into the Atrato Group in January.

This last year has been one of strong progress on our sustainability activities, with highlights including Atrato joining the UN Global Compact, becoming a signatory to the Women's Empowerment Principles and further enhancement of our Responsible Investment Policy.

We continue to seek out differentiated investment opportunities that contribute to a sustainable future and we look forward to keeping you updated on our progress in future editions of our Responsible Investment Report.

Atrato Principals



Ben Green



Steve Windsor



About Atrato

Our purpose, our values, our strategies.

Atrato Group is an independent, purpose driven alternatives investment manager established in 2016. Since inception, we have advised and/or managed more than £3.5bn of assets across commercial real estate, living and renewables.¹

At Atrato we have targeted sustainable investment strategies since our inception, aiming to stand apart from the crowd not just through our values, but our actions towards individuals, society and the environment. We believe we have a duty to uphold responsible investment practices and act in the long-term interests of all of our stakeholders. This belief is reflected in our purpose statement.


Our Purpose: Identify and support responsible investment opportunities creating long-term value and contributing to a sustainable future.



Founded
**DECEMBER
2016**



Assets under
management
c£600m²



Number of
employees
37
Atrato



Atrato
Foundation
**ESTABLISHED
2023**

(1) Figure represents the maximum gross asset values across Atrato-managed or advised funds over time. Not all valuations occurred simultaneously and some rounding may apply.

(2) As at 30 June 2025.

Our CORE values

Our values define our standards, behaviours and beliefs and are key to building our business. We strive to make Atrato a great place to work and to deliver best-in-class service to our clients and partners.

C

Collaborative

Working across teams and towards a common goal

Respecting each other

Making Atrato a great place to work and an employer to be proud of

O

Open

Being approachable, having integrity and honesty

Being open to diversity in all its forms

Being open to new ideas and different approaches

Creating an accessible environment for employees

R

Resourceful

Being proactive

Looking for solutions, not problems

Being adaptable and having a can do attitude

Creating a friendly and helpful atmosphere

E

Entrepreneurial

Striving for improvement, individually and as a firm

Going above and beyond

Providing exceptional client service

Being proactive and initiating new ideas

Our Investment Strategies

Atrato works across a number of strategies and investment mandates, with expertise in social housing, commercial real estate, private credit, energy transition and business services. Atrato is experienced in managing and advising Funds that invest in assets which support sustainable development and provide essential societal services.

LIVING

- **Social Housing REIT:** Seeks to address the ongoing UK social housing sector demand-supply imbalance, providing sustainable high-quality homes which have been adapted for vulnerable adults with long-term care and support needs.

ENERGY TRANSITION

- Dedicated to exploring new business opportunities to support the energy transition and evaluating the potential for future sustainability-focused funds.

COMMERCIAL REAL ESTATE

- Dedicated to exploring new business opportunities in commercial real estate that can generate long-term, asset backed inflation linked income.

PRIVATE CREDIT

- Dedicated to providing senior secured loans to European mid-market companies.

We are always looking at ways to expand on our differentiated investment strategies. We are particularly interested in complementary asset backed income strategies that follow our philosophy of delivering market leading economic, environmental and social returns over the long term.

Our Responsible Investment Journey



Atrato Group
Founded
2016

Atrato appoints first
Head of Sustainability
2022



Principles for
Responsible
Investment

Atrato Capital and
Atrato Partners
become signatories of
the UN PRI
2022



Atrato Foundation

Launched
2023



Partnership with
Women in Banking
and Finance
2023

ROOF

ATRATO ONSITE ENERGY

Launched with specific
identified ESG targets
2021

SUPR

SUPERMARKET INCOME REIT

Launched
2017



Atrato publishes first
ESG Policy aligned
to UN SDGs
2022

**The Net Zero Asset
Managers initiative**

Atrato Capital and
Atrato Partners
become signatories
of the NZAM
2023



**GREENHOUSE
GAS PROTOCOL**

Full GHG Inventory
prepared in line with
Greenhouse Gas
Protocol
2023



Living Wage
Accredited
2024



Joined Network for
Women in Social
Housing
2024



Atrato takes part in
UN GC Target Gender
Equality Programme
and signs Women's
Empowerment
Principles
2025



**United Nations
Global Compact**

Atrato becomes a
member of the UN
Global Compact
(UN GC)
2024

SOHO

SOCIAL HOUSING REIT

Appointed Investment
Manager for SOHO
2025

Atrato's first TCFD
Report published
2025

Our ESG Highlights

113 hours

of volunteering
completed by the
Atrato team in 2024

£250k+

donated by the Atrato Foundation
since 2023

490+

social housing properties in the
Social Housing REIT portfolio ⁽¹⁾

20+ charities

supported through the
Atrato Foundation since
inception

100%

response rate on our Annual
Employee Survey

43% female

representation across the
Atrato employee group

(1) As at December 2024

Principles for Responsible Investment (PRI)

Atrato Partners has been a signatory to the Principles for Responsible Investment (“PRI”) since May 2022. This reflects our commitment to promote environmental and social responsibility investment.

As PRI signatories, we committed to adopting the six Principles for Responsible Investment in our business:

- | | |
|---|--|
| 1 We will incorporate ESG issues into investment analysis and decision-making processes. | 2 We will be active owners and incorporate ESG issues into our ownership policies and practices. |
| 3 We will seek appropriate disclosure on ESG issues by the entities in which we invest. | 4 We will promote acceptance and implementation of the Principles within the investment industry. |
| 5 We will work together to enhance our effectiveness in implementing the Principles. | 6 We will each report on our activities and progress towards implementing the Principles |

We believe that through adopting the six Principles and incorporating ESG issues into investment practices, we can enhance returns and better manage risks.



PRI Mission

“We believe that an economically efficient, sustainable global financial system is a necessity for long-term value creation. Such a system will reward long-term, responsible investment and benefit the environment and society as a whole.

The PRI will work to achieve this sustainable global financial system by encouraging adoption of the Principles and collaboration on their implementation; by fostering good governance, integrity and accountability; and by addressing obstacles to a sustainable financial system that lie within market practices, structures and regulation.”

Net Zero Asset Managers (NZAM)

The Net Zero Asset Managers initiative (“NZAM”) launched in December 2020 and aims to galvanise the asset management industry to commit to a goal of net zero emissions in order to mitigate financial risk and to maximise long-term value of assets.

Atrato Partners has been a signatory to the NZAM initiative since March 2023.

The Net Zero Asset Managers initiative

UN Global Compact (UN GC)

We are proud to be participants of the world's largest responsible business initiative, the United Nations Global Compact (UN GC). We aim to conduct our business in line with the Ten Principles of the UN Global Compact, to meet fundamental responsibilities in the areas of human rights, labour, environment and anti-corruption. We are committed to maintaining a culture of integrity and upholding our basic responsibilities to people and planet, to support long-term value creation.

Atrato Partners has been a member of the UN GC since May 2024 and signed the Women's Empowerment Principles (a joint initiative of the UN Global Compact and UN Women) in January 2025.



United Nations
Global Compact

WOMEN'S EMPOWERMENT PRINCIPLES

Sustainable Development Goals (SDGs)

The United Nations Sustainable Development Goals ("SDGs") call for concerted efforts towards building an inclusive, sustainable and resilient future for people and planet.

We believe that governments, civil society and businesses have a responsibility to work together to support the ambition of the SDGs and their achievement. Our approach to sustainability aims to support the most material SDGs to our business. We have also supported our funds to align their sustainability strategies with those SDGs that are most relevant.



Sustainable Development Goals Mission

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs." - United Nations Brundtland Commission

Aligning to the SDGs



ESG Pillars

As a long-term investor, Atrato is committed to delivering returns in a sustainable manner.

This is underpinned by our belief that we have a responsibility to limit the environmental impact of our advice and client strategies and to add value to society through more than just financial deliverables.

Environment



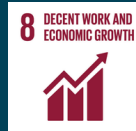
Reducing our emissions and mitigating the environmental impact of our business.



Social



Acting in accordance with our purpose and values, respecting human rights and delivering broader value to all our stakeholders.



Governance



Strengthening oversight and accountability of sustainability performance across the business and upholding responsible business practices.



Our ESG Strategy supports multiple UN Sustainable Development Goals (SDGs) and particularly focuses on those goals which we consider most material to our business, namely the following six goals: 5 - Gender Equality, 8 - Decent Work and Economic Growth, 10 - Reduced Inequalities, 11 - Sustainable Cities and Communities, 13 - Climate Action – all of which are underpinned by goal 17 - Partnerships for the Goals.

Environment



Emissions profile

We have again partnered with external ESG consultancy, Anthesis, to measure our Greenhouse Gas Emissions (“GHG”) and prepare a full GHG Inventory across Scope 1, 2 and 3 emissions. Atrato’s total carbon emissions for the year 1 January 2024 – 31 December 2024 (FY24) were **346 tCO₂e (market-based)**.

Scope	Scope Category	Activity	FY24 (Location-based)	FY24 (Market-based)	% of total (Market-based)	Period 23* (Market-based)	FY23 (Market-based)	FY22 (Market-based)
1	N/A	Natural Gas	15	15	4%	3	3	1
1	N/A	Refrigerants	6	6	2%	2	1	0
2	N/A	Electricity (Location-based)	18	0	0%	5	18	4
2	N/A	Electricity (Market-based)	0	0	0%	0	0	6
Total Scope 1 & 2 Emissions			39	21	6%	5	5	7
3	1. Purchased Goods and Services		303	303	88%	181	222	41
3	3. Fuel and Energy-related Activities (FERA)		9	5	1%	3	7	2
3	5. Waste		<1	<1	0%	0	0	0
3	6. Business Travel		4	4	1%	39	7	1
3	7. Employee Commuting		13	13	4%	11	20	9
Total Scope 3 Emissions			329	325	94%	234	256	53
Total Scope 1, 2 & 3 Emissions			368	346	100%	239	260	60

*Financial Period 2023: 1 April 2023 – 31 Dec 2023 (9 months) due to change in year end from 31 March to 31 December.

Note: Reason for Scope 1 and 2 YoY change due to Atrato office move in March 2024.

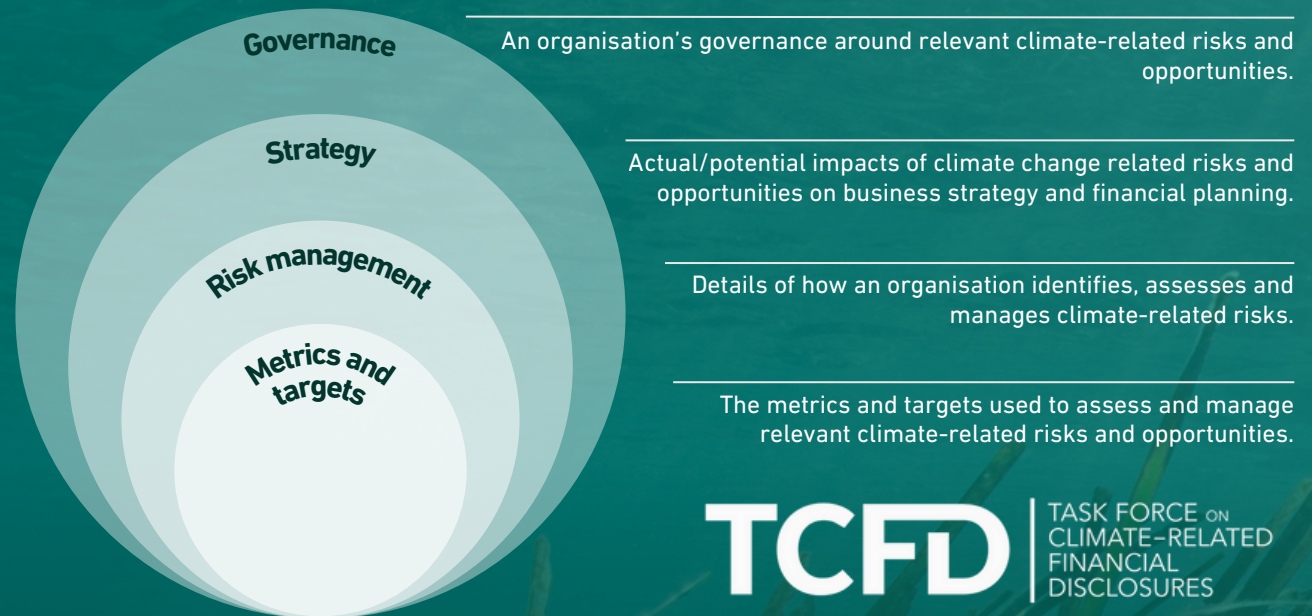


TCFD Reporting

We are proud to publicly support the Task Force on Climate-Related Financial Disclosures (TCFD), and the Paris Agreement.

Atrato recognises the importance of transparent, decision-useful sustainability reporting to improve accountability to stakeholders.

We have supported our listed funds to report in line with the TCFD recommendations, within their Annual Reports, to improve and increase reporting of climate-related financial information. This year, Atrato has also made its own TCFD disclosures for the first time.



Governance

The Atrato Board is responsible for overseeing the Company's approach to climate-related risks and opportunities affecting the business. Atrato Principal and Board Director, Steve Windsor, has been appointed Sustainability Champion for the Company to help drive integration of sustainability across all of Atrato. Steve is supported by Atrato's Head of Sustainability, who is responsible for operational delivery of Atrato's sustainability strategy and provision of sustainability advice to the business, including in relation to climate-related risks and opportunities.



TCFD Reporting cont.

Governance (cont.)

The Board meets at least quarterly and sustainability is a standing agenda item at all meetings. In addition, Atrato's Head of Sustainability reports into Atrato's Operational Committee (OpCom) on a fortnightly basis to provide sustainability updates and advice to leadership. The Board and OpCom recognise that appropriate training and upskilling is a key enabler to ensure successful implementation of the Company's sustainability strategy and, specifically, the integration of sustainability factors into the investment process of funds. As a result, ESG training is mandatory for all Atrato employees and Atrato's Head of Sustainability has also delivered additional sustainability and climate-related training to employees at a fund-specific level.

Strategy

In accordance with TCFD recommended disclosures, the Company has assessed climate-related risks and opportunities across two key categories: (1) physical risks related to the physical impacts of climate change (acute and chronic) and (2) transition risks related to the transition to a low carbon economy (policy, legal, technology, and market).

Atrato assessed the physical climate-related risk of flooding to its own office using the UK Gov Environment Agency flood risk tool. The risk to the land around Atrato's office from both surface water flooding and flooding from rivers and the sea was found to be low. Atrato also considered the risk of its own emissions and this is covered under *Metrics and Targets* below.

Atrato has identified a number of climate transition opportunities relevant to its investment strategies including:

- **Renewable energy asset classes** such as solar PV to meet growing renewable energy demands.
- **Infrastructure to support the climate-transition** such as battery storage and certified green and climate-resilient buildings which contribute to the avoidance of GHG emissions and avoid or have adequate adaptations against climate-related risks such as flooding and extreme weather events.
- **Built environment energy efficiency** through retrofits to improve EPC ratings and operational energy performance.



TCFD Reporting cont.

Risk Management

The Board has overall responsibility for the Company's risk management and internal controls. The Head of Sustainability is responsible for the identification and monitoring of climate-related risks specifically, which are incorporated into Atrato's risk management processes as applicable.

In order to further formalise and enhance oversight of climate-related risks and the TCFD reporting process, Atrato plans to formally establish a dedicated Climate Risk and TCFD Working Group in the next reporting period. This Working Group will be led by Atrato's Head of Sustainability, and consist of members of the wider team, including from fund management and finance, to ensure appropriate assignment of climate-related responsibilities and ongoing monitoring of climate-related issues.

Metrics and Targets

The Company manages its risk related to its emissions, and associated regulatory risk, by monitoring, measuring, and disclosing its GHG emissions, and identifying available decarbonisation levers. We engaged external consultants, Anthesis, to again prepare our GHG inventory for FY24. Our full FY24 GHG inventory, covering Scope 1, 2 and 3 emissions and prepared in line with the GHG Protocol methodology, is disclosed in the table above on **Page 12**.

Atrato's own emissions are relatively small in comparison to the emissions of the funds we have advised or currently manage. As an NZAM signatory, we support investing aligned with net zero emissions by 2050 or sooner. This reflects our commitment to the goal of net zero emissions with the aim of mitigating financial risk and to maximising long-term asset value for ourselves and for our clients. As part of our ongoing commitment to TCFD Reporting, we will review the climate-related metrics and targets selected over the next reporting period to ensure we continue to appropriately measure and manage our climate-related risks and evolve our approach to meet best practice guidance and stakeholder expectations.



UN PRI: Spring – nature stewardship initiative

We recognise that society, business, and finance depend on nature's assets and the services they provide. Atrato Partners, in its capacity as a PRI signatory, signed up to endorse "Spring" – a PRI stewardship initiative for nature.

Spring has been established by PRI to convene investors to use their influence to halt and reverse global biodiversity loss by 2030. Spring aims to address the systemic risk of nature loss to societies and long-term portfolio value creation by enhancing corporate practices on forest loss and land degradation.

We also support the aim of the Taskforce on Nature-related Financial Disclosures (TNFD) to provide a framework for organisations to report and act on evolving nature-related risks. We are committed to further understanding and evaluating the nature-related dependencies, impacts, risks and opportunities (including in relation to biodiversity) relevant to our company and the investments we manage.



Social



Foundation and Charitable Partnerships

In 2023, Atrato launched the Atrato Foundation (“the Foundation”) as a registered UK charity. The Foundation makes grants to organisations and other voluntary entities operating in England and Wales, thereby providing additional financial help to nominated charities or organisations so that they can further their charitable purposes.

Atrato staff are given the opportunity to vote for the charities which they would like to be supported through the Foundation from a list which aligns with our CORE values. The final list of charities, including those chosen separately to align to our investment strategies, provide a positive impact in areas such as poverty, education, conservation and homelessness.

Since the Foundation was established it has donated more than £250,000 supporting over 20 different charities across the UK.

Charities supported by the Foundation since 2023 include:

StMungo's

**HOME
START**

**Alzheimer's
Society**



**magic
breakfast**
fuel for learning

Image: Atrato Cycling Day (100km route)



Our Workplace

Benefits

Employees at Atrato are supported through a diverse range of training and benefits, including life insurance, pension payments, an employee share scheme and generous parental leave. Our enhanced Parental Leave Policy offers pay over the statutory minimum for any employee welcoming a new life into their family, irrespective of the entitlement of their partner. Along with the Flexible Working Policy, this supports our objective of creating an inclusive workplace culture.

Living wage

We are proud to be a Real Living Wage Employer – recognising our commitment to paying a wage based on the cost of living to all staff. We have maintained accreditation since 2024.



Health and Wellbeing

We are committed to supporting the health and wellbeing of our employees and promoting a healthy work-life balance. All Atrato staff are offered comprehensive private health insurance, including Lifestage Health, which facilitates treatment pathways for a range of conditions for everyone regardless of their gender identity. These include preventative health screening, fertility treatment, sexual health and support for the menopause. We have two trained mental health first aiders at Atrato. We promote more sustainable journeys to work to employees through our electric vehicle scheme, participation in the UK Government's bike to work scheme and offering annual subscriptions to the London Santander Cycle Scheme.



Our Workplace

Employee engagement

“Open” is one of our CORE values. We are always looking for ways to engage employees in the growth and success of Atrato. We run an annual employee survey through an independent external provider, to gather feedback from all employees across the business, **achieving a 100% response rate in 2025**. This helps us to continue to identify areas for improvement to make Atrato an even better place to work. In addition, we run social events throughout the year to promote team building and foster a positive work culture.

Development and feedback

Staff engagement is measured as part of the appraisal process. Performance Reviews identify individual training needs and aspirations. This ensures employees have the training and skills required to discharge their current role and identifies learning and development opportunities to support the long-term progression and retention of employees.

Training

All new joiners are supported by a structured probation review process, ensuring they are quickly embedded, including identifying any training needs. This feeds into bi-annual performance and development appraisal process, which includes the identification of continued learning opportunities.

All employees are enrolled into a quarterly online internal training programme, fulfilling our regulatory and compliance training obligations, as well as delivering health & safety training, and modules supporting our diversity, equity and inclusion strategy. Examples include unconscious bias and respect in the workplace training. The e-learning system also provides online training to support the sustainability strategy and culture of the Company.

We support employees in achieving external qualifications and to fulfil their professional CPD requirements, to ensure the development of their talent and potential, and we actively support the delivery of a robust internal talent pipeline.



Our Workplace

Diversity, Equity and Inclusion (DE&I)

Atrato exists because of its people. We are committed to fostering a culture of diversity, equity and inclusion, and empowering all Atrato employees to do their best work.

Although we do collect diversity information, we can only offer statistics in very general categories, such as the percentage breakdown by gender and the percentage of employees identifying as ethnically diverse. Providing more detailed data may allow individuals to be identified due to the small size of our organisation's workforce.

Atrato is proud to be a signatory of the Women's Empowerment Principles ("WEPs").

Our support for the WEPs reflects our commitment to using the Principles as guidance for our actions to empower women and advance equality in our workplace and in the wider community. Across 2024/25 our Head of Sustainability and Head of Operations took part in the UN Global Compact's Target Gender Equality Programme, a six-month accelerator designed to help companies deepen their implementation of the WEPs and strengthen their contribution to the SDGs.



Recruitment: When hiring, we require our recruiters to provide diverse candidate shortlists where possible. We also engage with educational charities STEM and IntoUniversity to educate under-represented diverse groups about roles in our industry, and create a potential talent pipeline.



Our Workplace

Partnerships

We are proud partners of Women and Banking in Finance and Women Working in Social Housing, offering women at Atrato access to a membership networks that champion women in financial services and social housing.



Volunteering

In 2024, we launched a formal Volunteer Policy, allowing all employees to take a paid day off to volunteer in the community with a charity of their choice or with one of the charities supported by the Foundation. In addition, we match our employees' fundraising for charity by up to £500 each year.



*Images: Left; Atrato team members at a charity "Office Chair Grand Prix";
Right: Atrato team members visiting one our supported charities.*



Governance



ESG Governance structure:

Strengthening our ESG performance means upholding responsible business practices, including strong governance processes.

The Atrato Board has oversight of ESG-related risks and opportunities, and ESG is a standing agenda item at quarterly Board meetings. In accordance with our PRI commitments, ESG issues are incorporated into the investment analysis and decision-making processes.

Atrato is committed to:



Engagement with stakeholders



Ongoing training on ESG issues and standards



Transparency of approach



Integrating ESG into day-to-day operations through alignment with Atrato's CORE values



Adherence to a robust governance framework that includes the consideration of ESG risks and opportunities



Implementation of ESG objectives in the performance plans of key individuals.



Reflecting on the importance of the ESG agenda at Atrato, and to ensure its effective delivery, we have appointed one of our Principals, Steve Windsor, as Sustainability Champion.

Steve is supported by Atrato's Head of Sustainability, who is responsible for operational delivery of Atrato's sustainability strategy and provision of sustainability advice to the business. Our Head of Sustainability is also responsible for the delivery of our Funds' sustainability strategies and is a standing attendee at Investment Committee meetings. Atrato engages third party advisers to support specific aspects of Atrato's sustainability activities including the preparation of Atrato's own GHG inventory. Our Head of Sustainability, works closely with our Fund Managers and investment teams, to assess and manage sustainability-related risks and opportunities relevant to at the Fund level.

Board



**Sustainability
Champion**



ESG Lead



**Fund teams & other
stakeholders**

As ESG touches on every aspect of the business, we have rolled out training on ESG fundamentals across all our staff. This training is supplemented with training on specific ESG topics relevant to the Funds such as climate risks and TCFD reporting. We have identified further expansion of our internal ESG training offering as a priority going forward.

Disclosures and reporting:

We assist our funds to report in line with regulatory requirements as well as with best practice approaches including Sustainability Reports, EPRA Sustainability Best Practices Recommendations (SBPR) reporting and TCFD disclosures. In addition, this year marks the first year in which we have published our own disclosures in line with the TCFD recommendations.

2025

Atrato published a refreshed **Responsible Investment Policy** in 2025 to further support our ESG Governance

Atrato Living

Atrato Living aims to address the UK-wide shortage of social housing by investing in fit-for-purpose homes, let on fair terms, to carefully selected housing providers.

The aim of the strategy is to deliver capital growth and inflation-aligned income for investors, alongside improved outcomes for the residents. This would result in a fair deal for society and savings for the UK taxpayer.

Atrato Living focuses on three key areas:



**Specialised
Supported
Housing (SSH)**



Extra Care



Homeless

Social Housing REIT plc

Atrato are delighted to have taken on the role of alternative investment fund manager for Social Housing REIT (LON:SOHO) and have welcomed the SOHO team into the Atrato Group.

SOHO invests in and develops social housing across the UK. It focuses on specialised supported housing, which enables vulnerable adults with varying care and support needs to live independently in their own homes, within their communities.

The Company owns almost 500 Supported Housing properties (c.3,400 homes) across the UK, valued at £626 million as at 31 December 2024. These properties are leased to a variety of Approved Providers who deliver property management and tenancy administration services to the residents. Whilst care is a key element to support residents, this is provided outside of SOHO and its Approved Provider counterparties and is tailored to the specific needs of the residents.

Atrato's approach to sustainability with SOHO is grounded in our commitment to responsible investment and good stewardship, with the aim of delivering long-term value for our stakeholders. We believe that by embedding ESG factors within investment and asset management processes and decisions, we can not only deliver broader positive outcomes but better manage risks and opportunities over the long-term. SOHO's key sustainability reporting outputs can be found at:
www.socialhousingreit.com/sustainability-and-impact/

SOHO ○○○
SOCIAL HOUSING REIT



Note: Atrato was appointed as Investment Manager to SOHO in January 2025.

Our upcoming priorities



Environment

Reducing our emissions and mitigating the environmental impact of our business

Recent Highlights

Full GHG Inventory published

First climate-related disclosures made in line with the TCFD recommendations

Upcoming Focus

Exploring available emissions reduction levers and engaging with our suppliers on their emissions and other ESG issues

Further enhancing our TCFD Reporting



Social

Acting in accordance with our purpose and values, and delivering broader value to all our stakeholders

Recent Highlights

New Network Partnership established with Women in Social Housing

100% response rate to Employee Survey

Annual donations made from the Atrato Foundation

Upcoming Focus

Increasing employee participation in external networks

Responding to employee feedback

Providing volunteering opportunities for our employees through our charitable partners



Governance

Strengthening our ESG performance and upholding responsible business practices

Recent Highlights

Joined UN Global Compact

Became signatory of the Women's Empowerment Principles

Upcoming Focus

Preparing our next UN PRI response and UN Global Compact Reporting

Enhancing our internal ESG training

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