

ParkUToledo Environmental, Social, and Governance Policy

Background

ParkUToledo is entering into a Concession Agreement with the University of Toledo that provides ParkUToledo with the right to operate the university’s parking system for a period of 35 years.

The university is located on approximately [] acres and is the equivalent of a medium-sized city with approximately 17,000 students, 6,000 employees and thousands of visitors annually to its academic, medical center, and athletic facilities. The university’s parking system has approximately 11,000 spaces and consists of 66 surface lots spread across the campus along with some metered parking spaces on campus streets.

ParkUToledo’s mission requires it to provide safe, efficient campus parking and good stewardship of the parking assets. We recognize that the value of parking infrastructure and the health of the communities around that infrastructure are mutually dependent. We believe that management of ESG factors are critical to the stewardship of parking infrastructure assets and can make a tangible difference to the lives of people who work, use, and live in the communities in which the assets are located.

Management of ESG factors are also critical in the appropriate response to risks and opportunities that can directly impact financial performance.

The following provides further examples of ESG challenges:

Environmental	Social	Governance
Resource use & efficiency (water, fuel, energy, GHG emissions/impact on climate Air pollution emissions and air quality Waste, wastewater generation hauling and disposal Storm water effluent and management Noise pollution Environment and ecological impacts (wetlands) Transportation / fueling and environmental impacts Biodiversity habitat conservation, protection & rejuvenation Winter weather management Releases to soil / groundwater	Fair labor practices & labor relations Worker & contractor health, safety & security Workforce diversity & inclusion Community health & safety Disaster / emergency planning & response Stakeholder management (counterparties, customers, neighbors, investors, regulatory agencies) Passenger / customer health, safety & security Special needs accommodations Human trafficking Drug trafficking	Management of Legal & Regulatory obligations Board composition and Independent Chair Transparency Conflicts of interest Accounting & Reporting standards Internal controls Risk management Executive compensation Political contributions Anti-bribery & corruption Data privacy Whistle-blower protection Succession planning Media

We believe that the integration of ESG considerations into our business plays an important role in shaping our business model, and we see our ESG values and policies and their implementation as major components of our organizational culture. For example:

Values – We are motivated by the belief that the parking infrastructure we manage will positively impact the communities in which it is located.

Social Purpose & Impact — Our parking assets are university owned assets and beyond the legal terms of any concession agreement, we enjoy an implied license to operate that must be safeguarded through our care of such assets, their environment, and the safety of the users.

Risk Management — Our ESG management framework informs our wider risk assessment, risk management systems and processes, and our risk mitigation strategies.

Technology — Our management thesis includes a strong commitment to pursue technologies with the capacity to positively disrupt traditional transportation sector business models. These technologies will also have the potential to improve our ability to influence and measure our impact on the environment and to support social change.

Compliance — Our management of the university’s parking system needs to meet all legal and concession compliance requirements, including all ESG-related compliance obligations.

At ParkUToledo we consider our vision for ESG to be driven primarily by our values, with compliance requirements being an important but incidental motivation.

We recognize that many of our bond investors may be signatories to the UN Principles for Responsible Investment or similar international commitments to ESG policy and we are determined to support their commitments by the implementation of our own ESG values.

Guidelines

Environmental

While our influence and metrics are limited to the immediate environment in which ParkUToledo operates, policy decisions will be made with consideration to the wider community needs as well.

Environmental performance reporting measures include:

Water use

Energy use

Construction materials and processes

Contamination

Industry building certifications

Reduced emissions

Social

Social considerations cover the human aspects of our business operations, whether employees, customers, suppliers and service providers, the local community (being a good corporate citizen), and the university. To maximize the long-term value of the asset we must manage the expectations of all stakeholders including staff, customers, community, and university.

The university is of particular concern given the “social license to operate” inherent in the concession and the essential service nature of the parking system.

Social metrics include:

Staff turnover & engagement

Injuries & safety reporting

Community impacts from noise or pollution

Customer satisfaction
University relationships & engagement

Governance

The scope of governance, in relation to ESG considerations, covers the impact that management, processes, and behaviors have on long-term interests of the concession, our bond investors, and the university community. It complements the required standards of governance mandated by regulation and our incorporation documentation and investment agreements.

Metrics include:

Board structure & disclosure of conflicts
Risk management
Code of Conduct
Audit quality
Bribery & corruption

Sustainability

Smart parking systems involve the application of real-time data and analytics to impact problems that previously were difficult to address. The results are more available parking spaces and a reduction of driving time, traffic congestion, and associated air pollution and CO2 emissions, all the while streamlining campus parking management.

ParkUToledo will contribute to sustainability through environmentally conscious parking design, management and operations that work together to promote smart parking systems, reduced carbon footprints, energy efficiency, and transportation alternatives.

Roles and Responsibilities

ParkUToledo, through its Asset Manager has ultimate accountability for implementing this ESG policy, ensuring that ESG matters are discussed at management and board meetings, and sufficient budget is available annually to implement this ESG policy.

The leadership of the Asset Manager and the Operator have day-to-day responsibility for ongoing engagement and management of material ESG issues during the term of the Concession.

Where additional subject matter expertise is needed, we will utilize external resources as relevant and necessary.

Continuous Improvement and Review

In developing this ESG policy and the underlying implementation framework, ParkUToledo is committed to periodically reviewing the efficacy of its ESG Policy and will continue to update and strengthen it where necessary, in support of its commitment to continuous improvement in ESG management and performance across its operations.

Management of ES&G

This policy is to be reviewed in conjunction with the ParkUToledo Risk Management Policy.

Sustainability Diagram - Parking



