

RESPONSIBLE INVESTMENT STATEMENT

At Deal Packaging 4 Investors ("DP4I", "we", "our" or "us"), we believe that successful property investment is about more than purchasing property at the right price.

Responsible investment means acting professionally, treating people fairly, understanding the wider impact of investment decisions and creating sustainable long-term value.

This statement explains the principles that guide our approach to responsible property investment.

It should be read alongside our **Property Sourcing Code of Professional Conduct, Landlord Charter, Investor Charter** and **The DP4I Promise**.

Our Belief

We believe that good property investment should seek to create value for everyone involved in a transaction.

That includes:

- investors;
- landlords;
- tenants;
- professional advisers;
- local communities; and
- our own business.

We do not believe these interests are mutually exclusive.

Our objective is to help create transactions that are commercially successful whilst being conducted fairly, transparently and professionally.

Long-Term Thinking

We encourage investors to adopt a long-term approach to property investment.

Whilst short-term opportunities may occasionally arise, sustainable investment decisions are generally built upon:

- sound research;
- realistic financial planning;
- effective risk management;
- professional advice;
- responsible property ownership.

Long-term thinking often produces more resilient investment portfolios.

Responsible Property Ownership

We encourage investors to maintain properties to an appropriate standard.

Well-maintained property benefits:

- tenants;
- investors;
- neighbouring properties;
- local communities;
- long-term asset values.

Although maintenance standards remain the responsibility of the property owner, we encourage responsible stewardship throughout the ownership period.

Respect for Existing Tenants

Many of the properties introduced by Deal Packaging 4 Investors are sold with tenants already in occupation.

We believe good tenants should be regarded as an asset rather than an obstacle.

Where properties are sold with tenants in situ, we encourage investors to:

- communicate professionally;
- respect legal rights;
- honour existing tenancy obligations;
- maintain appropriate property standards;
- provide reasonable continuity wherever practicable.

We believe responsible landlords build stronger and more sustainable businesses.

Responsible Relationships With Landlords

We understand that landlords sell property for many different reasons.

Examples include:

- retirement;
- succession planning;
- portfolio restructuring;
- changing taxation;
- increasing regulation;
- changing personal circumstances;
- releasing capital.

We seek to treat every landlord with dignity and respect.

We will not knowingly seek to exploit vulnerability or place unreasonable pressure on anyone to sell.

Honest Property Representation

Responsible investment begins with reliable information.

Accordingly, we seek to present property opportunities honestly by:

- identifying material information known to us;
- distinguishing fact from opinion where reasonably practicable;
- avoiding exaggerated claims;
- encouraging independent verification;
- recommending appropriate professional advice.

We believe informed investors make better investment decisions.

Responsible Financial Decision-Making

We encourage investors to consider:

- affordability;
- financing arrangements;
- interest rate risk;
- refurbishment costs;
- contingency planning;

- taxation;
- exit strategy;
- long-term objectives.

Investment decisions should be based upon careful analysis rather than emotion or unrealistic expectations.

Compliance With the Law

We expect property transactions introduced through Deal Packaging 4 Investors to comply with applicable legislation.

This includes, where relevant:

- landlord and tenant legislation;
- planning legislation;
- building regulations;
- anti-money laundering requirements;
- consumer protection legislation;
- data protection legislation.

We encourage investors and landlords to obtain independent professional advice appropriate to their own circumstances.

Environmental Considerations

Environmental performance is becoming an increasingly important aspect of property ownership.

Where appropriate, investors should consider:

- Energy Performance Certificate (EPC) ratings;
- energy efficiency improvements;
- future legislative requirements;
- sustainability measures;
- long-term operating costs.

Improving the environmental performance of property may benefit both landlords and tenants over the longer term.

Professional Collaboration

Successful property transactions rely upon professional collaboration.

We encourage investors and landlords to work closely with:

- solicitors;
- accountants;
- surveyors;
- mortgage advisers;
- valuers;
- planning consultants;
- insurance advisers;
- other appropriately qualified professionals.

Professional advice helps reduce risk and improve decision-making.

Continuous Improvement

Responsible investment is continually evolving.

We seek to improve our own knowledge and business practices by keeping informed of:

- legislative developments;
- market trends;
- professional guidance;
- investor feedback;
- landlord feedback;
- industry best practice.

Where improvements can reasonably be made, we seek to implement them.

Our Commitment

Deal Packaging 4 Investors is committed to building a business that is recognised for:

- honesty;
- integrity;
- professionalism;
- transparency;

- fairness;
- responsible business practice.

We believe commercial success and responsible conduct should complement one another.

Our reputation depends upon both.

Changes to this Statement

We may update this Responsible Investment Statement from time to time to reflect changes in legislation, professional guidance or our business practices.

The latest version will always be published on this website.

Contact Us

If you have any questions regarding this Responsible Investment Statement, please contact:

Deal Packaging 4 Investors

Email: support@dealpackaging4investors.com

Related Policies & Professional Standards

You may also find the following documents helpful:

- Investor Charter
- Landlord Charter
- Property Sourcing Code of Professional Conduct
- The DP4I Promise
- Investment Risk Warning
- Property Assessment Standards

Last Updated: July 2026
