

Environment Policy

Scope

This policy framework applies to Investa Management Holdings (**IMH**) and its subsidiaries (together, **Investa**). The policy framework provides the overarching framework for the process regarding environmental risk management by Investa, including in the management of the Investa funds business, which comprises the funds, or mandates managed by Investa on behalf of external investors (together the **Entities**). Additionally, specific requirements of the Entity may exist and referred to in an Entity Policy. This policy framework is to be read in conjunction with any Entity Policy and to the extent of any inconsistency, the Entity Policy will prevail.

Investa Management Holdings (IMH) is the primary employing entity in the Investa business. This policy framework applies to all Investa employees. IMH via its employees, in particular the senior management team, is responsible for the implementation of this policy framework and IMH will ensure that the day to day management of the Investa management platform is conducted in accordance with this policy framework

Investa is committed to the long term integration of environmentally responsible practices throughout the organisation for the purpose of reducing the environmental impact of our operations and enhancing shareholder value.

This policy sets out Investa's commitment to the environment in its activities and operations across its business platform, under its operational control

Key Principles

At Investa, we are committed to conduct our business in line with the UN Sustainable Development Goals, The Paris Climate Agreement and Investa's Transform Tomorrow Strategy. Investa is committed to invest in, manage and develop sustainable buildings, in partnership with our customers, employees and suppliers, by:

- Assessing and mitigating the risk of climate change for a resilient future
- Transitioning our business and investments to a low carbon economy
- Engaging with our employees, tenants, investors and supply chain in creating positive environmental outcomes
- Enhancing our portfolio's environmental performance and minimising resource use, waste and prevention of pollution
- Protecting and enhancing biodiversity, to enable nature positive outcomes

Investa will manage its operations, service providers and subcontractors, in a manner that is consistent with the principles of ecologically sustainable development and minimising the impacts of climate change. Investa will strive to deliver continuous improvement through monitoring and review of environmental performance and demonstrate due diligence in the provision of its services by:

- Reviewing the environmental performance and impacts of our operations and setting of appropriate targets and objectives in regard to minimising those impacts
- Integrating environmental duty of care into business planning and day to day activities and maintaining an environmental management system

- Conducting all of our operations in accordance with relevant legislative and other requirements
- Driving resource efficiencies through the optimal operation of our buildings and identifying and recommending effective capital expenditure planning strategies through engagement with owners on capital deployment approvals.
- Pursuing opportunities to reduce embodied carbon emission in capital works and developments
- Working closely with our owners to implementing our pathway to scope 1 and 2 net zero emissions in operations by 2025, through energy efficiency, procuring renewable electricity, decarbonising our managed portfolio over time, and offsetting residual emissions
- Integrating climate risk assesment, resilience and adaptation into investment decision making and operations
- Inviting tenants and suppliers to engage in a collaborative trajectory to a low carbon economy as their strategic property partner
- Protecting and conserving ecological biodiversity across Investa's sites and operations and identifying opportunities to create nature positive outcomes
- Promoting the efficient use, reuse and recycling of resources, prevention of pollution and the minimisation of waste
- Engage and work with our employees, suppliers and customers to understand the impact of their actions on the environment, and encourage them to manage their actions in an environmentally responsible manner
- Specifying the use of materials that are safe and where possible, specifying the use of materials that are recycled or reused, have low embodied energy and minimise resource depletion.
- Monitoring, reviewing and transparently reporting on the environmental performance of the organisation

Roles and Responsibilities

ESG is embedded across the management platform from facilities management through to the Executive. The Investa Management Holdings Audit & Risk Committee (IMHARC), a sub-committee of the IMH Board, guides the implementation, operation and effectiveness of Investa's environment policy and performance.

The GM Corporate Sustainability and GM Environment and Safety are responsible for the delivery of the Corporate Sustainability, and Environment, Health and Safety Strategies.

Policy Information

Policy Framework Review

This framework will be reviewed by Investa annually.

Material amendments to this policy framework may only be amended with the approval of IMH.

Policy Framework Information

Responsibility: General Manager, Environment and Safety & COO

Date Created: January 2016

Date Last Reviewed: June 2023

Review Frequency: Annually

Revision History:

Version	Date Released	Accountable	Description
1.0	1 January 2016	General Manager, Environment and Safety & COO	Policy framework
2.0	28 June 2023	General Manager, Environment and Safety & COO	Updates to principles and commitments