

# Sustainability Policy

## 1. Introduction

- 1.1 This Sustainability Policy (Policy) has been adopted by the Board of Investore Property Limited (Investore).
- 1.2 Stride Investment Management Limited (the Manager or SIML), as manager of Investore, has responsibilities in relation to those properties and entities managed by SIML, and owned by Investore. This policy applies to SIML in its role as manager, noting that SIML's role as manager is to recommend certain actions and policies to Investore who will have decision-making power over its own operations.
- 1.3 The SIML Chief Executive Officer is responsible for the sustainable performance of Investore and the Investore Fund Manager is responsible for ensuring this Policy is implemented. Staff of the Manager are encouraged to identify key opportunities for environmental improvement.
- 1.4 This Policy will be communicated to all tenants, suppliers and Directors and made available to the public through Investore's website. Investore will also discuss this Policy with the Manager to ensure that the Manager understands and supports Investore's commitment to sustainability.

## 2. Investore's Commitment to Sustainability

- 2.1 Sustainability is a core part of Investore's business, as a sustainable business strategy incorporating the three aspects of people, planet and prosperity is important for long term success.
- 2.2 This Policy supports Investore's sustainability strategy, which has three strategic goals:
  - a) Contribute to a resilient community – Investore seeks to ensure leading health and safety performance and support a connected and inclusive community;
  - b) Develop shared prosperity – Investore seeks to foster long-term prosperity by investing in and managing places that reward everyone connected to them;
  - c) Protect the planet – Investore seeks to create efficient, climate-resilient places that deliver long term value and support a low carbon future.

## 3. Sustainability Objectives

- 3.1 Investore aims to continually reduce any adverse environmental impacts of its operations and to maximise the positive impacts of its business activities on the community and environment through:
  - a) Striving to continuously improve Investore's environmental performance and monitoring this performance through recognised benchmarking;
  - b) Complying with Investore's environmental obligations in those areas in which Investore operates;
  - c) Assessing the effects of climate change and considering the impacts of climate change on Investore's business decisions;
  - d) Seeking to own and manage sustainable buildings, evidenced through external ratings, such as Green Star ratings;
  - e) Understanding how Investore's business activities impact on stakeholders and the environment and responding appropriately;
  - f) Educating, training and motivating the Manager's employees, tenants and contractors to carry out activities in an environmentally responsible manner and ensure that a consideration of the environment is part of achieving Investore's business goals;
  - g) Actively engaging with the communities in which Investore operates to create mutually beneficial outcomes; and
  - h) Encouraging waste management and recycling solutions in the buildings that are owned and managed by Investore.
- 3.2 Investore will actively work with the Manager, including the Sustainability Committee of the Manager, to ensure that the above objectives are implemented.

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## 4. Sustainability Activities

To achieve Investore's sustainability objectives, Investore will:

- a) Implement an effective governance structure for the oversight of, and accountability for, sustainability objectives and goals;
- b) Undertake effective and regular communications and engagement with Investore's stakeholders on its sustainability performance and actions;
- c) Implement energy, water and refrigerant conservation initiatives;
- d) Source local, sustainable materials where practicable;
- e) Understand and manage the energy efficiency of all properties owned and managed by Investore;
- f) Establish measurable targets for tracking and reducing carbon emissions in Investore's operations;
- g) Develop climate disclosures as required by the Aotearoa New Zealand Climate Standards;
- h) Regularly report on Investore's overall sustainability performance; and
- i) Manage and promote waste minimisation and recycling initiatives, and work in conjunction with major tenants in this regard.

## 5. Net Zero Commitment

- 5.1 Investore intends to demonstrate its commitment to sustainability and the transition to a low carbon future by committing to reduce the Scope 1 and Scope 2 carbon emissions associated with its operations and properties to net zero by 2030. Investore intends to reduce its Scope 1 and 2 emissions and offset any remaining Scope 1 and 2 emissions from 2030 using high quality carbon offsets.

5.2 To achieve this net zero commitment Investore is:

- a) Measuring the carbon emissions associated with its operations and publicly reporting these annually;
- b) Integrating sustainability into its culture and promoting this among tenants and stakeholders;
- c) Monitoring progress and reporting results annually against its targets.

5.3 Investore is also aiming to reduce its Scope 3 emissions over time. To assist with this objective, Investore will work with its tenants to encourage them to adopt sustainable practices and reduce carbon emissions from their operations.

## 6. Review of Policy

The Boards are accountable for approving this Policy and amendments to it.

This Policy was approved in March 2023 and will be reviewed every 24 months.