

SUSTAINABILITY AND ENVIRONMENTAL POLICY

Adopted: 27 July 2017

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Abacus Property Group (*Abacus*) owns directly and in conjunction with its capital partners and managers a diversified core investment portfolio of office, self storage and super convenience retail properties which drive long term total returns and maximise securityholder value.

Abacus believes it is important to understand and respond to the environmental, social and governance impacts of our business activities. Abacus believes that integrating sustainability issues into our investment decision-making and business operations is congruent with the responsibility we have to our stakeholders¹ⁱ and is critical to us achieving our long-term commercial goals.

Abacus is committed to implementing sustainable practices in our investments, property management, development activities and workplaces. Abacus will use these practices to manage risks, create opportunities and strengthen our operations. Abacus applies an ethical approach to our business and is committed to:

- Ongoing communication with our stakeholders on environmental, social and governance issues.
- Facilitating the identification and implementation of environmental, social and governance legislative requirements as well as ongoing compliance with relevant legislation and regulation.
- Incorporating environmental issues including climate change in our decision-making processes to reduce our environmental impact across our portfolio as appropriate.
- Managing our buildings efficiently to conserve the use of limited natural resources Supporting and developing our employees to use their skills and expertise to respond to the sustainability challenges.
- Maintaining a safety-aware culture ensuring proper standards of workplace health and safety for our employees and other key stakeholders visiting, or working, at our properties.
- Using our influence where we do not have control by collaborating with key stakeholders (for example, tenants and co-investors) to optimise sustainable outcomes and environmental benefit as appropriate.

Abacus will work to implement these commitments over time having regard to the nature, context and strategy of individual property assets and the interests of our stakeholders by:

- Identifying, managing and monitoring potential risks and opportunities presented by environmental risks across our portfolio.
- Developing and implementing baseline measures to monitor and benchmark the sustainability performance of our assets.
- Pursuing cost effective and efficient use of energy, water and waste reduction and invest in alternative energy supplies to reduce our emissions where appropriate.
- Adopting sustainable design practices in our asset improvement and development projects where appropriate.
- Reporting on our sustainability progress and performance.
- Implementing our commitment to sustainability in a practicable manner.
- Influencing our employees and other stakeholders to operate in a manner that supports our sustainability commitments.



This Policy provides the foundation for Abacus' commitment to sustainability. This Policy, which will evolve over time in response to our business needs and the reasonable expectations of our stakeholders.

^{i 1} **Stakeholders** means Abacus security holders, capital partners that are invested along with Abacus, investors in Abacus investment products and entities or individuals who have rights under Australian law.