

	Environmental Policy	Doc No.: DE-PMD-010 Rev No.: 0 Date: 9 February 2021
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Document Change Record					
S/N	Description of Changes	Revision		Prepared By (Name/ Signature)	Approved By (Name/ Signature)
		No.	Date		
1	First Issue	0	09/02/21	Ong Lay Peng	Steven Leow Nancy Tan

Introduction & Objective

At ESR-REIT, we are committed to creating a sustainable future for our business and caring for the communities in which we operate. We conduct our business in an environmentally responsible manner. In line with the Sustainability Policy by our parent company, ESR Group, this Environmental Policy outlines key commitments by ESR-REIT in managing our business in an environmentally sustainable manner.

Our Environmental Policy, endorsed by ESR REIT's CEO, demonstrates our commitment to sound sustainability practices to deliver greater value for our stakeholders and enhance our operational performance.

Our Business

ESR-REIT invests in quality income-producing industrial properties across Singapore. The properties are in the following business sectors: Business Park, High-Specs Industrial, Logistics/Warehouse and General Industrial, and are located close to major transportation hubs and key industrial zones island-wide.

Our vision is to be a leading Real Estate Investment Trust with a portfolio of quality industrial assets.

Scope

This policy covers ESR REIT's property investment, development and management as well as all of ESR REIT's investment vehicles.

Our Environmental Commitments

Complementing ESR Group's environmental considerations, ESR-REIT actively manages and monitors our portfolio's energy & emissions, water, waste, indoor environmental quality and green building certifications, as follows:

1. Energy & Greenhouse Gas Emissions

1.1. We are committed to reducing energy consumption and greenhouse gas (GHG) emissions across our portfolio. We set targets and develop action plans around the following:

1.1.1. Reduction in energy¹ consumption and energy intensity of buildings

1.2. We seek opportunities to use renewable energy in our properties by:

1.2.1. Purchasing off-site renewable energy

1.2.2. Installing solar infrastructure our properties to generate solar energy on-site where economically feasible and viable.

2. Water

2.1. We are committed to reducing water consumption and improving water efficiency across our portfolio. We set targets and develop action plans around the following:

2.1.1. Water Efficiency Building (WEB) certifications for our properties

2.1.2. Reduction in water use and water intensity of buildings

¹ From grid electricity consumption

2.2. The Singapore Government has strict regulations that govern water pollution and ensures safe water quality. We strictly comply with the Singapore Government's environmental regulations and laws that are applicable to our operations.

3. Waste

3.1. We are committed to accurately reporting data on our waste production and recycling for our properties by:

3.1.1. Disclosing annual performance on waste generation and diverted from landfill and incineration

3.1.2. Identifying primary generators of waste and taking steps to reduce and divert waste

4. Indoor Environmental Quality

4.1. The Singapore Government has strict regulations that govern air pollution and ensures healthy air quality. We strictly comply with the Singapore Government's environmental regulations and laws that are applicable to our operations.

5. Green building certifications

5.1. We make every effort to acquire properties with or enhance properties in line with Singapore's BCA Green Mark Certification scheme for our properties, where economically feasible and viable.

We manage these factors alongside our tenants to mitigate our portfolio's environmental footprint.

Policy Communication and Review

This Environmental Policy is communicated to all interested parties via our corporate website and annual report. Tenants are made known of this policy via email. The Environmental Policy, its key objectives and commitments, will be reviewed on a regular basis and updated as appropriate.