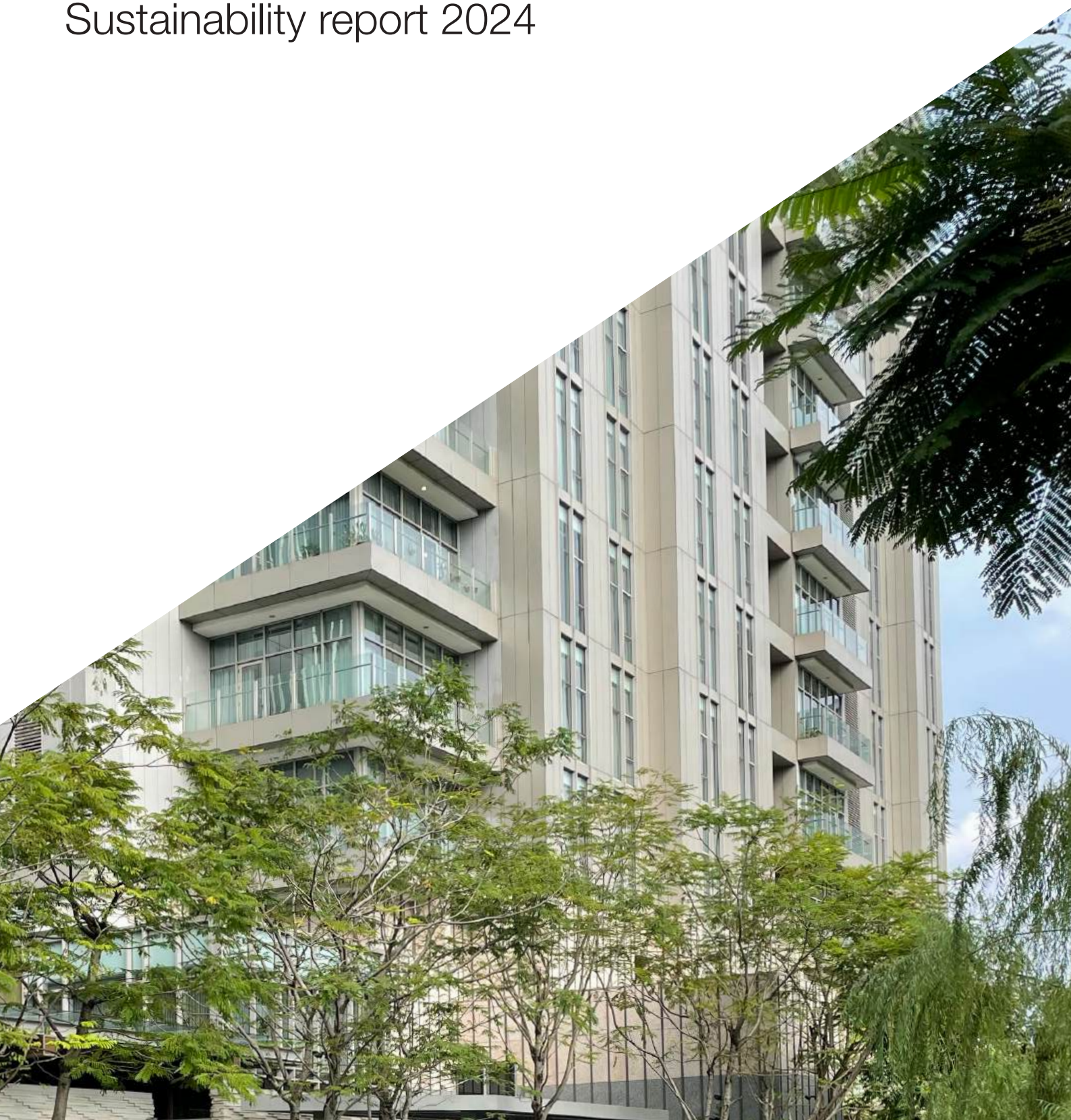
ASIA GREEN REAL ESTATE

Asia Green Real Estate

Sustainability report 2024



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About this report

This annual sustainability report provides a comprehensive overview of Asia Green Real Estate's sustainability approach and the sustainability performance of Asia Green Real Estate Fund's properties during the period of January 1, 2024 to December 31, 2024.

The report has been prepared with reference to the internationally recognized Global Reporting Initiative (GRI) 2021 reporting framework and assured by an external consultant in line with the AA1000AS assurance standards. The disclosures are presented in the GRI content index (see pages 41 to 46 of the report). No restatements were made since the last 2023 sustainability report was published.

Feedback is welcomed as an essential part of continuous improvement in the company's policies, processes, and performance. Please send comments and suggestions to esg@asiagreen.com.

2024: sustained excellence in ESG achievements

As we reflect on the past year, 2024 stands as a testament to Asia Green Real Estate's unwavering commitment to sustainability and innovation in the real estate sector. In an evolving global landscape, where the demand for resilient and resource-efficient buildings continues to rise, we have remained at the forefront—setting new benchmarks for green building and responsible property management in Asia. Our dedication to ESG excellence is not just a response to regulatory shifts and environmental challenges, but a fundamental driver of our long-term business strategy.

The year's highlight were the remarkable results achieved in the 2024 GRESB assessment, the leading ESG benchmark worldwide, which reaffirmed our commitment to upholding highest environmental, social, and governance principles in all aspects of our operations. In the 2024 assessment, Asia Green Real Estate achieved a GRESB 5 Star rating - the highest possible rating for exceptional ESG performance and scored 95 points for the performance of its standing assets held by the Asia Green Real Estate Fund (ISIN LU1508519128). The results are substantially above the global GRESB average of 76 points. In addition, the Asia Green Real Estate Fund's standing investments ranked first in Asia in terms of GRESB score within diversified - office and residential real estate and have been awarded the GRESB Global Sector Leader designation.

In addition to the outstanding GRESB results, Asia Green Real Estate's high-rise residential complex, Verde Two, has been awarded the EDGE Zero Carbon certification. With 43% energy savings, 26% water savings, and 45% less embodied energy in materials in comparison to an average local high-rise residential building, Verde Two is the first high-rise residential complex in Indonesia with EDGE Zero Carbon certification.

Another portfolio property, Newton, a serviced apartment in Jakarta's Golden Triangle CBD, has successfully undergone a green upgrade, featuring an automated cooling sensor system which optimizes air conditioning efficiency, reducing energy consumption while maintaining comfort for tenants.

The high scores achieved over the last years under GRESB, the accreditation of the first high-rise residential complex in Indonesia with EDGE Zero Carbon certification, and our continuous efforts in optimizing the energy performance of our portfolio properties validate our approach to sustainable investment in the real estate sector in Asia.

Asia Green Real Estate's investment strategy continues to focus on Asia's leading metropolises backed by the application of specialist knowledge in green building innovations, strong local partnerships, and on the ground representation. Our passion for creating quality living and working environments that combine health and comfort aspects with resource efficiency generate superior, and sustainable returns. We take pride in our 2024 sustainability achievements and look forward to further advancing our efforts in 2025, with a strategic focus on decarbonization efforts. Furthermore, through our newly established GRESB partnership we aim to leverage our experience to expand GRESB initiatives in Indonesia and provide advisory services that support real estate companies in enhancing their sustainability performance.

Alex Buechi
Managing Partner

About Asia Green Real Estate

Asia Green Real Estate is a fully regulated asset manager specialized in sustainable real estate investments in Asia. With offices in Asia and Europe, the team optimally combines local execution skills with an international perspective, strong investment discipline, and highest governance standards. The local presence and the long-standing partner network allow direct access to first-class investment opportunities in Asia's leading metropolises. The unique hands-on investment approach of Asia Green Real Estate ensures best-in-class property and project management, tight investment control, as well as enhanced sustainability over the entire building lifecycle. Our multicultural team of real estate experts operates with a long-term perspective to generate a sustainable performance contribution to our investors' portfolios.

Asia Green Real Estate offers a comprehensive investment platform that provides access to off-market real estate investment opportunities across Asia. The broad offering, ranging from core/core+ and value add to opportunistic strategies, and the wide range of opportunities in the residential, office, logistics, and industrial sectors allow investors to create an allocation according to their needs. The company offers flexible investment structuring, including a fully regulated Luxembourg SIF-SICAV fund platform, co-investment options, and club deals. We invest in leading metropolises across Asia with strong economic growth prospects. The properties are strategically located to leverage on the city's infrastructure, such as metro systems, train stations, highways, hospitals, schools as well as shopping and leisure amenities. Our investors directly participate in Asia's economic growth, driven by the ongoing urbanization and the rapid expansion of the middle class, and benefit from an enhanced portfolio diversification.

Sustainability has been in the company's DNA since its foundation in 2009. Our in-house sustainability team of green building experts applies Asia Green Real Estate's proprietary green building tool, EcoTool, to evaluate and improve the performance of properties over three dimensions: resources, health, and comfort. The implementation of green building measures is crucial not only from an economic but also from an ecological and social perspective. Sustainable properties reduce the policy risks and generate higher rental income as well as higher occupancy rates, leading to an enhanced risk/return profile for investors. In addition, investments in ESG compliant buildings improve the living and working environment for tenants while simultaneously reducing the climate impact. We are proud to be a partner of the IFC World Bank Group's EDGE certification program and to certify all our properties with globally recognized green building labels. The Asia Green Real Estate Fund's portfolio has been certified with GRESB since 2019. In 2024, the portfolio has been awarded the GRESB Global Sector Leader designation for sustainability leadership and achieved a GRESB 5 Star rating - the highest possible rating for exceptional ESG performance. Furthermore, the Asia Green Real Estate Fund (Luxembourg SIF-SICAV) is accredited according to SFDR Article 9.






Investment locations

Source: Asia Green Real Estate; the statistics bureaus and Statistical Yearbooks of the respective cities; statista.com; IMF; macrotrends.net

Selected investments

Verde Two, residential — Jakarta

Certification standards: EDGE Zero Carbon

IFC World Bank EDGE certified savings:

- Energy 44%
- Water 26%
- Embodied energy 45%

Ecoloft, residential — Jakarta

Certification standards: EDGE Zero Carbon

IFC World Bank EDGE certified savings:

- Energy 82%
- Water 31%
- Embodied energy 47%

ABI Plaza, office — Singapore

Certification standards: EDGE Zero Carbon, Green Mark SLE [1]

Planned measures for green building certification

- Efficient cooling system
- LED lighting
- Solar PV

Samara Apartments, residential — Jakarta

Certification standards: EDGE

IFC World Bank EDGE certified savings:

- Energy 32%
- Water 33%
- Embodied energy 51%

Newton, residential — Jakarta

Certification standards: EDGE

IFC World Bank EDGE certified savings:

- Energy 35%
- Water 39%
- Embodied energy 54%

South Quarter, office — Jakarta

Certification standards: EDGE, Greenship Gold

IFC World Bank EDGE certified savings:

- Energy 28%
- Water 81%
- Embodied energy 32%

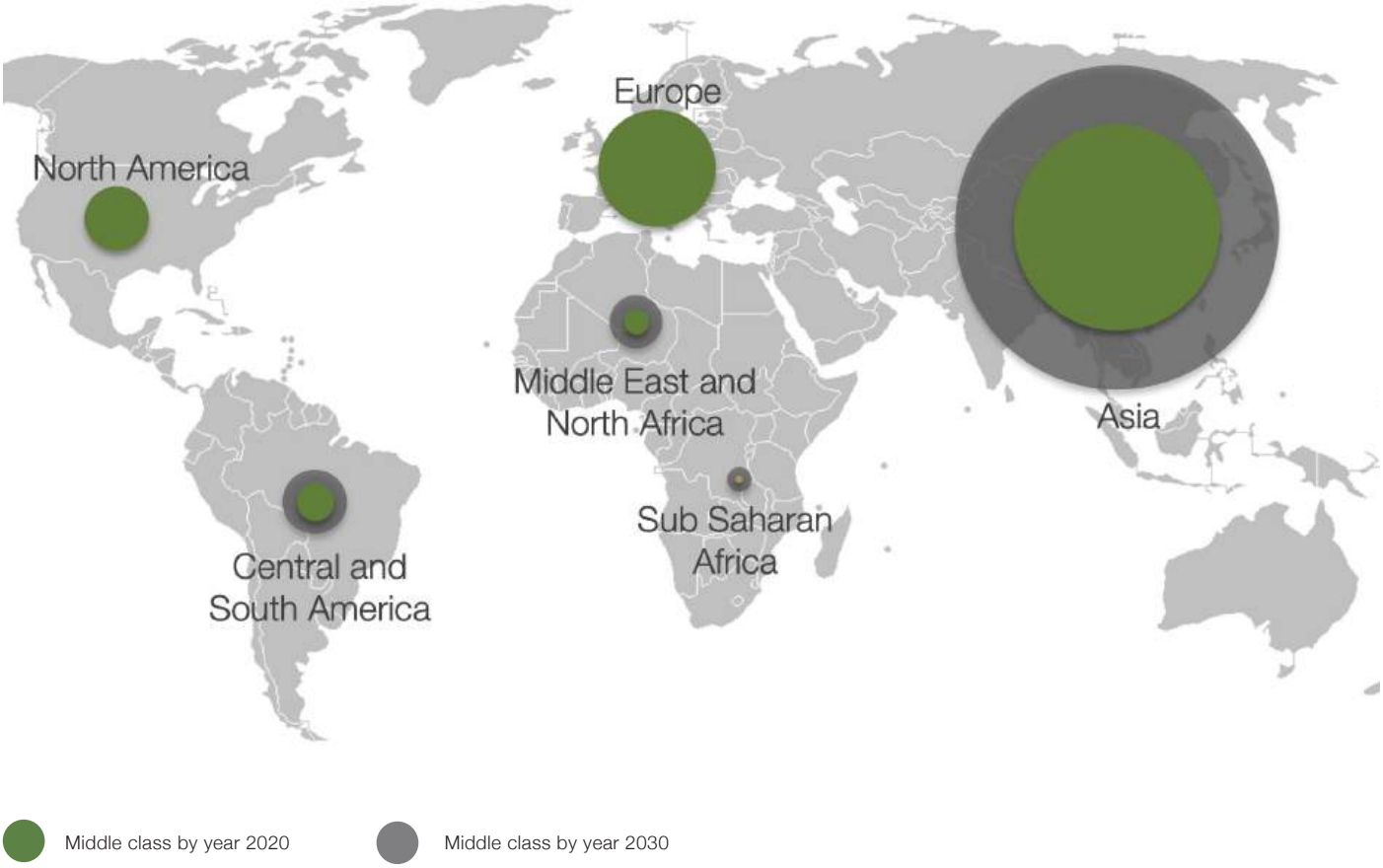
(1) Expected outcomes post retrofit to green (pre-assessment)

Fundamentals

The concentration of more than 60% of the world's population in Asia creates a significant demand for real estate in the region, providing attractive investment opportunities across Asian real estate markets. The mega trends, growing middle class and ongoing urbanization, continue to drive the demand for real estate in the Asian metropolises.

Estimated growth of the middle class (in millions)	2020	2030	Change
Asia	1'740	3'228	+ 1'488
Europe	703	680	- 23
North America	333	322	- 11
Central and South America	251	313	+ 62
Middle East and North Africa	165	234	+ 69
Sub Saharan Africa	57	107	+ 50
Total	**3'249**	**4'884**	**+ 1'635**

The majority of the world's middle class growth comes from Asia



Source: OECD; Standard Chartered; EY; Asia Green Real Estate

Certifications and accreditations

Asia Green Real Estate is committed to certifying its investments on property, portfolio, and fund levels with the appropriate sustainability accreditations. In close collaboration with our local partners, we optimize the performance of our investments in terms of sustainability to assure that we create environmentally, economically, and socially sound buildings. We established a long-standing partnership with the IFC, a member of the World Bank Group, to accredit our investments with EDGE green building certification.

Fund level	SFDR	Accreditation in compliance with Sustainable Finance Disclosure Regulation
Portfolio level	GRESB	ESG reporting framework, specializing in real estate and infrastructure investments across the world
Property level	EcoTool	Asia Green Real Estate's proprietary green building tool
	Edge	Certification program by IFC, a member of the World Bank Group, focused on making buildings more resource-efficient
	DGNB	Green building standards applicable to individual investments

Current Asia Green Real Estate Funds

The sub-funds "Asia Green Real Estate Fund" and "Asia Green Diversified Real Estate Fund" have sustainable investments as an investment objective, and are accredited according to Article 9 SFDR. The sub-funds "Asia Green Property Fund II" and "Asia Green Property Fund III" are classified as Article 6 SFDR sub-funds. All sub-funds seek to invest in assets which demonstrate strong or improving sustainability attributes across areas such as climate change, natural resource use, health and well-being, labor standards, diversity, and community development.

Fund	Investment strategy	Vintage	Term	SFDR classification
Asia Green Real Estate Fund	Core+	2017	Open-end	Article 9
Asia Green Diversified Real Estate Fund	Diversified	2018	Open-end	Article 9
Asia Green Property Fund III	Opportunistic	2018	Closed-end	Article 6
Asia Green Property Fund II	Opportunistic	2014	Closed-end	Article 6

Green building milestones

2009-2019

Sustainability has been in the company's DNA since its establishment in 2009.

Asia Green Real Estate developed EcoTool, a proprietary sustainability assessment, which analyzes and optimizes the three dimensions of sustainability: resources, health, and comfort.

In 2016, the company launched a strategic partnership with the IFC, a member of the World Bank Group, on its sustainable building certification program. In 2017, the first property achieved EDGE certification.

World Financial Center has been awarded the WELL certification for its outstanding interior climate.

2020-2021

In 2020, Asia Green Real Estate Fund was recognized by GRESB as Regional Sector Leader. In addition, the Asia Green Real Estate Fund was awarded the Green Star label, showing consistency across all assessment aspects.

The company has committed to follow the United Nations Sustainable Development Goals.

World Financial Center received LEED certification.

2022-2023

Asia Green Real Estate Fund has been accredited according to SFDR Article 9, confirming the systematic evaluation of ESG criteria within the investment process.

Asia Green Real Estate got recognized as EDGE champion.

Ecoloft residential complex became the first building in Indonesia with EDGE Zero Carbon certification.

2024

In the 2024 assessment, Asia Green Real Estate scored 95 points for the performance of its standing assets. The Asia Green Real Estate Fund was recognized as Global Sector Leader and received the maximum GRESB 5 Star rating.

Verde Two became Indonesia's first high-rise residential complex with EDGE Zero Carbon certification.

and beyond

Asia Green Real Estate's pathway to net zero.

Further accreditation of our investments with EDGE Zero Carbon certification and sustainability labels.

Climate resilience assessment of Asia Green Real Estate Fund properties with the Building Resilience Index developed by the IFC, a member of the World Bank Group.

Building decarbonization to optimize energy efficiency through retrofit to green projects.

Partnership with GRESB.

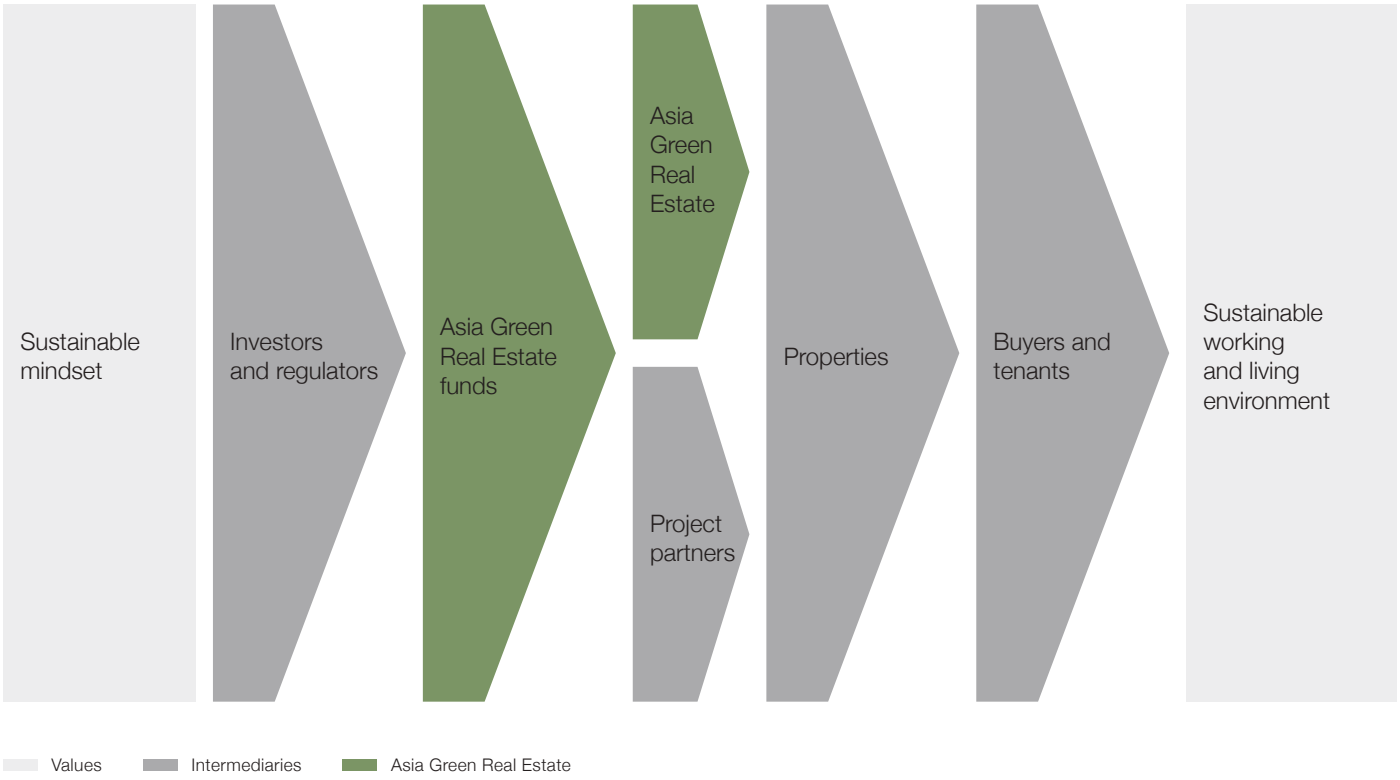
Selected highlights

Recognized as Regional and Global Sector Leader by GRESB	Participating in GRESB is an integral component of our continuous commitment to upholding ESG principles in all aspects of our operations. The GRESB Global Sector Leader designation, the GRESB 5 Star rating, and the outstanding scores achieved in 2024 are a direct result of rigorous implementation of sustainable measures across all three GRESB components: management, performance, and development.
First EDGE Zero Carbon high-rise residential complex in Indonesia	Verde Two high-rise residential complex in Jakarta has been awarded the EDGE Zero Carbon certification (see page 24 of the report). The zero carbon standard has been reached through a variety of green building solutions including: LED lighting, high-efficiency water fixtures, double-glazed low-emissivity window glass, and high-efficiency cooling system.
Successful cooling sensor system upgrade in a serviced apartment tower in Jakarta	The transformation of Newton, a serviced apartment tower in Jakarta's Golden Triangle CBD, focused on enhancing energy efficiency, particularly through the installation of an automated cooling sensor system. This upgrade optimizes air conditioning efficiency, reducing energy consumption while maintaining comfort for residents (see page 28 of the report).
Recognition as EDGE Champion	We are proud to have once again been recognized as an EDGE Champion—a designation awarded to visionary organizations leading the global transition to sustainable construction. With over 1 million square meters of floor area certified across all participating organizations—EDGE Champions commit to certifying at least 80% of their building portfolios.
First GRESB Partner in Indonesia	Through this partnership, we will actively support the expansion of GRESB initiatives in Indonesia, fostering greater ESG adoption in the region. In addition, we will provide a range of services to support companies within the real estate industry in completing their GRESB assessments. Our offerings will include consulting, advisory services, and ESG data management to help fund managers and building owners enhance their sustainability performance.

Sustainability approach at Asia Green Real Estate

Business model

The business model of Asia Green Real Estate focuses on creating value through leading sustainable real estate investments. At its core lies our profound commitment to sustainability - the sustainable mindset, echoing the increasing awareness of stakeholders regarding climate change and the importance of ESG factors in the global real estate sector. Through Asia Green Real Estate funds and in cooperation with local partners, we invest in properties which stand as benchmarks for green building within the industry. In line with our values, we create sustainable living and working environments which enhance tenant well-being while simultaneously reducing climate impact. Our approach to creating sustainable real estate in collaboration with project partners is explained in detail in the Asia Green Real Estate five-steps sustainability strategy (see page 14 of the report).



Key ESG objectives

	Environmental	Deliver future-proof and resource-efficient sustainable real estate for long-term environmental impact
	Social	Foster a sustainable living and working environment to enhance the well-being of our stakeholders
	Governance	Uphold strong governance through leadership, regulatory compliance, and green accreditation excellence

Asia Green Real Estate's five-steps sustainability strategy

The Asia Green Real Estate's sustainability team adheres to a clearly defined framework to execute the five-steps sustainability strategy. The strategy chart below shows how sustainability is implemented at each stage of the building's lifecycle.

Firstly, we prioritize selection of local partners who share our commitment to sustainability. Secondly, we conduct a comprehensive assessment of the sustainability status of each property using our proprietary EcoTool. This enables us to understand our current standing in terms of sustainability and identify potential areas for improvement. The findings are included in the documentation at an early stage of each project. Thirdly, leveraging insights from the EcoTool assessments, we define the sustainability potential of each property. Collaboratively with our project partners, we establish a tailored set of initiatives to be implemented to enhance the building's sustainability. In the fourth step, we proceed to implement the identified improvement measures, striving to attain the corresponding sustainability certification for each property. Finally, we commit to the ongoing monitoring of our properties in order to track sustainability performance and ensure continuous improvements.

Through this structured approach, we not only ensure that our investments align with our sustainability goals but also foster a culture of environmental responsibility within our real estate portfolio.

Strategy	1 **Selection of local partners** Aligned sustainability mindset	2 **EcoTool sustainability assessment** Focus on resources, health, and comfort	3 **Definition of sustainability measures** Specify sustainability measures on asset level	4 **Implementation of sustainability measures** Ensure, monitor, and audit the implementation of sustainability measures and achieve certification	5 **Operations and monitoring** Monitor and improve sustainability performance
Resources	▪ Excellent local network	▪ Asia Green Real Estate's sustainability team ▪ Project partners	▪ Asia Green Real Estate's sustainability team ▪ Project partners	▪ Asia Green Real Estate's sustainability team ▪ Project partners ▪ External auditors ▪ Construction team	▪ Asia Green Real Estate's sustainability team ▪ Project partners ▪ Property management ▪ External auditors
Tools	▪ Due dilligence process	▪ EcoTool	▪ Contractual agreement ▪ EcoTool ▪ EDGE certification pre-assessment	▪ EDGE accreditation ▪ Regional and international certification ▪ GRESB	▪ Periodical audits ▪ GRESB and SFDR
Outcome	▪ Sustainable real estate investment opportunities	▪ Alignment on sustainability standards for the building	▪ Identification of potential resources savings ▪ Identification of health and comfort improvements ▪ Compliance with local green building regulations	▪ Costs within budget ▪ Green certification ▪ Implementation of highest sustainability standards and green building measures	▪ Tangible and measurable resources savings ▪ Continuous improvement in the field of health and comfort during operations ▪ Sustainable real estate portfolio

EcoTool

EcoTool is a proprietary sustainability assessment tool of Asia Green Real Estate. Using EcoTool's key performance indicators of resources, health, and comfort we are able to identify valuable enhancement opportunities in existing buildings as well as those during the early stages of project development. These enhancements include better indoor air quality, efficient management of light and humidity, and reduced energy and water consumption. By turning this analysis into tangible building improvements, Asia Green Real Estate provides owners and tenants with a solution for a healthier living and working environment alongside energy savings and reduction of utility costs. We will continuously develop and implement initiatives to ensure the health, safety, and well-being of all stakeholders.

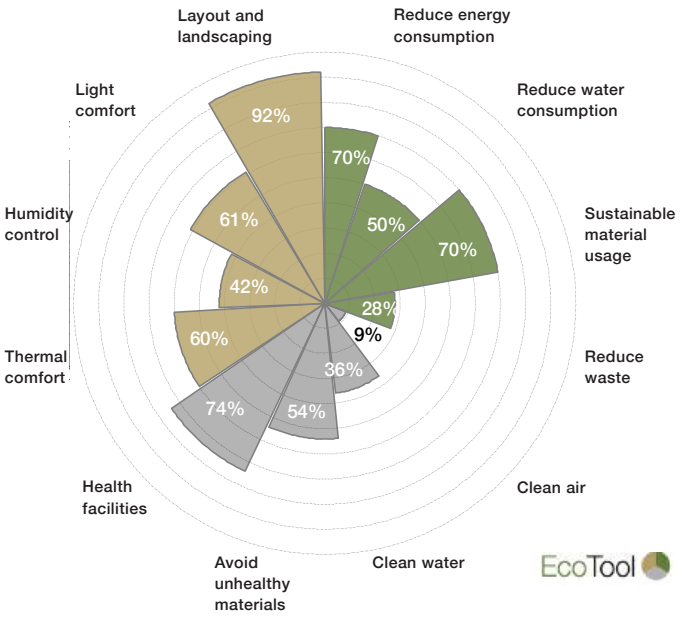
Resources	Health	Comfort
Reduce energy consumption	Clean air	Thermal comfort
Reduce water consumption	Clean water	Humidity control
Sustainable material usage	Avoid unhealthy materials	Light comfort
Reduce waste	Health facilities	Layout and landscaping

Transformational improvements

Typical improvements from the EcoTool assessment include switching to LED lighting, low-emissivity window glass to minimize UV and infra-red transmission, and efficient designs to save water. The introduction of filtered air systems provides comfortable indoor temperatures during both- day and nighttime, keeping unoccupied rooms fresh and ensuring high air quality. Such systems come with monitors that allow tenants to easily control CO_2 and PM2.5 levels. These measures not only ensure reductions in energy, water, and materials used, but also significantly decrease utility costs, and increase indoor comfort.

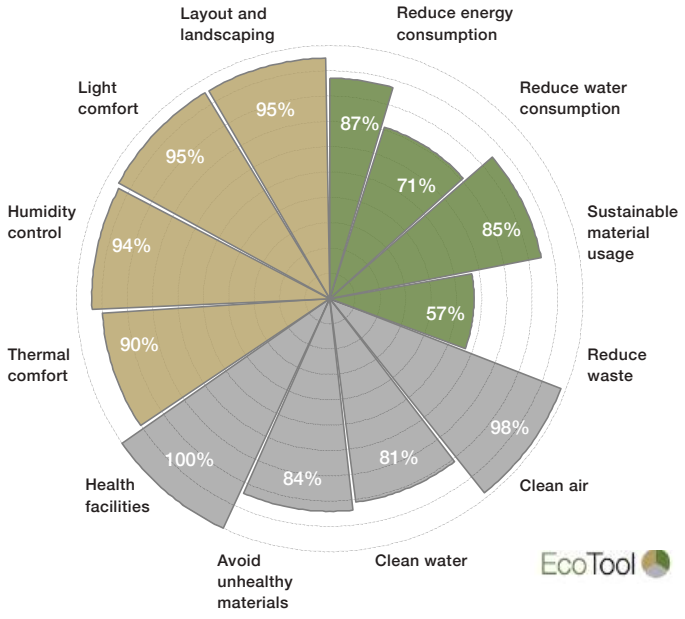
Before sustainable measures implementation (base case)

Overall EcoTool result: 55% (100% = best case)



After sustainable measures implementation (improved case)

Overall EcoTool result: 83% (100% = best case)



Double materiality matrix

The double materiality matrix serves as the foundation of Asia Green Real Estate's sustainability strategy. A double materiality assessment considers both the impact of sustainability factors on the company's financial performance (internal impact) and the impact on society and environment (external impact). This approach ensures that our decision-making integrates both business resilience and social responsibility.

Led by our sustainability team, the assessment involved identifying 15 material topics essential for advancing our environmental, social, and governance objectives. To ensure well-balanced results, selected members of the management, investor relations, communications, and sustainability teams participated in the evaluation exercise. During this exercise, participants assessed each material topic through the lens of double materiality, considering both its influence on Asia Green Real Estate's long-term business performance and its impact on environment and stakeholders including tenants, investors, and regulators.

Following this exercise, five key material topics emerged as paramount in shaping our sustainability approach. These topics serve as a foundation for guiding all sustainability activities at Asia Green Real Estate, ensuring that our ESG initiatives are aligned with both stakeholder expectations and long-term business resilience. We will further explore and address these key material topics throughout this report.

Environmental

1. **Energy and GHG emissions**
2. Water management
3. Climate resilience
4. Waste management
5. **Innovative solutions in retrofit-to-green**

Social

6. **Health and well-being**
7. Stakeholder engagement
8. Employee engagement
9. Diversity, equity, and inclusion
10. Human rights

Governance

11. **Compliance with sustainability regulations**
12. **Green building standards**
13. Pathway to net zero
14. Leadership and policies
15. Risk assessment and management

Firstly, “energy and GHG emissions” remains a core focus of our sustainability strategy. We continuously monitor our greenhouse gas emissions year over year, ensuring transparency through regular reporting. Our goal is to systematically reduce emissions through targeted initiatives, such as energy-efficient building upgrades and renewable energy integration where possible (see pages 23 and 30 of the report).

Secondly, “innovative solutions in retrofit-to-green” reflects our commitment to reducing carbon emissions by upgrading existing properties in terms of energy efficiency. A prime example is the successful green retrofit of the Newton serviced apartment tower. This retrofit-to-green initiative placed a strong emphasis on energy efficiency, with one of the most impactful upgrades being the installation of an automated cooling sensor system. The technology adjusts air conditioning levels based on real-time usage, significantly improving energy efficiency while maintaining optimal comfort for residents. It demonstrates our dedication to innovative, data-driven solutions that enhance sustainability within our assets (see page 28 of the report).

The third material topic, “health and well-being”, underlines our commitment to creating living and working environments that support tenant health. As an example, in the Verde Two high-rise residential complex, we have integrated advanced indoor air filtration systems to ensure superior air quality. Each residential unit is equipped with an air conditioning system featuring double filtration and a PM2.5 air monitoring system. These systems effectively reduce pollutants, helping to maintain clean indoor air in line with WHO standards. By prioritizing indoor air quality, we actively contribute to the well-being of tenants while setting a benchmark for healthier living spaces (see page 24 of the report).

The fourth material topic, “compliance with sustainability regulations”, highlights our proactive approach in adhering to evolving regulatory frameworks. As sustainability standards continue to advance, we remain committed to full compliance—mitigating risks while ensuring our properties and operations align with both national and international requirements. (see page 36 of the report).

Lastly, “green building standards” are central to our long-term sustainability objectives. We actively certify our properties with globally recognized green building labels, ensuring that our portfolio meets stringent environmental performance criteria. Notably, two of our properties- Verde Two and Ecoloft have achieved the EDGE Zero Carbon accreditation, a significant milestone in our journey toward a low-carbon future. These certifications validate our efforts in enhancing energy efficiency, minimizing emissions, and adopting sustainable construction practices (see pages 23 to 24 of the report).

These five material topics guide our decision-making, ensuring that we remain at the forefront of sustainable practices and contribute meaningfully to the sustainable progress of the real estate industry. To stay aligned with emerging trends and stakeholder expectations, we review and update our materiality matrix annually, allowing us to prioritize the most pressing sustainability challenges and drive continuous improvement.

Alignment with UN Sustainable Development Goals

Asia Green Real Estate actively aligns its initiatives with the United Nations Sustainable Development Goals (SDGs). The company's comprehensive actions contribute significantly to each goal, fostering a more sustainable, equitable, and prosperous future.

Selected SDGs	Materiality issue	Asia Green Real Estate actions
	▪ Health and well-being	▪ Provision of fresh air through PM 2.5 filters ▪ Use of building materials that improve thermal and comfort (e.g., low-emissivity window glass) ▪ Access to health and sports facilities
	▪ Employee engagement	▪ Support and promotion of personal development ▪ Annual employee satisfaction survey
	▪ Water management	▪ Installation of efficient sanitary fixtures to save water ▪ Access to safe drinking water ▪ Use of water recycling and rainwater collection
	▪ Energy and GHG emissions	▪ Use of solar photovoltaic and ground heat pumps ▪ Energy and GHG monitoring ▪ Reduction of energy consumption
	▪ Leadership and policies	▪ Highest corporate governance structure ▪ Sustainability related disclosures
	▪ Diversity, equity, and inclusion ▪ Human rights	▪ Gender-equal recruitment opportunities ▪ Implementation of social and human rights policies
	▪ Innovative solutions in retrofit-to-green ▪ Green building standards	▪ Public transport-oriented developments ▪ Retrofit-to-green ▪ EDGE and other green building certifications
	▪ Waste management	▪ Promotion of recycling ▪ Tenant education on waste reduction and management
	▪ Risk assessment and management ▪ Pathway to net zero ▪ Climate resilience	▪ Periodical audits and risk mitigation plan ▪ Net zero strategy on portfolio and company levels ▪ Implementation of EDGE Zero Carbon certification
	▪ Compliance with sustainability regulations ▪ Stakeholder engagement	▪ Strategic partnership with IFC, a member of the World Bank Group ▪ Selection of partners aligned with Asia Green Real Estate's sustainability mindset ▪ Tenant survey

Scaling retrofit-to-green and strategic partnerships

Asia Green Real Estate has committed to an ambitious decarbonization agenda. Could you walk us through your pathway toward net zero?

Arista Dharsono, Asia Green Real Estate: Retrofitting is essential for aligning with global net-zero goals. As most buildings already exist, the challenge lies in addressing their operational carbon footprint rather than solely relying on new construction, which contributes significantly to embodied carbon.

At Asia Green Real Estate, we have developed a structured pathway to net zero. The first step focuses on measuring building consumption across key dimensions—energy, greenhouse gas emissions, water, and waste. This approach aligns with EDGE and allows us to compare forecasted consumption with actual performance, providing valuable insights into where improvements are needed.

A crucial part of our strategy is decarbonizing buildings by enhancing energy efficiency and incorporating renewable energy solutions into our assets where possible. To reinforce our commitment, we have adopted EDGE Zero Carbon as our target for achieving carbon-neutral buildings within our portfolio. We aim to certify our properties with EDGE and, where feasible, upgrade them to EDGE Zero Carbon. We have already successfully achieved this certification for two residential properties in Indonesia, marking a significant milestone in our journey. Our dedicated sustainability team plays a key role in executing these strategies, ensuring alignment with both local and global regulations.

What specific innovative technologies or practices has Asia Green Real Estate adopted in its retrofitting efforts that have demonstrated notable reductions in energy consumption or greenhouse gas emissions?

Arista Dharsono, Asia Green Real Estate: Before diving into specific technologies, the most crucial step in our retrofitting efforts is conducting a comprehensive sustainability assessment. This involves a status quo gap analysis to understand the current performance of each building and develop a tailor-made strategy for optimization. Since every project varies in terms of building type, location, and operational needs, customization is crucial to ensuring impactful and sustainable results.

One example of our targeted approach is Newton, a serviced apartment building in Jakarta, where we identified excessive energy consumption due to tenants leaving air condition running even when they were not inside the units. To address this, we implemented an automated cooling sensor system that automates air conditioning based on occupancy. This solution has resulted in energy reductions of up to 30% across the 253 units where it has been installed, leading to significant utility cost savings.

This example highlights why tailored assessments are critical—while an automated cooling sensor system works well in a serviced apartment setting, it may not be suitable for a traditional residential building. By carefully analyzing each building's unique needs, we can maximize both energy efficiency and cost savings.

How does Asia Green Real Estate track the impact of its decarbonization efforts? Additionally, what tangible benefits do retrofit-to-green projects offer to tenants in terms of cost savings, health, and well-being?

Arista Dharsono, Asia Green Real Estate: Before implementing a retrofit-to-green project, we conduct a thorough cost analysis to determine the expected energy savings and calculate the investment payback period. Once a retrofit is completed, we continuously monitor building's performance, tracking energy consumption, water usage, greenhouse gas emissions, and waste to assess the year-over-year impact. Occupancy levels also play a role in performance variations, so we take them into account when analyzing results.

For all implemented initiatives, we monitor energy reductions and utility cost savings on a monthly basis. Working closely with local teams and building management, we collect and analyze data to evaluate both the financial and environmental performance of each measure.

Retrofitting also provides tangible advantages for tenants as energy efficiency measures directly translate into lower utility costs. For instance, the automation of the cooling sensor system in Newton has helped to reduce electricity expenses by preventing unnecessary energy usage. Beyond cost savings, improvements such as better insulation and low-emissivity glass enhance indoor comfort by stabilizing

temperature and humidity levels, reducing the need for excessive cooling. This not only optimizes energy performance but also creates a more comfortable and healthier living or working environment. In the long term, these retrofitting initiatives not only support decarbonization but also improve building efficiency, making green buildings a practical and financially viable choice for all stakeholders.

Looking forward, how do you foresee the collaboration between Asia Green Real Estate and organizations like the IFC World Bank Group evolving to further advance global sustainability goals? What are the key areas where strategic partnerships can drive meaningful change?

Arista Dharsono, Asia Green Real Estate: As an EDGE Champion, Asia Green Real Estate will continue to certify its portfolio with the highest sustainability standards, setting an example for the industry and reinforcing the business case for green investments. We believe that the transition to greener buildings is not only environmentally beneficial but also financially viable.

Arista Dharsono
Global Head of Sustainability
Asia Green Real Estate

Asia Green Real Estate's pathway to net zero

Pathway to net zero

Asia Green Real Estate is committed to achieving the net zero goal in alignment with the Paris Agreement. This agreement aims to limit global warming to well below 2°C above pre-industrial levels, with efforts to further restrict the temperature increase to 1.5°C.

To guide our sustainability efforts, our green building team has developed a five-step pathway to net zero. This includes: measuring GHG emissions (focused on emissions from the energy consumption of buildings in our portfolio, with a detailed breakdown of Scope 1, 2, and 3 emissions provided below), ensuring responsible and sustainable operations, implementing a decarbonization strategy to optimize efficiency, achieving carbon neutrality, and striving for net zero across the entire value chain.

1 Measuring GHG emissions

- Measure scope 1,2, and 3 GHG emissions
- Set science-based aligned reduction measures

2 Ensuring responsible and sustainable operations

- Raise awareness about responsible energy usage in building operations and tenant related consumption

3 Implementing a decarbonization strategy to optimize efficiency

- Retrofit-to-green
- Adopt alternative energy sources

4 Achieving carbon neutrality

- Ofsetting the remaining unavoidable GHG emissions
- Carbon neutral certification on asset level such as EDGE Zero Carbon

5 Striving for net zero across the entire value chain

- Achieving net zero in the real estate industry requires a comprehensive transformation of the entire value chain

Scope 1 GHG emissions

Direct GHG emissions from sources directly managed or controlled by the building owner (e.g., emissions associated with fuel combustion boilers in the buildings).

Scope 2 GHG emissions

Indirect GHG emissions associated with the purchase of electricity, steam, heat, or cooling in the common areas and shared services of the buildings.

Scope 3 GHG emissions

Indirect GHG emissions generated from the tenant-controlled areas (e.g., emissions from the apartment units).

Five steps to achieve net zero at portfolio level

1. Measure GHG emissions and set reduction targets:

In the first step, we conduct comprehensive assessments of greenhouse gas emissions inventory within our portfolio, encompassing all three scopes as defined by the Greenhouse Gas Protocol (for explanation of the coverage of each scope see page 22 of the report). Secondly, we monitor our annual GHG emissions data and establish reduction measures guided by the principles of science-based targets. Science-based targets are designed to meet the ambitions of the Paris Agreement ensuring alignment with global climate objectives.

2. Responsible and sustainable operations:

We are committed to pursuing sustainable operations not only through our property management but also by encouraging responsible behavior among our tenants. One of our key initiatives for sustainable operations in 2024 involves the implementation of an automated cooling sensor system in one of the portfolio properties. This system effectively helps the property managers to regulate the usage of air conditioning, consequently lowering electricity consumption. To promote energy savings, we engage with our tenants through knowledge-sharing events.

3. Decarbonization strategy to optimize efficiency:

A key action in decarbonizing the real estate industry is the retrofit of the existing building stock (see pages 19, 20, 25, and 26 of the report). Upgrading an existing building to become more energy-efficient can reduce carbon emissions by 50-75% compared to constructing a new building. Our primary strategy for building decarbonization focuses on retrofitting buildings with high-efficiency cooling systems, LED lighting, water-saving fixtures, and building management systems. This approach aims to optimize energy savings and significantly reduce the carbon footprint.

Furthermore, we actively explore opportunities to incorporate alternative energy sources, such as solar panel installations and heat pumps, as part of our efforts to reduce reliance on traditional energy sources and mitigate environmental impact.

4. Carbon neutrality:

We pledged to obtain the EDGE Zero Carbon certification for all our rental properties and achieve carbon neutrality at both the property and portfolio levels. Once we have maximized the direct GHG emission reduction by implementing measures indicated in steps 2 and 3 of our pathway to net zero, we offset the remaining unavoidable emissions through credible renewable energy certificates or carbon offsets.

5. Net zero across the entire value chain:

Achieving net zero in the real estate industry requires a comprehensive transformation of the entire value chain, with energy providers playing a pivotal role. In Asia, countries are accelerating the transition of their energy sectors, aiming to achieve net zero emissions by 2050-2060. Cities such as Singapore, Jakarta, Sydney, Bangkok, and Tokyo are also introducing policies and incentives to promote green retrofitting, aligning with national and global sustainability commitments (see pages 25 to 26 of the report). Those efforts contribute sustainably to the decarbonization of the real estate industry.

Case study: Verde Two EDGE Zero Carbon

Verde Two is the latest extension of a successful high-rise residential complex in downtown Jakarta with a total GFA of 74'718 m². The resort-style property is located in the prime CBD of Jakarta, in proximity to many embassies, offices of multinational companies, as well as commercial and retail areas. The property is well accessible by public transport with a bus station and a light rail transit station nearby. Verde Two carries the distinction of being the first residential complex in Jakarta to feature an advanced cooling system with PM2.5 double filtration technology, ensuring clean indoor air for its tenants.

EDGE Zero Carbon certified savings

Energy 44%

Water 26%

Embodied energy 45%

In 2024, the Verde Two high-rise residential complex has been awarded the EDGE Zero Carbon certification. With 43% energy savings, 26% water savings, and 45% less embodied energy in materials in comparison to an average local high-rise residential building, Verde Two is the first high-rise residential complex in Indonesia with EDGE Zero Carbon certification.

Green components

Double low-e window glass: every unit at Verde Two is equipped with double low-emissivity glass, which enhances sound insulation and reduces heat gain leading to lower cooling costs for tenants.

External wall insulation: Verde Two's construction incorporates lightweight concrete blocks with Aluminum Composite Panel (ACP) cladding. The ACP panel reduces heat absorption and contributes to better energy efficiency and indoor comfort.

LED lighting: energy-saving LED lighting is installed in all units and common areas, reducing electricity consumption while maintaining well-lit environment for residents.

Dual flush toilets: installed in all apartment units, dual flush toilets provide an eco-friendly solution for water conservation, allowing residents to reduce water usage while lowering utility costs.

Low-flow water fixtures: to further conserve water, every unit is fitted with low-flow water fixtures which help reduce unnecessary water consumption.

Indoor air filtration system: each unit features a cooling system with an integrated double air filtration and a PM 2.5 air monitoring system. These systems reduce air pollutants and maintain clean indoor air for residents, in accordance with WHO standards.

High-efficiency air conditioning: every unit at Verde Two is equipped with a cooling system which optimizes energy usage while maintaining comfortable indoor temperatures.

Double lock doors: designed for enhanced sound insulation, all balcony doors at Verde Two feature a double lock system.

Health and well-being facilities: Verde Two promotes a healthy lifestyle with a range of premium amenities, including a gym, pilates studio, and a swimming pool. Dedicated meeting rooms provide functional space for work and collaboration.

Tenant's perspective

"From exceptional building management services to remarkable facilities and outdoor spaces, Verde Two truly stands out. The built-in double air filtration system is a huge plus, allowing me to breathe clean air every day—something I deeply value, especially in Jakarta. "

—Tenant at Verde Two

Decarbonizing existing buildings: a pathway to net zero

Reducing carbon emissions from existing buildings is a crucial step in the global transition toward net zero. With nearly 80% of the buildings that will be in use by 2050 already standing today according to the World Economic Forum, addressing their carbon footprint is essential. The real estate industry currently accounts for 39% of global energy-related carbon emissions, with 28% stemming from operational energy use—such as heating, cooling, and electricity consumption—and the remaining 11% linked to embodied carbon in materials during construction. According to the International Energy Agency, buildings emit approximately 10 billion tonnes of CO_2 annually, making them a major contributor to climate change. Improving the sustainability of existing stock through energy efficiency upgrades and the integration of renewable energy sources is crucial. Green retrofits could cut global carbon emissions by up to 5% per year, amounting to 1.8 billion tonnes—comparable to the total annual emissions of the European Union or India. Beyond lowering emissions, these retrofits can reduce operational costs and improve indoor air quality and tenant well-being.

Decarbonization initiatives in Asia

Asia is experiencing rapid urbanization, with over 400 million people expected to move into urban areas by 2030, according to the United Nations. As the region accounts for nearly half of the global real estate market and currently has over 80 billion square meters of building stock, decarbonizing the built environment has become a priority. Cities such as Singapore, Jakarta, Sydney, Bangkok, and Tokyo have been introducing policies and incentives to promote green retrofitting, aligning with national and global sustainability commitments. Beyond its environmental benefits, decarbonization also represents a significant economic opportunity. A study by the Boston Consulting Group estimates that transitioning 75% of new and existing buildings to green could unlock a USD 47 trillion opportunity for decarbonization projects in Asia's built environment. Additionally, the region's renewable energy resources offer further potential to accelerate this transition.

Singapore

Under the Green Building Masterplan, Singapore has set an ambitious goal to ensure that 80% of the nation's total building stock is "greened" by 2030. As of 2022, nearly 55% of Singapore's buildings have already undergone green upgrades. To support this transition, the Building and Construction Authority has rolled out several initiatives, including the Green Mark Incentive Scheme for Existing Buildings 2.0. This scheme allocates SGD 63 million in funding to assist building owners with the upfront costs of energy efficiency retrofits, provided they meet higher energy performance standards—such as Super Low Energy and Zero Energy —under the Green Mark certification system. Key improvements include upgrading cooling systems, installing energy-efficient lighting, and optimizing building management systems.

Jakarta

Jakarta is facing severe air pollution challenges, with PM2.5 levels consistently exceeding WHO guidelines, posing serious health risks to residents. As a pioneer in addressing this issue, Asia Green Real Estate was among the first in the city to implement advanced technologies aimed at improving indoor air quality. Retrofitting projects, which incorporate advanced PM2.5 filtration and ventilation systems, can reduce indoor pollutant levels by up to 90%, creating healthier living and working environments. These measures align with Jakarta's sustainability goals, ensuring that buildings not only lower their carbon footprint but also enhance tenant well-being. In addition to those efforts, in 2023, Indonesia launched the Green Building Roadmap (BGH) which focuses on water and energy conservation in buildings, aiming for zero carbon emissions by 2060. The BHG outlines a strategic approach to building energy efficiency, including a 25% energy conservation target and a 10% water conservation target compared to standard buildings. This initiative is key in Indonesia's commitment to reducing emissions in the building sector, supporting both local and national sustainability goals.

Sydney

Sydney is at the forefront of building decarbonization in Australia, with the commitment to reach net zero emissions by 2035. A key driver of this transformation is the Better Buildings Partnership dedicated to enhancing the sustainability and performance of existing buildings. This initiative has played a crucial role in reducing energy intensity across Sydney's commercial office buildings by more than 50% between 2006 and 2022.

Source: World Economic Forum; World Green Building Council; BuiltWorlds; BCG; B Capital; Accacia; Indonesia Green Building Road Map; Building and Construction Authority Singapore; Buildings & Cities; NSW Government; Better Buildings Partnership

The New South Wales (NSW) government is further supporting sustainable retrofits through a range of incentives. It has secured AUD 175 million funding for solar panels and energy efficiency upgrades, along additional AUD 30 million to expand solar access for apartment residents. Countless NSW households and small businesses are already adopting energy-saving technologies, helping them lower emissions and save an average of AUD 2'000 per year on energy bills. Key energy-saving measures include upgrading inefficient heating, cooling, and hot water systems with more efficient alternatives, installing rooftop solar panels to generate electricity and reduce grid dependence, switching from gas to electric appliances, and retrofitting homes with insulation, draught-proofing, and double glazing to improve thermal performance. Beyond cost savings and emissions reductions, these upgrades offer additional benefits, including improved health. Homes with insulation use 19% less energy and have been linked to lower asthma rates and better overall health. By prioritizing energy efficiency, Sydney is not only advancing its decarbonization goals but also improving quality of life for residents.

Bangkok

As part of its commitment to decarbonizing existing buildings, Bangkok is advancing energy efficiency initiatives to reduce carbon emissions and lower energy consumption. A key development in this effort is Thailand's launch of U-Energy, Asia's first integrated financing platform dedicated to supporting energy efficiency projects in commercial, industrial, and residential buildings. This initiative aims to address financial barriers that often hinder building owners from undertaking energy retrofits, offering flexible financing solutions. The U-Energy facilitates projects that enhance air conditioning efficiency, install rooftop solar panels, upgrade lighting to LED, and optimize energy management systems—delivering an average energy consumption reduction of 20%. These improvements not only lower operational costs but also contribute to Thailand's broader sustainability goals, including the Ministry of Energy's target of reducing energy intensity by 30% by 2037 in comparison to 2010 levels. By integrating accessible financing with technological solutions, Bangkok is taking significant steps toward creating a more energy-efficient and sustainable built environment.

Tokyo

Tokyo is intensifying its efforts to reduce the carbon footprint from the built environment, with buildings currently responsible for 70% of the city's CO_2 emissions. To meet its ambitious targets of Zero Emissions by 2050 and Carbon Half by 2030, the Tokyo Metropolitan Government (TMG) is prioritizing renewable energy integration and energy-efficient retrofits. A landmark initiative in this transition is the mandatory solar panel installation requirement, which took effect in spring 2025. To further accelerate green retrofits, TMG is offering subsidies for apartment buildings, covering essential infrastructure such as base frames, roof waterproofing, and transformer substations required for high-voltage renewable electricity adoption. Businesses installing solar panels can also benefit from leasing programs, which eliminate upfront costs and provide financial relief through reduced energy expenses. By generating clean energy, homeowners can lower their electricity costs with estimated annual savings of JPY 93'600—allowing the installation investment to be recouped in about six years with available financial grants.

The importance of decarbonization measures

To accelerate the transition to net-zero emissions, the real estate industry must focus not only on new sustainable construction but also on retrofitting existing building stock. Given that the majority of buildings that will exist in 2050 are already in use today, improving their energy efficiency is imperative. Retrofitting not only delivers significant reductions in greenhouse gas emissions but also provides tangible benefits to all stakeholders, such as lower operational costs, improved air quality, and increased asset value. Asia, with its rapidly growing economy and ongoing urbanization, holds immense potential for sustainable buildings. Local governments across the region are actively fostering the transition to net-zero emissions by offering incentives for retrofit-to-green projects and implementing stringent energy efficiency regulations.

Source: Asia Green Real Estate; Tokyo Metropolitan Government; United Overseas Bank (Thai) Pcl.; Thailand's Ministry of Energy's Energy Policy and Planning Office


Sustainability in our DNA

Case study: Retrofit-to-green of Newton for improved energy efficiency

Newton is an apartment tower within the mixed-use complex Ciputra World 2 in the golden triangle CBD of Jakarta. The residential property has a GFA of 14'528 m². A bus station and a light rail transit station are within walking distance, highlighting Newton's excellent access to public transportation. The property is targeted at short- to mid-term residents and has convenient access to other CBD mixed-use complexes with shopping, leisure, and hotel amenities. Sustainability initiatives include the integration of an automated cooling sensor system which optimizes energy efficiency and reduces utility costs.

EDGE certified savings

Energy 35%

Water 39%

Embodied energy 54%

In 2024, Newton successfully completed a green retrofit. The renovation prioritized energy efficiency, with a key improvement being the installation of an automated cooling sensor system. The cooling system has been installed in all 253 units, resulting in an expected energy reduction of up to 30%, which translates to an estimated 210 tCO_2 savings in greenhouse gas emissions and potential cost savings of up to USD 30'000 anually. This system adjusts air conditioning with two settings—raising temperatures to control humidity or shutting off when the unit is unoccupied. The system also offers an online dashboard that allows the property management team to control and adjust key settings—including temperature, humidity, and operating modes—while providing the sustainability team with real-time data to monitor energy usage.

Green components

LED lighting: Newton prioritizes energy-saving lighting solutions. All units are equipped with efficient LEDs, ensuring a well-lit environment for all residents while lowering electricity consumption.

High coefficient of performance (COP) air conditioning: Newton ensures optimal indoor temperature control with energy-efficient, high COP air conditioning in all units. This system enhances comfort while significantly reducing energy consumption.

Low-flow water fixtures: to promote water conservation, all units at Newton are equipped with low-flow water fixtures which help to minimize the water usage.

Double low-e window glass: designed to enhance energy efficiency, all units at Newton feature double low-emissivity window glass. This technology reduces heat transfer, improving insulation and minimizing cooling costs for the tenants.

PM 2.5 air monitoring system: Newton prioritizes indoor air quality with a PM 2.5 monitoring and a fresh air filtration system to ensure clean air intake. This system effectively reduces fine particulate matter, ensuring residents breathe cleaner, healthier air.

Health and well-being facilities: for a balanced lifestyle, Newton provides its residents with access to a gym, swimming pool, and various communal areas. In addition, its prime location ensures connectivity to public transportation, leisure amenities, and dining options, enhancing the urban living experience.

Tenant's perspective

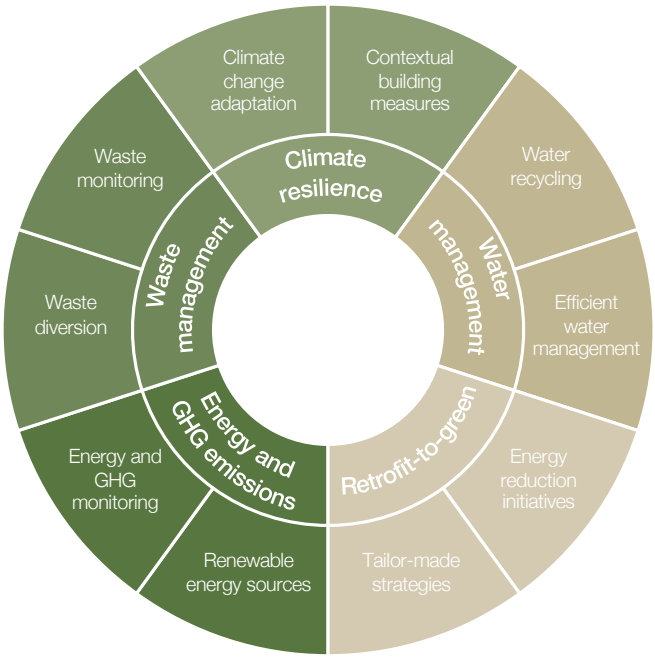
"I really appreciate Newton's thoughtful approach to sustainability. Each unit is equipped with a water dispenser, which means I don't have to rely on plastic water bottles."

"I value the smart energy-saving system—like how the air conditioning switches off when the unit is unoccupied."

—Tenants at Newton

Environmental

Our key environmental objective is to deliver future-proof and resource-efficient sustainable real estate. In alignment with our materiality matrix, we have identified five paramount environmental aspects that underscore our sustainability initiatives. These aspects include energy and GHG emissions, water management, climate resilience, waste management, and innovative solutions in retrofit-to-green. We continuously monitor the implementation of those environmental aspects focusing on metrics such as water, energy, and GHG emissions intensity (see page 30 of the report). This evaluation occurs annually, ensuring a rigorous assessment of our progress and areas for enhancement.



Innovative solutions in retrofit-to-green

In our efforts toward building decarbonization, we identify practical measures which can be implemented across our portfolio. Typically, heating and cooling systems represent the largest portion of energy consumption in buildings, often accounting for up to 70% of the total energy usage. We prioritize initiatives tailored to local conditions and requirements. Our residential tower in Jakarta recently underwent a green retrofit including installation of an automated cooling sensor system that optimizes energy use based on occupancy and humidity (see page 28 of the report). A green retrofit is also planned for our office property in Singapore.

Energy and GHG emissions

We monitor year-over-year performance of our buildings, tracking metrics such as energy consumption and GHG emissions. In our approach to reducing the environmental impact of our portfolio we prioritize the utilization of efficient building materials and equipment as well as renewable energy sources. For instance, we employ low-emissivity glass, double glazing, and effective insulation in building facades to reduce the need for heating and cooling, thereby lowering energy usage. Additionally, in selected properties, we have implemented renewable electricity generation systems such as photovoltaic panels installed on rooftops.

Climate resilience

We conduct comprehensive climate risk assessments to identify vulnerabilities and formulate effective adaptation plans. Our adaptation strategy focuses on present and anticipated impacts of climate change. For instance, in our portfolio properties located in regions prone to heavy precipitation, we implement various adaptive measures such as deploying efficient irrigation systems, harnessing rainwater, utilizing permeable paving solutions, and promoting vegetation for enhanced water retention.

Water management

In our approach to water management, we prioritize monitoring and conservation practices. Using EcoTool and EDGE, we analyze data to identify tangible improvement opportunities applicable throughout a building's lifecycle. These include commissioning water systems, integrating drought-tolerant landscaping, installing high-efficiency water fixtures, implementing grey water recycling, rainwater harvesting, and deploying automated irrigation systems.

Resource consumption

The table presented below illustrates Asia Green Real Estate Fund's total consumption of energy, GHG emissions across scopes 1, 2, and 3, as well as water usage, and waste generation for the year 2024 (for definition of scope 1, scope 2, and scope 3 emissions, see page 22 of the report). We monitor the performance of our buildings year on year to track progress and ensure continuous improvement. Through the diligent implementation of sustainable practices and adoption of green building strategies, we are committed to further reducing these figures.

Waste management and diversion

As part of our waste management strategy, we monitor waste generation across our portfolio, including recovery, re-use, and recycling. Third-party contractors are engaged where necessary to facilitate waste recycling initiatives. Recycling and waste diversion programs have been implemented in selected properties. For instance, within one of our office properties, designated recycling areas clearly labeled with instructions for proper disposal have been established for tenants to segregate recyclables from general waste. Furthermore, we conduct annual waste monitoring to assess the generation of both non-hazardous and hazardous waste across our portfolio. As of 2024, we divert 25% of total waste, comprising materials that are either reused, recycled, or converted into energy. These measures align with our commitment to responsible waste management and environmental consciousness.

In addition to waste management initiatives, Asia Green Real Estate is committed to conservation of natural resources through the use of recycled materials wherever possible. As part of our fit-out furniture strategy, we prioritize the utilization of recycled wood.

Resource	2024 absolute consumption	2024 intensity per m^2 consumption
Energy (kWh)	7'266'979	122
GHG scope 1 (tCO_2)	285	0.005
GHG scope 2 (tCO_2) (1)	590	0.01
GHG scope 3 (tCO_2)	2'253	0.04
Total GHG (tCO_2) (2)	3'127	0.05
Water (m^3)	43'950	0.7
Waste (t)	75	0.001

(1) Scope 2 emissions from purchased grid electricity, calculated using the market-based approach. Under the location-based method, absolute GHG emissions totaled 1'354 tCO_2.
(2) Total GHG includes market-based approach for Scope 2 emissions. Under the location-based method, absolute GHG emissions totaled 3'892 tCO_2. Interim GHG emissions reduction target of 5% until 2030 compared to 2019 baseline.

Social

Our key social objective is to foster a sustainable living and working environment that enhances the well-being of our stakeholders. In accordance with our materiality matrix, we have singled out five critical social aspects that form the foundation of our sustainability endeavors. These aspects encompass health and well-being, stakeholder engagement, human rights, diversity, equity, and inclusion, and employee engagement. We continuously assess and monitor the integration and execution of these social aspects throughout our operations. This ensures that our sustainability efforts are not only aligned with our organizational values, but also effectively contribute to a positive social impact.

Health and well-being

We ensure that all our buildings contribute positively to the health and well-being of those who use them. Initiatives such as the installation of double air filtration systems and reverse osmosis water filtration for drinking water exemplify our dedication to promoting good health among our stakeholders. Moreover, our efforts extend to enhancing comfort for our tenants through the implementation of double-glazed windows for noise reduction and improved thermal comfort indoors. We also employ thoughtful layout and landscaping practices in surrounding areas, including pedestrian and communal spaces.

Furthermore, we prioritize biodiversity conservation by safeguarding natural habitats within our built environment, aligning with local zoning regulations and ecological guidelines. Biodiversity is also incorporated in our vegetation designs and landscaping.

Stakeholder engagement

We have identified six major stakeholder groups who play important roles in the continuous development of Asia Green Real Estate. Through regular engagement with these stakeholders, we gather collective insights that enable us to strengthen our performance standards, while effectively managing potential risks (see page 34 of the report).

Our tenant and community engagement efforts involve social gatherings and onsite events: such as urban farming or mangrove planting aimed at raising sustainability awareness among tenants. During these events, we educate tenants on waste management, green building certification, environmental impact and other health and wellness-related topics. Furthermore, we conduct regular tenant surveys to evaluate satisfaction with our services and identify areas for improvement based on feedback (see page 35 of the report).

Human rights

The company is dedicated to upholding human rights across all operational activities and among all stakeholders. This commitment is outlined in the Asia Green Real Estate's code of conduct, which mandates adherence to the highest standards of business ethics for all employees including anti-corruption policies and procedures. With an unwavering commitment to honesty, integrity, and compliance with local laws and regulations, all business activities are conducted ethically and transparently to ensure the protection and promotion of human rights across all operations.

The company is committed to preventing and prohibiting any kind of forced labor, including all forms of modern-day slavery, human trafficking, and unlawful employment or exploitation of children.

Employee engagement

The total number on the reporting date comprised 30 professionals. Our team encompasses a broad range of professional skills and disciplines such as: civil and mechanical engineering, architecture, surveying, urban and regional planning, accounting, banking and finance, business administration, economics, international management and law, and computer science.

All employees have formal contracts covering the terms of employment, which are reviewed regularly to ensure alignment with local best practice and market conventions. We maintain an open and stimulating working environment and encourage all employees to participate in social and community activities, including sport to maintain a healthy work-life balance. We also conduct an annual employee satisfaction survey to gather feedback and ensure that sustainability initiatives are effectively engaging and resonating with our team.

Additional training and capacity building is available and linked to annual performance and career reviews using a balanced scorecard approach. Alignment between the overall company strategy and individual performance objectives is critical. Employee performance reviews include ESG factors in setting performance goals, tied into remuneration and bonus compensation. In addition, each local office conducts annual goal setting sessions. Mid-year and year-end reviews cover performance toward targets for sustainability, investment performance, company development, and personal development.

Targets are set jointly with each employee. Personal development goals reflect individual aspirations and include well-being and good health. The professional development of our employees in both leadership and skills, in an open and stimulating working environment, will remain an ongoing priority.

A retirement plan is accessible to all employees, tailored to the local policies of the respective employment countries. Similarly, parental leave policies are in place for all employees, adhering to the guidelines and regulations of the respective countries in which they are employed. These policies ensure that employees have the necessary support during significant life events.

Diversity, equity, and inclusion

Asia Green Real Estate is committed to building a team comprising individuals with diverse and unique skills, strong values, excellent educational and professional backgrounds, spanning different age demographics. Our commitment extends to ensuring equitable and respectful treatment for all team members, regardless of their personal attributes. We maintain a work environment that is free from discrimination and harassment, prioritizing the dignity and respect of every individual. Embracing workplace diversity, coupled with fair and appreciative treatment, is integral to our pursuit of business objectives and the attainment of sustainable results. We strive to maintain a culture of openness, accountability, and professionalism with social responsibility integral to the firm's code of conduct for all employees.

Safe work environment

Asia Green Real Estate is committed to maintaining the highest health and safety standards at all stages of the investment project implementation. Compliance with the health and safety policy maintained by each of the third party provider and other manpower legislation is monitored during periodical on-site meetings with the business partners.

The company strives to provide each employee with a safe and healthy work environment. Each employee has the responsibility for maintaining a safe and healthy workplace for all employees by following applicable environmental, safety, and health rules and practices and reporting accidents, injuries, and unsafe equipment, practices, or conditions.

Stakeholder engagement

Stakeholders	Asia Green Real Estate's engagement
Investors and prospects	▪ Formal presentations ▪ Quarterly performance reporting ▪ Regular market updates
Project partners	▪ Implementation of local and international green building practices ▪ Information exchanges on asset performance and market condition ▪ Green building certifications
Employees	▪ Development goals aligned with the company's ESG policy ▪ Annual employee satisfaction survey ▪ Semi-annual progress reviews
Tenants	▪ Regular exchanges with the property management team ▪ Social gatherings and onsite events aimed at raising sustainability awareness ▪ Annual tenant satisfaction survey
Community	▪ Community engagement events ▪ Communication of initiatives implemented on the property through various media channels ▪ Creation of job opportunities
Regulators and accreditors	▪ Financial and sustainability regulatory compliance ▪ Participation in regulatory knowledge-sharing sessions ▪ Engagement with external sustainability assurance companies

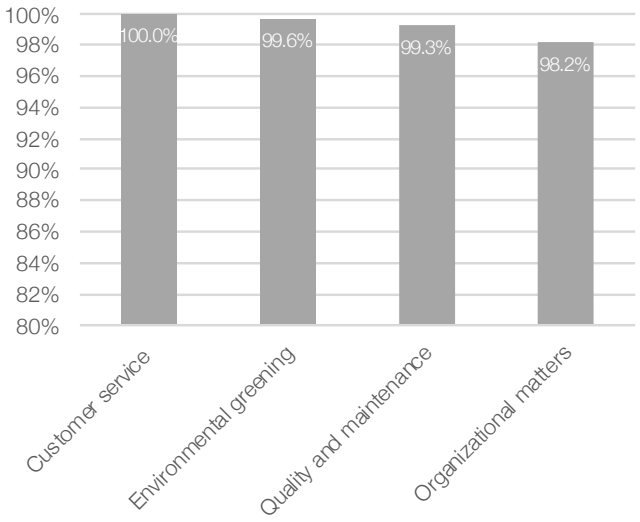
Tenant satisfaction survey

The annual tenant satisfaction survey is a cornerstone in our commitment to ensuring comfort, well-being, and overall satisfaction of our tenants, while simultaneously assessing their sentiment toward the property facilities.

The survey encompasses various aspects including the evaluation of our customer service and organizational performance, assessment of the environmental greening initiatives, examination of the quality and maintenance services, as well as open-ended suggestions and comments from our tenants.

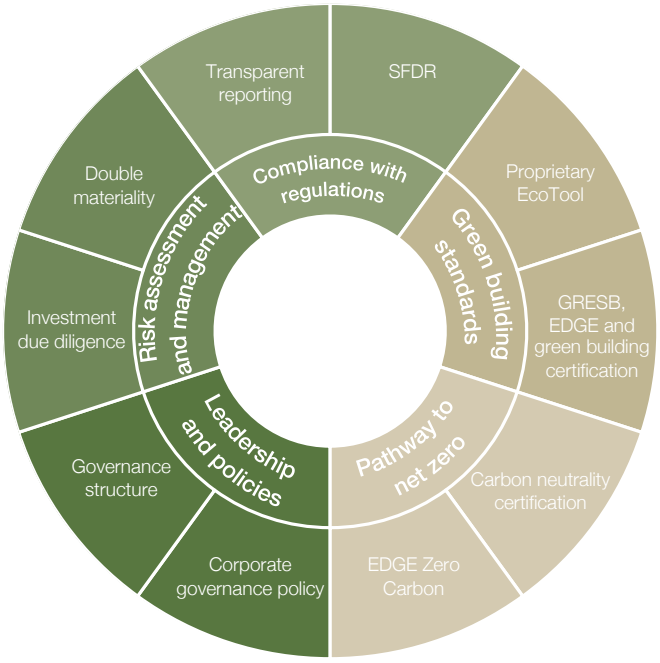
Based on the open-ended feedback from our tenants, a number of specific issues were raised, leading to various improvements.

Survey in one of our office properties (100% response rate)



Governance

Our key governance objective is to uphold strong corporate oversight through leadership, regulatory compliance, and green accreditation excellence. Based on our materiality matrix analysis, we have identified five pivotal governance dimensions that underpin our sustainability initiatives. These dimensions include compliance with sustainability regulations, green building standards, pathway to net zero, leadership and policies, and risk assessment and management. Asia Green Real Estate operates under the Swiss Financial Market Supervisory Authority and investments are done through a fully regulated Luxembourg SIF-SICAV investment structure.



Compliance with sustainability regulations

This material topic is assessed using several parameters. Firstly, it adheres to financial mandates as prescribed by regulatory bodies. Secondly, the company takes a proactive stance by disclosing its environmental, social, and financial performance to stakeholders, alongside governance practices. Thirdly, through day-to-day engagement with stakeholders and formal reporting, Asia Green Real Estate upholds transparency regarding its operations, investments, and adherence to established standards. These measures, alongside our focus on continuous improvement, ensure Asia Green Real Estate maintains an appropriate level of disclosure in all aspects of its operations.

Green building standards

Asia Green Real Estate applies its proprietary green building tool, EcoTool, to evaluate the performance of properties over three dimensions: resources, health, and comfort (see page 15 of the report). In addition, the company is compliant with a range of different independent standards and benchmarks, relevant in the global real estate sector and the markets in which it invests. Adherence to these standards provides an additional lens through which we are able to validate our green building performance (see page 9 of the report). In 2024, Verde Two became the first high-rise residential complex in Indonesia to achieve EDGE Zero Carbon certification, further demonstrating our commitment to certifying our portfolio with globally recognized green building standards.

Strong local presence

We maintain offices across various locations in Asia and Europe, strategically hiring local employees who bring valuable expertise to our team. This includes Senior Management and Managing Partner-level professionals with extensive experience in the local real estate markets.

Leadership and policies

Asia Green Real Estate maintains a strict governance structure and adheres to a stringent corporate governance policy, which underscores the importance of ethical conduct and regulatory compliance across all levels of the organization (see page 38 of the report). The Board of Directors comprises seven members, four of whom are Managing Partners, with five different nationalities represented. One of the Managing Partners oversees all ESG-related aspects and leads the sustainability team, ensuring a cohesive approach to sustainability across the organization. The sustainability team is entrusted with the implementation and management of ESG-related topics, driving the effective realization of our sustainability goals and assessing their impact. Additionally, the Managing Partner is responsible for granting final approval of the company's sustainability report, ensuring its accuracy, transparency, and alignment with strategic objectives.

During the regular meetings of the company's sustainability team ESG performance achievements and strategic planning along with improvement measures are the main agenda items. Additionally, each meeting prioritizes discussions on current ESG issues, led by experts to stimulate innovation and enhance our sustainability strategy. Should critical concerns arise, they are promptly communicated to the Managing Partner for resolution. Additionally, the Managing Partner takes decisive action on any decisions that require immediate attention. Furthermore, the sustainability team rigorously evaluates ongoing sustainability certification processes and the incorporation of green building measures to ensure they align with the company's overarching sustainability objectives.

The Managing Partners of Asia Green Real Estate regularly participate in coaching sessions on sustainable development.

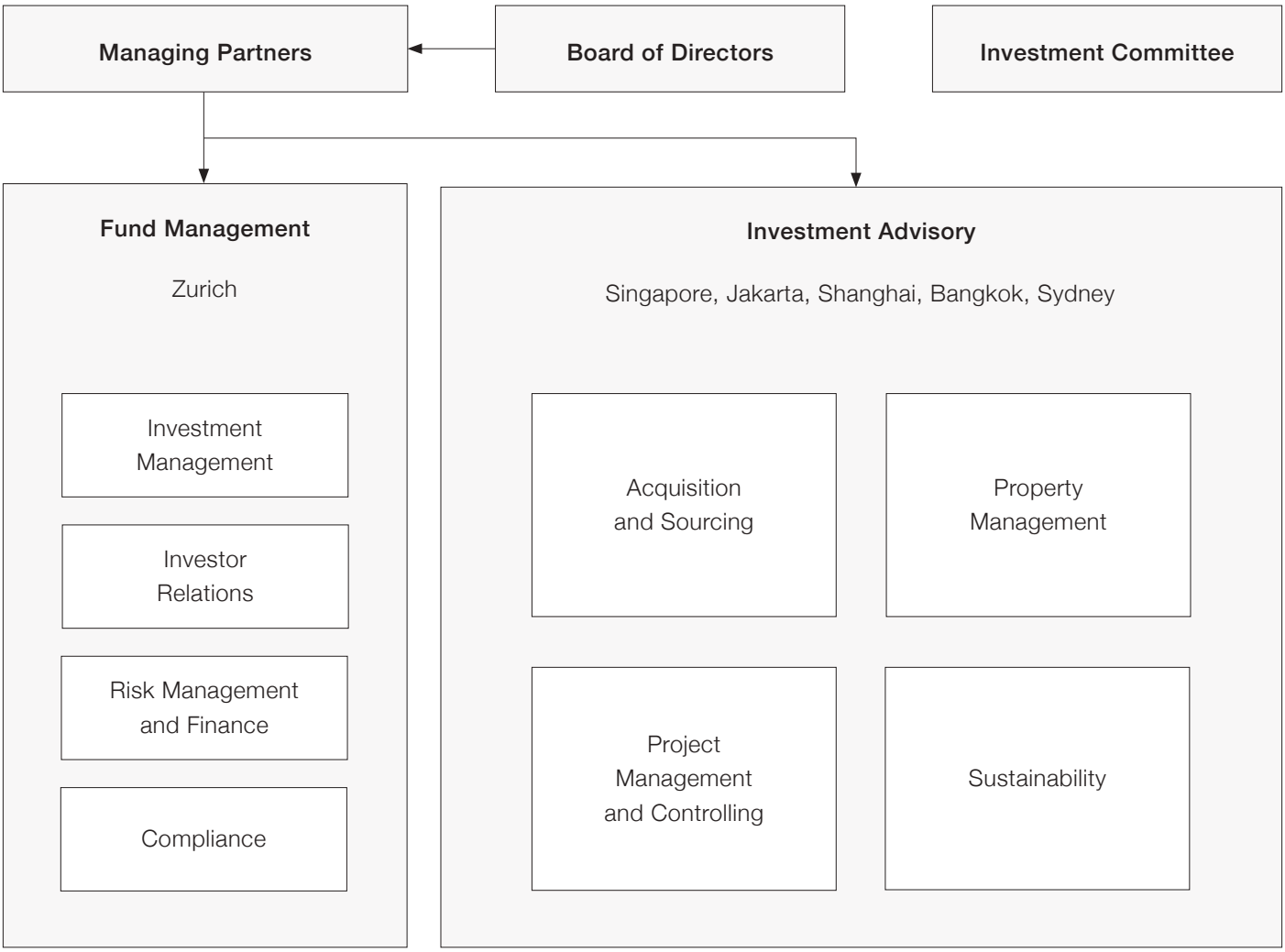
Risk assessment and management

Our approach to risk assessment and management is comprehensive, spanning from initial investment due diligence to the operational phase of a property. It entails utilizing EcoTool and EDGE assessments, along with adherence to local green building standards and regulatory compliance, with the goal to mitigate risks related to health, safety, environmental concerns, and socio-economic impacts.

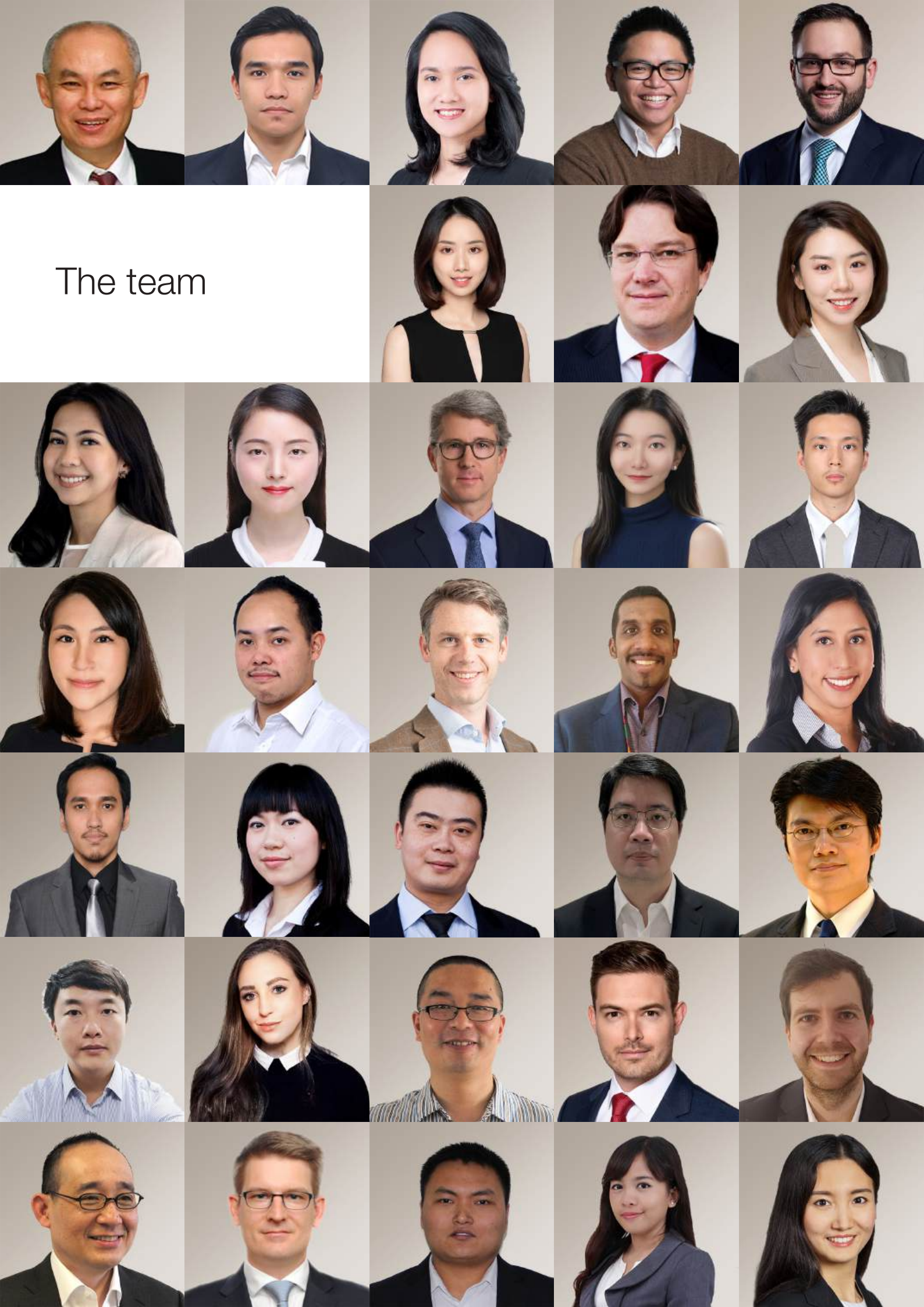
In assessing our sustainability impacts, we adhere to the principles of double-materiality (see page 16 of the report). We look into both the impact of sustainability factors on the company's financial performance (internal impact) and the impact on society and environment (external impact).

Mitigating climate change involves both limiting or preventing greenhouse gas emissions and enhancing activities that facilitate their removal from the atmosphere. We implement mitigation strategies such as the building decarbonization initiative and ongoing monitoring of building performance data (see page 29 of the report).

Governance structure



The team



The Asia Green Real Estate team

As part of our sustainability journey, our team stands at the forefront, bridging connections and fostering collaborations across offices. Through our team's participation in various events, including educational seminars, team-building activities, and industry conferences, we continuously strengthen our bonds with all stakeholders.

Colleagues participate in a team-building padel match during a corporate sports outing in Jakarta.

Asia Green Real Estate Managing Partner shares expertise during the "Driving Sustainability in the Real Estate Sector: ESG and Green Financing in Indonesia" event.

Verde Two becomes Indonesia's first high-rise residential complex with EDGE Zero Carbon certification.

Real Estate Investment and Asset Management conference held at the Lucerne University of Applied Sciences and Arts.

"Outlook on International Real Estate" panel organized by CAIA Association Zurich.

Asia Green Real Estate receives the GRESB 2024 Regional and Global Sector Leader award during the GRESB Regional Insights event in Singapore.

GRI content index

GRI content index

Statement of use:	Asia Green Real Estate has reported the information cited in this GRI content index for the period 01.01.2024 to 31.12.2024 with reference to the GRI standards.
GRI 1 used:	GRI 1: Foundation 2021

GRI Standard	Disclosure	Referenced report sections and related information
GRI 2: General Disclosures 2021		
2-1	Organizational details	Sustainability Report 2024, "About Asia Green Real Estate", p. 5-10
2-2	Entities included in the organization's sustainability reporting	Sustainability Report 2024, "About this report", p. 3
2-3	Reporting period, frequency and contact point	Sustainability Report 2024, "About this report", p. 3
2-4	Restatements of information	Sustainability Report 2024, "About this report", p. 3
2-5	External assurance	Sustainability Report 2024, "About this report", p. 3
2-6	Activities, value chain and other business relationships	Sustainability Report 2024, "About Asia Green Real Estate", p. 5
2-7	Employees	Sustainability Report 2024, "Employee engagement", p. 32
2-8	Workers who are not employees	Sustainability Report 2024, "Employee engagement", p. 32
2-9	Governance structure and composition	Sustainability Report 2024, "Governance structure", p. 38
2-10	Nomination and selection of the highest governance body	Sustainability Report 2024, "Leadership and policies", p. 37
2-11	Chair of the highest governance body	Sustainability Report 2024, "Leadership and policies", p. 37
2-12	Role of the highest governance body in overseeing the management of impacts	Sustainability Report 2024, "Leadership and policies", p. 37
2-13	Delegation of responsibility for managing impacts	Sustainability Report 2024, "Leadership and policies", p. 37
2-14	Role of the highest governance body in sustainability reporting	Sustainability Report 2024, "Leadership and policies", p. 37
2-15	Conflicts of interest	Sustainability Report 2024, "Diversity, equity, and inclusion", p. 33
2-17	Communication of critical concerns	Sustainability Report 2024, "Leadership and policies", p. 37
2-18	Collective knowledge of the highest governance body	Sustainability Report 2024, "Leadership and policies", p. 37
2-19	Remuneration policies	Sustainability Report 2024, "Employee engagement", p. 32
2-20	Process to determine remuneration	Sustainability Report 2024, "Employee engagement", p. 32
2-21	Annual total compensation ratio	
2-22	Statement on sustainable development strategy	Sustainability Report 2024, "Alignment with UN Sustainable Development Goals", p. 18; "Pathway to net zero", p. 22
2-23	Policy commitments	Sustainability Report 2024, "Human rights", p. 32; "Diversity, equity, and inclusion", p. 33; "Compliance with sustainability regulations", p. 36; "Leadership and policies", p. 37
2-24	Embedding policy commitments	Sustainability Report 2024, "Human rights", p. 32; "Diversity, equity, and inclusion", p. 33; "Compliance with sustainability regulations", p. 36; "Leadership and policies", p. 37
2-25	Processes to remediate negative impacts	Sustainability Report 2024, "Climate resilience", p. 29; "Innovative solutions in retrofit-to-green", p. 29
2-26	Mechanisms for seeking advice and raising concerns	Sustainability Report 2024, "Leadership and policies", p. 37

GRI Standard	Disclosure	Referenced report sections and related information
2-27	Compliance with laws and regulations	Sustainability Report 2024, "Compliance with sustainability regulations", p. 36; "Leadership and policies", p. 37
2-28	Membership associations	Sustainability Report 2024, "Certifications and accreditations", p. 9
2-29	Approach to stakeholder engagement	Sustainability Report 2024, "Stakeholder engagement", p. 34
2-30	Collective bargaining agreements	
GRI 3: Material Topics 2021		
3-1	Process to determine material topics	Sustainability Report 2024, "Materiality matrix", p. 16
3-2	List of meterial topics	Sustainability Report 2024, "Materiality matrix", p. 16
3-3	Management of material topics	Sustainability Report 2024, "Materiality matrix", p. 16; "Environmental", p. 29; "Social", p. 31; "Governance", p. 36
GRI 201: Economic Performance 2016		
201-1	Direct economic value generated and distributed	
201-2	Financial implications and other risks and opportunities due to climate change	Sustainability Report 2024, " Risk assessment and management", p. 37
201-3	Defined benefit plan obligations and other retirement plans	Sustainability Report 2024, "Employee engagement", p. 32
201-4	Financial assistance received from government	None during the reporting period
GRI 202: Market Presence 2016		
202-1	Ratios of standard entry level wage by gender compared to local minimum wage	
202-2	Proportion of senior management hired from the local community	Sustainability Report 2024, "Strong local presence", p. 36
GRI 203: Indirect Economic Impacts 2016		
203-1	Infrastructure investments and services supported	
203-2	Significant indirect economic impacts	
GRI 204: Procurement Practicies 2016		
204-1	Proportion of spending on local suppliers	
GRI 205: Anti-corruption 2016		
205-1	Operations assessed for risks related to corruption	Sustainability Report 2024, "Human rights", p. 32
205-2	Communication and training about anti-corruption policies and procedures	Sustainability Report 2024, "Human rights", p. 32
205-3	Confirmed incidents of corruption and actions taken	None during the reporting period
GRI 206: Anti-competitive Behavior 2016		
206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	None during the reporting period
GRI 207: Tax 2019		
207-1	Approach to tax	
207-2	Tax governance, control, and risk management	
207-3	Stakeholder engagement and management of concerns related to tax	
207-4	Country-by-country reporting	
GRI 301: Materials 2016		
301-1	Materials used by weight or volume	

GRI Standard	Disclosure	Referenced report sections and related information
301-2	Recycled input materials used	Sustainability Report 2024, "Waste management", p. 30
301-3	Reclaimed products and their packaging materials	
GRI 302: Energy 2016		
302-1	Energy consumption within the organization	Sustainability Report 2024, "Resource consumption", p. 30
302-2	Energy consumption outside of the organization	Sustainability Report 2024, "Resource consumption", p. 30
302-3	Energy intensity	Sustainability Report 2024, “Resource consumption”, p. 30
302-4	Reduction of energy consumption	Sustainability Report 2024, " Energy and GHG emissions", p. 29; "Pathway to net zero", p. 22
302-5	Reductions in energy requirements of products and services	
GRI 303: Water and Effluents 2018		
303-1	Interactions with water as a shared resource	Sustainability Report 2024, "Water management", p. 30
303-2	Management of water discharge-related impacts	
303-3	Water withdrawal	
303-4	Water discharge	
303-5	Water consumption	Sustainability Report 2024, "Resource consumption", p. 30
GRI 304: Biodiversity 2016		
304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	Sustainability Report 2024, "Health and well-being", p. 31
304-2	Significant impacts of activities, products, and services on biodiversity	Sustainability Report 2024, “Health and well-being”, p. 31
304-3	Habitats protected or restored	Sustainability Report 2024, “Health and well-being”, p. 31
304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations	
GRI 305: Emissions 2016		
305-1	Direct (scope 1) GHG emissions	Sustainability Report 2024, "Resource consumption", p. 30; “Pathway to net zero”, p. 22
305-2	Energy indirect (scope 2) GHG emissions	Sustainability Report 2024, "Resource consumption", p. 30; “Pathway to net zero”, p. 22
305-3	Other indirect (scope 3) GHG emissions	Sustainability Report 2024, "Resource consumption", p. 30; “Pathway to net zero”, p. 22
305-4	GHG emissions intensity	Sustainability Report 2024, “Resource consumption”, p. 30; “Pathway to net zero”, p. 22
305-5	Reduction of GHG emissions	Sustainability Report 2024, “Pathway to net zero”, p. 22; "Energy and GHG emissions", p. 29; “Resource consumption”, p. 30
305-6	Emissions of ozone-depleting substances (ODS)	
305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	
GRI 306: Waste 2020		
306-1	Waste generation and significant waste-related impacts	Sustainability Report 2024, "Waste management", p. 30
306-2	Management of significant waste-related impacts	Sustainability Report 2024, "Waste management", p. 30
306-3	Waste generated	Sustainability Report 2024, "Waste management", p. 30

GRI Standard	Disclosure	Referenced report sections and related information
306-4	Waste diverted from disposal	Sustainability Report 2024, "Waste diversion", p. 30
306-5	Waste directed to disposal	Sustainability Report 2024, "Waste diversion", p. 30
GRI 308: Supplier Environmental Assessment 2016		
308-1	New suppliers that were screened using environmental criteria	Sustainability Report 2024, "Asia Green Real Estate's five-steps sustainability strategy", p. 14
308-2	Negative environmental impacts in the supply chain and actions taken	
GRI 401: Employment 2016		
401-1	New employee hires and employee turnover	
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	
401-3	Parental leave	Sustainability Report 2024, "Employee engagement", p. 32
GRI 402: Labor/Management Relations 2016		
402-1	Minimum notice periods regarding operational changes	
GRI 403: Occupational Health and Safety 2018		
403-1	Occupational health and safety management system	Sustainability Report 2024, "Safe work environment", p. 33
403-2	Hazard identification, risk assessment, and incident investigation	Sustainability Report 2024, “Safe work environment”, p. 33
403-3	Occupational health services	Sustainability Report 2024, "Safe work environment", p. 33
403-4	Worker participation, consultation, and communication on occupational health and safety	Sustainability Report 2024, "Safe work environment", p. 33
403-5	Worker training on occupational health and safety	Sustainability Report 2024, “Safe work environment”, p. 33
403-6	Promotion of worker health	Sustainability Report 2024, "Safe work environment", p. 33
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Sustainability Report 2024, "Safe work environment", p. 33
403-8	Workers covered by an occupational health and safety management system	Sustainability Report 2024, "Safe work environment", p. 33
403-9	Work-related injuries	Sustainability Report 2024, "Safe work environment", p. 33
403-10	Work-related ill health	Sustainability Report 2024, "Safe work environment", p. 33
GRI 404: Training and Education 2016		
404-1	Average hours of training per year per employee	
404-2	Programs for upgrading employee skills and transition assistance programs	Sustainability Report 2024, "Employee engagement", p. 32
404-3	Percentage of employees receiving regular performance and career development reviews	Sustainability Report 2024, "Employee engagement", p. 32
GRI 405: Diversity and Equal Opportunity 2016		
405-1	Diversity of governance bodies and employees	Sustainability Report 2024, "Diversity, equity, and inclusion", p. 33
405-2	Ratio of basic salary and remuneration of women to men	
GRI 406: Non-discrimination 2016		
406-1	Incidents of discrimination and corrective actions taken	Sustainability Report 2024, "Diversity, equity, and inclusion", p. 33
GRI 407: Freedom of Association and Collective Bargaining 2016		

GRI Standard	Disclosure	Referenced report sections and related information
407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	
GRI 408: Child Labor 2016		
408-1	Operations and suppliers at significant risk for incidents of child labor	Sustainability Report 2024, "Human rights", p. 32
GRI 409: Forced or Compulsory Labor 2016		
409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	Sustainability Report 2024, "Human rights", p. 32
GRI 410: Security practices 2016		
410-1	Security personnel trained in human rights policies or procedures	Sustainability Report 2024, "Human rights", p. 32
GRI 411: Rights of Indigenous Peoples 2016		
411-1	Incidents of violations involving rights of indigenous peoples	
GRI 413: Local Communities 2016		
413-1	Operations with local community engagement, impact assessments, and development programs	Sustainability Report 2024, "Stakeholder engagement", p. 34
413-2	Operations with significant actual and potential negative impacts on local communities	Sustainability Report 2024, "Stakeholder engagement", p. 34
GRI 414: Supplier Social Assessment 2016		
414-1	New suppliers that were screened using social criteria	
414-2	Negative social impacts in the supply chain and actions taken	
GRI 415: Public Policy 2016		
415-1	Political contributions	
GRI 416: Customer health and safety 2016		
416-1	Assessment of the health and safety impacts of product and service categories	Sustainability Report 2024, "Health and well-being", p. 31
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	None during the reporting period.
GRI 417: Marketing and Labeling 2016		
417-1	Requirements for product and service information and labeling	The subject matter of this disclosure is not relevant to our company and not applicable to our sustainability reporting.
417-2	Incidents of non-compliance concerning product and service information and labeling	The subject matter of this disclosure is not relevant to our company and not applicable to our sustainability reporting.
417-3	Incidents of non-compliance concerning marketing communications	None during the reporting period.
GRI 418: Customer Privacy 2016		
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	None during the reporting period.

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