



# Sustainability at Asia Green Real Estate

## Sustainability Strategy

Confidential – June 2024





# Asia Green Real Estate's green building milestones

Commitment to sustainable real estate since 2009

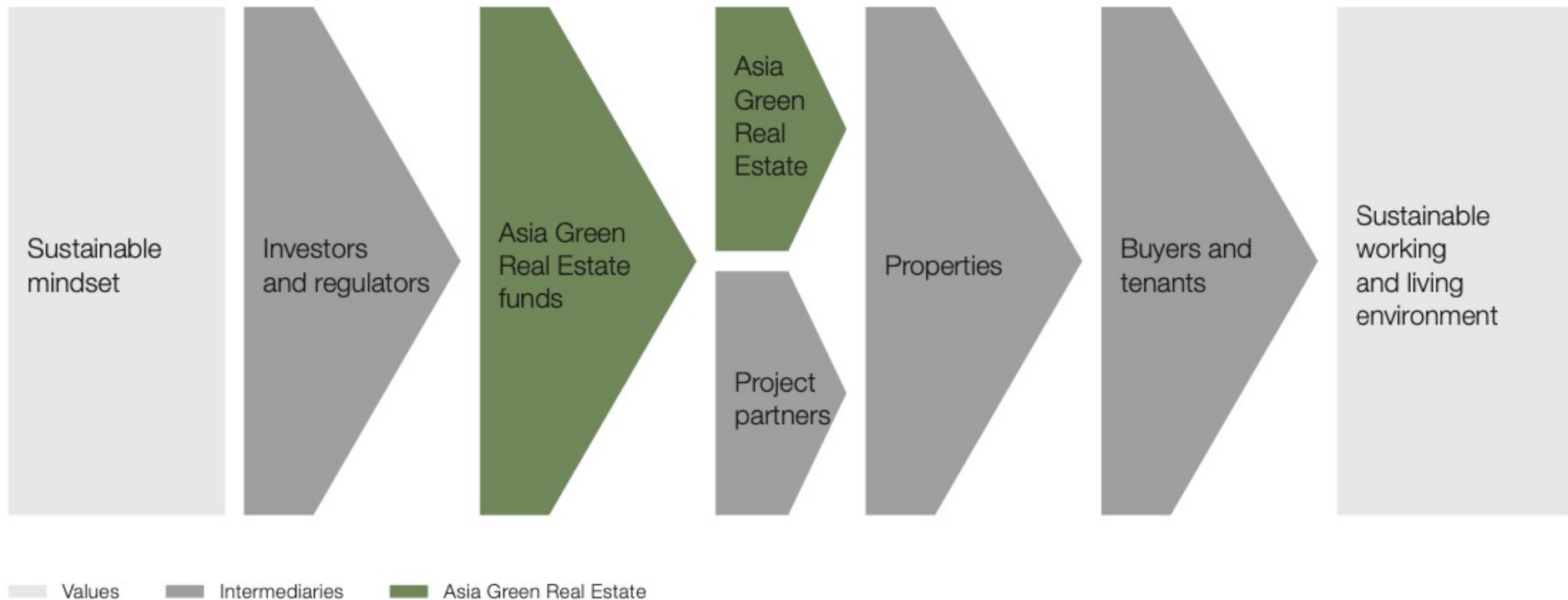


# Sustainability approach at Asia Green Real Estate

Creating value through leading sustainable real estate investments

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.



# Sustainability approach at Asia Green Real Estate

## Five-steps sustainability strategy

Strategy	1	2	3	4	5
	<b>Selection of local partners</b>  Aligned sustainability mindset	<b>EcoTool sustainability assessment</b>  Focus on resources, health, and comfort	<b>Definition of sustainability measures</b>  Specify sustainability measures on project level	<b>Implementation of sustainability measures</b>  Ensure, monitor, and audit the implementation of sustainability measures and achieve certification	<b>Operations and monitoring</b>  Monitor and improve sustainability performance
Resources	<ul style="list-style-type: none"> <li>▪ Excellent local network</li> </ul>	<ul style="list-style-type: none"> <li>▪ Asia Green Real Estate's sustainability team</li> <li>▪ Project partners</li> </ul>	<ul style="list-style-type: none"> <li>▪ Asia Green Real Estate's sustainability team</li> <li>▪ Project partners</li> </ul>	<ul style="list-style-type: none"> <li>▪ Asia Green Real Estate's sustainability team</li> <li>▪ Project partners</li> <li>▪ External auditors</li> <li>▪ Construction project team</li> </ul>	<ul style="list-style-type: none"> <li>▪ Asia Green Real Estate's sustainability team</li> <li>▪ Project partners</li> <li>▪ Property management</li> <li>▪ External auditors</li> </ul>
Tools	<ul style="list-style-type: none"> <li>▪ Due diligence process</li> </ul>	<ul style="list-style-type: none"> <li>▪ EcoTool</li> </ul>	<ul style="list-style-type: none"> <li>▪ Contractual agreement</li> <li>▪ EcoTool</li> <li>▪ EDGE certification pre-assessment</li> </ul>	<ul style="list-style-type: none"> <li>▪ EDGE certification</li> <li>▪ Regional and international certification</li> <li>▪ GRESB</li> </ul>	<ul style="list-style-type: none"> <li>▪ Periodical audits</li> <li>▪ GRESB and SFDR</li> </ul>
Outcome	<ul style="list-style-type: none"> <li>▪ Sustainable real estate investment opportunities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Alignment on sustainability standards for the project</li> </ul>	<ul style="list-style-type: none"> <li>▪ Identification of potential resources savings</li> <li>▪ Identification of health and comfort improvements</li> <li>▪ Compliance with local green building regulations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Costs within budget</li> <li>▪ Certification</li> <li>▪ Implementation of highest sustainability standards and green building measures</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tangible and measurable resources savings</li> <li>▪ Continuous improvement in the field of health and comfort during operations</li> <li>▪ Sustainable real estate portfolio</li> </ul>



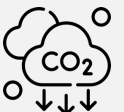




The Asia Green Real Estate's sustainability team adheres to a clearly defined framework to execute the five-steps sustainability strategy. The strategy chart shows how sustainability is implemented at each stage of the building's lifecycle.

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.

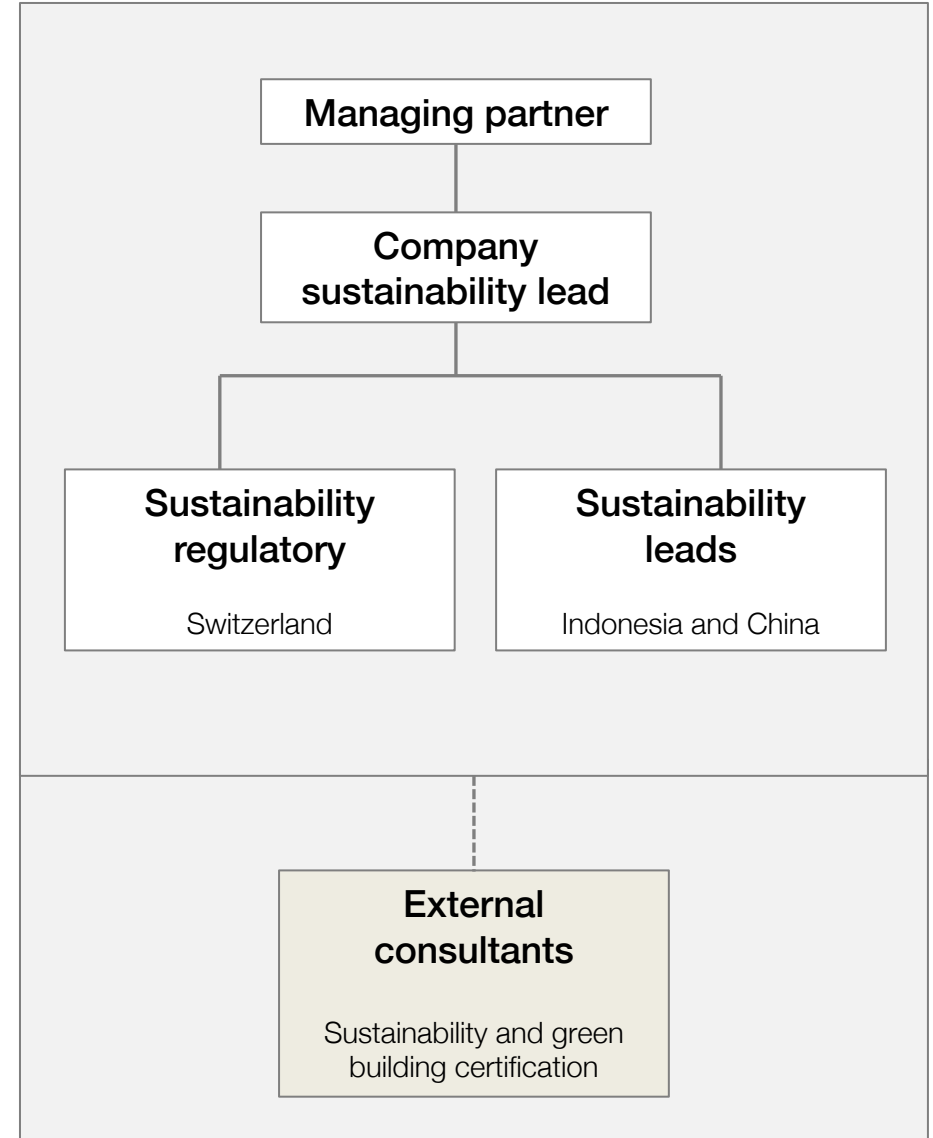
# Sustainability approach at Asia Green Real Estate

## Key actions in our sustainability strategy and sustainability team

### Key actions

	<b>Monitoring</b>	Sustainability performance data collection and monitoring for energy, GHG, water, and waste
	<b>Responsible operations</b>	<ul style="list-style-type: none"> <li>• Building operations</li> <li>• Tenant consumption</li> </ul>
	<b>Decarbonization</b>	<ul style="list-style-type: none"> <li>• Retrofit-to-green</li> <li>• Alternative energy</li> </ul>
	<b>Green building standards</b>	<ul style="list-style-type: none"> <li>• EcoTool</li> <li>• EDGE Advanced, Zero Carbon, Building Resilience Index, and other relevant green building certification</li> </ul>
	<b>Net zero</b>	<ul style="list-style-type: none"> <li>• Carbon neutrality</li> <li>• Net Zero in the entire value chain</li> </ul>
	<b>Disclosure and compliance</b>	<ul style="list-style-type: none"> <li>• SFDR</li> <li>• GRESB</li> <li>• Sustainability report</li> </ul>
	<b>New investments</b>	<ul style="list-style-type: none"> <li>• Due diligence to meet green building standards and sustainability performance</li> </ul>

### Asia Green Real Estate's sustainability team



# Sustainability approach at Asia Green Real Estate

## EcoTool: the proprietary sustainability assessment tool

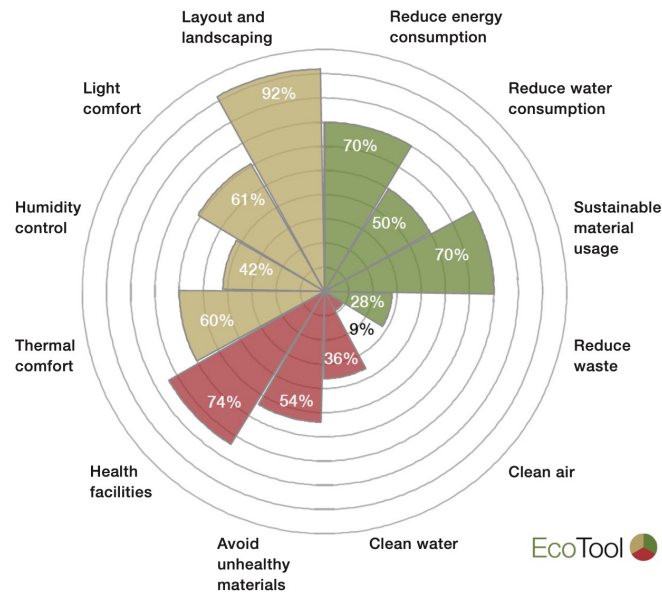
Resources	Health	Comfort
Reduce energy consumption	Clean air	Thermal comfort
Reduce water consumption	Clean water	Humidity control
Sustainable material usage	Avoid unhealthy materials	Light comfort
Reduce waste	Health facilities	Layout and landscaping

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.

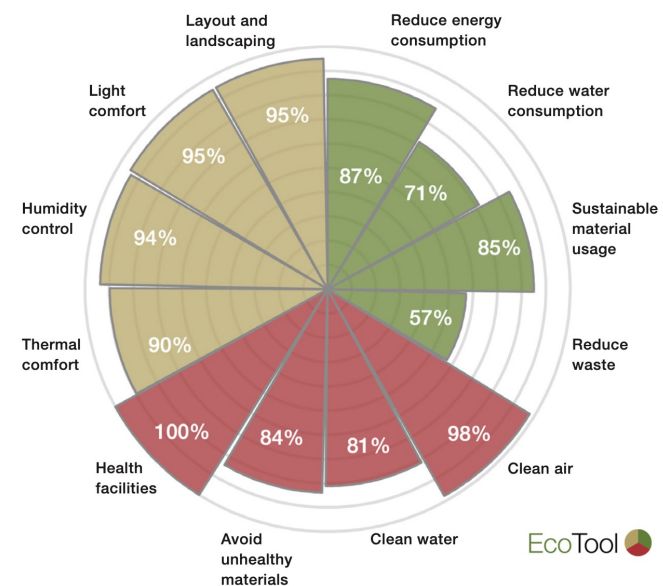
### Before sustainable measures implementation (base case)

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



### After sustainable measures implementation (improved case)

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



# Sustainability approach at Asia Green Real Estate

## Commitment to UN Sustainable Development Goals (UN SDG's)

Asia Green Real Estate actively supports partnerships and collaborative efforts intended to advance the sustainability agenda. The company launched its strategic partnership with the IFC, a member of the World Bank Group, in 2017 and is continuously monitoring initiatives, which promote sustainable economic development. The United Nations defined Sustainable Development Goals as a blueprint “to achieve a better and more sustainable future for all”. Asia Green Real Estate actively aligns its initiatives with the UN SDG's. The company’s comprehensive actions contribute significantly to each goal, fostering a more sustainable, equitable, and prosperous future.

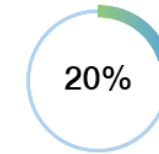
Selected SDGs	Materiality issue	Selected SDGs	Materiality issue
	<ul style="list-style-type: none"> <li>Sustainable products for stakeholders</li> </ul>		<ul style="list-style-type: none"> <li>Diversity, equity, and inclusion</li> <li>Human rights</li> </ul>
	<ul style="list-style-type: none"> <li>Employee engagement</li> </ul>		<ul style="list-style-type: none"> <li>Innovative solutions in building decarbonization</li> <li>Green building standards</li> </ul>
	<ul style="list-style-type: none"> <li>Water management</li> </ul>		<ul style="list-style-type: none"> <li>Waste management</li> </ul>
	<ul style="list-style-type: none"> <li>Energy and GHG emissions</li> </ul>		<ul style="list-style-type: none"> <li>Risk assessment and management</li> <li>Pathway to net zero</li> <li>Climate change adaptation</li> </ul>
	<ul style="list-style-type: none"> <li>Leadership and policies</li> </ul>		<ul style="list-style-type: none"> <li>Compliance with sustainability regulations</li> <li>Tenant engagement</li> </ul>



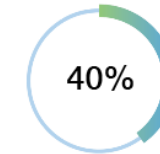
# Cooperation with IFC - a member of the World Bank Group

## EDGE certification

EDGE (Excellence in Design for Greater Efficiencies) is an initiative launched by IFC, a member of the World Bank Group, to advance global green building construction. EDGE helps to match international building codes to the certified projects without losing local context. In 2017, Asia Green Real Estate has launched a strategic partnership with the IFC on its sustainable building certification program. EDGE green building certification quantifies that our projects perform at least 20% better compared to local building base case in terms of energy, water, and embodied energy in materials savings.



Level 1:  
EDGE certified



Level 2:  
EDGE advanced



Level 3:  
Zero Carbon

Example of EDGE Advanced and Zero Carbon Certification in Verde Two and Ecoloft

THIS CERTIFIES THAT  
**Verde Two West Tower 3-BR**  
124 Units  
HAS ACHIEVED AN  
**EDGE ADVANCED CERTIFICATE**  
CERTIFICATE NUMBER  
LP2-IDN-17090810010527-124

**EDGE ADVANCED**  
Exemplifying achievement in the following areas:

- 50% Energy Savings
- 37% Water Savings
- 50% Less Embodied Energy in Materials

7.98 tCO<sub>2</sub>/unit/year  
Operational CO<sub>2</sub> Emissions  
8.09 tCO<sub>2</sub>/unit/year  
Operational CO<sub>2</sub> Savings

DEVELOPED BY  
Asia Green Real Estate and Farpoint

CERTIFIED BY  
Green Building Council Indonesia

Iwan Prijanto, Chairperson  
DATE OF ISSUE: 23-SEP-2020

WORLD BANK GROUP  
THE WORLD BANK IFC International Finance Corporation

GREEN BUILDING COUNCIL INDONESIA

THIS CERTIFIES THAT  
**Verde Two West Tower 3-BR**  
Jl. Kuningan Mulia No.9C, RT.4/RW.1, Karet  
Kecamatan Setiabudi  
Jakarta Selatan, DKI Jakarta 12980  
Indonesia

DEVELOPED BY  
Asia Green Real Estate and Farpoint

HAS ACHIEVED AN  
EDGE CERTIFICATE

CERTIFICATE NUMBER  
LP2-IDN-17090810010527-124

WAS AUDITED BY  
Arista Dharsono  
EDGE Software Version: v2.1.5

CERTIFIED BY  
Green Building Council Indonesia

Iwan Prijanto, Chairperson

DATE OF ISSUE  
23-SEP-2020

www.edgebuildings.com

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The EDGE standard requires 20% efficiency in energy, water and materials compared to a local benchmark. Practice efficiency and a guarantee of future operational performance. Energy savings may be associated with virtual energy for comfort depending on the presence of heating and cooling systems. Virtual energy does not contribute savings in utility bills.

This certificate is issued by the Certifier based on information provided by the client and the audit by the Auditor, and is subject to the terms and conditions of the certifier. Contact [edge@ifc.org](mailto:edge@ifc.org) if the project measures are not consistent with your observation on the project.

ENERGY MEASURES  
Reduced Window to Wall Ratio  
Insulation of External Walls  
Low-E Coated Glass  
Variable Refrigerant Volume (VRF) Cooling System  
Energy-Saving Light Bulbs - Internal Spaces

WATER MEASURES  
Low-Flow Showerheads  
Low-Flow Faucets for Kitchen Sinks  
Low-Flow Faucets for Washbasins  
Dual Flush for Water Closets

MATERIALS  
Floor Slabs - In-Situ Reinforced Concrete Slab  
Roof Construction - In-Situ Reinforced Concrete Slab  
External Walls - Aluminum-Clad Sandwich Panel  
Internal Walls - Autoclaved Aerated Concrete Blocks  
Flooring - Parquet/Wood Block Finishet

WORLD BANK GROUP  
THE WORLD BANK IFC International Finance Corporation

GREEN BUILDING COUNCIL INDONESIA

Edge Excellence In Design For Greater Efficiencies

This certifies that  
**Ecoloft Jababeka Golf Residences Cikarang**  
has been awarded a  
**ZERO CARBON CERTIFICATE**

The project has achieved the EDGE Advanced standard with energy savings on site of 40% or more relative to the local baseline. The remaining energy consumption is provided by renewable energy or carbon credits have been purchased to offset emissions from non-renewable energy consumption.

DEVELOPED BY  
Asia Green Real Estate

CERTIFIED BY  
Green Building Council Indonesia

DATE OF ISSUE  
December 23, 2022

PERIOD VERIFIED  
April 2022 - March 2023

DATE OF EXPIRY  
December 22, 2024

EDGE SAVINGS OVER BASELINE (FROM EDGE CERTIFICATE)

- 82% ELECTRICITY CONSUMED ON SITE
- 110,434 kWh/year
- SUPPLIED BY:
  - ON-SITE RENEWABLE GENERATION: 671 kWh/year (1%)
  - OFF-SITE RENEWABLE GENERATION: 0 kWh/year (0%)
  - NON-RENEWABLE ELECTRICITY: 109,763 kWh/year (99%)
- TOTAL ENERGY USAGE: 45 kWh/m<sup>2</sup>/year

SITE EMISSIONS  
95 tCO<sub>2</sub>/year

OFFSETS FOR SITE EMISSIONS  
RENEWABLE GENERATION EXPORTED: 1%

OFFSETS PURCHASED: 99%

CATEGORY  
Zero Carbon

REVIEWED BY  
Muhammad Rizky Waskito Aribowo

CERTIFICATION NUMBER  
LP2-IDN-1010000041-19- 21

DATE OF EXPIRY  
December 22, 2024

WORLD BANK GROUP  
IFC International Finance Corporation



# Sustainability in our DNA

## Environmental



Asia Green Real Estate has identified five paramount environmental aspects that underscore our sustainability initiatives. These aspects include climate change adaptation, water management, building decarbonization, energy and GHG emissions, and waste management.

We continuously monitor the implementation of those environmental aspects compared to our peer group, focusing on metrics such as water, energy, and GHG emissions intensity. This evaluation occurs annually, ensuring a rigorous assessment of our progress and areas for enhancement.

# Sustainability in our DNA

## Social

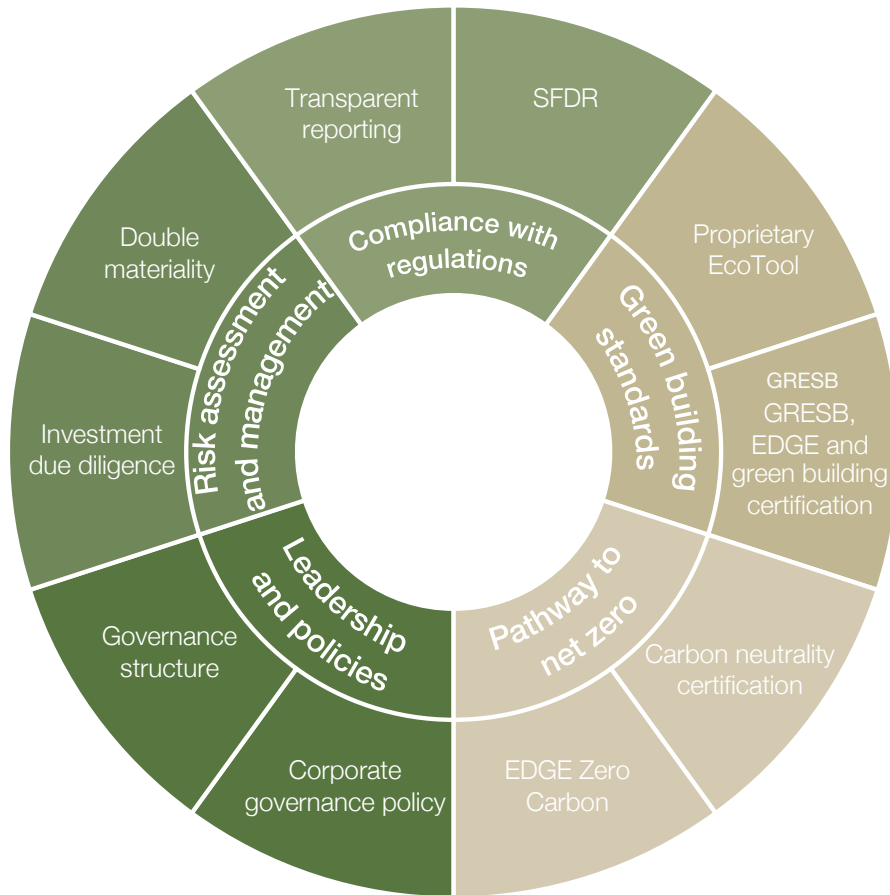


Asia Green Real Estate has singled out five critical social aspects that form the foundation of our sustainability endeavors. These aspects encompass sustainable products for stakeholders, tenant engagement, human rights, diversity, equity, and inclusion, and employee engagement.

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 positive social impact. Through this monitoring, we strive to uphold our commitment to fostering a sustainable and socially responsible business environment.

# Sustainability in our DNA

## Governance



Asia Green Real Estate has 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.

We consistently evaluate the integration and implementation of these governance dimensions across our operations, ensuring that all business affairs are conducted in alignment with the highest standards of ethical conduct. 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.



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