



Environment Policy

GDI Property Group ("GDI")
GDI Property Group Limited (ACN 166 479 189)
GDI Funds Management Limited (ACN 107 354 003)

Dated 19 August 2021

GDI Property Group
Level 23
56 Pitt Street
Sydney NSW 2000
Australia
T +61 2 9223 4222
F +61 2 9252 4821
www.gdi.com.au

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1 Overview

The Board and senior management of GDI Property Group (GDI) are committed to reducing the environmental impacts of its business activities. Energy, water and waste are key environmental measures in real estate portfolio management. GDI strives to be a leader in environmental sustainability and accepts that a prudent property management model must incorporate responsible environmental practices throughout the asset portfolio. The Board believes that risks arise at every level of business, including environmental risk.

2 Scope

The requirements of this policy apply to GDI staff, property managers contracted by GDI and their facility managers, and suppliers/contractors employed by GDI and GDI's contracted property managers. The policy covers all activities related to assets under GDI's operational control.

3 Policy Commitments

GDI aims to reduce environmental impacts in the management and refurbishment of assets within its operational control. GDI will:

3.1 Protect the Environment

- Continuously improve the environmental performance of its property portfolio through efficient energy, water and waste management practices
- Invest financially in environmental improvements across all assets
- Assess the use of renewable energy and implement where feasible
- Retain, repurpose and reuse onsite materials to the greatest extent possible
- Responsibly dispose of non-recyclable construction, refurbishment and day to day operational waste
- Recycle construction, refurbishment and day to day operational waste at every available opportunity

3.2 Compliance

- Comply with (at a minimum) or exceed Federal and State environmental laws, regulations and standards of good practice within the built environment sector
- Adhere to the requirements of a green lease schedule for offices leased by State and Federal tenants

3.3 Continuous Improvement

- Develop baseline measures for energy, water and waste
- Audit and monitor energy, water and waste performance
- Set annual reduction targets for energy consumption, water consumption and waste generation

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- Target leading energy and water reduction performance and benchmark against industry tool NABERS

3.4 Assess and Control Environmental Risk

- Identify, monitor and manage potential environmental risks throughout all assets within its operational control
- Assess climate change risk and adopt mitigation measures
- Review environmental risks quarterly at Audit, Risk and Compliance Committee meetings
- Ensure this policy and related procedures and systems are reviewed regularly and fit for purpose

3.5 Sustainable Procurement

- Encourage the use environmentally and socially sustainable materials and/or maximise the retention of existing materials in refurbishment activities

3.6 Engagement

- Engage with property managers, consultants and contractors to ensure that building refurbishments employ energy and water efficient fixtures and environmentally and socially sustainable materials, including through the activities of suppliers
- Communicate with property managers to ensure that day to day management of properties incorporates activities to reduce energy, water and waste

3.7 Reporting

GDI will report its progress on environmental targets through its annual Environmental, Social and Governance (ESG) Report, which is published on the company website.

3.8 Related Documents

- Sustainable Procurement Policy
- [Code of Conduct](#)

Approved by the Board on 19 August 2021