

Reference	EOP/ESG/POLSUB/NZC/C12	Version: February 1, 2023
Policy Supplement Title	Net Zero Carbon Policy – New Developments	
Entity	Embassy Office Parks Management Services Private Limited (“ Manager ”) in its capacity as Manager of Embassy Office Parks REIT (“ Embassy REIT ”)	
Responsibility	Head - Projects and Capex	

Version #	Version Date	Change Type
V1	February 1, 2023	Created

Document Review Cycle			
#	Effective Date	Next review date	Policy Owner
1	February 1, 2023	Q4 Board Meeting Date of the Manager of every Financial Year	Head - Projects and Capex

Applicability	This policy is applicable to all new developments under the purview of the Manager, Embassy REIT, its special purpose vehicles (“ SPVs ”) and its holding company (“ Holdco ”) collectively referred to as “Embassy REIT Entities”, and individually as a “Embassy REIT Entity”.
Purpose	Established to work towards carbon neutrality and the reduction of fossil fuel usage during development and new construction of Embassy REIT projects.
Aspects	<p>Developing a credible approach for achieving net zero carbon includes prioritizing low-carbon emission, energy reduction, design and innovation related activities across activities and sphere of operations. A critical part of the pathway for achieving net zero would be around the new project developments under the Embassy REIT portfolio which will be designed considering the optimum achievement under the Net Zero Carbon policy. The following are the interventions on how to achieve our commitments:</p> <ul style="list-style-type: none"> • Net zero roadmap: Develop a systematic Net Zero roadmap. • Redefine assets: Evaluate the potential for refurbishing and/or reusing existing building stock to reduce need for new construction. • Building Certifications: Ensure that new development projects are certified by USGBC LEED/Green Building Rating Agencies or the required standards that help to achieve the pathway of Net Zero Carbon. • Materials: Maximise the use of Low carbon/ Low Embodied carbon materials/Green Certified materials in construction of new developments along with exploring options to reuse (where applicable). • Renewable Energy: Reduce grid energy demand of new developments and increase reliance on self-generated energy by integrating renewable energy systems (onsite/offsite*) into designs of new developments. • Efficient design and construction through low carbon technologies and other measures: Reduce energy demand in new developments through passive design and selection of energy efficient equipment.

	<p>Further, utilize materials and construction processes for optimized performance to reduce material use and waste.</p> <ul style="list-style-type: none"> • Alternate Fuel: Explore feasibility of alternative fuel for diesel-based generators. • Reforestation: Restore natural forest habitats by replanting mixed native tree species and other measures to enhance biodiversity. • Green infrastructure: Integrate a network of multi-functioning green spaces, including green roofs and walls, parks, and street trees. • Use of Life Cycle Assessment: Use tools to access the LCA of new developments to quantify the potential environmental impact of the development. <p><i>*Offsite renewable/Power Purchase Agreement (PPA)/Renewable Energy Certificates/Open Access</i></p> <p>Stakeholder Engagement: Engaging all relevant stakeholders including the community, statutory & regulatory agencies, non-governmental bodies, technical and subject matter experts, business partners, contractors, clients, occupants, and our own employees in the effort to enable a holistic approach to energy conservation.</p>
Implementation and monitoring	The ESG Committee shall monitor the implementation of this policy and establish suitable processes, procedures, and infrastructure to support compliance with the policy.
Amendments	This policy will stand automatically amended to the extent of any relevant change(s) in the applicable law and/or for any change(s) in fact.