Reference	EOP/ESG/POLSUP/EC/C11 Version: February 1, 2023
Policy Supplement Title	**Energy Consumption – 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 & Capex

Version #	Version Date	Change Type
V1	June 2, 2021	Created
V1.1	February 1, 2023	Amended

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 & 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 implement energy conservation measures during the design and construction phases of Embassy REIT projects.
Aspects	With energy conservation today being a critical component of protecting the environment and ensuring the sustainability of resources, Embassy REIT recognizes its responsibility to conserve energy. To this effect, Embassy REIT aims to achieve energy savings both during construction and post construction through the following measures: **Design:** • Explore adoption of passive and climate responsive design concepts to reduce energy intensity in the building. • Incorporate design strategies to facilitate optimal daylighting and ventilation. • Adhere to the latest National Building Code (NBC)/Energy Conservation Building Code (ECBC) of India and endeavor to exceed to improve building's energy performance. • Adhere to requirements as per other relevant standards such as American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and endeavor to exceed to enhance building's energy performance. • Ensure use of low-e/high performance glazing materials. • Explore options to use high reflective paints/coating on the building roof. Alternatively, explore option of installing solar PV systems on the building roof to reduce its exposure to direct sunlight. • Design optimal and efficient lighting system as per standards and

	norms in the common areas to reduce lighting power density. • Explore options of innovative technologies in MEP design. • Carry out energy modelling of projects to identify and quantify the potential energy usage of the project to prioritize energy efficiency measures. • Explore option of renewable energy system (onsite/offsite) integration. Offsite systems can include wheeling/open access/energy from Renewable Energy Service Company (RESCO)/Power Purchase Agreement (PPA)/Renewable Energy Certificates (REC). • Ensure commissioning of electro-mechanical systems to make certain that the systems and their components are designed and installed according to the operational requirement of the project. • Install meter and sub-meters for project and processes to monitor energy consumption. **Construction:** • Explore option of using grid connected electricity as the 'primary source' of energy during construction subject to feasibility. • Explore possibility of renewable energy integration (onsite/wheeling/open access) to meet some percentage for construction energy requirement. • Use of LED lighting fixtures on construction site (floodlights for site, interior lighting fixtures in site offices). • Meter and monitor energy consumption from various sources of energy required for construction by maintaining logs. • Explore option of mandating energy efficient diesel generators on site for construction. • Conduct regular checks and servicing of construction equipment and vehicles. • Explore option of remote monitoring of construction sites to reduce commute/travel. **Stakeholder Engagement:** Engaging all relevant stakeholders including the community, statutory & regulatory agencies, non-governmental bodies, technical and subject matter experts, business partners, contractors, clients, construction workers, occupants, and our own employees in the effort to enable a holistic approach to energy conservation.
Implementation andmonitoring	The ESG Committee shall monitor the implementation of this policy supplement and establish suitable processes, procedures and infrastructure to support compliance to this 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.