IOIPG Malaysia REIT
Management

IOIPG REIT MANAGEMENT SDN BHD
Company Registration No. 202501026083 (1627496-A)
(Incorporated in Malaysia)

SUSTAINABILITY POLICY

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SUSTAINABILITY POLICY

1. INTRODUCTION

IOIPG REIT Management Sdn Bhd ("Manager"), in its capacity as the Manager of IOIPG Malaysia Real Estate Investment Trust ("IOIPG REIT"), is the responsible entity of IOIPG REIT.

The purpose of this Sustainability Policy ("Policy") is to establish key principles and provide guidance for integrating sustainability across the Manager, in its role as the Manager of IOIPG REIT.

This Policy operationalises key areas of the Sustainability Strategic Framework (*Attachment 1*) and the Sustainability Commitment Statement (*Attachment 2*), which reflect the Manager's commitment to creating long-term value by balancing environmental stewardship, social responsibility, and financial integrity.

Sustainability is recognised as a strategic driver of resilience, risk mitigation, and stakeholder trust. This Policy provides the starting point for ensuring that sustainability considerations are embedded in investment, leasing, asset management, operations, and reporting activities across malls, offices, and hospitality assets.

2. KEY ROLES AND RESPONSIBILITIES

The effective implementation of this Policy depends on the active participation and accountability of the Board, management and all employees.

Role	Responsibilities
Board of Directors ("Board")	• Maintains strategic oversight of sustainability and climate-related risks
Risk and Sustainability Committee ("RSC")	• Supports the Board in overseeing sustainability and climate-change matters and integrating them into strategies and decision-making, including frameworks, policies, roadmaps, risk-management strategies, as well as action plans and initiatives
Sustainability Steering Council ("SSC")	• Assists the RSC in the oversight and management of all sustainability matters, including sustainability and climate-related opportunities and risks • Reviews of critical sustainability policies and material sustainability issues • Tracks the sustainability performance metrics
Sustainability Subcommittees	• Work in concert with the SSC to make judicious decisions and enact strategies aligned with the sustainability goals • Facilitate, implement and support the respective assets on the day-to-day operationalisation of sustainability practices and initiatives

3. SUSTAINABILITY FOCUS AREAS

The Policy covers the following pillars:

a) Environmental responsibility

- Energy Efficiency: Retrofit planning for significant energy users to enhance energy efficiency, pursuing green building certifications, and setting targets for reducing energy intensity.
- Renewable Energy: Adoption of renewable energy sources for all assets.
- Climate Risk Management: Conduct climate-related physical and transition risk assessments, review insurance adequacy and implement design adaptations as required.
- Greenhouse Gas Emissions: Measurement of Scope 1 and Scope 2 emissions, with progressive Scope 3 inclusion.

- Water and Waste: Implement efficiency measures and monitoring systems, recycling initiatives, and waste management practices, while engaging tenants on sustainability practices and joint green initiatives.

b) Social Responsibility

- Health and Safety: Implement comprehensive health and safety policies and procedures across all assets.
- Tenant and Guest Experience: Conduct regular satisfaction surveys, adopt green lease provisions, maintain grievance channels and ensure accessible and inclusive facilities across malls, hotels, and offices.
- Community Engagement: Implement corporate responsibility initiatives, mall event support, and promote responsible development practices, including programmes for local employment, training, or community partnerships at key locations.
- Labour Practices: Apply vendor screening, human rights due diligence, and fair labour sourcing across the supply chain.

c) Governance

- Anti-Bribery and Anti-Corruption (ABAC): Adopt policies, provide training, and obtain declarations from staff and vendors.
- Whistleblowing Mechanism: Maintain an anonymous and independent channel open to all stakeholders including tenants.
- Sustainability Disclosures: Provide annual reporting in line with the requirements and reporting guide of Bursa Malaysia Securities Berhad ("Bursa Securities") and Global Reporting Initiative standards.
- Board Diversity and Skills: Integrate sustainability literacy into board training for diverse and independent perspectives.

d) Material Sustainability Matters

- Materiality assessment: Conduct a double materiality assessment to embed sustainability into our strategy, prioritise high-impact areas, respond to stakeholder expectations, and underpin risk and opportunity evaluations across our operations.
- The materiality assessment shall be reviewed at least once every three (3) years to ensure priorities remain relevant and responsive to changing landscapes.
- Stakeholder engagement assessment: Engage internal and external stakeholders to identify, prioritise and address issues, align expectations, and allocate resources.

e) **Sustainability and Enterprise Risk Management (ERM) Integration**

- Sustainability-related risks (e.g. climate risk, health and safety, labour practices, environmental compliance, anti-corruption, etc.) shall be included in the Manager's risk register and reviewed as part of its ERM.
- Compliance with sustainability-related regulations (e.g. energy audits, health and safety, fire safety, sustainability disclosures) shall be managed and monitored by the SSC and the Sustainability Subcommittee.
- Escalate to the RSC through the Head of Legal and Compliance of the Manager (who acts as the designated focal point) where significant operational, reputational, or compliance impacts are identified.
- Disclose in the annual sustainability report, with metrics to track progress (e.g. energy per sq ft, tenant engagement scores, greenhouse gas intensity, etc.).
- Internal audit reviews sustainability-linked areas such as sustainability performance and data accuracy, which includes value chain.

f) **Sustainability Data Collection and Reporting**

The Manager shall maintain a centralised sustainability data repository to support:

- Bursa Securities' sustainability disclosure requirements (including Performance Indicators).
- Sustainability and ESG ratings (e.g. FTSE4Good, etc.).
- Responses to stakeholders (e.g. investors, tenants, analysts, etc.).
- Independent assurance, where applicable.

Data shall be collected at the asset level and reviewed periodically by a sustainability working group. Key performance indicators should be validated through internal audit by IOI Properties Group Berhad to ensure accuracy and reliability.

g) **Policy Maintenance**

This Policy, together with all supplementary policies and procedures, shall be treated as a living document and will be reviewed at least annually, or earlier where necessary, to ensure that it continues to reflect evolving sustainability risks and opportunities, regulatory requirements, industry best practices, and any material changes in applicable laws, regulations, or the Manager's business operations.

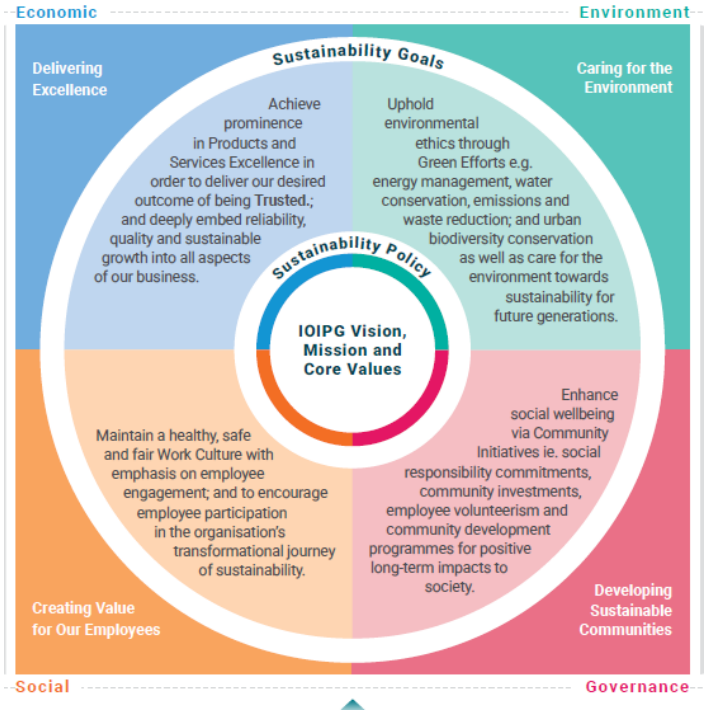
ATTACHMENT 1 - SUSTAINABILITY STRATEGIC FRAMEWORK

Our Sustainability Strategic Framework outlines this fundamental commitment to Creating a Sustainable Future, guided by IOIPG REIT's Vision, Mission and Core Values in building trust while we embark on a balanced journey of environmental stewardship, social responsibility, and financial integrity. The framework is further interpreted within this Policy, which acts as our business operating guideline to help mitigate risks and enhance the positive impact of our business on the economy, environment, and society.

Our sustainability objectives are four-fold:

- Delivering Excellence in our product and service offerings.
- Caring for the Environment through eco-conscious practices.
- Creating Value for Our Employees via a nurturing work culture.
- Developing Sustainable Communities through socially beneficial initiatives.

We aim to realise these goals by confronting key sustainability issues and crafting initiatives that resonate with our strategic sustainability themes.



ATTACHMENT 2 - SUSTAINABILITY COMMITMENT STATEMENT

IOIPG REIT strives to be a leading entity in its business by providing products and services of superior value and by sustaining consistent long-term value creation and distributable income growth.

In line with our Vision, Mission and Core Values, we are committed to integrating sustainability and corporate responsibility into our business strategy that contributes to society and the environment in which we operate, for the present and future generations.

We are committed to:

a) Delivering product and service excellence by focusing on innovative business strategies, work processes, and responsible green products that have positive impacts on the environment and society.
b) Striving to achieve a sustainable long-term balance between preserving nature and meeting business goals by minimising negative impacts towards biodiversity and climate change.
c) Embracing green and environmental practices that focus on energy efficiency, water conservation, material management and resource use optimisation, reduction of greenhouse gas (GHG) emissions, waste minimisation and pollution abatement.
d) Cultivating a conducive work environment that focuses on building relations with our employees, ensuring a safe workplace and a healthy workforce, encouraging the growth of our employees, and providing fair and equal opportunity in employment for all employees.
e) Continuing our community initiatives and delivering commitment towards community development through volunteerism programmes, philanthropic activities, and collaborative programmes.
f) Complying with applicable legislation, standards and codes of practice including work ethics, health and safety, and labour practices.
g) Creating awareness amongst our employees, customers and business partners on our commitment towards sustainability and encouraging them to support and participate in responsible environmental and socio-economic practices.
h) Maintaining strong corporate governance to drive accountability and long-term value, including Board oversight of sustainability matters, ethical business conduct, transparent sustainability reporting, and integration of sustainability risks and opportunities into strategic decision-making.