Climate Change and Energy Policy

1.0 Background and Context

The GPT Group aims to be an overall positive contributor to environmental sustainability, aspiring to identify and respond to climate change risks and opportunities in managing our property portfolio and work towards carbon neutrality in our operations, developments and business activities.

GPT recognises that greenhouse gas (GHG) emissions globally are at unsustainable levels and that as a society we need to respond urgently to the issue of climate change. The response will require both mitigation efforts to minimise the direct and indirect consequences of climate change as well as adaptation to address climate change impacts that cannot be avoided.

As our expertise is not in the area of designing market mechanisms for moving to a low emissions economy or in policy development to retain Australia's competitiveness, GPT participates indirectly in climate change public policy development through our membership and participation in a range of industry organisations.

We recognise, however, that the property sector accounts for a significant proportion of global GHG emissions, the majority of which result from energy consumed in managing and developing buildings. We therefore consider actions to reduce our GHG emissions and energy consumption as the most important contribution that we can make to climate change mitigation. In managing our asset portfolio we also need to continue to monitor and assess adaptation risks and take account of these in our investment decision making.

We are also aware that we operate in a world where demand for energy is expected to continue rising, and the price of energy derived from fossil fuels will be significantly impacted by finite resources. The risks posed by the increasing cost and insecurity of energy supplies will be compounded by international treaties limiting GHG emissions. Responsibly reducing and removing the reliance of our assets (and therefore our tenants) on a diminishing resource provides a long term competitive advantage in being a landlord and developer of choice.

GPT's commitments and intended approach to managing our GHG emissions and energy consumption are primarily guided by an aspiration of carbon neutrality. We believe that focusing our efforts on this aspiration will enable us to simultaneously:

- Minimise the impact of rising energy prices on our tenants and investors;
- Meet and exceed regulatory and tenant expectations and requirements; and
- Play our part in the mitigation of dangerous climate change.

2.0 General Policy

The GPT Group is committed to carbon neutrality in areas within our control, with use of offsets as the method of last resort.

This includes aiming to:

- Have all employees perform their roles carbon neutrally;
- Have all GPT-managed base buildings operating carbon neutrally;
- Have the total embodied carbon of new GPT developments at leading practice levels; and
- Identify and respond to climate change-related risks and opportunities in managing our asset portfolio on an ongoing basis.

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The GPT Group is committed to supporting and encouraging our stakeholders to reduce GHG emissions and energy use in areas within our influence.

This includes aiming to:

- Work with tenants of GPT-owned and managed buildings to encourage and support whole-of-site carbon neutrality for building-related services, that is on-site activities that GPT is able to influence, such as onsite electricity consumption;
- Work with tenants to encourage and support adoption of Australian leading practice environmental management standards for tenancy fit-outs;
- Quantify the carbon from travel undertaken by occupants and visitors to and from GPT assets to determine the level of impact; and
- Support and encourage low-carbon travel to and from GPT assets through the provision of appropriate facilities and services.

3.0 Implementation and Review

GPT will enact this policy through implementing a Climate Change and Energy Management Procedure consistent with GPT's Sustainability Management Standard.

Ultimate responsibility for implementation and review sits with the GPT Group's Leadership Team with oversight from the GPT Board Sustainability Committee.

Key Performance Indicators (KPI's) relating to each commitment identified in this policy will be reported to meetings of the GPT Group Board Sustainability Committee. These KPI's will be reviewed periodically to ensure their continued relevance as measures of carbon performance mature and evolve.

The Policy will be regularly reviewed in light of legislation and organisational changes and developments in sustainability best practice, or at a minimum, every two years.

4.0 Management Approval

Michael Cameron

Chief Executive Officer and Managing Director

GPT

The GPT Group