

# MySAS Sustainability

As a leading developer of specialist disability accommodation (SDA) in Australia, our mission is to provide high-quality, sustainable, and inclusive housing for Australians with disabilities. We are committed to managing effectively environmental, social, and governance (ESG) factors in our operations and investing activities because we believe this supports long-term value for all of our stakeholders.

## ESG Policy

MySAS has in place a comprehensive ESG policy that guides how we manage effectively ESG factors in our operations and investing activities, and is updated annually to ensure that it remains aligned with global best practice. A summary of our ESG policy is outlined below.

## ESG Objectives

Our ESG objectives summarised below are aligned with the most material ESG matters for our business and contribute meaningfully to our overall strategy of protecting and enhancing the value of our portfolio of high-quality and sustainable housing for Australians with disabilities. Fulfilment of our ESG objectives enables us to better manage ESG risks and opportunities, and achieve greater net positive impact for our stakeholders. These ESG objectives inform specific, measurable, time-bound ESG targets included in our ESG policy that are reviewed annually to ensure that they remain relevant and ambitious. These ESG objectives and targets apply to our business operations as well as all new and existing portfolio dwellings.

Dimension	General sustainability	Environmental	Social	Governance
<b>Objectives</b>	<ul style="list-style-type: none"> <li>We are committed to operating sustainably by maximising our net positive impact upon the environment and people.</li> <li>We aim to maximise the efficiency of our operations and investing activities and minimise wastage of scarce resources.</li> <li>We aim to consider ESG factors that may impact our business and portfolio, and manage effectively material ESG risks and opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain net zero since inception in respect of our operational scopes 1 and 2 greenhouse gas emissions, and scope 3 emissions associated with business-related staff air travel.</li> <li>Purchase and surrender annually carbon offset credits equivalent to greenhouse gas emissions associated with portfolio dwelling grid electricity consumption.</li> <li>Seek to ensure that all new and existing dwellings are fully electrified, incorporate clean energy technologies (e.g.</li> </ul>	<ul style="list-style-type: none"> <li>Support community diversity, equity and inclusion by supporting an increase in the number and quality of sustainable dwellings that enable tenants living with disabilities to integrate into urban communities.</li> <li>Seek feedback from all of our staff and tenants regarding their satisfaction, health and wellbeing, and use this feedback to continuously improve our approach and engagement programs.</li> <li>Operate and invest in a manner that enhances our</li> </ul>	<ul style="list-style-type: none"> <li>Operate transparently by disclosing our ESG management and performance to stakeholders (e.g. via the annual GRESB Real Estate assessment, and/or our website).</li> <li>Maintain good governance practices and strong risk management across our organisation.</li> <li>Monitor and engage with our supply chain partners to ensure that they continue to operate sustainably and in a manner consistent with our ESG objectives.</li> </ul>

Dimension	General sustainability	Environmental	Social	Governance
		rooftop solar), <sup>1</sup> ensure appliances (e.g. air conditioners) exceed specific energy efficiency ratings, and ensure dwellings exceed specific overall energy efficiency ratings. <sup>2</sup>	reputation in the industry and that ensures the safety, health and wellbeing of our staff, tenants and local communities.	

## ESG Actions

Since inception, we have commenced or completed a number of ESG-related initiatives summarised below:

- Maintained net zero since inception in respect of our operational scopes 1 and 2 greenhouse gas emissions, and scope 3 emissions associated with business-related staff air travel
- Commenced estimating/measuring annual electricity consumption and greenhouse gas emissions across our portfolio dwellings
- Commenced installation of smart meters across portfolio dwellings to enable monitoring of portfolio aggregate electricity consumption
- Commenced implementation of clean energy technologies such as rooftop solar systems across all new dwellings
- Adopted minimum standards regarding dwelling appliance energy efficiency and overall dwelling energy efficiency
- Completed our first GRESB Real Estate assessment
- Adopted a formal board approved ESG policy
- Maintained carbon neutrality in respect portfolio dwelling grid electricity consumption greenhouse gas emissions<sup>3</sup>

We plan to undertake the following energy related actions:

- Increase coverage of empirical electricity consumption data across dwellings from a FY22 baseline of <5% (by number) to 20% by FY25.
- Increase renewable energy consumption across portfolio dwellings from FY22 baseline of <5% (by aggregate kWh consumed) to 10% in FY25.

<sup>1</sup> Where technically and commercially feasible.

<sup>2</sup> As measured by residential dwelling energy efficiency rating systems such as NatHERS and/or BASIX.

<sup>3</sup> MySAS has in place an annual carbon offsetting program whereby, annually post each financial year end, MySAS procures and surrenders of credible carbon offset credits (e.g. Australian Carbon Credit Units) equivalent to greenhouse gas emissions associated with grid electricity consumption across portfolio dwellings during the prior financial year.