

Sustainability and Environmental Policy

1. Purpose

Abacus Group and Abacus Storage King own directly, and in conjunction with capital partners and managers, a diversified core investment portfolio of office, self-storage and super convenience retail properties which drive long term total returns and maximise securityholder value. Abacus Group and Abacus Storage King recognise it is important to understand and respond to the environmental, social and governance impacts of its business activities. Abacus Group and Abacus Storage King believe that prosperous communities and a thriving natural environment are fundamental to their businesses and integrating sustainability issues into investment decision-making and business operations is congruent with the responsibility they have to stakeholders¹ and is critical to them achieving their long-term commercial goals. We recognise that we contribute to global efforts to ensure sustainability of the natural environment and communities as described in the UN Sustainable Development Goals (SDGs).

2. Objective and application

Abacus Group and Abacus Storage King are committed to implementing sustainable practices in their investments, property management, development activities and workplaces. Abacus Group and Abacus Storage King will use practices to manage risks, create opportunities and strengthen their operations. Abacus Group and Abacus Storage King applies an ethical approach to their businesses, supported by values of acting as one team, of being entrepreneurial, of acting responsibly, and being accountable. We are committed to:

- Facilitating the identification and implementation of environmental, social and governance legislative requirements as well as ongoing compliance with relevant legislation and regulation.

¹ Stakeholders = our investors, customers, employees, industry, communities, suppliers

- Managing our buildings efficiently to reduce costs, conserve the use of limited natural resources, and avoid pollution.
- Investing in energy efficiency and renewable energy to reduce our emissions.
- Achieving net zero scope 1 and 2 greenhouse gas emissions by 2030 for the office assets under Abacus Group ownership and control.
- Achieving net zero scope 1 and 2 greenhouse gas emissions by 2030 for Abacus Storage King owned stores.
- Incorporating environmental considerations including climate change risk, adaptation and resilience in our investment and business decision-making processes.
- Ongoing communication with our stakeholders on environmental, social and governance issues.
- Providing our employees with the information, training and support necessary to respond to, and meet our sustainability objectives.
- Working with our supply chain to ensure they understand, commit to, and meet our standards for environmental management and human rights.
- Maintaining a safety-aware culture ensuring proper standards of workplace health and safety for our employees and other key stakeholders visiting, or working, at our properties.
- Using our influence where we do not have control by collaborating with key stakeholders (for example, tenants and co-investors) to optimise sustainable outcomes and environmental benefit.

Abacus Group and Abacus Storage King will work to implement these commitments over time having regard to the nature, context and strategy of individual property assets and the interests of our stakeholders by:

- Developing an overarching sustainability strategy which is aligned with the Abacus Group and Abacus Storage King business strategy.
- Identifying, managing and monitoring environmental risks and opportunities across our portfolio in a system of management aligned with ANZ/NZS ISO14001.
- Aligning our response to climate risks with the guidance of Task force for Climate related Financial Disclosure (TCFD) and the Sustainability Audit Standards.
- Developing targets and strategies to enhance the environmental performance of our assets and developments including energy and water efficiency, greenhouse gas emissions reduction, materials recovery and waste to landfill reduction enabling a more circular economy.
- Monitoring and reporting on key environmental and sustainability indicators to benchmark and foster continual improvement in performance.



- Adopting sustainable design practices in our asset improvement and development projects.
- Reporting on our sustainability progress and performance.
- Influencing our employees and other stakeholders to operate in a manner that supports our sustainability commitments.
- Using benchmarking programs such as NABERS, Green Star Performance and GRESB to monitor our performance in comparison with industry peers.

The Abacus Group Executive Leadership team is responsible to ensure the organisations adopt this policy throughout the organisations and will review their performance against this policy at least annually. We expect our stakeholders will hold us to account as we provide effective disclosures as part of our annual reporting aligned with the Global Reporting Initiative (GRI), providing an integrated view of financial and non-financial aspects of the business. Key elements of our disclosures will be assured using external, third-party parties as indicated in our annual reporting.

Our Sustainability Management Approach details the material aspects of environment and society that are managed under this policy as well as the structures of business governance including governance of the environmental and social aspects:

ENVIRONMENT	SOCIAL	GOVERNANCE
Biodiversity and habitat	Child labour	Bribery and corruption
Climate change/adaption/resilience	Customer satisfaction	Cybersecurity
Energy, renewable energy and GHG Emissions	Employee engagement	Data protection and privacy
Indoor Environment	Health and safety	Executive remuneration
Materials and waste management	Employee remuneration	Fiduciary duty
Pollution prevention	Freedom of association/forced labour	Fraud
Sustainable procurement	Human rights	Political contributions
Water management	Inclusion and diversity	Shareholders rights
	Stakeholder relations	
	Reconciliation	



This Policy provides the foundation for Abacus Group and Abacus Storage King's commitments to sustainability. It will evolve over time in response to our business needs and the expectations of our stakeholders and will be reviewed annually.

3. Related Policies

Human Rights

Supplier Code of Conduct

Work Health and Safety

Code of Conduct

Complaints

Diversity and Inclusion

Conflict of Interest

Gifts, Fraud, Anti-Bribery and Corruption Policy

Whistleblowing Policy

4. Definitions

Abacus Group (ASX:ABG) means the stapled group incorporating Abacus Trust, Abacus Income Trust, Abacus Group Holdings Limited, Abacus Group Projects Limited, together with its controlled entities and related bodies corporate (as defined under the Corporations Act 2001).

Abacus Storage King (ASX:ASK) means the stapled group incorporating Abacus Storage Property Trust and Abacus Storage Operations Limited, together with its controlled entities and related bodies corporate (as defined under the Corporations Act 2001).

5. Document Control

Effective: 21 November 2022

ABG Board approved: 26 February 2024

ASK Board approved: 29 February 2024

