1. Introduction

Shapoorji Pallonji Real Estate (SPRE) is committed to addressing the climate change crisis. This policy outlines our approach to reducing our carbon footprint and moving towards a net-zero emissions business. SPRE recognizes the urgent need to address climate change and reduce GHG emissions. By implementing this policy, we are committing to doing our part to achieve a sustainable future for all.

2. Scope

This policy applies to all SPRE operations, including but not limited to, construction site, vehicles, and supply chain activities.

3. Objectives

The objectives of this policy are to:

- Plan measures to become a net-zero business.
- Continuously monitor and report on our progress towards achieving our emissions reduction and net-zero goals.

4. Policy

A. **Measure and track our emissions:** We will measure and track our greenhouse gas emissions from our operations and developments on an annual basis. We will use internationally recognized standards and protocols to ensure accuracy and consistency.

B. **Emissions Reduction Targets:** We will establish measurable and time-bound emissions reduction targets, with a defined baseline year for tracking progress, and regularly review and update these targets aligned with evolving regulatory requirements, business priorities, and climate commitments. The Company will implement its Net Zero commitment through the development and execution of appropriate strategies and roadmaps to guide emissions reduction across operations and the value chain. We will assign clear roles and responsibilities for execution, monitoring, and reporting, with overall accountability vested in senior management. Emissions reduction targets shall be periodically reviewed and updated, as appropriate.

C. **Energy Efficiency:** We will implement energy efficiency measures across all our operations to reduce our energy consumption and associated GHG emissions. This will include, but not be limited to:

- Conducting regular energy audits and implementing energy-saving measures.
- Installing energy-efficient lighting, heating, and cooling systems.
- Promoting energy-saving behaviour among employees.

D. **Renewable Energy:** We will increase our use of renewable energy sources to reduce our reliance on fossil fuels. This will include, but not be limited to:

- Installing on-site renewable energy systems, such as solar panels.
- Purchasing renewable energy credits or offsets.

E. **Supply Chain Management:** We will work with our supply chain partners to reduce their GHG emissions and promote sustainable practices. This will include, but not be limited to:

- Evaluating suppliers based on their environmental performance.
- Encouraging sustainable practices in our supply chain, such as reducing waste and promoting circularity.

F. **Engage our stakeholders:** We will engage with our employees, tenants, suppliers, and other stakeholders to promote awareness and action on climate change and encourage their participation in our emissions reduction efforts. This will include communicating the Net Zero Policy and progress against defined targets through appropriate channels, seeking stakeholder feedback, and undertaking periodic awareness and training initiatives for employees and contractors on low-emission practices and their importance in achieving Net Zero goals.

G. **Embodied Carbon:** We recognise that embodied carbon in building materials and products is a significant contributor to greenhouse gas emissions. To address this issue, we will:

- Prioritize the use of low-carbon building materials and products in our projects, such as recycled or locally sourced materials, and those with third-party certifications for their environmental performance.
- Engage with our suppliers and contractors to promote the use of low-carbon building materials and products and reduce embodied carbon in their operations.

5. Reporting and Transparency

SPRE will regularly report on our GHG emissions and progress towards our emissions reduction and net-zero goals. We will use internationally recognized reporting frameworks, such as the Greenhouse Gas Protocol and the Task Force on Climate-related Financial Disclosures, to ensure the accuracy and transparency of our reporting.

6. Force Majeure

The implementation and achievement of emissions reduction goals under this Policy are dependent on non-existence of adverse market and force majeure conditions, which may be beyond our control.

7. Review and Update

This policy will be reviewed and updated once in three years or before, as per the requirements to ensure its effectiveness and relevance in achieving our emissions reduction goals.