

AMPCAPITAL 

Sustainability report 2019

Real Estate



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An introduction from our Global Head of Real Estate

I'm proud to introduce our 2019 Sustainability Report for AMP Capital's Real Estate business (AMPCRE).

2019 was a remarkable year, with record breaking droughts followed by catastrophic bushfires, and then the beginning of the COVID-19 outbreak. In times like these, more than ever I see the importance of having Environmental, Social and Governance (ESG) strategy as one of our six strategic priorities in AMPCRE's 2020 business strategy.

As a business, we recognise that sustainability and asset resilience must be part of our DNA in order to help us deliver value for our investors, improve customer experience, motivate our employees and support positive outcomes in the broader community.

Our commitment to sustainability

Our purpose in real estate is to shape a better future, and we recognise that sustainability needs to be integral to our operations in order to get achieve this goal.

We are proud to have launched our ambitious 2030 Real Estate Sustainability Strategy in 2019, which represents a substantial commitment to creating sustainable outcomes for our customers, tenants, investors and the communities in which we operate. As owners and custodians of real estate, our industry is best placed to act now, to address key ESG issues while ensuring we continue to deliver strong, sustainable assets that generate both environmental and financial benefits a long way into the future.

During 2019 we are proud to have delivered the following ESG initiatives which have contributed to bettering the environment and the communities in which we operate, while delivering great investment outcomes.

Environment

- We installed solar photovoltaic systems with a capacity of 169 kilowatts peak (kWp) at Milton Green, QLD in buildings 3 and 6
- We conducted climate change adaptation and resilience analysis of 43 assets
- We approved the creation of the Marri Daramu ('Many Trees') biodiversity conservation reserve, which will be equal in size to the whole Real Estate portfolio footprint which is 4 million sq. m or 400 ha (that's about the size of the Melbourne and Sydney CBDs combined)
- We improved our portfolio average NABERS Energy rating across our Real Estate portfolio

Social

- We launched our inaugural Reconciliation Action Plan, formalising our commitment to acknowledge and better understand the continuing culture of the Traditional Custodians of the land as well as to take a prominent role in creating opportunities for First Australians
- We supported our community and the causes that are important to them by fundraising and donating over \$182,000 to charities and community organisations

Governance

- We've continued to improve our GRESB (Global Real Estate Sustainability Benchmark) score, achieving a 4 percentage point improvement in average score from the previous year
- The Quay Quarter Tower development achieved a 6 Star Green Star Design v 3 rating
- We grew our sustainability team to 7 full time staff

As our clients and customers become more focused on ESG and expect regular disclosure around our strategy and performance, we look forward to sharing our successes as we work to achieve the ambitious targets identified in the 2030 Sustainability Strategy.



Carmel Hourigan
Global Head of Real Estate

Highlights from 2019



Environment



Energy & Climate

Zero net carbon by 2030 commitment for all funds (page 17)

1.8% reduction in energy intensity and **3.6%** reduction in emissions intensity during 2019 (page 17)

Climate change adaptation and resilience analysis of **43 assets** (**88%** of assets with operational control) (page 19)



NABERS average portfolio Energy rating up +0.3 Stars in 2019 and **+1.0 Star since 2016** (page 17)

169 kWp of solar PV panels installed (page 17)



Waste Minimisation

4.6% improvement in average recycling rate (currently 39%) (page 20)



Biodiversity & Habitat

Announced the creation of a **400 ha Biodiversity Conservation Reserve** (page 25)

44% absolute reduction in emissions over last 9 years, while AUM grew by **84%** (page 17)

22% absolute reduction in emissions over last 5 years, while AUM grew by **56%** (page 17)

AMPC Real Estate GHG emissions (t CO₂e) versus growth in assets under management





Social



Equity & Diversity

Women hold **60%** of all roles and **39%** of leadership positions (page 30)



Culture & Community

Raised and donated over **\$182,000** to charities and community organisations in 2019 (page 31)



RECONCILIATION AUSTRALIA

Launched our inaugural **Reconciliation Action Plan in 2019** (page 32)



Governance



Reporting & Ratings



G R E S B

GRESB fund average of **90%** up from **86%** in 2018 and **72%** in 2012 (page 41)



Policies & Processes

Zero material breaches of environmental regulations (page 36)



6 Star Green Star Design v3 rating for Quay Quarter Tower (page 40)

95% of managed assets with an **Asset ESG Plan** up from 51% in 2018 (page 36)

28 investor ESG survey responses in 2019, up 33% from 2018



Supply Chain

Updated **procurement processes** to address **Modern Slavery** risk (page 37)



700 Bourke Street, Docklands, VIC

About this report

This is our annual sustainability report, covering the sustainability activities of AMP Capital's Real Estate business (AMPCRE), for the calendar year ending 31 December 2019.

General disclosures relate to AMP Capital Real Estate (AMPCRE) and its managed funds. Specific disclosures may be at the AMPCRE level or broken down by asset class – Office & Logistics, Retail – with environmental performance data broken down by asset class where appropriate.

AMPCRE's sustainability reporting boundary extends to assets owned and operated by AMPCRE and where we have environmental data, i.e. energy, waste, water and emissions, over the full 12 months of the year. When assets have external co-owners but are operated by AMPCRE, the total energy consumption, water consumption and waste generation is included in calculations. Assets where AMPCRE do not have operational control, including co-owned assets operated by others, have also been excluded. The list of included assets is provided in the appendix of this report.

Financial information contained in this report is based on AMP Group's Investor Report for the full year to 31 December 2019 unless otherwise stated.

This report has been prepared in accordance with the GRI Standards: Core option. For further details about our performance against GRI disclosures, please refer to the GRI index.

We welcome feedback, which can be directed to sustainable_real_estate@ampcapital.com

About AMP Capital's Real Estate business

AMP Capital

AMP Capital is a specialist global investment manager with A\$203 billion in funds under management as of 31 December 2019¹ and more than 250 investment professionals. AMP Capital has a heritage and strength in real estate and infrastructure, and specialist expertise in fixed income, equities and multi-asset solutions. Its majority shareholder is AMP Limited, which was established in 1849. AMP Capital has a strategic alliance with Mitsubishi UFJ Trust and Banking Corporation, which is also a shareholder.

AMP Capital Real Estate

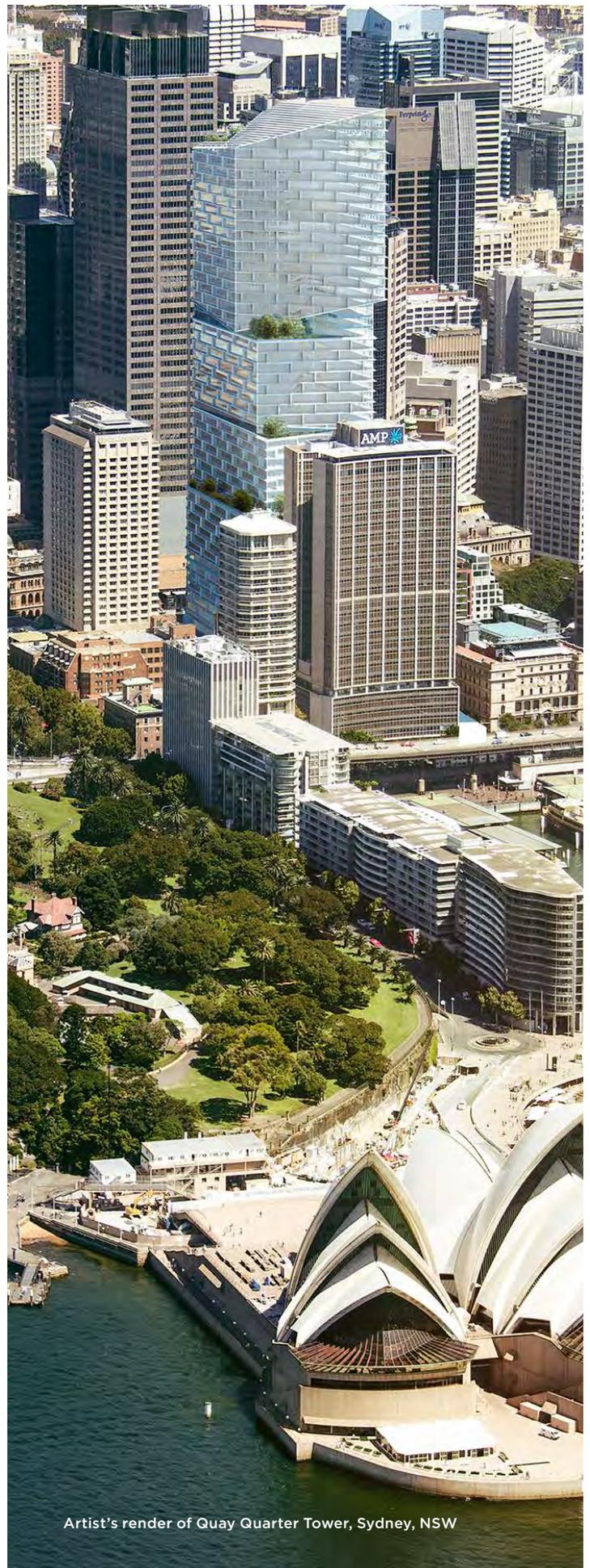
AMP Capital is one of the largest direct real estate fund managers in the Asia-Pacific¹ with more than \$29 billion² in assets under management on behalf of global investors. We are also one of the most experienced, with our heritage in real estate investment, management and development spanning over 50 years and many investment cycles, starting with Australia's first skyscraper which opened in 1962.

AMP Capital's extensive global network and integrated management model allows its 600-strong team³ of real estate professionals to realise true value for clients through the investment management, property management and development of a portfolio of some of the most iconic shopping centres, office buildings and industrial estates across Australia and New Zealand.

With a head office located at Sydney's iconic Circular Quay, our real estate team operate across Australia and New Zealand and in the US through our strategic partner Pacific Coast Capital Partners (PCCP).

We are vertically integrated, our multi-disciplinary team of real estate professionals spans funds management, asset management, facility management and operations. We do contract out key operational services such as cleaning, security, mechanical, electrical and lifts to specialist service providers. We also engage external facilities management companies to provide facility management services across Office & Logistics assets, and in South Australia we engage external property management for Logistics assets.

There were no significant changes to our organisation or supply chain in 2019 that might affect our ESG disclosures.



Artist's render of Quay Quarter Tower, Sydney, NSW

1. Source: ANREV/INREV/NCREIF Fund Manager Survey 2019.

2. As at 31 December 2019. This includes AMP Capital's 24.9% share of PCCP's NAV, equivalent to A\$1.7b.

3. The total number of Regular employees is 647. This figure excludes fixed term employees and External Persons, such as facilities management personnel in our Office & Logistics assets. Including External Persons and fixed term employees, total headcount is 690.

AMP Capital's Real Estate assets

Office, Logistics and Retail Portfolio⁴



41

High quality
Office assets

23

High quality
Logistic assets

28

High quality
Retail assets

⁴ Figures as of 31 December 2019. Includes internally managed properties and AMP Capital funds' share of ownership of externally managed properties.

Our Real Estate strategy

Our vision is to be the preferred real estate partner, recognised for our Australian expertise and extensive global reach. To get there, we know sustainability needs to be at the heart of our operations, which is why it's embedded as a core strategic pillar for our business.

This means that sustainability is integrated into the way we do business in our assets and across our supply chain through our ESG pillars.

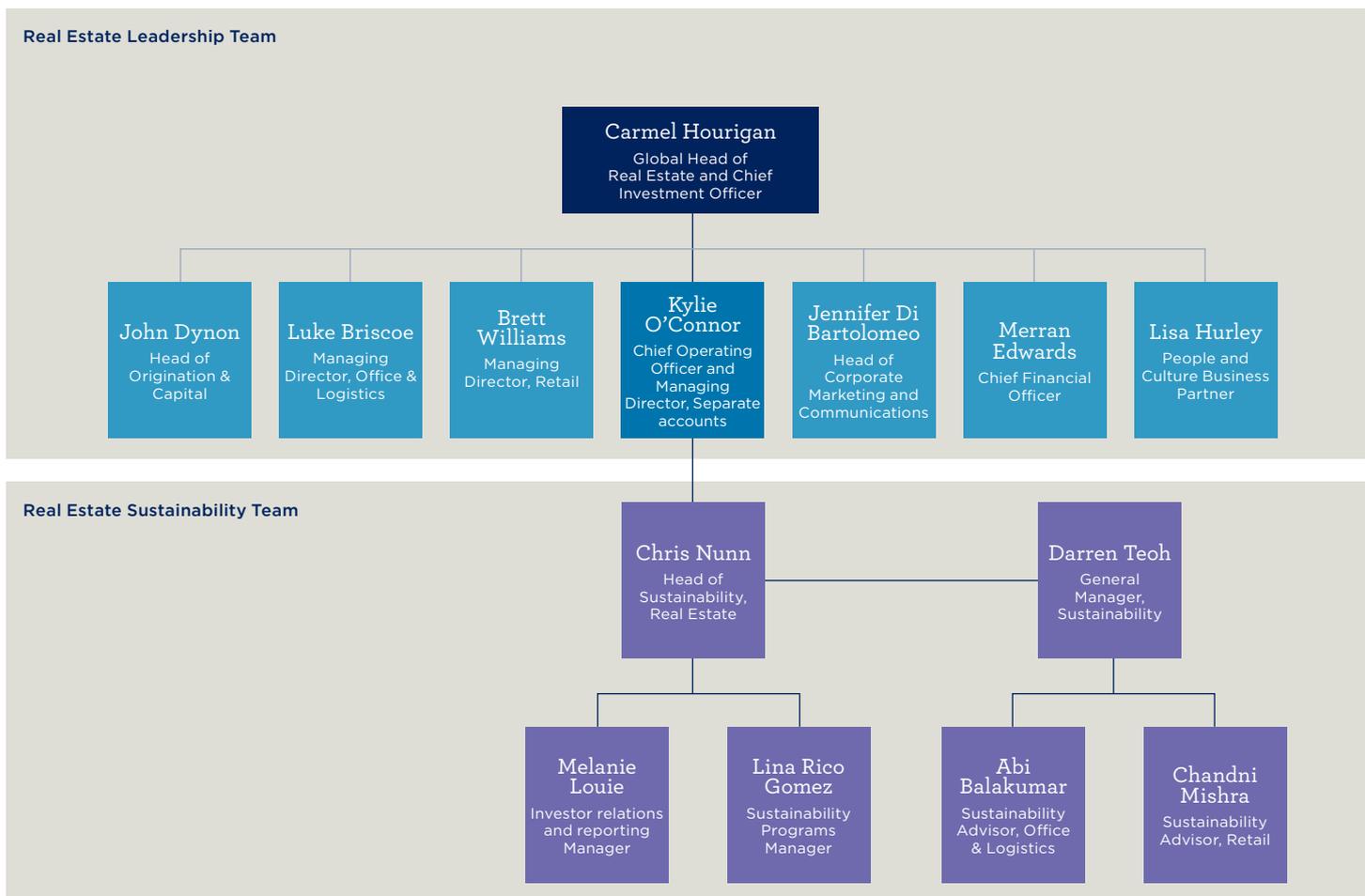


Sustainability governance

At AMPCRE, sustainability governance extends from the Real Estate Leadership Team, through operations, to our divisional teams and asset managers, employees, contractors and suppliers. Chris Nunn, our Head of Sustainability, Real Estate, and the Sustainability Team take day-to-day responsibility for supporting sustainability delivery across our business, funds and assets, working closely with all parts of the business.

AMP Capital's ESG and responsible investing capabilities are a major part of who we are and what we stand for. We have a long-standing commitment in this area, demonstrated by our investment in a team of dedicated ESG specialists working across our core business functions and within our investment teams, including 6 six dedicated staff in the Real Estate Sustainability Team.

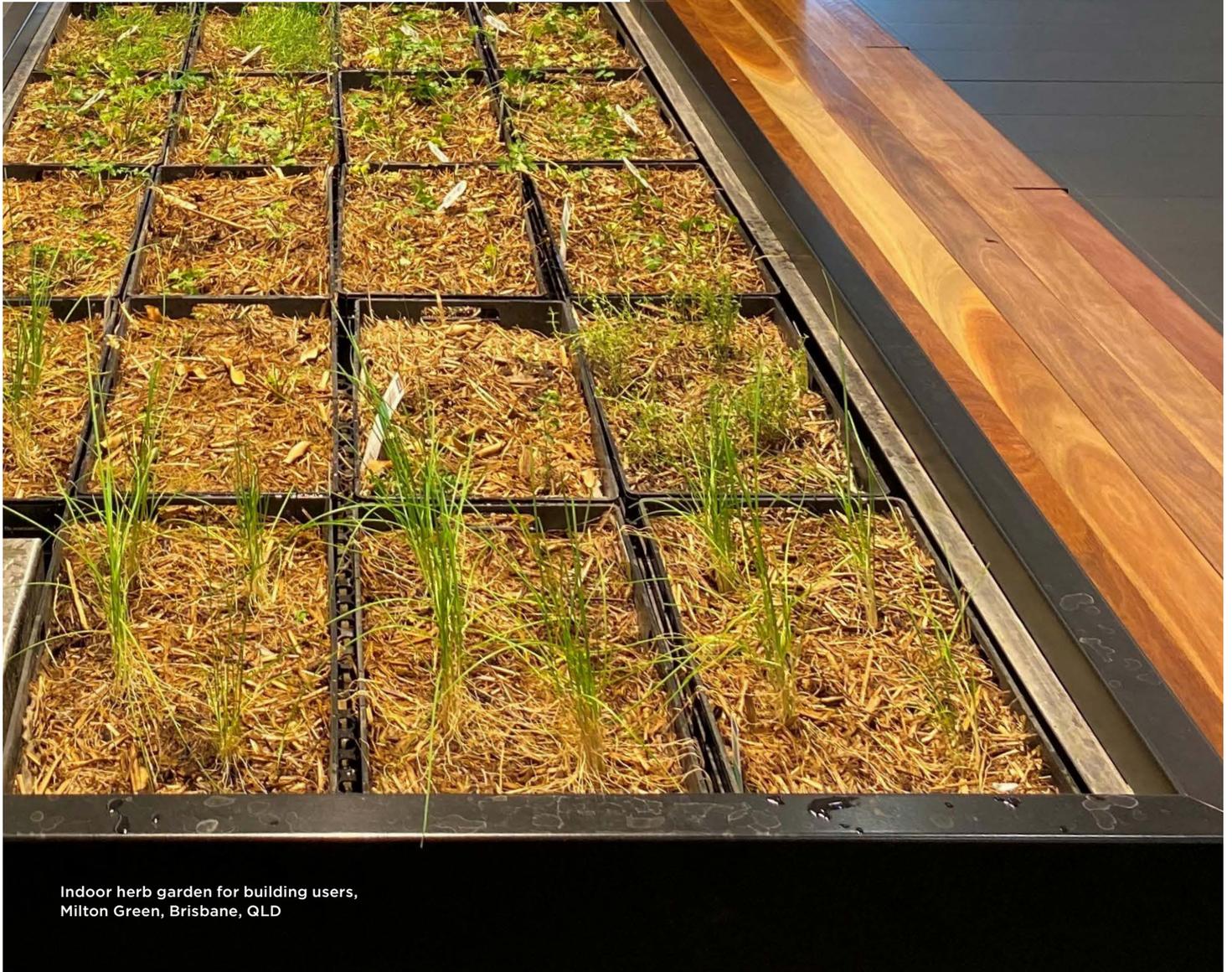
Our [AMP Capital's Real Estate Sustainability Policy](#) describes our commitment to sustainability and we are also governed by various internal company policies, practice guidelines and statements, including but not limited to: the AMP Code of Conduct, AMP Inclusion and Diversity Policy and AMP Capital Position on Modern Slavery.



Sustainability governance (continued)

At an AMP Capital level, the Environmental Legislative Compliance Committee (ELCC) has representatives from AMP Group and AMP Capital business units and meets monthly. Any sustainability-related risks, opportunities for improvement, misconduct, penalties, incidents or accidents occurring in a business unit are notified by the business unit representative to the ELCC and appropriate action is taken by the business unit owner.

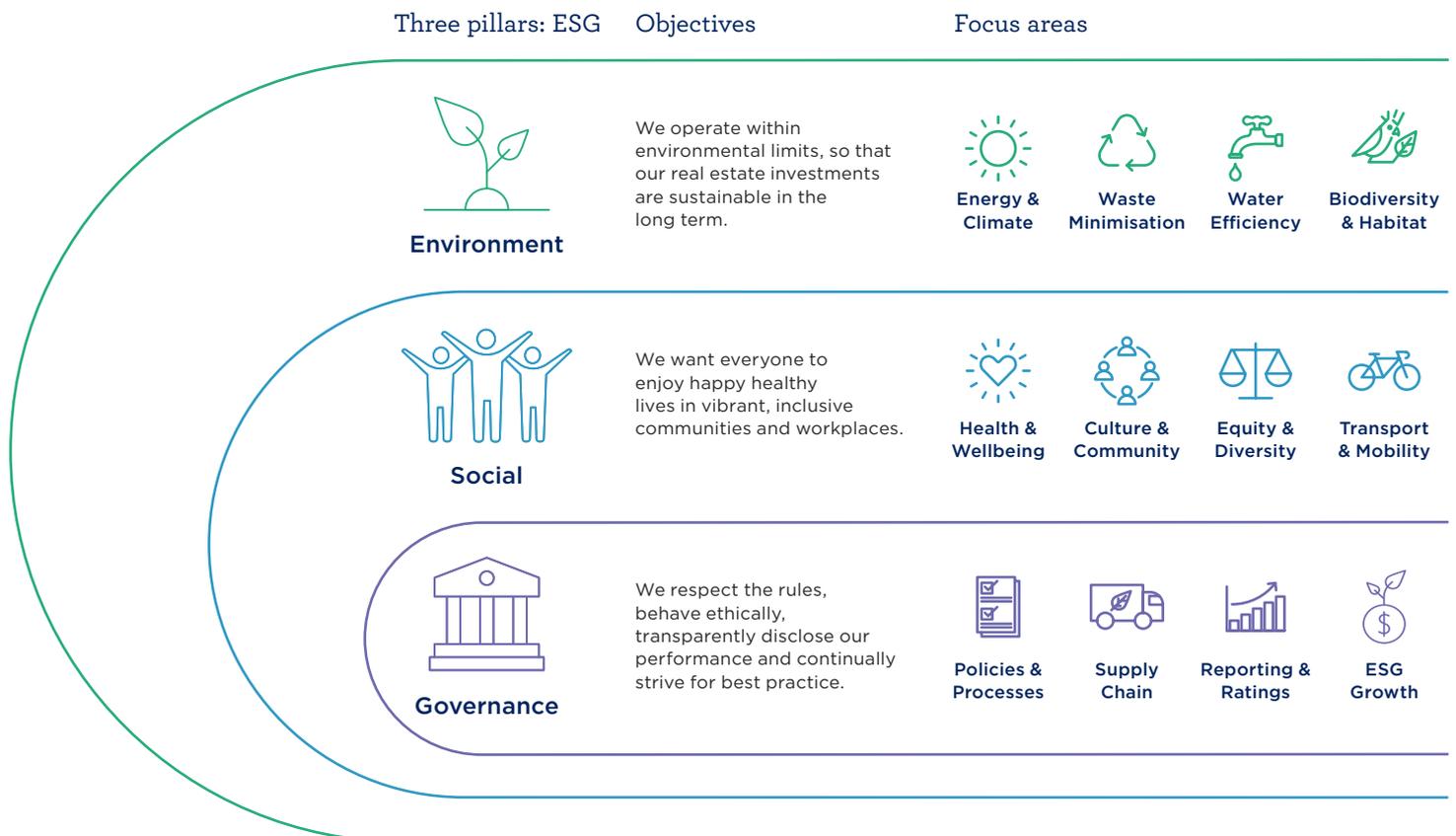
In line with the precautionary principle, we are taking action now to reduce our environmental impacts and mitigate risks for coming years. Our sustainability management system is based on an evaluation of the significance of potential environmental and social impacts, which we use to guide and focus our sustainability approach. The evaluation of significance considers legal minimum standards, physical risks, economic costs and benefits, reputational risks, potential impacts for our key stakeholders (investors, tenants and building users, staff, our supply chain and the broader community), the competitive landscape, as well as best practice in sustainability management and reporting (e.g. as defined by GRESB, GRI, UN PRI, ISO14001).



Indoor herb garden for building users,
Milton Green, Brisbane, QLD

Our Sustainability framework

Sustainability at AMP Capital Real Estate is divided into three key pillars (ESG)



2030 Sustainability Strategy

We launched our ambitious 2030 Real Estate Sustainability Strategy which marks a significant elevation in our commitment to creating sustainable outcomes for our customers, tenants, investors and the communities in which we operate.

Under our 12 sustainability themes we have set 60 ambitious sustainability targets, each with a deadline date between now and 2030. Every single one of these targets has a well developed business justification and we have an updated list of performance indicators we will use to measure and report our progress.

Details of our 2030 Sustainability Strategy are available [online](#), along with our Whitepaper, [Why Sustainability Matters in Real Estate](#).



2030 Strategy Launch - Oct 2019

Materiality & engagement

In 2019, AMPCRE conducted a materiality refresh guided by the Sustainable Development Goals and the GRI Guidelines to reconfirm that the material issues and priorities were captured in our 2030 Sustainability Strategy.

AMPCRE conducted a full materiality process in 2018, engaging internal and external stakeholders and performing desktop research to determine and validate material topics.⁵

The topics raised by our stakeholders from this process were consolidated into our overarching material topics which are embedded into our overall sustainability strategy and reporting pillars.

During the materiality refresh in 2019, it was determined that the material topics identified in 2018 are still relevant for the 2019 period.

Environment We operate within environmental limits so that our real estate investments are sustainable in the long term.	Energy & Climate Change	<ul style="list-style-type: none"> - We understand and acknowledge the reality of human induced climate change and we're taking strong action to de-carbonise and adapt our real estate portfolio. We have a target to be Zero Net Carbon by 2030. This means highly efficient buildings, running on renewable energy. We know we need to adapt to the impacts of climate change. We will implement climate resilience measures to protect our customers and our investors from climate extremes.
	Waste minimisation	<ul style="list-style-type: none"> - We recognise our role in reducing the waste generated by our building users. We will work to reduce the volume of waste we send to landfill and increase the proportion that is recycled or composted. We will work with our tenants to phase out single use plastic and move to compostable packaging. We aspire to support the creation of a 'circular economy'.
	Water Efficiency	<ul style="list-style-type: none"> - We will improve water efficiency by reducing wastage and harvesting or reusing water where practical.
	Biodiversity & Habitat	<ul style="list-style-type: none"> - We will use native and locally adapted plants in our landscaping to create habitats and support local biodiversity. We will explore the creation of a biodiversity conservation reserve to help restore and protect unique habitats and the biodiversity they support.
Social We want everyone to enjoy happy, healthy lives in vibrant inclusive communities and workplaces.	Health and Wellbeing	<ul style="list-style-type: none"> - We will work to identify and effectively manage safety, physical and mental health and environmental risks to protect our employees, contractors and customers, and continually improve our processes. We will strive to provide the best indoor environmental conditions for our customers to support their wellbeing.
	Culture and Community	<ul style="list-style-type: none"> - Sustainability is a core part of our business culture and a central pillar of our business strategy. We will educate and enable our people, partners & customers about how we can work together to achieve our sustainability goals. Our success rests on the strength of the communities in which we operate, so we partner with community organisations to deliver positive social outcomes.
	Equity & Diversity	<ul style="list-style-type: none"> - We have a respectful, inclusive culture where different perspectives are heard and encouraged. Our people feel comfortable expressing all aspects of their identity at work.
	Transport & mobility	<ul style="list-style-type: none"> - We will implement best practice standards of accessibility. We encourage walking, running or cycling to and from our assets, and ensure people can find out how to get there using public transport. We will support the transition to non-polluting private vehicles by providing charging points for electric vehicles.
Governance We respect the rules and behave ethically in our business and supply chain, continually striving for best practice. We transparently disclose how we are performing.	Policies & processes	<ul style="list-style-type: none"> - We will maintain a comprehensive set of policies and processes to identify and manage our governance, social and environmental risks during the acquisition, development and operation of our real estate assets. We will use wording in our lease agreements to encourage and partner with our tenants to help us both achieve our sustainability goals and uphold the AMP Capital Ethical Framework.
	Supply Chain & Materials	<ul style="list-style-type: none"> - We will implement processes to minimise ESG-related risks in our supply chain, consistently apply minimum sustainability performance standards and strive for best practice in our procurement. We aim to make all our assets free of, or safe from, hazardous materials.
	Reporting & Rating	<ul style="list-style-type: none"> - We are committed to measuring and transparently disclosing our sustainability performance. We participate in third party rating systems to independently benchmark our sustainability performance and identify areas for improvement.
	ESG Growth	<ul style="list-style-type: none"> - We will investigate and act on commercial opportunities arising from the transition to sustainability.

5. Refer to the appendix for our 2018 Materiality & Stakeholder Engagement mapping and the alignment of our 2030 Strategy with the Sustainable Development Goals

Key focus areas for 2030

Outlined below are the key Environment, Social and Governance (ESG) issues we are focused on addressing in order to create enduring value through our 2030 Sustainability Strategy.



Environment

Zero Net Carbon

We are committed to all of our funds and assets becoming Zero Net Carbon by 2030 through phasing out fossil fuels, running on 100% renewable energy and making our buildings highly efficient and resilient.

Compostable packaging

We are committed to working to minimise waste to landfill and help keep plastic pollution out of the ocean by providing appropriate recycling resources and encouraging our retail tenants to choose reusable and compostable options.

Conservation reserve

We are committed to creating a biodiversity conservation reserve that matches the physical footprint of our assets on the land.



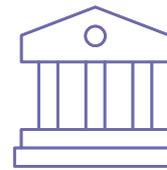
Social

Social sustainability

We are committed to establishing community partnerships that represent our goals and to implementing social sustainability plans at every asset.

Accessibility

We are committed to implementing best practice standards of accessibility, for our building users with a variety of special needs including physical mobility, but also hearing or vision impairments, mental health disorders or dementia.



Governance

Modern slavery

We are committed to implementing processes to minimise ESG-related supply chain risk, implement consistent minimum sustainability performance expectations and will strive for best practice in procurement on modern slavery, materials safety, sustainable timber and embodied carbon.



Environment

We operate within environmental limits, so that our real estate investments are sustainable in the long term.

Energy & carbon

We understand and acknowledge the reality of human-induced climate change and we're already taking action to decarbonise our business.

We are continuously striving to improve the energy efficiency and reduce the energy consumption and emissions of our assets.

Our portfolio absolute emissions has increased due to changes to the portfolio and reporting on additional assets. However, comparing like-for-like⁶ data from 2018–2019, we've saved over 2,900 tonnes of emissions and 7,800GJ of energy - corresponding to an emissions intensity and energy intensity decrease of 3.6% and 1.8% respectively.⁷

Since 2009, we have seen a 44% decrease in our managed portfolio emissions, whilst our assets under management have increased by 84% over the same period.⁸

In 2019, the average NABERS energy rating of our Retail centres saw a significant improvement. At the end of 2019 the average rating was 4.3 Stars, up 0.4 Stars (from 3.9 Stars) from last year. The average NABERS rating in our Office & Logistics portfolio also improved and was 4.4 stars at the end of 2019, an improvement from 4.3 stars at the end of 2018.

NABERS Energy Rating - Portfolio Average



These results have been achieved through implementing our energy efficiency roadmaps, which detail energy saving strategies and initiatives aimed to reduce energy consumption and improve NABERS ratings. Some initiatives we have undertaken in 2019 include LED lighting and fan upgrades, and better building controls and operation strategies.

In 2019 we also trialled a building analytics and HVAC optimisation platform, which has helped us to detect opportunities to improve efficiency of our operation. The information from building analytics is expected to support data driven, predictive maintenance, and the payback from energy and maintenance savings is expected to be realised within 12 months. So far we have seen promising results and we have plans to roll building analytics out across more of our portfolio starting in 2020.

In 2020 we will continue to use building technology to improve the efficiency of our buildings and will begin trialling autonomous HVAC control, which will utilise machine learning to optimise energy consumption of HVAC systems.

Our renewable energy generation capacity has also increased, with installation of 75 kilowatt peak (kWp) system on 139 Coronation Drive, QLD completed in 2019 and a 94kWp system on 18 Little Cribb Street, QLD expected to be completed in early 2020.

As part of our 2030 strategy, we have also increased our Zero Net Carbon commitment to include material scope 3 emissions by 2040, and will work with our tenants to achieve this goal.

6. Energy and carbon data is compared for assets that were owned and operated for a continuous two-year period (2018 and 2019) on a like-for-like basis for comparative purposes.

7. Net Lettable Area (NLA) used for Energy Intensity calculations for Offices and Gross Lettable Area Retail (GLAR) for Retail centres. Intensity and emission figures were calculated over the calendar year, and only include assets owned and operated by AMP Capital Real Estate where we had energy and emissions data over the full 12 months of the year. When assets have external co-owners but are operated by AMP Capital, the total energy consumption and emissions were included in calculations. Assets where we do not have operational control, including co-owned assets operated by others, have also been excluded from these figures.

8. AUM as reported in AMP Investor Reports, and emissions as reported for our Office & Logistics and Retail assets as part of the National Greenhouse Energy Reporting Act 2007

Energy & carbon (continued)

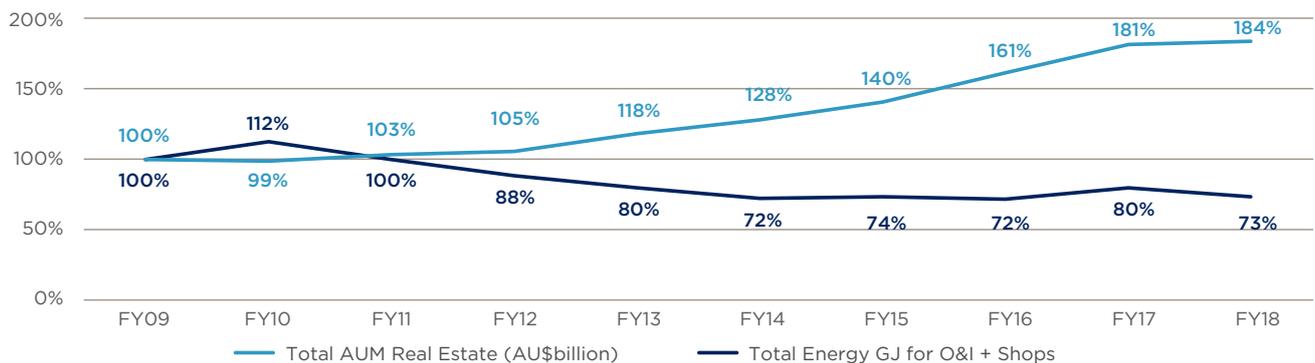
2018 to 2019 Like-for-Like Energy Consumption

	Electricity (kWh)		Fuel (Gas) (GJ)		Total energy (GJ)		Energy intensity (MJ/sq.m/yr) ⁹	
	2018	2019	2018	2019	2018	2019	2018	2019
Office & Logistics	44,573,864	42,829,802	112,488	110,097	272,955	264,284	359	347
Retail	43,873,848	43,942,390	8,964	9,518	166,908	167,710	268	269
Total	88,447,712	86,772,192	121,451	119,615	439,863	431,994	318	312

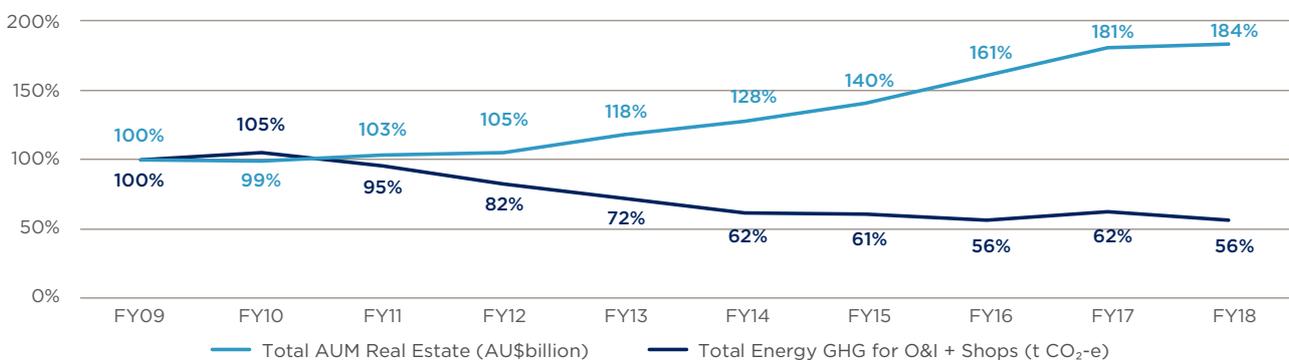
2018 to 2019 Like-for-Like Energy Emissions

	Direct (Scope 1) GHG emissions ¹⁰		Energy indirect (Scope 2) GHG emissions ⁹		Total emissions ⁹		Emissions intensity (kg/sq. m/yr) ⁹	
	2018	2019	2018	2019	2018	2019	2018	2019
Office & Logistics	5,797	5,673	41,586	39,400	47,383	45,074	62.3	59.2
Retail	462	491	32,646	32,012	33,108	32,502	53.1	52.1
Total	6,259	6,164	74,232	71,412	80,491	77,575	58.1	56.0

AMP Capital Real Estate Energy Consumption (GJ) versus growth in assets under management



AMP Capital Real Estate GHG emissions (t CO₂e) versus growth in assets under management



9. Net Lettable Area (NLA) used for Energy Intensity calculations for Offices and Gross Lettable Area Retail (GLAR) for Retail centres. Intensity and emission figures were calculated over the calendar year, and only include assets owned and operated by AMP Capital Real Estate where we had energy and emissions data over the full 12 months of the year. When assets have external co-owners but are operated by AMP Capital, the total energy and emissions were included in calculations. Assets where we do not have operational control, including co-owned assets operated by others, have also been excluded from these figures.

10. All GHG emissions figures in tonnes of CO₂-e.



Climate resilience

Australia experienced some of the worst droughts and bushfires on record in 2019. More than ever we understand the need to adapt to more extreme weather events and continue our work developing asset-level climate change adaptation plans to ensure that our assets are as resilient as possible to protect the interests of our customers and investors.

Following on from the preliminary city-level climate exposure assessment we undertook in 2018, during 2019 we undertook the next step, which involved gathering site-specific climate change adaptation and risk information through issuing climate adaptation surveys to our site teams. 88% of our site teams provided information on historical extreme weather events and how the sites handled and responded to the event.

This information will help us better understand our vulnerability to heatwaves, storms and floods, and to develop resilience plans to make our assets more resilient to the predicted impacts of climate change, which our investors are increasingly asking us about.

In 2019, GRESB released an optional module on Resilience which AMP Capital Real Estate completed for all reporting GRESB funds.

We support the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) and are working to provide more accurate information to our investors in line with the TCFD recommendations. As part of our 2030 Sustainability Strategy we have committed to commence reporting in line with TCFD recommendations by 2025.

Waste minimisation

In January 2019, China stopped accepting 24 categories of solid waste from Australia, disrupting the export of more than 30% of recyclable waste from Australia to China. Waste facilities in Australia began stockpiling recyclable waste, much of which may now never be recycled. AMP Capital Real Estate recognises there is a role for us in solving this problem of waste management in Australia including plastic, recyclable and landfill waste, and that we must support our tenants and customers in our buildings to reduce waste generated in our operations.



Across Office & Logistics assets and Retail centres, our average waste diversion rate is approximately 39% which is an improvement of almost 5% from 2018. Although we have reduced our volume of waste sent to landfill, our total waste generated and waste intensity has only had a minor reduction of 1% or 151 tonnes across the year.

Plastic waste is one of the most pernicious waste problems today, due to the long time it takes to break down and tendency to end up in water ways. We want to facilitate a transition away from single use plastic packaging in our assets. We are pleased to have committed Quay Quarter Tower's (future Headquarters for AMP and AMP capital) retail food court tenants to use only compostable packaging, and that single use items like plastic bags, straws, and disposable take away containers will be banned.

This year we also conducted research into the feasibility of our Retail tenants switching to compostable food packaging. The results indicated that it is possible to find compostable substitutes for all disposable packaging and cutlery items. However, compostable packaging alternatives currently cost more than disposable plastic items, even factoring in the reduced waste disposal costs for organic material.

Other initiatives that we have trialled to improve waste diversion this year include:

- Installing coffee cup recycling bins at 12 Moore Street, Canberra, 700 Bourke Street, Melbourne, 469 La Trobe Street, Melbourne, 1 Thomas Holt Drive, Macquarie Park, and 140 St Georges Terrace, Perth
- Introducing a collection system for collecting bottles and cans with a 10c refund at 255 George Street, Sydney.

We also ran a tender process to select a new waste contractor during 2019. As part of the contract we have included extensive sustainability requirements linked to achieving our 2030 Sustainability Strategy.

Waste minimisation (continued)

2018 to 2019 Like-for-Like Waste & Recycling

	Waste diverted (tonnes) ¹¹		Waste to landfill (tonnes)		% Diverted from landfill		Waste Intensity (kg/sq.m/yr) ¹²	
	2018	2019	2018	2019	2018	2019	2018	2019
Office & Logistics	1,260	1,298	2,423	2,238	34.3%	36.7%	7.5	7.2
Retail	4,362	5,022	8,432	7,768	34.1%	39.3%	21.1	21.0
Total	5,622	6,320	10,855	10,006	34.1%	38.7%	15.0	14.8

Container deposit scheme

Case study

Macquarie Centre currently has a Reverse Vending Machine (RVM) as part of the NSW Government's "Return and Earn" initiative (Container Deposit Scheme) located in the car park by Macquarie University train station (on Herring Road). This machine can be accessed by the public, who can use it to deposit eligible containers like drink bottles and cans, and claim a refund. The machine has been in place since December 2018.

In 2019, over 4.8 million eligible containers were processed at the machine, giving back customers over \$482,000.

Based on the success of the machine at Macquarie Centre, we plan to expand the number of Container Deposit Scheme return points across our portfolio. It's particularly suited to Retail centres, but we also think smaller CDS reverse vending machines could work well in our offices. We plan to change the signage on selected recycling bins to "bottle and cans" only bins with clear signage, and engage with food and beverage operators who serve bottled drinks to collect and dispose of these containers through the return and earn program.



11. Includes recycled and composting.

12. Waste Intensity is calculated based on the total volume of waste generated (including landfill and recycling). Net Lettable Area (NLA) used for Waste Intensity calculations for Offices and Gross Lettable Area Retail (GLAR) for Retail centres. Intensity and figures were calculated over the calendar year, and only include assets owned and operated by AMP Capital Real Estate where we had waste data over the full 12 months of the year. When assets have external co-owners but are operated by AMP Capital, the total waste generated was included in calculations. Assets where we do not have operational control, including co-owned assets operated by others, have also been excluded from these figures.

Coffee cup recycling scheme

Case study

As manager of a high performing sustainable building at 700 Bourke St, we are always looking for new ways to improve. When the opportunity arose to divert used coffee cups from land fill and instead recycle them, the team jumped at the chance.

Working closely with one our of major customers 45 "Simply Cup" recycling stations were distributed across 14 levels in the 65,600 sqm office building in Melbourne.

As a city full of coffee drinkers we thought the program would be a success, but we didn't realise how successful it would ultimately be. Over the first 11 months a total of 138,456 coffee cups were diverted from landfill. That's over 12,000 per month, 2,700 per week, or 580 per day.

The Simply Cups collection tubes can accept any brand of single use coffee cup. The recycled coffee cups are turned into outdoor furniture, car park bumper stoppers and even new reusable coffee cups.

Disposable coffee cups are generally not recyclable, but often people mistakenly put them in the recycling bin. Segregated recycling of disposable coffee cups using the Simply Cups tubes has been a good way for us to partner with our customers to reduce waste, and help prevent coffee cups from contaminating our recycling stream.

Simply Cups has been an easy way for us to not only help the environment but also partner with our customers to really make a difference.

Almost 140,000
disposable coffee
cups recycled
during 2019 at just
one property



Water efficiency

Australia experienced the worst drought on record in 2019, and the driest month on record in November 2019. As dam levels declined and harsh water restrictions were implemented, we understood more than ever the importance of responsible water consumption. As part of our 2030 Sustainability Strategy, we set targets to reduce consumption by implementing water efficiency standards, harvesting or reusing water where practical, and improve our understanding of water usage through metering so we can engage with our tenants.

Unfortunately, in 2019 the absolute water consumption across our portfolio increased by around 15% or 185,000 kL in total. This was an increase of 4% in Office & Logistics assets, and 24% in Retail centres. This is due in part to changes to the portfolio and reporting on additional assets. The like-for-like water consumption or water intensity only increased by 0.6%, or 5.9 litres per sq. m per year. Water consumption and intensity decreased in Office & Logistics assets by 6.5% and increased in Retail centres by 6.3%.

The reduction in water consumption in the Office & Logistics assets is due to efficiency upgrades, optimised operation, and a major tenant vacating an asset as it underwent major renovation. In our Retail centres, there is a continuing trend of increase in food and beverage retailers which we correlate with increased water consumption. One of our centres also had a water leak, which was not identified and rectified until the middle of 2019 and another asset had water metering issues that meant that water consumption may have been under reported in 2018. These incidents have re-inforced the importance of water consumption monitoring, and we continued installing smart meters in our assets this year, with new meters installed in Marrickville and Macquarie shopping centre. These meters have allowed us to know how much water is being consumed by our food and beverage tenants and work with them on opportunities to reduce their water consumption.

Smart water meters have also been installed and integrated with our analytics platforms to track and report on any abnormal consumption patterns in Bond One and 33 Alfred Street in Sydney & 330 Collins Street, Melbourne. Ten of our assets improved their NABERS water rating this year, and our portfolio average NABERS water rating was 3.1 Stars for our Office & Logistics assets and 2.6 for our Retail, or a total of 2.9 for our combined managed portfolio.

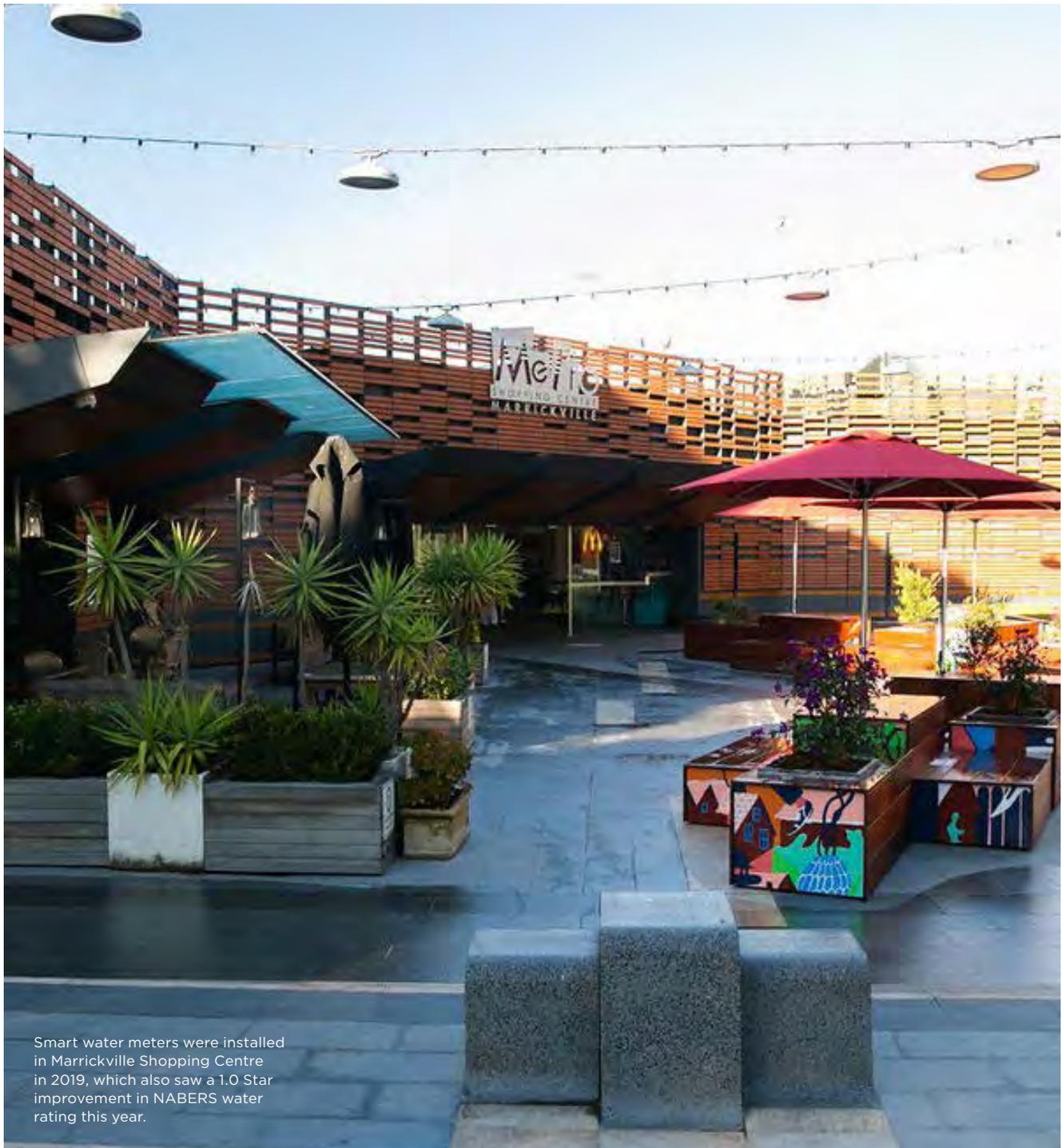
In 2020 and beyond, we will develop our water efficiency standards guidelines that will be implemented in both development and major renovation projects. We will also continue to implement water metering, combined with building analytics, to detect opportunities to reduce water consumption.

NABERS Water Rating - Portfolio Average



2018 to 2019 Like-for-Like Water Use

	Water Consumption (kL)		Water Intensity L/sq. m/yr ¹³	
	2018	2019	2018	2019
Office & Logistics	539,407	504,344	814	761
Retail	671,745	714,144	1,142	1,214
Combined	1,211,152	1,218,488	969	974



Smart water meters were installed in Marrickville Shopping Centre in 2019, which also saw a 1.0 Star improvement in NABERS water rating this year.

13. Net Lettable Area (NLA) used for Water Intensity calculations for Offices and Gross Lettable Area Retail (GLAR) for Retail centres. Intensity figures were calculated over the calendar year, and only include assets owned and operated by AMP Capital Real Estate where we had water data over the full 12 months of the year. When assets have external co-owners but are operated by AMP Capital, the total water consumption was included in calculations. Assets where we do not have operational control, including co-owned assets operated by others, have also been excluded from these figures.

Biodiversity & habitat

Australia has a rich and unique biodiversity; 8% of all Earth's plant and animal species can be found in Australia and many of the plants, mammals and birds found in Australia are not found anywhere else. Yet, we also have one of the world's highest rates of animal and plant extinction. The Australian bushfires earlier this year are estimated to have killed 1 billion animals alone.

At AMPCRE we currently have 21 sites with landscaping, some of which incorporate native species, and also have a beehive at one of our assets to support one of the most essential pollinators. We continue to investigate opportunities for enhancing biodiversity at our assets, but we also want to protect the globally significant and totally unique animals and plants of Australia in the places where they still exist.

14. <https://www.nrc.nsw.gov.au/land-mngt>

According to the NSW Natural Resources Commission, "In FY19, over 37,000 hectares were approved to be cleared (excluding clearing for invasive native species)"¹⁴. That's why in our 2030 Sustainability Strategy, we have included a target to create a biodiversity conservation reserve that is equivalent in area to our entire managed real estate portfolio - more than 4 million sq. m - by 2030.

We want to demonstrate that good for business is good for nature, by developing opportunities to grow natural and social capital, and build equity through alignment with new sustainable finance and payments for ecosystem services (PES) market schemes (including biodiversity, water and carbon offsets).

By making direct investment, and taking direct responsibility for our sites through purchase of land, we are leading responsibility in on-site management, and commitment to ongoing monitoring of biodiversity values. We also see opportunities to integrate with community, and building lasting partnerships with local indigenous community and land management programs

Our intention is to open our sites to the community as a place of learning, and support a deeper connection with nature, through development of on-site conservation programs aligned with other aspects of the AMPCRE sustainability program including indigenous land management and reconciliation action.

Marri Daramu

Case study

Marri Daramu ('Many Trees' in Gaddigal) will be a biodiversity conservation reserve equal in size to the whole Real Estate portfolio footprint, which is 4 million sq.m or 400 ha (that's about the size of the Melbourne and Sydney CBDs combined). We will own and care for the site.

We have engaged with a consultant to help us develop site selection criteria and begin to identify suitable sites. We are also looking into the legal opportunities that we might create by purchasing this site, such as generation of carbon credits and employment opportunities.

With this commitment, we hope that we can lead the way for private sector investment in the conservation of biodiversity in Australia.





Social

We want everyone to enjoy happy healthy lives in vibrant, inclusive communities and workplaces.

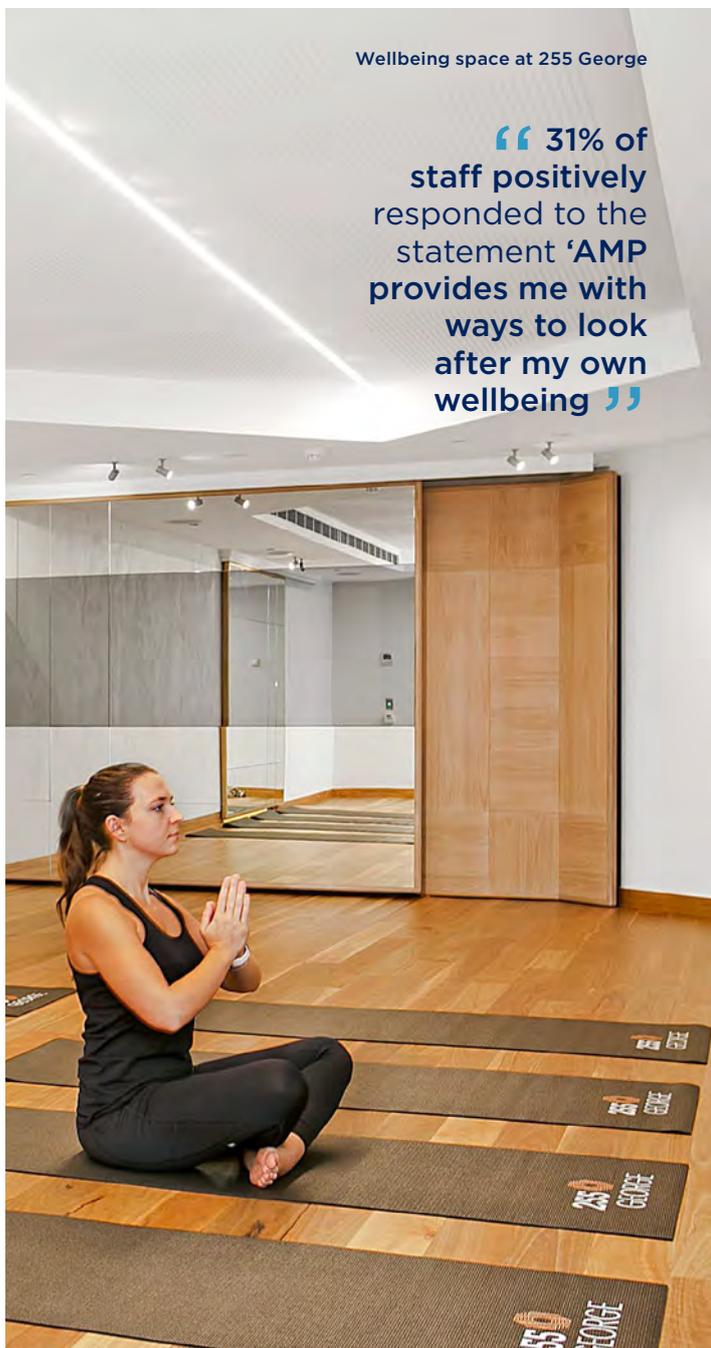


Health & wellbeing

Our success starts with people. Whether they're our staff, our customers, or part of the communities where we operate – happy, healthy people are crucial. We see our employees as our greatest asset, and we're committed to providing them with a healthy workplace that supports their physical and mental wellbeing.

Wellbeing space at 255 George

“ 31% of staff positively responded to the statement ‘AMP provides me with ways to look after my own wellbeing’ ”



AMP Capital Real Estate is committed to ensuring that our operations are conducted in a manner which ensures the health safety and welfare of our stakeholders and the communities in which we operate, including employees, tenants, contractors, customers and members of the public.

To ensure our assets provide healthy indoor environments, we engage external consultants to carry out annual indoor air quality (IAQ) assessments across the assets that we own and operate.

We provide complimentary health and wellbeing activities throughout the year in many of our Office & Logistics assets, including outdoor fitness camps, yoga and pilates classes. We have also opened up a new wellbeing space at 600 Bourke Street, Melbourne in 2019, and new end-of-trip facilities will be opened at 255 George Street, Sydney, Bond One, Walsh Bay and 7 Macquarie Place, Sydney in 2020 to support our customer's fitness requirements.

Our Retail centres also supported local community health and wellbeing through activities including group fitness training, walking clubs, healthy food workshops for kids and yoga classes. Additional bike racks are also being installed at Karrinyup and Marrickville shopping centres as part of the redevelopment of these assets, to encourage active transport to the centres.

Mental wellbeing remains a focus area for our staff. **We also encourage flexible working arrangements to support employees' better balance work and life goals** and all AMP Capital Real Estate employees have access to 'Be Well', AMP's internal health and wellbeing program that aims to inspire our people to be healthier and to participate in opportunities to nurture a healthier body, mind, community and place.

AMP Capital held Mental Health Month in October, and a range of initiatives, spanning across our global offices, were organised including guest speakers, R U OK Day, a walking workplace campaign and an AMP Group Leadership Team mental health course. We have continued to offer two days of Wellbeing Leave for all employees, and this year have offered Mental Health First Aid courses for employees that nominated to become a Mental Health First Aid officer.

We frequently gauge how our employees are feeling with monthly engagement micro-surveys. In October 2019, 70% of AMP Capital Real Estate staff agreed that the "Company takes a genuine interest in the employee's wellbeing".

We also continue to support our people with a range of health and wellbeing programs which everyone can access, including flu vaccinations, health check-ups, access to a health club, and end-of-trip facilities.

Equity & diversity

In 2019, we set a clear vision and direction for inclusion and diversity at AMP Capital - drive performance through an inclusive culture that enables the potential of each individual. AMPCRE also recognises the diversity of our communities and understands the need to implement best practice standards to ensure that our physical and online presence is accessible to all.

We've made strong progress in increasing the number of women in AMP's most senior roles as a result with 39% of our leadership positions held by women, up from 37% in 2018, and **on our way to achieving our 40% women in senior roles by 2022 target set out in our 2030 Sustainability Strategy**. Across all of Real Estate, women make 60.6% of our employees, including our Office & Logistics, Retail and head office staff.

Whilst gender equality remains an important focus, we also recognise that there are multiple aspects of diversity and inclusivity, and in 2019 we ran a selection of focus groups to unpack 4 key focus areas that were identified in our Inclusion and Diversity survey: mental health, younger demographic, cultural diversity and gender. The Inclusion and Diversity Council has a clear focus for 2020: creating a baseline of how inclusive our leaders are through an Inclusion 360 assessment and building greater empathy around cultural diversity and people with a disability.

In May 2019, we also launched our inaugural Reconciliation Action plan. The RAP forms a crucial part of our Inclusion and Diversity strategy and our commitment to building a work culture that is inclusive of different people, approaches and ideas. Cultural Awareness training sessions were held for AMPCRE and AMP Capital leaders throughout 2019, and in 2020 we will release our next Reconciliation Action Plan (RAP) developed together with AMP.

We also want a workplace where our employees can be confident to be themselves and feel free to talk openly in the workplace about their partners, family, friends and lifestyle. AMProud is the AMP wide LGBTIQ+ inclusion group, co-chaired by AMP Capital Director, People & Corporate ESG. One of the events in 2019 that AMProud hosted was the inaugural AMProud week, which aimed to raise awareness, educate and celebrate LGBTIQ+ diversity and support our culture of inclusion & diversity.

We are committed to implementing world best practice standards for accessibility such as Be.Accessible and plan to improve accessibility across our entire portfolio by 2026.

In November 2019 Bayfair opened a space for visitors with sensory processing and autism spectrum disorders. The quiet room is for customers who can easily become overwhelmed in bright and busy environments.



Improving accessibility in our assets

Case study

Improving accessibility in our online and physical places will have great benefits for our business, investors, and the communities in which we operate.

Pacific Fair have aimed to ensure everyone's experience is as enjoyable as possible and have committed to providing suitable access for all guests, whatever their individual needs.

The Scentre opened the 'Changing Places' adult change facilities in 2017, the first of its kind on the Gold Coast and the first for a Queensland shopping centre. The facility includes:

- Adult-sized change table
- Shower available by change table for washing
- Ceiling hoist (up to 200kg weight limit, own sling required)
- Continence disposal bins
- Large basin, giving additional access for washing
- Alert button to call security in an emergency

The artwork on the walls of the facility was painted by Lilly Murphy, a young girl with disabilities who paints with her mouth.

In November 2019 Bayfair opened a space for visitors with sensory processing and autism spectrum disorders. The quiet room is for customers who can easily become overwhelmed in bright and busy environments.

Our New Zealand Retail centres have also adopted the Be.Accessible standard and both The Palms and Bayfair Shopping Centre obtained Platinum certification under the standard.

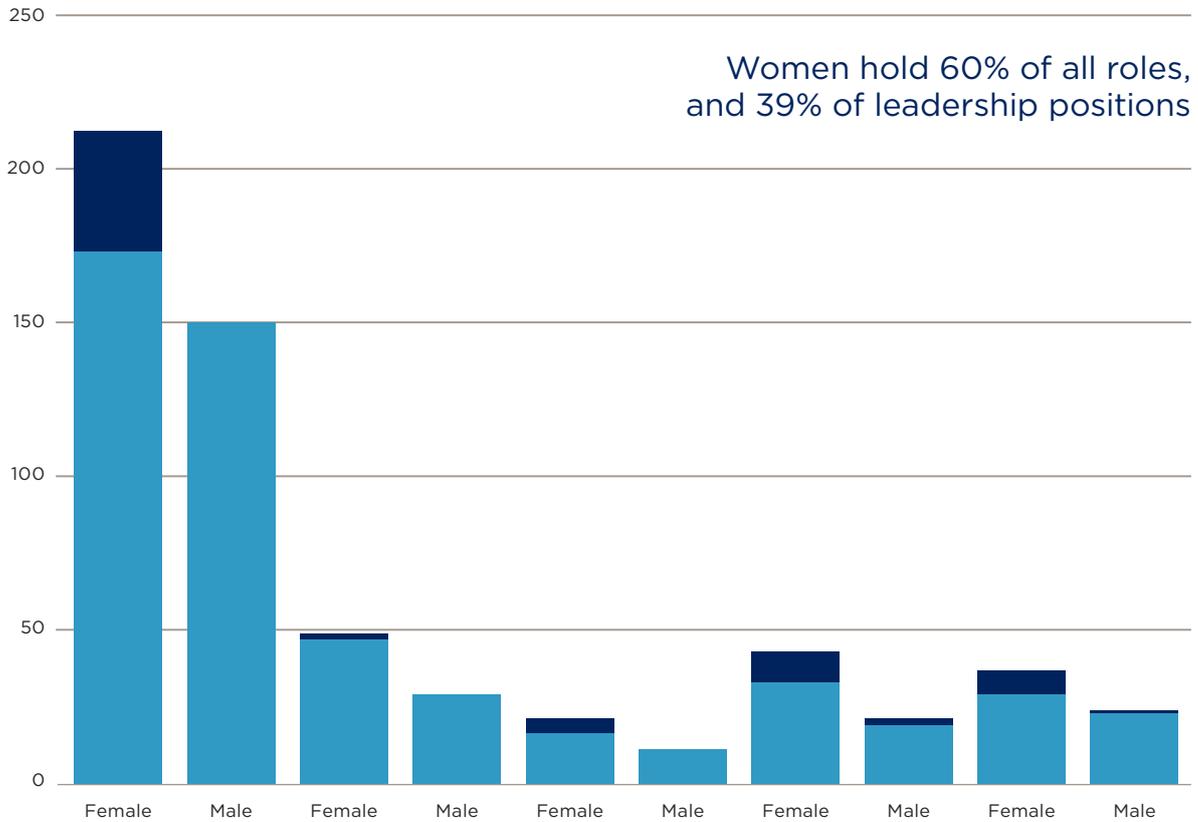
Improving accessibility across our entire portfolio is one of our key focus areas, and achieving this will involve actions such as setting up or improving parent rooms, quiet rooms and adult changing facilities. We will also develop more legible signage and digital communications and train our staff to understand and respond better to people with specific needs.



Adult change facilities at Pacific Fair, Gold Coast

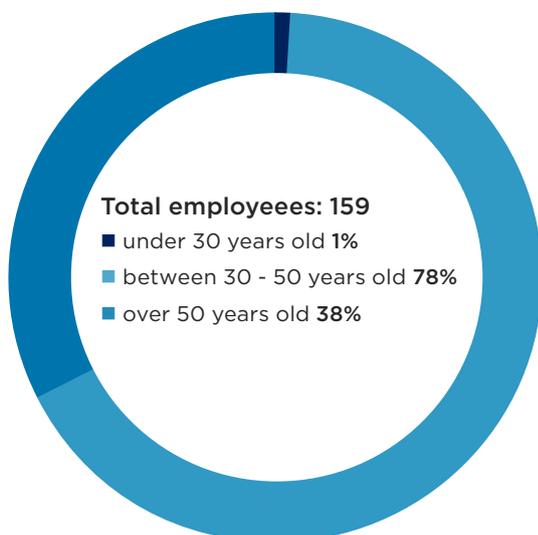
AMP Capital Real Estate employee breakdown at 31 December 2019

Employment by gender and work type

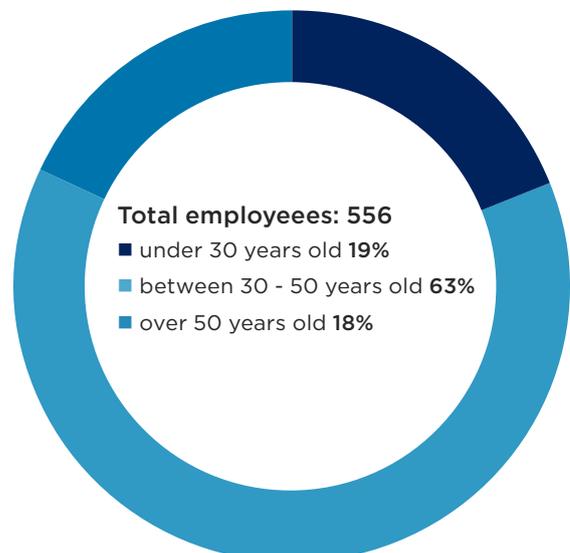


	NSW		QLD		VIC		WA		NZ	
■ Part time	39	0	2	0	5	0	10	2	8	1
■ Full time	174	150	47	29	16	11	33	20	29	23

Age Diversity of the entity's governance bodies (governance bodies)



Age Diversity of the organisation's employees (All level 1-5)



Culture & community

Our team takes a customer-centric approach and we pride ourselves on being a trusted partner.

We are committed to understanding and responding to the specific needs of our customers and the communities in which we operate; we aim to deliver exceptional real estate experiences in our Office & Logistics assets and deliver places and experiences that inspire people to connect in our Retail centres.

In Office & Logistics assets, our staff participate in our internal “Connection Collective” customer service training program, which teaches knowledge and skills needed to deliver on our customer promise, to create genuine connections between our customers, clients, providers and our team. Building Connections is our inhouse program designed to create meaningful connections amongst customers (tenants) at the assets we manage. We facilitate activities across areas such as health and wellbeing, social events and charity support, where more than \$29,000 in donations was raised.

Our Retail centres strive to be the heart of their community, and aim to foster community relationships, build strong trusted partnerships and underpin the prosperity of local communities. We support local charitable causes to address social issues in each centre’s local community and use focused community research to understand the needs of each local community to select community

partners based on local needs analysis. In 2019, our Retail centres raised more than \$153,000 in donations and donated short term leasing space to local community partners worth over \$327,000.

We were proud to have our customer service efforts recognised at the 2019 Australian Service Excellence Awards, where we won two awards:

- Customer Service Project of the Year
 - Continuous Improvement for the Connection Collective Program run by the Office & Logistics team
- Customer Service Organisation of the Year
 - Large for Pacific Fair Shopping Centre customer service team

Our parent company AMP and the AMP Foundation have also made significant contributions to our community. The Foundation supports our employees to donate their time and resources, and in 2019:

- 53% of our employees engaged in volunteering, mentoring or fundraising
- AMP employees contributed nearly 20,537 hours to help our community
- Raised \$1,490,865 through our fundraising and payroll giving programs, with the AMP Foundation’s dollar matching support

In future we will continue to support our employees to donate their time, skills and resources to support the community and are planning to create an AMP Capital Real Estate community partnerships strategy that is aligned to social need analysis and business drivers as part of our 2030 Sustainability Strategy.



Reconciliation Action Plan

In 2019, we launched our first Reconciliation Action Plan, which contributed to making a change in the culture of our organisation. We continue to share the importance of understanding and respecting cultural protocols, we encourage our staff, contractors and tenants to celebrate events in support of reconciliation i.e. Survival day, National Reconciliation Week, NAIDOC, Koori and Murri carnivals.

Our Reflect RAP has enabled us to better understand our ability to influence and deliver meaningful programs, initiatives and celebrations. We will continue to deliver and expand on these, as they will become the foundation for our Innovate RAP.

Here are some of our highlights from our reflect journey:

Acknowledgement Signage: Design & Installation

AMP Capital acknowledges the Traditional Custodians at each of our Real Estate Assets and will be rolling out Nationally throughout 2019/20. We are currently in the process of developing a portfolio wide concept, design and installation guidelines, with the intention of delivering this during our Innovate RAP.



Angel Place was the first site from our real estate portfolio to install an acknowledgement plaque on the facade of the building by the entrance.

Turning of the soil – Marrickville Metro (Smidore Steet) development

On March 27th 2019, a smoking and soil turning ceremony was held at the Smidmore street development site. The team and local community came together to pay their respect to the Traditional Custodians of the land and to also offer healing and good energy to the repurposed land.



From left to right: Robert Lewis – development manager, Uncle Noel Butler, ADCO Representative Aston Vaiotu and grandson of Noel Butler

Cultural Awareness Sessions - 'An Introduction to First Australian Culture'.

Since the launch of the Reflect RAP, we have implemented phase one of our cultural learning, 'An Introduction to First Australian Culture', which includes a walking tour exploring local knowledge.

Over 200 employees have attended a Working Culturally session facilitated by Binowee Bayles at our head office on Gadigal country in Sydney.

AMP Capital inaugural RAP launch

On the 20th May 2019 AMP Capital held a community and client event to launch our Reflect RAP.

We held our community Reconciliation Action Plan launch event to celebrate National Reconciliation Week and publicly announce our commitment to reconciliation. To commence the event, we observed traditional protocols including a Welcome to Country and Smoking ceremony.

Redfern Youth Connect was founded and established in 2015 as a charitable organisation. They deliver culturally safe programs, mentorship, and act as a support network for Indigenous youth in Redfern. The objective of Redfern Youth Connect is to provide a safe space for young Indigenous people, who are often vulnerable, to connect, build their capabilities and broaden their aspirations to become empowered with confidence and determination.



Redfern Youth Connect, Binowee Bayles, Adam Tindall, Adrian Williams, Yen Hui Tie, Chris Nunn and Carmel Hourigan

National Reconciliation Week 2019 – grounded in truth, walking together with courage

National Reconciliation Week (NRW) is a time for all Australians to learn about our shared histories, cultures, and achievements, and to explore how each of us can contribute to achieving reconciliation in Australia.

We celebrated NRW at Angel Place with a Welcome to Country, activities to educate our customers on Aboriginal history, symbols and traditional tools and weapons, and inviting them to participate by painting their own “Journey Stones” and adding to a communal painting.

NAIDOC week 2019 – Voice. Treaty. Truth. Let’s walk together

For our Head Office at Circular Quay and in our Shopping Centre Assets, we engaged the Wandana to conduct an Aboriginal Cultural Immersion Program.

The Program was aimed at educating our colleagues about Indigenous culture, protocols, stories, and history. We also held a Company Painting Story project where colleagues could contribute to an artwork to commemorate and display our celebration of NAIDOC. At other sites activities included smoking ceremonies, painting journey stones, traditional face paint and music performances.

International Day of the World’s Indigenous Peoples, and UN International Year of Indigenous Languages

To celebrate the International Day of the World’s Indigenous Peoples on the 9th of August, and UN International Year of Indigenous Languages in 2019, we displayed posters with information on local Indigenous languages across our offices in NSW, ACT, QLD and Victoria. Our aim was to raise awareness and educate our colleagues on the uniqueness and diversity of Aboriginal and Torres Strait Islander languages.

Indigenous literacy day

On the 4th of September, we celebrated indigenous literacy day by encouraging our staff to donate books to local schools with a high population of indigenous children. We collected over 2,500 books and raised over \$300 from all our participating assets.

The Exchange – December 2019

Binowee Bayles, Les Daniels and Geeno Barry performed at The Exchange, an AMP Capital all staff event aimed to connect our employees with our strategic purpose and share success stories from throughout the year. This was the first Exchange event that featured a traditional song and dance on stage with performers, as well as a Welcome to Country and speech from Binowee outlining the progress of our RAP journey so far.

Transport & mobility

We believe sustainable transport options such as walking, cycling and public transport are not only good for the environment, but good for health and wellbeing. That’s why we want to provide the right facilities in the right locations.

With increasing adoption of electric vehicles, we also want to be prepared with the appropriate infrastructure to support customers and the community who now drive electric vehicles.

We provide amenities like end-of-trip facilities to enable customers and the community to enjoy active transport options such as cycling and going to the gym.

In 2019 we again supported the Ride2Work day, which saw us offer bike tune-ups and breakfast for tenants at nine locations, including Milton Green in Brisbane, Collins Place in Melbourne and our headquarters in Circular Quay, Sydney. In 2020, we will open increased and upgraded end-of-trip facilities at Bond One, 255 George Street & 7 Macquarie Place, all in Sydney. We will also be adding more bike parking in our Karrinyup and Marrickville Shopping Centres as part of their redevelopment.

To support Australia’s growing Electric Vehicle (EV) market, we have 5 EV charging stations across our Office & Logistics assets, and 19 across our Shopping Centres. As sales of electric car vehicles tripled in 2019¹⁵, we will be monitoring usage data and customer feedback and install more EV chargers in our assets to support increasing demand.

“ By giving people the right facilities in the right locations we believe we can help them travel healthier and more sustainably ”



Sustainable Transport Facilities

	Office & Logistics	Retail
No. of bicycle parking spaces	2,479	421
No. of lockers	4,102	96
No. of showers	389	29
No. of EV charging stations	5	19

15. <https://electricvehiclecouncil.com.au/huge-jump-in-aussie-ev-sales-underscores-massive-untapped-potential/>



Governance

We respect the rules, behave ethically,
transparently disclose our performance
and continually strive for best practice



700 Bourke Street, Docklands, VIC



Environmental regulation & performance

There are adequate systems in place to manage AMPCRE's environmental responsibilities. The Directors of the Responsible Entity and Trustees are not aware of any material breach or non-compliance with environmental regulations applicable to their fund or property manager.

Policies & processes

We're working hard to create a culture that embraces sustainability, underpinned with systems, policies and processes that help us ensure we continue to meet the growing expectations of all our stakeholders and supply chain.

At the asset level, we have developed individual Asset ESG Plans and NABERS energy roadmaps. We introduced this process in 2018 and we completed Asset ESG Plans for 95% of the assets over which we have operational control during 2019.

The process involves our sustainability team visiting every asset to discuss and agree on an Asset ESG Plan with AMPCRE and the Property Management team. These plans are the key way we translate the Fund ESG Strategy targets into an agreed list of actions relevant at the asset level.

By the end of 2020, we will also have an environmental management system in place based on the international standard ISO14001. The aim of the system is to create and maintain a standardised process to manage our environmental aspects and continuously improve our environmental performance, from the asset to the portfolio level. The implementation of the ISO14001 system will include materiality assessments, training, and internal audits on our processes and key service providers.

Our aim is to achieve third party certification of the system in 2020.

Any environmental incidents are reported through our incident management system, which is monitored by the Head of Environment, Workplace, Health & Safety (EWHs), and reported to management as part of the EWHs Committee, which includes the Head of Sustainability. For serious and material incidents, the matter is escalated up through the Enterprise Risk Management team's risk reporting process which notifies additional senior decision makers including Directors of the Boards of the operational Responsible Entities, AMP Capital Office and Industrial Pty Ltd and AMP Capital Shopping Centres Pty Ltd.

In 2019, we had one notifiable water pollution incident at Macquarie Shopping Centre which involved a blocked grease arrestor that resulted in overflow into a watercourse. In accordance with our incident reporting process, the incident was logged on the online incident management system. We engaged with the regulator and promptly complied with the clean-up direction, and all details and actions were recorded into the incident management system. No fines or penalties were incurred.

With our investors and tenants increasingly interested in better performing buildings with lower carbon footprints and running costs, in 2018 we investigated, and introduced where possible, Green Lease clauses for our tenancies. Green Leases provide a framework for owners and tenants to cooperatively achieve energy efficiency and other sustainable goals throughout the lease term in a way that benefits both parties. In 2019, we tracked Green Lease clauses uptake and engaged with our tenants on their implementation.



Royal Randwick Shopping Centre, NSW

Supply chain

Across Australia and the world there is an increasing focus on responsible supply chains, particularly to tackle serious issues such as human rights and modern slavery.

Our suppliers must meet social, environmental and governance sustainability prequalification criteria as part of the Request for Proposals process. In 2019 we updated these criteria to include Human Rights and Modern Slavery. We also updated our supplier contracts with Human Rights and Modern Slavery clauses. We have made Modern Slavery Disclosure Statements in 2017 and 2018 and will do so again in 2019 and beyond.¹⁶

As part of our commitment to transparency, we established a Modern Slavery Working Group in 2018 to understand and remediate AMP Capital's exposure to Modern Slavery risks.

Throughout 2019 our Head of Sustainability, Real Estate has engaged with other real estate companies through the Property Council of Australia to appoint a common supply chain sustainability information platform partner. Informed 365 was appointed to send selected suppliers a Modern Slavery questionnaire, gather responses, and provide insights. This is part of our improved process for evaluating and controlling against the risk of Modern Slavery in our real estate supply chain.

¹⁶. Modern Slavery Disclosure: www.ampcapital.com/au/en/about/legal/regulatory-information/anti-slavery-and-human-trafficking

Tackling Modern Slavery

Case study

There are approximately 40 million people in some form of Modern Slavery. By contrast, in the history of the trans-Atlantic slave trade (1525-1866) 12.5 million Africans were shipped to America.

AMP Capital Real Estate, in collaboration with 14 leading property organisations, the Property Council of Australia and industry experts, have created a platform to assess the risks of Modern Slavery across shared operations and suppliers. The platform was successfully launched in early October 2019 after almost two years of hard work. This collaboration allows participating companies to assess and report on supply chain networks more easily through a single online platform which collects, compares and shares data on all suppliers.

Internally, we have a Modern Slavery Steering Committee and Modern Slavery Working Group, which includes representatives from all AMP Capital business units.

We have updated our contract clauses for our suppliers and our Supplier Code of Practice.

We are also training our staff in how to be vigilant against Modern Slavery as part of our procurement activity, including how to identify and escalate suspected instances of Modern Slavery.

Modern Slavery Disclosures

- Compliant with UK Modern Slavery Act made disclosures for last four years
- Advanced stage of preparation for Australian Modern Slavery Act disclosure in 2021



Reporting & ratings

In 2019, we improved our average GRESB portfolio rating by four percentage points and obtained a 6 Star Green Star Design and As-built rating for Quay Quarter Tower, AMP's future headquarters in Sydney.

In 2019, we continued to see lots of interest and high expectations from our investors in transparency and sustainability performance in third party sustainability benchmarks including: GRESB (Global Real Estate Sustainability Benchmark) and UN PRI (United Nations Principles for Responsible Investment) and CDP (Carbon Disclosure Project).

We are pleased to have maintained or improved our performance in these external benchmarks in 2019. The average fund score for the six of our funds where we submitted GRESB surveys increased from 86%, up to 90%. We maintained our UN PRI score of A+ for direct property, and also our CDP score of A- (reporting under AMP).

The Quay Quarter Tower development project achieved a 6 Star Green Star Design and As Built rating for its innovative sustainability features, including retention of around two-thirds of the building's original core through the construction process, resulting in a carbon saving of 6.1 million kilograms. The embodied carbon saved is equivalent to over two years of operational emissions from the building.

In our Retail portfolio, major developments at Karrinyup in Perth and Marrickville Metro in Sydney are both targeting 4 Star Green Star formal certification.

We obtained six additional Green Star performance ratings, and now have 43 Green Star performance ratings for our managed portfolio.

Looking ahead to 2020, we aim to continually improve our sustainability performance and expect this to be reflected in improved GRESB, NABERS and Green Star ratings.



Artists render of Quay Quarter Tower, Sydney, NSW

“ Our development approach is to leave a legacy of long-term sustainability in building operations, community outcomes and environmental impacts ”

Murray Middleton
Head of Development,
Office & Logistics Real Estate
AMP Capital

Quay Quarter Tower

Outstanding sustainability achievements

AMP Capital's Quay Quarter Tower at Circular Quay, Sydney has achieved a 6 Star Green Star - Office Design v3 rating from the Green Building Council of Australia, for its innovative environmental features and vertical village design which optimises the existing building's embodied energy and resources.

The Façade

High performance façade and external shading hoods reduce heat and glare. This reduces heat coming through the windows by 30% improving thermal comfort for occupants and lowering energy consumption from air conditioning.

Double glazed windows with low-e coating allows windows to be highly transparent to maximise views and daylight, whilst sill being efficient.

Embodied Carbon Saving

In a world-first, around two-thirds of the building's original core has been retained through the construction process, resulting in a carbon saving of 7,738,000 kilograms, which is the equivalent of around 35,000 Sydney to Melbourne air flights. Or put another way, reusing the concrete core is the equivalent of saving over two years of operational emissions from the building services (including air conditioning, lifts etc).

The Lighting

High efficiency, low energy LED lighting - 33% lower than NCC 2019 maximum - for typical floors.

Climate Friendly Cooling

High efficiency, zero Ozone Depletion Potential (ODP), non-flammable and ultra-low Global Warming Potential refrigerant used within chillers (R1233zde).

Health & Wellbeing

50% additional outside air compared to code requirements for all office floors.

One acre of new public & private open space.

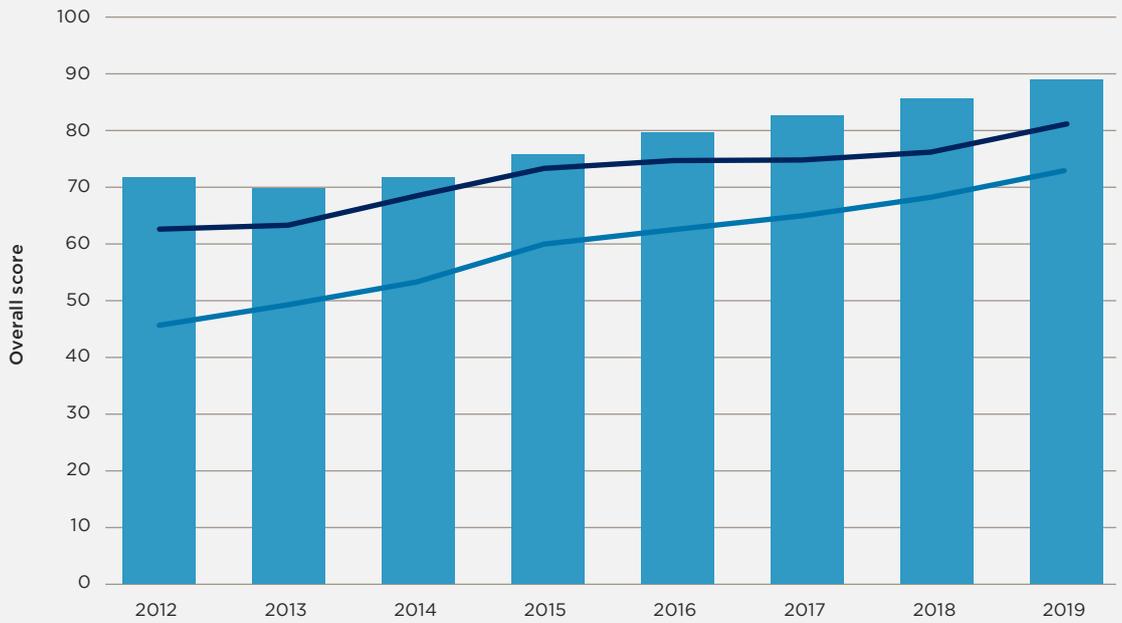
Extensive end-of-trip facilities, including 590 bike racks.

Smart Building Technology

Industry leading building technology will show building managers every aspect of the building's operation in real time. The insights and visualisations will help building operations better contextualise and manage the building more efficiently.

Artist impression of Quay Quarter Tower

AMP Capital Real Estate GRESB Average Score



■ AMP Capital Real Estate	72	70	72	76	80	83	86	90
■ AU/NZ Average	63	64	69	74	75	75	76	81
■ Global Average	46	49	53	60	63	65	68	72



Bayfair Shopping Centre, NZ

Memberships & associations

We are a member of a range of industry associations, including:

United Nations Principles for Responsible Investment (UN PRI)



International Corporate Governance Network (ICGN)



Property Council of Australia (PCA) National Sustainability Roundtable



Carbon Disclosure Project (CDP)



Asian Association for Investors in Non-Listed Real Estate Vehicles (ANREV)



Property Male Champions of Change



Investor Group on Climate Change (IGCC)



Asia Pacific Real Estate Association (APREA)



Green Building Council of Australia (GBCA)



Asian Corporate Governance Association (ACGA)



Global Real Estate Sustainability Benchmark (GRESB)



Better Buildings Partnership



GRI Content Index

GRI Standard	Disclosure	Location	Notes
GRI 101: Foundation 2017			
General Disclosures			
GRI 102: General Disclosures 2016	Organizational profile		
	102-1 Name of the organization	6	
	102-2 Activities, brands, products, and services	7	
	102-3 Location of headquarters	7	
	102-4 Location of operations	7-8	
	102-5 Ownership and legal form	7	
	102-6 Markets served	7	
	102-7 Scale of the organization	7-8	
	102-8 Information on employees and other workers	30	
	102-9 Supply chain	7, 37	
	102-10 Significant changes to the organization and its supply chain	7	
	102-11 Precautionary Principle or approach	11	
	102-12 External initiatives	42	
	102-13 Membership of associations	42	
	Strategy		
	102-14 Statement from senior decision-maker	3	
	Ethics and integrity		
	102-16 Values, principles, standards, and norms of behaviour	9-10	
	Governance		
	102-18 Governance structure	10	
	Stakeholder engagement		
	102-40 List of stakeholder groups	52	
	102-41 Collective bargaining agreements	n/a	Zero employees on collective bargaining agreements
	102-42 Identifying and selecting stakeholders	52	
	102-43 Approach to stakeholder engagement	52	
	102-44 Key topics and concerns raised	14	
GRI 102: General Disclosures 2016	Reporting practice		
	102-45 Entities included in the consolidated financial statements	6	
	102-46 Defining report content and topic Boundaries	6	
	102-47 List of material topics	14	
	102-48 Restatements of information	See note	No restatements of information
	102-49 Changes in reporting	See note	No restatements of information
	102-50 Reporting period	6	
	102-51 Date of most recent report	See note	2019
	102-52 Reporting cycle	See note	Annual
	102-53 Contact point for questions regarding the report	6	
	102-54 Claims of reporting in accordance with the GRI Standards	6	
	102-55 GRI content index	43-45	
	102-56 External assurance	55-56	

GRI Standard	Disclosure	Location	Notes
Material Topics			
GRI 300 Environmental Standards Series			
Energy & Carbon			
GRI 302: Energy 2016	103-1 Explanation of the material topic and its Boundary	17	
GRI 305: Emissions 2016	103-2 The management approach and its components	17	
	103-3 Evaluation of the management approach	17	
	302-1 Energy consumption within the organization	18	
	302-3 Energy intensity	18	
	302-4 Reduction of energy consumption	17, 18	
	305-1 Direct (Scope 1) GHG emissions	18	
	305-2 Energy indirect (Scope 2) GHG emissions	18	
	305-4 GHG emissions intensity	18	
	305-5 Reduction of GHG emissions	17, 18	
Climate Resilience			
Climate Resilience	103-1 Explanation of the material topic and its Boundary	19	
	103-2 The management approach and its components	19	
	103-3 Evaluation of the management approach	19	
	Own disclosure - Asset climate exposure assessment	19	
Waste Minimisation			
GRI 306: Effluents and Waste 2016	103-1 Explanation of the material topic and its Boundary	20	
	103-2 The management approach and its components	20	
	103-3 Evaluation of the management approach	20	
	306-2 Waste by type and disposal method	21	We do not currently measure hazardous waste, because no hazardous waste was reported as being generated from our office and retail sectors during 2019.
	Own disclosure - Waste diverted from landfill	21	
Water Efficiency			
GRI 303: Water and Effluents 2018	103-1 Explanation of the material topic and its Boundary	23	
	103-2 The management approach and its components	23	
	103-3 Evaluation of the management approach	23	
	303-5 Water consumption	24	
	Own disclosure - Water intensity	24	
Biodiversity and Habitat			
Biodiversity and Habitat	103-1 Explanation of the material topic and its Boundary	25	
	103-2 The management approach and its components	25	
	103-3 Evaluation of the management approach	25	
	Own disclosure - Asset biodiversity and habitat assessment	25	

GRI Standard	Disclosure	Location	Notes
GRI 400 Social Standards Series			
Health & Wellbeing			
GRI 403: Occupational Health and Safety 2018	103-1 Explanation of the material topic and its Boundary	27	
	103-2 The management approach and its components	27	
	103-3 Evaluation of the management approach	27	
	403-6 Promotion of worker health	27	
Equity & Diversity			
GRI 405: Diversity and Equal Opportunity 2016	103-1 Explanation of the material topic and its Boundary	28	
	103-2 The management approach and its components	28	
	103-3 Evaluation of the management approach	28	
	405-1 Diversity of governance bodies and employees	30	
Culture & Community			
Culture & Community	103-1 Explanation of the material topic and its Boundary	31	
	103-2 The management approach and its components	31	
	103-3 Evaluation of the management approach	31	
	Own disclosure - Assets with Culture and Community engagement programs	31	
	Own disclosure - Community investment	31	
Transport & Mobility			
Transport & Mobility	103-1 Explanation of the material topic and its Boundary	34	
	103-2 The management approach and its components	34	
	103-3 Evaluation of the management approach	34	
	Own disclosure - Sustainable transport facilities	34	
Policies & Processes			
GRI 307: Environmental Compliance 2016	103-1 Explanation of the material topic and its Boundary	36	
	103-2 The management approach and its components	36	
	103-3 Evaluation of the management approach	36	
	307-1 Non-compliance with environmental laws and regulations	36	
	Own disclosure - Asset ESG plans	36	
Supply Chain			
GRI 412: Human Rights Assessment 2016	103-1 Explanation of the material topic and its Boundary	37, 38	
	103-2 The management approach and its components	37, 38	
	103-3 Evaluation of the management approach	37, 38	
	412-3 Operations that have been subject to human rights reviews or impact assessments	37, 38	
Reporting & Ratings			
Reporting & Ratings	103-1 Explanation of the material topic and its Boundary	39	
	103-2 The management approach and its components	39	
	103-3 Evaluation of the management approach	39	
	Own disclosure - Type and number of sustainability certification, rating and labelling schemes for assets	39	

Appendix

Our portfolio of managed assets as at 31 December 2019:

- 33 Alfred Street, Sydney
- 255 George Street, Sydney
- 7 Macquarie Place, Sydney
- Angel Place, 123 Pitt Street, Sydney
- Bond One, 20 Windmill Street, Millers Point
- 124 Walker Street, North Sydney
- 32 Walker Street, North Sydney
- Thomas Holt Drive, Macquarie Park
- 1 Thomas Holt Drive
- 3 Thomas Holt Drive
- 5 Thomas Holt Drive
- 44 Waterloo Road, Macquarie Park
- 50 Waterloo Road, Macquarie Park
- 68 Waterloo Road, Macquarie Park
- 60 Pacific Highway, St Leonards
- Rydalmere Metro Centre, Rydalmere
- Corporate Connect Centre 185-191 O'Riordan Street, Mascot
- Bourke Place, Melbourne
- Collins Place, Melbourne
- 700 Bourke Street, Docklands
- 330 Collins Street, Melbourne
- 425 Collins Street, Melbourne
- 636 St Kilda Road, Melbourne
- 469 La Trobe Street, Melbourne
- 12 Moore Street, Canberra
- 140 St Georges Terrace, Perth
- 2 Mill Street, Perth
- Milton Green
- 147 Coronation Drive, Milton
- 143 Coronation Drive, Milton
- 139 Coronation Drive, Milton
- 135 Coronation Drive, Milton
- 30 Little Cribb Street, Milton
- 18 Little Cribb Street, Milton
- 33 Park Road, Milton
- 199 Grey Street, South Brisbane
- 153 Little Stanley Street, South Brisbane
- Gasworks Plaza, Newstead
- Pacific Fair Shopping Centre
- Macquarie Shopping Centre
- Royal Randwick Shopping Centre
- Ocean Keys Shopping Centre
- Bayfair Plaza, Tauranga
- The Palms, Christchurch
- Marrickville Shopping Centre
- Northbridge Shopping Centre
- Karrinyup Shopping Centre
- Dapto Mall
- Malvern Shopping Centre
- Casula Mall
- Stud Park
- Brickworks Centre, Southport
- Marketown, Newcastle
- Indooroopilly Shopping Centre

Externally managed assets, including co-owned assets:

- 309-321 Kent Street, Sydney
- Darling Park, Sydney
- 50 Carrington Street, Sydney
- 60 Carrington Street, Sydney
- Warringah Mall (Westfield)
- Liverpool (Westfield)
- Tea Tree Plaza (Westfield)
- Southland (Westfield)
- Westfield Booragoon
- Rockingham Centre

Mapping the AMPCRE Sustainability Framework against the United Nations Sustainable Development Goals

The Sustainable Development Goals (SDGs) are a collection of 17 global goals set by the United Nations General Assembly in 2015 for the year 2030. The 17 goals are broad and interdependent, and each of the 17 goals has a separate list of targets – totalling 169 targets in all. The 169 targets are measured with 232 indicators. The SDGs cover social, economic and environmental development issues including poverty, hunger, health, education, gender equality, clean water, sanitation, affordable energy, decent work, inequality, urbanization, global warming, environment, social justice and peace. The SDGs were adopted by all UN Member States in 2015. In each country, governments must translate the goals into national legislation, develop a plan of action, establish budgets and at the same time be open to and actively search for partners. More information can be found here: <https://www.un.org/sustainabledevelopment/>

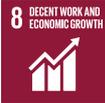
While the SDGs were developed and are primarily aimed at the national governments of UN member countries, they have also been used by companies to evaluate how corporate responsibility activities are contributing toward or detracting from achieving the SDGs. For example the Global Reporting Initiative (GRI) has published a [guide to corporate sustainability reporting using the SDGs](#)

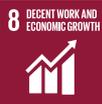
This appendix aligns AMPCRE’s sustainability strategy commitments with the SDGs. The table that follows lists our 2030 Sustainability Targets correlated against the 17 SDGs (shown as icons) and the list of 169 SDG targets. This mapping exercise shows that there is a strong correlation between our sustainability strategy and the achievement of the SDGs, and many of the actions we have committed to directly or indirectly support the achievement of the SDGs.

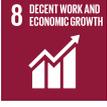
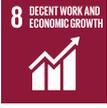
Sustainable Transport Facilities

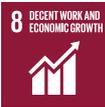
	AMP Capital Real Estate 2030 Sustainability Targets	Relevant SDGs	Relevant UN SDG Targets
 <p>Energy & Climate</p>	<ol style="list-style-type: none"> 1. Achieve Zero Net Carbon by 2030 (Scope 1&2) and material Scope 3 emissions by 2040 2. Minimum efficiency of 5.5 Star NABERS Energy ratings for all Offices and 5 Star NABERS for Shopping Centres by 2030 3. 100% of electricity to be sourced from renewables by 2030 4. Office and shopping centre developments and major refurbishments to achieve: 5.5 Star Energy for Offices using NABERS Commitment Agreements; and 5 Star NABERS Energy for Shopping Centres from 2020 5. Complete solar PV rollout on all viable rooves by 2027 6. Obtain or estimate tenant energy consumption for 100% of tenancies by 2022 7. Develop a peak demand management & storage strategy e.g. using generators or batteries by 2023 8. Electrification of buildings (phase out gas and diesel) by 2040 9. Transition to climate friendly refrigerants (zero ODP and GWP<100) and achieve 100% phase out of HFC refrigerants by 2040 10. Climate change adaptation & resilience plans for every asset including physical climate change risk analysis and remediation strategy for all sites by 2022 & extend to cover broader resilience issues analysis for all sites by 2028 	  	<p>7.2 By 2030, increase substantially the share of renewable energy in the global energy mix</p> <p>7.3 By 2030, double the global rate of improvement in energy efficiency</p> <p>11.B By 2020, substantially increase the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015-2030, holistic disaster risk management at all levels</p> <p>13.1 Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries</p> <p>13.2 Integrate climate change measures into national policies, strategies and planning</p>



	AMP Capital Real Estate 2030 Sustainability Targets	Relevant SDGs	Relevant UN SDG Targets
 <p>Waste Minimisation</p>	<p>11. Continuous reduction in waste generation and improvement in recycling rates, aiming for 5% yearly improvement in diversion from landfill rates (up to a rate of 50% diversion from landfill, after which the target is to maintain and incrementally improve beyond 50% to be agreed asset by asset). All assets to achieve >50% diversion from landfill by 2030.</p> <p>12. Facilitate a transition away from single use plastic packaging: we will pilot a requirement for food and beverage retailers to avoid single use plastic and use only reusable or fully compostable packaging at selected assets, including Quay Quarter Tower by 2022. We will implement measures at all assets to encourage customers and retailers to avoid single use plastic bags, plastic straws, plastic cutlery, plastic plates, and polystyrene foam packaging, and switch to reusable or compostable packaging alternatives by 2029, and we'll identify opportunities to use the compostable end product in our landscape planted areas.</p> <p>13. Monitor and reduce construction & strip out waste: target 80% diversion by 2023</p> <p>14. Regular e-waste collections at every asset by 2024</p>	   	<p>8.4 Improve progressively, through 2030, global resource efficiency in consumption and production and endeavour to decouple economic growth from environmental degradation, in accordance with the 10-year framework of programmes on sustainable consumption and production, with developed countries taking the lead</p> <p>9.4 By 2030, upgrade infrastructure and retrofit industries to make them sustainable, with increased resource-use efficiency and greater adoption of clean and environmentally sound technologies and industrial processes, with all countries taking action in accordance with their respective capabilities</p> <p>12.2 By 2030, achieve the sustainable management and efficient use of natural resources</p> <p>12.3 By 2030, halve per capita global food waste at the retail and consumer levels and reduce food losses along production and supply chains, including post-harvest losses</p> <p>12.4 By 2020, achieve the environmentally sound management of chemicals and all wastes throughout their life cycle, in accordance with agreed international frameworks, and significantly reduce their release to air, water and soil in order to minimize their adverse impacts on human health and the environment</p> <p>12.5 By 2030, substantially reduce waste generation through prevention, reduction, recycling and reuse</p> <p>14.1 By 2025, prevent and significantly reduce marine pollution of all kinds, in particular from land-based activities, including marine debris and nutrient pollution</p>
 <p>Water Efficiency</p>	<p>15. Achieve and maintain a NABERS Water portfolio area-weighted average of 4.0 Stars (Offices) and 3.5 Stars (Shopping Centres) by 2025</p> <p>16. Implement minimum water efficiency standards by 2021</p> <p>17. Deploy Internet of Things (IoT) enabled water meters to increase visibility of water consumption by 2024</p> <p>18. Stormwater management plans in place at all sites by 2025 including provision for increased frequency and severity of storm events due to climate change</p>		<p>6.4 By 2030, substantially increase water-use efficiency across all sectors and ensure sustainable withdrawals and supply of freshwater to address water scarcity and substantially reduce the number of people suffering from water scarcity</p>
 <p>Biodiversity & Habitat</p>	<p>19. Biodiversity & habitat survey of all sites by 2022 to identify opportunities to create habitat that supports local biodiversity</p> <p>20. Undertake habitat creation & biodiversity improvement at appropriate sites by 2026, including native plants and bees</p> <p>21. Support the creation of a conservation reserve equivalent in area to the AMPCRE portfolio land area (~400ha) to help preserve endangered or threatened ecological communities by 2030</p>	 	<p>11.4 Strengthen efforts to protect and safeguard the world's cultural and natural heritage</p> <p>15.5 Take urgent and significant action to reduce the degradation of natural habitats, halt the loss of biodiversity and, by 2020, protect and prevent the extinction of threatened species</p> <p>15.A Mobilize and significantly increase financial resources from all sources to conserve and sustainably use biodiversity and ecosystems</p>

	AMP Capital Real Estate 2030 Sustainability Targets	Relevant SDGs	Relevant UN SDG Targets
 <p>Health & Wellbeing</p>	<p>22. Ongoing employee and contractor training in environmental, health and safety (EHS)</p> <p>23. Continually improve EHS risk management process to minimise employee and contractor related incidents across our portfolio</p> <p>24. Health and Wellbeing analysis of each asset by 2027 including needs analysis, goal setting, taking corrective actions, monitoring & formal ratings (e.g. FitWel) for selected assets, with improvement plans for all assets to include measures that address key wellbeing issues identified (e.g. wellness / sensory rooms, plants, acoustics, daylight, seasonally appropriate temperature set points) and align these with placemaking strategies</p> <p>25. Deploy Indoor Environmental Quality (IEQ) Internet of Things (IoT) sensors with automated reporting visible to customers at selected office assets by 2025</p>	  	<p>3.9 By 2030, substantially reduce the number of deaths and illnesses from hazardous chemicals and air, water and soil pollution and contamination.</p> <p>3.A Strengthen the implementation of the World Health Organization Framework Convention on Tobacco Control in all countries, as appropriate.</p> <p>8.8 Protect labour rights and promote safe and secure working environments for all workers, including migrant workers, in particular women migrants, and those in precarious employment</p> <p>11.7 By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities</p>
 <p>Culture & Community</p>	<p>26. Create a community partnerships strategy that is aligned to social need analysis and business drivers with identified ways to measure social outcomes achieved, to be coordinated by a new social sustainability role in place by 2021. Primary community partnership established by 2022. Local community partnerships to be tracked centrally to improve reporting of outcomes. Target 25/75 approach with -25% of money raised / time donated to central cause and -75% to local causes.</p> <p>27. Sustainability training modules available for all staff and contractors by 2022</p> <p>28. Sustainability engagement with all tenants annually</p> <p>29. Sustainability working group established by 2020 to give staff an opportunity to support the execution of the strategy</p> <p>30. Sustainability case study for every asset by 2023 including showcasing tenant sustainability initiatives through our website, social media and other channels to amplify their impact.</p> <p>31. Continuous improvement in tenant satisfaction survey coverage, response rate and results</p> <p>32. Develop a clearly defined social impact framework by 2022</p> <p>33. All developments and assets to have social sustainability & stakeholder engagement strategies as part of Asset ESG Plans by 2024</p> <p>34. Industry engagement: what we learn we will share through membership bodies (PCA, GBCA, BBP)</p> <p>35. Develop a process to quantify local jobs created or supported by our assets and developments by 2023</p>	      	<p>1.1 By 2030, eradicate extreme poverty for all people everywhere, currently measured as people living on less than \$1.25 a day</p> <p>2.1 By 2030, end hunger and ensure access by all people, in particular the poor and people in vulnerable situations, including infants, to safe, nutritious and sufficient food all year round.</p> <p>3.5 Strengthen the prevention and treatment of substance abuse, including narcotic drug abuse and harmful use of alcohol.</p> <p>4.7 By 2030, ensure that all learners acquire the knowledge and skills needed to promote sustainable development, including, among others, through education for sustainable development and sustainable lifestyles, human rights, gender equality, promotion of a culture of peace and non-violence, global citizenship and appreciation of cultural diversity and of culture's contribution to sustainable development</p> <p>12.8 By 2030, ensure that people everywhere have the relevant information and awareness for sustainable development and lifestyles in harmony with nature</p> <p>13.3 Improve education, awareness-raising and human and institutional capacity on climate change mitigation, adaptation, impact reduction and early warning</p> <p>17.14 Enhance policy coherence for sustainable development</p> <p>17.16 Enhance the global partnership for sustainable development, complemented by multi-stakeholder partnerships that mobilize and share knowledge, expertise, technology and financial resources, to support the achievement of the sustainable development goals in all countries, in particular developing countries</p> <p>17.17 Encourage and promote effective public, public-private and civil society partnerships, building on the experience and resourcing strategies of partnerships</p>

	AMP Capital Real Estate 2030 Sustainability Targets	Relevant SDGs	Relevant UN SDG Targets
 <p>Equity & Diversity</p>	<p>36. Improve accessibility in our assets and own offices (aligned to best practice standards e.g. NZ “Be.Accessible”) by 2026, including measures such as adult changing facilities, parent rooms, quiet rooms</p> <p>37. No less than 40% of senior roles (Level 5 and above) to be women by 2022</p> <p>38. Reconciliation Action Plan actions taken at every site by 2024</p>	  	<p>5.1 End all forms of discrimination against all women and girls everywhere</p> <p>5.4 Recognize and value unpaid care and domestic work through the provision of public services, infrastructure and social protection policies and the promotion of shared responsibility within the household and the family as nationally appropriate</p> <p>5.5 Ensure women’s full and effective participation and equal opportunities for leadership at all levels of decision-making in political, economic and public life</p> <p>8.5 By 2030, achieve full and productive employment and decent work for all women and men, including for young people and persons with disabilities, and equal pay for work of equal value</p> <p>10.2 By 2030, empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion or economic or other status</p> <p>10.3 Ensure equal opportunity and reduce inequalities of outcome, including by eliminating discriminatory laws, policies and practices and promoting appropriate legislation, policies and action in this regard</p>
 <p>Transport & Mobility</p>	<p>39. EV charging available at all relevant sites by 2025</p> <p>40. Walking and cycling routes mapped and displayed on every asset’s website by 2020</p> <p>41. Bicycle parking provision at all sites by 2023 & best practice end of trip facilities</p>	 	<p>3.6 By 2020, halve the number of global deaths and injuries from road traffic accidents.</p> <p>11.2 By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons</p>
 <p>Policies & Processes</p>	<p>42. All Real Estate Funds have an ESG Strategy and all sites have an Asset ESG Plan to support the Fund ESG Strategy by 2020</p> <p>43. ISO14001 certified Environmental Management System in place by 2020</p> <p>44. Improve transactions ESG checklist & include climate risk assessment by 2021</p> <p>45. Detailed ESG criteria in place and defined ESG review points for all development and major capital works projects by 2020</p> <p>46. Green Lease clauses in place at 80% of tenancies by 2025 and 100% of tenancies by 2028 including access to tenant energy data.</p> <p>47. Ethical Framework (tobacco & munitions) applied at all assets by 2020</p>		<p>16.5 Substantially reduce corruption and bribery in all their forms</p> <p>16.6 Develop effective, accountable and transparent institutions at all levels</p> <p>16.7 Ensure responsive, inclusive, participatory and representative decision-making at all levels</p>
 <p>Supply Chain</p>	<p>48. Implement a sustainable supply chain policy, platform and audit process including modern slavery by 2021, materials safety by 2024 and extend to other material/significant supply chain sustainability issues by 2030</p> <p>49. 100% of Tier 1 suppliers to have completed Supplier Self-Assessment Questionnaire by 2022; and a majority of significant Tier 2 suppliers by 2025</p> <p>50. Develop and implement a ‘black’ list of banned substances, ‘red’ list of substances of concern and ‘green’ list of preferred materials by 2024</p> <p>51. All development and AMPCRE controlled tenant fitouts to comply with sustainable materials requirements from 2026</p> <p>52. All assets free / safe from hazardous materials by 2029</p>	 	<p>8.7 Take immediate and effective measures to eradicate forced labour, end modern slavery and human trafficking and secure the prohibition and elimination of the worst forms of child labour, including recruitment and use of child soldiers, and by 2025 end child labour in all its forms</p> <p>15.2 By 2020, promote the implementation of sustainable management of all types of forests, halt deforestation, restore degraded forests and substantially increase afforestation and reforestation globally</p>

	AMP Capital Real Estate 2030 Sustainability Targets	Relevant SDGs	Relevant UN SDG Targets
 <p>Reporting & Rating</p>	<p>53. Maintain & incrementally improve GRESB (Global Real Estate Sustainability Benchmark) & UN PRI (United Nations Principles for Responsible Investment) ratings</p> <p>54. All new developments & major refurbishments to achieve 6 Star Green Star ratings for Offices and 5 Star for Shopping Centres from 2021</p> <p>55. Green Star Performance ratings for all AMPCRE controlled assets by 2020, and at least a 3 Star portfolio average by 2026. Engage with co-owners to encourage Green Star Performance ratings for co-owned assets.</p> <p>56. Transparent disclosure of our performance in an Annual Sustainability Report, quarterly Fund ESG updates & regular investor ESG reporting & engagement</p> <p>57. Commence reporting in line with TCFD (Taskforce on Climate-related Financial Disclosures) recommendations by 2025</p>		<p>12.6 Encourage companies, especially large and transnational companies, to adopt sustainable practices and to integrate sustainability information into their reporting cycle</p>
 <p>ESG Growth</p>	<p>58. Establish an AMP Capital Sustainable Real Assets Fund (ASRAF) with a mandate to obtain investment from new and existing clients with an appetite to invest in highly sustainable real estate assets with a social purpose by 2022</p> <p>59. Green Bonds: explore opportunity for debt raising on green credentials of existing assets by 2023</p> <p>60. Maintain a list of value creation opportunities associated with the transition to a sustainable economy from 2020</p>		<p>8.10 Strengthen the capacity of domestic financial institutions to encourage and expand access to banking, insurance and financial services for all</p>

2018 Materiality & Engagement – stakeholder mapping

We believe open, two-way dialogue is the best way to build strong relationships across our stakeholder network. Our stakeholder engagement ranges from day-to-day interactions to formal meetings, depending on the stakeholder.

	Investors & Funds Managers	Customers	Employees	Community
How we engage	<ul style="list-style-type: none"> - Face-to-face updates, Investor Days, regular investor reporting, Investor surveys, detailed annual reporting by fund 	<ul style="list-style-type: none"> - Office & Industrial – through a combination of survey questions, one-to-one engagement throughout the year, online customer portal, direct messaging and emails - Retail – engagement is done at a centre level, including focus groups, emails and regular interactions 	<ul style="list-style-type: none"> - Face to face meetings and presentations - Annual surveys, employee governance form (e.g. Diversity & Inclusion Council), intranet page and internal social media platform 	<ul style="list-style-type: none"> - Formal research on relevant issues/ programs, feedback via focus groups, direct messaging to distribution lists and informal community feedback via our Shopping Centres, AMP Capital website and other media channels
Topics raised	<ul style="list-style-type: none"> - Asset sustainability ratings in line with benchmarks - Energy & Operating Costs and meeting efficiency/performance expectations - Climate change risk to assets - Waste minimisation, recycling - Water efficiency - Health & Safety (H&S) - Stakeholder engagement - Governance - Diversity & Inclusion (D&I) - Transport accessibility/ amenity - Ethical frameworks and compliance in management of supply chain risks - Sustainability of new developments 	<ul style="list-style-type: none"> - Building sustainability ratings - Aligning with customers' own sustainability/CSR/ community goals - Energy & Operating Costs - Avoiding exposure to physical risk - Waste minimisation, segregated collection and recycling expectations - Water efficiency - Amenity benefit of landscape - Avoiding H&S risks/ hazards - Health & Wellbeing - End-of-trip facilities - Clearly-defined sustainability expectations for tenants - Sustainability disclosures, communication and performance reporting 	<ul style="list-style-type: none"> - Action on climate change - Operational efficiency (energy, waste, water) - Amenity benefit of landscape - Avoiding H&S risks/ hazards - Health & Wellbeing programs - Diverse & Inclusive culture - Responsible procurement of supply chain sustainability - Reconciliation with First Australians - Community engagement - Designing new developments, capital works and fitout projects sustainably - Meeting investor ESG expectations - Meeting customer ESG expectations - Sustainability targets at Fund & Asset level - Sustainability ratings - Sustainability in role descriptions 	<ul style="list-style-type: none"> - Support for action on climate change - Good corporate citizenship - Waste & Recycling expectations - Sustainability performance ratings - Local community support/investment

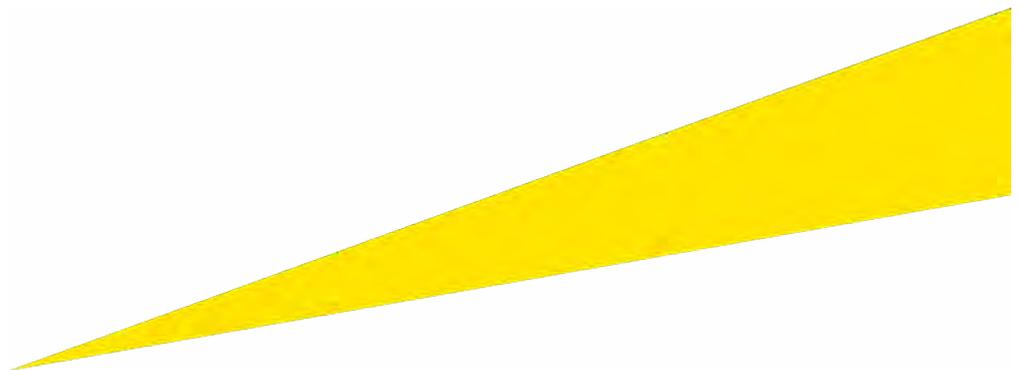
Guided by topics raised by our stakeholders, our impact on them and our analysis of the competitive environment and global sustainability best practice, we have determined our priority material issues as follows:

 <p>Environment</p>  <p>Energy & Climate Investors & Fund Managers Customers Employees Community</p>  <p>Waste Minimisation Investors & Fund Managers Customers Employees Community</p>  <p>Water Efficiency Investors & Fund Managers Customers Employees</p>  <p>Biodiversity & Habitat Customers Employees Community</p>	 <p>Social</p>  <p>Health & Wellbeing Investors & Fund Managers Customers Employees Community</p>  <p>Culture & Community Employees Community</p>  <p>Equity & Diversity Investors & Fund Managers Customers Employees Community</p>  <p>Transport & Mobility Investors & Fund Managers Customers</p>	 <p>Governance</p>  <p>Policies & Processes Investors & Fund Managers Customers Employees Community</p>  <p>Supply Chain Investors & Fund Managers Employees</p>  <p>Reporting & Ratings Investors & Fund Managers Customers Employees</p>  <p>ESG Growth Investors</p>
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Assurance Statement

AMP Capital Investors Limited ('AMP') engaged Ernst & Young ('EY') as an Independent third party to undertake 'limited assurance' as defined by Australian Auditing and Assurance Standards over selected environmental performance information for this Sustainability Report. The review was conducted in accordance with the Australian Auditing and Assurance Standards Board's Australian Standard on Assurance Engagements Other Than Audits or Reviews of Historical Financial Information ('ASAE 3000'), and Assurance Engagements on Greenhouse Gas Statements ('ASAE 3410').

Information that is assured by EY is detailed in the Assurance Statement on pages 55-56.



Our Conclusion

Ernst & Young ('EY', 'we') was engaged by AMP Capital Investors Limited ('AMP Capital') to undertake 'limited assurance' as defined by Australian Auditing Standards, hereafter referred to as a 'review', over selected environmental performance information, prepared by AMP Capital as presented in its '2019 Sustainability Report' ('the Report') for the calendar year ended 31 December 2019. Based on our review, nothing came to our attention that caused us to believe that the selected environmental performance data have not been prepared and presented fairly, in all material respects, in accordance with the criteria defined below.

What our review covered

We have carried out a limited assurance engagement over selected environmental performance information prepared by AMP Capital in its 2019 Sustainability Report for the year ended 31 December 2019.

Subject Matter

The Subject Matter for limited assurance included selected environmental performance information as disclosed on a "like for like basis", as established in AMP Capital's reporting criteria. Our subject matter was limited to those aspects listed below, for the year ended 31 December 2019:

- ▶ Total scope 1 greenhouse gas (GHG) emissions of 6,164 tonnes of carbon dioxide equivalent (tCO₂-e)
- ▶ Total scope 2 GHG emissions of 71,412 tCO₂-e
- ▶ Total waste to landfill of 10,006 tonnes
- ▶ Total potable water consumption of 1,218,488 kilolitres

The Subject Matter did not include:

Data sets, statements, information, systems or approaches other than the greenhouse gas inventory and related disclosures; and neither Management's forward-looking statements nor any comparisons made against historical data.

Criteria applied by AMP Capital

In preparing the selected environmental performance data, Management determined the reporting criteria as set out in:

- ▶ The National Greenhouse Gas and Energy Reporting Act 2007 for Scope 1 and 2 greenhouse gas data related to the Australian operations,
- ▶ AMP Capital's own reporting criteria (as established and set out in AMP Capital's internal policies and procedures), including "like for like" reporting, defined as assets that were owned and operated for a continuous two-year period for comparative purposes concerning environmental data.

Key responsibilities

EY's responsibility and independence

Our responsibility is to express a conclusion on the selected environmental performance data, based on our review. We are also responsible for maintaining our independence and confirm that we have met the requirements of the *APES 110 Code of Ethics for Professional Accountants*, and that we have the required competencies and experience to conduct this assurance engagement.

AMP Capital's responsibility

AMP Capital's Management is responsible for selecting the Criteria, and for preparing and fairly presenting the Subject Matter in accordance with that Criteria. This responsibility includes establishing and maintaining internal controls, adequate records and making estimates that are reasonable in the circumstances.

Our approach to conducting the review

We conducted this review in accordance with the Australian Auditing and Assurance Standards Board's *Australian Standard on Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* ('ASAE 3000'), and *Assurance Engagements on Greenhouse Gas Statements* ('ASAE 3410'), as well as the terms of reference for this engagement as agreed with AMP Capital.

Summary of review procedures performed

A review consists of making enquiries, primarily of persons responsible for preparing the selected environmental performance data and related information and applying analytical and other review procedures.

Our procedures included:

- ▶ Conducting interviews with key personnel to understand the process for collecting, collating and reporting the selected environmental performance data during the reporting period
- ▶ Gaining an understanding of the basis for calculating and reporting GHG emissions
- ▶ Checking that the calculation criteria had been applied in accordance with the methodologies outlined in AMP Capital's criteria



Building a better working world

- ▶ Undertaking analytical review procedures to support the reasonableness of the data
- ▶ Identifying and testing assumptions that supported calculations
- ▶ Checking emissions factors and considered their consistency with the reporting criteria
- ▶ Testing, on a sample basis, to underlying source information to check the accuracy of the data
- ▶ Reviewing the presentation of the information in AMP Capital's 2019 Sustainability Report

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusions.

Limited Assurance

Procedures performed in a limited assurance engagement vary in nature and timing, and are less in extent, than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

While we considered the effectiveness of management's internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Further, our procedures did not include testing controls or performing procedures relating to checking the aggregation or calculation of data within IT systems.

Use of our Assurance Statement

We disclaim any assumption of responsibility for any reliance on this assurance report, or on the Subject Matter to which it relates, to any persons other than Management and the Directors of AMP Capital, or for any purpose other than that for which it was prepared.

Our review included web-based information that was available via web links as of the date of this statement. We provide no assurance over changes to the content of this web-based information after the date of this assurance statement.

Dr Matthew Bell
Partner
Brisbane, Australia
24 July 2020

Ernst & Young

www.ampcapital.com

Important note: While every care has been taken in the preparation of this document, AMP Capital Investors Limited (ABN 59 001 777 591, AFSL 232497) and AMP Capital Funds Management Limited (ABN 15 159 557 721, AFSL 426455) (collectively, AMP Capital) make no representations or warranties as to the accuracy or completeness of any statement in it including, without limitation, any forecasts. The document may contain projections, forecasts, targeted returns, illustrative returns, estimates, objectives, beliefs, back-testing, hypothetical returns, simulated results, non actual and similar information (Non Actual Information). Non Actual Information is provided for illustrative purposes only and is not intended to serve, and must not be relied upon as a guarantee, an assurance, a prediction or a definitive statement of fact or probability. Actual events and circumstances are difficult or impossible to predict and expected to differ from assumptions. Many actual circumstances are beyond the control of AMP Capital. Some important factors that could cause actual results to differ materially from those in any Non Actual Information include changes in domestic and foreign business, market, financial, interest rate, political and legal conditions. Various considerations and risk factors related to an investment described in this document. There can be no assurance that any particular Non Actual Information expected to be realised. The performance of any investment or product may be materially different to the Non Actual Information. Past performance is not a reliable indicator of future performance. This document has been prepared for the purpose of providing general information, without taking account of any particular investor's objectives, financial situation or needs. An investor should, before making any investment decisions, consider the appropriateness of the information in this document, and seek professional advice, having regard to the investor's objectives, financial situation and needs. This document is solely for the use of the party to whom it is provided.