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Sustainability & Environmental Performance Report

Lendlease Innovation Limited Partnership Fund ("LINO" or the "Fund")
Managed by **Vita Partners**

Introduction

Vita Partners is pleased to present the 2025 Sustainability & Environmental Report for LINO. This report provides a transparent account of the Fund portfolio's sustainability and environmental performance and progress for the period 1 January 2025 to 31 December 2025 to investors and stakeholders.

Governance Structure

Sustainability governance for the Fund is anchored at the highest level of leadership, with the Fund's Advisory Committee – under the ultimate direction of limited partners – driving the Fund's ESG strategy and climate-related risk management. At the platform level, Vita Partners' Board of Directors provides an additional layer of strategic oversight to key personnel, who operationalise and are accountable for integrating sustainability considerations into the Fund's investment, asset management, and property management lifecycles. By aligning governance frameworks with regulatory and stakeholder expectations, ESG factors are ensured to be treated as material business risks, fostering a culture of accountability and ensuring the long-term resilience of the portfolio.

Our Commitment

As part of the firm's commitment to responsible investment and long-term value creation, Vita Partners actively monitors and manages environmental performance across the LINO portfolio. Acting as investment, asset, and property manager, Vita Partners integrates sustainability considerations through the real estate lifecycle – from underwriting new acquisitions, asset management and day-to-day property operations of portfolio assets through divestment.

Reporting Overview

- **Reporting Period:** Calendar Year 2025 (1 January 2025 – 31 December 2025)
- **Fund:** Lendlease Innovation Limited Partnership Fund
- **Manager:** Vita Partners, acting as investment, asset, and property manager to LINO
- **Scope:** Portfolio-level operational performance
- **Reporting Framework Alignment:** This report has been prepared with reference to the GRI 2021 Standards and GHG Protocol.

This disclosure reflects environmental and social performance data for assets held and managed during the 2025 calendar year.

Portfolio Overview

During the 2025 calendar year, LINO's portfolio comprises (i) a diversified mix of industrial and business park assets located in Singapore, and (ii) a freehold commercial property "Leaf" in Minatomirai, Yokohama which was divested within the year. Environmental performance data is reported at a portfolio level, with coverage focused on assets where operational data can be obtained through asset and property management oversight. Social performance data is reported at an entity level, with coverage focused on the employees of Vita Partners at the Singapore corporate headquarters and in offices within owned or managed properties.

Summary of Assets

No.	Asset Name	Location	Asset Type	Approx. GFA (Sq Ft.)	Operational Status
1	West Park BizCentral	Singapore	Industrial	1,414,600	Stabilised
2	Solaris at One-North	Singapore	Business Park	551,806	Stabilised
3	2 Pioneer Sector 1	Singapore	Industrial	756,979	Stabilised
4	Eightrium	Singapore	Business Park	213,835	Stabilising
5	Tuas Connection	Singapore	Industrial	607,994	Stabilised
6	164 Kallang Way	Singapore	Industrial	586,552	Stabilised
7	Qualcomm Building	Singapore	Industrial	390,821	Stabilised
8	Leaf Minatomirai	Japan	Office	513,556	Stabilised

Note: Gross floor area figures are approximate and disclosed at a high level for information purposes.

Environmental Performance

Energy Consumption

Energy usage across the portfolio is monitored as part of ongoing property management activities, using a combination of metered data and reasonable estimates where direct access to consumption data is limited.

- **Purchased Electricity Consumption:** 25,472,523.3 kWh
- **Purchased Cooling/Heating Consumption:** 13,009,586.4 kWh
- **Other Energy Sources (if applicable):** NA
- **Total Energy Consumption:** 38,482,109.7 kWh
- **Data Coverage:** 81.0% of portfolio

Energy data is sourced from utility records, building management systems, and managing agent reporting for the reporting period.

Greenhouse Gas Emissions

Greenhouse gas emissions are calculated using recognised emissions factors and industry-standard methodologies, based on operational energy consumption.

- **Scope 1 Emissions:** 0 tCO_2e
- **Scope 2 Emissions:** 8,147.0 tCO_2e

- **Scope 3 Emissions:** 7,208.9 tCO_2e
- **Calculation Method:** Location-based
- **Emissions Coverage:** 81.0% of portfolio

Reported emissions relate to operational activities during calendar year 2025. To ensure the accuracy and comparability of disclosures, the greenhouse gas emissions for LINO assets are calculated in accordance with the GHG Protocol Corporate Accounting and Reporting Standard. This globally recognised methodology categorises GHG emissions into Scope 1 (direct emissions from owned or controlled sources) and Scope 2 (indirect emissions from the generation of purchased energy). The location-based method for Scope 2 calculations is further used, applying recognised national grid emission factors to energy consumption data to ensure a transparent and consistent account of carbon footprint.

For Singapore, the 2025 Grid Emission Factor of 0.402 kg CO2/kWh was obtained from the *Energy Market Authority's Singapore Energy Statistics, Chapter 2*.

For Japan, the emission factor was derived from Japan's *National Greenhouse Gas Inventory Document 2025*, prepared by the Greenhouse Gas Inventory Office of Japan (GIO) under the National Institute for Environmental Studies and submitted to the UNFCCC in accordance with the Paris Agreement transparency framework.

Water Consumption

- **Total Water Consumption:** 142,106.3 kL
- **Data Coverage:** 80.2% of portfolio

Water consumption is tracked using available metered data and property management records. At all properties, the primary source of water withdrawal is from municipal sources, and wastewater is responsibly disposed of through municipal facilities, in compliance with relevant local regulations. All water withdrawn is assumed to be discharged. For the purposes of this report, the term "water consumption" has been used to represent the water used in asset business operations.

Waste Management

- **Total Waste Generated:** 428.9 tonnes
- **Non-hazardous Waste Generated**: 428.9 tonnes
- **Hazardous Waste Generated**: 0 tonnes
- **Waste Directed To Disposal (Incineration with energy recovery):** 100%
- **Data Coverage:** 80.2% of portfolio

Waste data includes general and recycling streams where information is available through day-to-day property management operations.

Social & Stakeholder Engagement

Health & Safety

- Number of high-consequence and fatal work-related injuries recorded: 0

Tenant Engagement

- Participation rate in tenant satisfaction survey: 42%, based on survey conducted in 1Q 2026 on tenants within the portfolio

Employee Engagement

- Percentage of employees who received professional and sustainability-specific training: 100%
- Participation rate in employee satisfaction survey: 93%

Diversity and Inclusion

- Percentage of female representation in the workforce: 48%

Governance & Business Ethics

Responsible Business Conduct and Compliance

- Number of confirmed cases of corruption: 0
- Number of significant instances of non-compliance with laws and regulations: 0

Policies

Vita Partners maintains governance frameworks and policies that support responsible asset management and sustainability outcomes across the Fund. These governance frameworks, processes and policies are reviewed annually to ensure alignment with market best practices and regulatory requirements. Please refer to our website (https://www.vitapartners.com/policies) to view our policies.

Data Limitations and Assumptions

This summary is prepared using the best available information for the 2025 calendar year. Certain data points may include estimates due to metering limitations, tenant arrangements, or data availability constraints. Coverage percentages are provided to support transparency. The data presented in this report has been subjected to an internal verification process to maintain high standards of accuracy, transparency, and data integrity.

Statement

This document is provided for information purposes only and reflects Vita Partners' ongoing efforts, in its role as investment, asset, and property manager of the Fund, to monitor and improve sustainability performance and transparency across the portfolio.

Contact & Public Availability

This report is published on Vita Partners' website and is available to all stakeholders of the Fund. For inquiries regarding this report, please contact:

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- Amy Chuon, Deputy Portfolio Manager (Amy.Chuon@vitapartners.com)

GRI Content Index

Statement of use	Vita Partners has reported the information cited in this GRI content index for the Fund for the period 1 January 2025 to 31 December 2025 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI Standard	**Disclosure**	**Location**
GRI 2: General Disclosures 2021	2-1 Organizational details	Page 1
	2-2 Entities included in the organization's sustainability reporting	Page 1
	2-12 Role of the highest governance body in overseeing the management of impacts	Page 1 Refer to Policies
	2-13 Delegation of responsibility for managing impacts	Page 1 Refer to Policies
	2-23 Policy commitments	Page 4 Refer to Policies
	2-24 Embedding policy commitments	Page 4 Refer to Policies
	2-27 Compliance with laws and regulations	Page 4
GRI 205 Anti-corruption 2016	205-3 Confirmed incidents of corruption and actions taken	Page 4
GRI 302 Energy 2016	302-1 Energy consumption within the organization	Page 2
GRI 303 Water and Effluents 2016	303-3 Water withdrawal	Page 3
GRI 305 Emissions 2016	305-1 Direct (Scope 1) GHG emissions	Page 2
	305-2 Indirect (Scope 2) GHG emissions	Page 2
	305-3 Other Indirect (Scope 3) GHG emissions	Page 2
GRI 306 Waste 2020	306-3 Waste generated	Page 3