



Reference	EOP/ESG/POLSUP/EC/C11	Version: June 2, 2021
Policy Supplement Title	Energy Consumption – New Developments	
Entity	Embassy Office Parks Management Services Private Limited (“ Manager ”) in its capacity as manager of Embassy Office Parks REIT (“ Embassy REIT ”)	
Responsibility	Head - Projects & Capex	

Version #	Version Date	Change Type
V1	June 2, 2021	Created

Document Review Cycle			
#	Effective Date	Next review date	Policy Owner
1	June 2, 2021	On or before May 30, 2022	Head – Projects & Capex

Applicability	This policy is applicable to all new developments under the purview of the Manager, Embassy REIT, its Special Purpose Vehicles (“ SPVs ”) and its Holding Company(ies) (“ Holdco ”).
Purpose	Establishes guidelines on implementing energy conservation measures in the design and construction stages of the projects.
Aspects	<p>With energy conservation today being a critical component of protecting the environment and ensuring the sustainability of resources, Embassy REIT recognises its responsibility to conserve energy. To this effect, Embassy REIT aims to achieve design energy savings in line with standards as per targeted Green Building certification requirements for sustained energy performance over the lifetime of the building.</p> <p>Design: Architectural:</p> <ul style="list-style-type: none"> • Exploring building designs that incorporate climate responsive concepts, passive architectural elements, thereby providing thermal and visual comfort in the building as per suitability. • Adhering to requirements as per relevant standards. (E.g. American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) hereafter referred to as ASHRAE) for building energy performance. • Using material with a high solar reflectance index for roofing wherever feasible in line with green building requirements

<p><i>Aspects</i></p>	<ul style="list-style-type: none"> • Selection of visible light transmittance based on façade orientation, window wall ratio, day light and glare requirements. • Designing for sufficient day light penetration in regularly occupied spaces. • Incorporating energy sub- metering and BMS monitoring requirements during the initial design stage, wherever feasible <p>Electrical:</p> <ul style="list-style-type: none"> • Designing the lighting power with an efficient lighting system in line with requirements of relevant standards • Utilising occupancy sensors shall be encouraged to occupiers in all regularly occupied spaces (cabins, meeting rooms, break out areas, reception, etc.) and non-regularly occupied spaces (restrooms, storage areas, etc.) in line with relevant standards like ASHRAE • Using daylight sensors wherever possible in spaces with access to daylight in perimeter in line with relevant standards • Exploring control of streetlights by an automatic device to switch off when sufficient daylight is available as per requirements of relevant standards • Giving preference to equipment based on Bureau of Energy Efficiency (BEE) ratings • Exploring renewable energy systems offsetting electrical use wherever applicable <p>Mechanical:</p> <ul style="list-style-type: none"> • Using efficient HVAC systems in line with relevant standards (E.g. ASHRAE) for both full load and part load conditions based on the type of system proposed in the project. • Exploring the use of Electronically Commutated (EC) fans for Air Handling Units (AHU), wherever feasible. • Using Variable Air Volume (VAV) systems in the distribution systems to improve energy performance and provide better thermal comfort for occupants, wherever possible. • Exploring district cooling systems for campus-based projects, wherever feasible. <p>Stakeholder Engagement: Engaging all relevant stakeholders, including the Statutory & Regulatory agencies, Technical & Subject Matter Experts, Business Partners, Contractors, Clients & Occupants and our employees to enable a holistic approach to Energy Consumption of the buildings.</p>
<p><i>Implementation and monitoring</i></p>	<p>The ESG Committee shall monitor the implementation of the aspects outlined in this policy supplement and establish suitable processes, procedures and infrastructure to support compliance.</p>
<p><i>Amendments</i></p>	<p>This policy will stand automatically amended to the extent of any relevant change(s) in the applicable law and or for any change(s) in fact.</p>