

## POLLUTION AND WASTE

### EMIRA'S WASTE STRATEGY

To better understand its waste footprint, the Fund's waste strategy begins with the baseline and measuring the waste generated at each of the portfolio's properties. The Company then implements initiatives that focus on increasing waste diversion from landfill in accordance with national diversion rates.

The following waste target was set by the Department of Environmental Affairs: National Waste Management Strategy 2020:

- 40% of waste diverted from landfill within five years

The Fund implemented this target as one of its KPIs in FY 2022.

To improve its environmental performance and reduce Scope 3 emissions, the Fund uses suppliers that provide onsite and offsite recycling for the property portfolio.

Driven by population growth and urbanisation, the presence of HFCs in the earth's atmosphere is increasing by between 8% to 15% per year. As temperatures rise, HFC volumes are likely to increase further.

The Fund's air-conditioner replacement programme is phasing out R-22 gas, which is the most commonly used HFC within the portfolio. The programme is upgrading old technology with more environmentally friendly and energy efficient units. Emira invested R6.9 million during the reporting period to replace and upgrade air-conditioning units.

### WATER POLLUTION

At all properties with water projects in place, the Fund monitors and tests the quality of water. This helps to mitigate South Africa's ageing infrastructure and increasing levels of water pollution in water treatment and transmission networks.

Water that is intended for potable use is monitored and tested by independent laboratories, whereas water that is harvested for non-potable consumption is monitored and tested on-site.

### COMMERCIAL PORTFOLIO – WASTE DATA YEAR-ON-YEAR

Metric	FY23				FY22			
	Offices	Urban Retail	Industrial	FY23 Total	Offices	Urban Retail	Industrial	FY22 Total
Waste to landfill (tonnes)	620	1 890	823	<b>3 333</b>	705	2 529	1 267	<b>4 501</b>
Waste recycled (tonnes)	32	157	143	<b>332</b>	27	268	140	<b>435</b>
Glass	2	33	3	<b>38</b>	2	29	20	<b>51</b>
Scrap metal	1	2	1	<b>4</b>	1	8	3	<b>12</b>
Paper	24	105	116	<b>245</b>	17	209	105	<b>330</b>
Plastic	5	16	23	<b>44</b>	8	24	11	<b>43</b>
Waste composted (tonnes)	–	–	70	<b>70</b>	–	–	–	<b>–</b>
<b>Total waste generated in operations</b>	<b>652</b>	<b>2 047</b>	<b>1 036</b>	<b>3 735</b>	<b>732</b>	<b>2 797</b>	<b>1 406</b>	<b>4 936</b>
<b>Total waste diverted (%)</b>	<b>4,9</b>	<b>7,7</b>	<b>20,6</b>	<b>10,8</b>	<b>3,7</b>	<b>9,6</b>	<b>9,9</b>	<b>8,8</b>

### SOLID WASTE

The Fund has installed hazardous waste disposal boxes for fluorescent lighting at all the directly held properties in the portfolio. With recycling practices underway at most of its retail shopping centres, the Fund is focusing on its commercial and industrial properties. Below is total waste produced by the directly held commercial properties. Reported above is the total waste produced by the directly held commercial properties and the diversion rate from landfill has improved slightly by 2,0% from FY22. The Company is focusing on improving the diversion rate for FY24.

### SINGLE-USE PLASTIC

Reducing and recycling waste materials, particularly single-use items, is important to the Fund. Emira offers recycling facilities at many of its properties to make a positive impact and prevent further harm to the environment. Emira reports on its waste streams as part of the Company's carbon disclosure.

### OUTDOOR AIR POLLUTION

Found in air-conditioning and refrigeration systems, hydrofluorocarbons ("HFCs") are cooling agents about 1 000 times more potent than carbon dioxide and therefore contribute significantly to global warming.



### PROJECT IN FOCUS ONE HIGHVELD



An integrated waste management programme ("IWMP") was implemented at the property in July 2022 and shows a massive improvement in waste diversion rates. While the site previously had a diversion rate of 6% (FY22), this has improved to 91% (FY23), including a composting facility at Emira's One West property, which is nearby.