SUSTAINABILITY POLICY

Romell Real Estate Private Limited (RREPL)

Romell Real Estate Pvt Ltd (RREPL) is committed to conducting its real estate development and construction activities in a manner that minimizes environmental impact, strengthens resilience, and supports long-term sustainable value creation. Environmental considerations are integrated across planning, design, construction, and operational stages of all projects.

1. Section A: Environmental Management and Impact Control

RREPL commits to managing environmental impacts through the following

1.1 Energy Efficiency

- Reduce energy demand through efficient building design, systems, and construction practices
- Monitor energy consumption across projects and implement actions to improve performance over time
- Green building certifications (IGBC/LEED)

1.2 Renewable Energy

- Increase the use of renewable energy through solutions such as rooftop solar and green power procurement
- Evaluate and integrate renewable energy systems across projects based on feasibility and mention the renewable energy target (% of total consumption).

1.3 Greenhouse Gas (GHG) Emission

- Monitor and manage Scope 1 and Scope 2 emissions and progressively identify and assess material Scope 3 emissions
- Use GHG inventory as the basis to set time-bound reduction targets and develop emission reduction strategies
- Reduce carbon footprint through energy efficiency, electrification, and low-carbon construction practices

1.4 Climate Risk and Adaptation

- Identify and assess physical climate risks, including flooding, water scarcity, and extreme weather events across projects
- Integrate climate-resilient planning, design, and construction practices to minimise climate-related impacts
- Implement climate-responsive construction practices, including improved water and energy efficiency

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- Establish emergency preparedness and response measures to protect employees, customers, and communities
- Periodically review climate risks and adaptation actions to strengthen long-term asset resilience and business continuity

1.5 Resilience to Catastrophe and Disaster

- Identify, assess, and regularly review disaster and climate-related risks across projects and operations
- Integrate disaster-resilient and climate-responsive design into planning, construction, and redevelopment to reduce damage to people and property and disruption in daily operations.
- Implement structural safety, fire protection, flood mitigation, emergency response plans, training, and mock drills
- Ensure business continuity through preventive risk management actions
- Regularly monitor and review resilience practices to improve preparedness and asset performance

1.6 Water Management

- Reduce water consumption through efficient systems and fixtures
- Implement rainwater harvesting, groundwater recharge, and reuse of treated wastewater
- Monitor water usage and continuously improve water efficiency

1.7 Waste Management

- Segregate waste at source and ensure responsible handling and disposal
- Promote reuse and recycling of construction and operational waste
- Track waste generation and reduce landfill dependency through continuous improvement

1.8 Materials and Sustainable Procurement

- Use materials with lower environmental impact, recycled content, and certifications
- Promote local sourcing to reduce transportation impacts
- Integrate sustainability criteria into procurement and supplier selection

1.9 Pollution Prevention

- Conduct activities in compliance with environmental laws and regulations
- Control air pollution, water pollution, noise, and construction-related impacts
- Ensure proper wastewater treatment and stormwater management
- Prevent soil erosion, spills, and contamination of water bodies
- Reduce dust and emissions through appropriate methods and equipment
- Monitor environmental quality and continuously improve performance

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Tel No. +91 22 4897 9200, Website : www.romellgroup.com

1.10 Biodiversity and Habitat

- Avoid or minimize development in ecologically sensitive areas wherever feasible
- Incorporate native landscaping and enhance green cover
- Support ecological balance through site-level biodiversity measures

1.11 Indoor Environmental Quality (IEQ)

- Integrate IEQ considerations into design, construction, and operations in line with applicable standards
- Maintain indoor air quality, ventilation, thermal comfort, lighting, acoustics, and occupant well-being
- Promote use of low-emission materials and efficient building systems

1.12 Responsible Land Use and Conservation

- Conduct development in a manner that supports protection of farmland and minimizes impact on agricultural land
- Identify, assess, and manage impacts on historical, cultural, and heritage sites
- Ensure compliance with applicable conservation and regulatory requirements

Section B: Net Zero Commitment

RREPL is committed to progressing towards Net Zero emissions across its projects and operations by 2040-2050. Establish baseline emissions based on Scope 1, Scope 2, and relevant Scope 3 assessments

- Define short-, medium-, and long-term decarbonisation targets
- Implement emission reduction initiatives including energy efficiency, renewable energy, low-carbon construction practices, and responsible material sourcing
- Develop transition plans to guide decarbonisation efforts across project lifecycle
- Periodically review and disclose progress towards Net Zero goals through sustainability reporting

Net Zero will be achieved through integrated actions across energy, emissions, materials, and construction practices.

2. Implementation and Monitoring

- Applicable across all projects, employees, contractors, and suppliers
- Integrated across all stages of the asset lifecycle
- Monitored through defined metrics, audits, and periodic reviews
- Continuously improved based on performance and risk assessments
- Reported through ESG and sustainability disclosures

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3. Compliance

RREPL complies with applicable environmental laws and aligns with recognized frameworks such as GRESB, GRI, and relevant national standards.

Section C: Social Impact

RREPL commits to managing Social impacts through the following:

1. **Health and safety: tenants/customers:**

- Safeguard the health, safety, and well-being of tenants, customers, visitors, and occupants across our real estate assets and development projects.

2. **Human Capital:**

- Being a strong value driven, people oriented and accountable organization, maintaining good working conditions supported by competency-based training that provide fair and equal employment opportunity for all employees to maximize their career growth with enhanced skills and to create a favourable environment to work as an effective team.
- Recognise human capital as fundamental to safe operations, effective project delivery, and long-term sustainable value creation across our real estate operations and construction activities and implement effective employee engagement, communication, and grievance redressal mechanisms and periodically monitor and review human capital risks and performance indicators.

3. **Social Enterprise Partnering:**

- Promote social enterprise partnering by engaging with organisations that create positive social impact, including local enterprises, women-led businesses, MSMEs, and organisations supporting vulnerable and underrepresented communities and periodically identify, assess, and on board suitable social enterprise partners to enhance social value creation alongside business performance.

Section D: Governance Impact

RREPL commits to managing Governance impacts through the following:

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1. **Fiduciary Duty:**

- Uphold the fiduciary responsibility of the Board of Directors to protect and enhance shareholder value by providing strategic direction and effective oversight of the Company and conduct all business, investment, and development activities with due care, integrity, and accountability, in the best interests of the Company and its shareholders.

2. **Fraud and Unethical Practices / Formal communication process of ESG Controversies:**

- Maintain a zero-tolerance approach to bribery, corruption, fraud, and unethical practices, recognising that integrity is fundamental to stakeholder trust and brand reputation and implement and strengthen robust internal controls, governance frameworks, and organisational procedures to prevent, detect, and address fraud, corruption, bribery, and financial irregularities.
- Provide accessible, confidential, and transparent whistle-blower and grievance mechanisms for employees and stakeholders, including direct access to appropriate oversight bodies. Ensure timely, transparent, and accurate internal and external communication of material ESG controversies to relevant stakeholders, in line with applicable laws, regulatory expectations, and disclosure standards.

3. **Executive Compensation / Compliance linked to employee remuneration:**

- Establish responsible remuneration policies that promote ethical conduct, regulatory compliance, and long-term business sustainability and link performance evaluation and incentive mechanisms to ESG performance, operational excellence, risk management, health and safety, and material environmental, social, and governance objectives.

4. **Shareholder's Rights:**

- Uphold the principles of transparency, accountability, and equitable treatment of shareholders and investors across all aspects of our operations and ensure the protection and smooth exercise of shareholder rights, including voting entitlements, timely receipt of dividends, and access to statutory disclosures.

Section E: ESG-specific elements in lease contracts

- Integrate ESG-specific elements into the residential & commercial lease contracts, including but not limited to resource efficiency, waste management, health and safety, tenant wellbeing, and responsible use of common areas to ensure consistent, transparent, and accountable management practices supporting improved operational performance and positive social outcomes across residential assets.

For Romell Real Estate Pvt Ltd

Director

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