



ASSET PLUS+
— MANAGED BY Centuria

Asset Plus Limited

Climate Statements

For the period ending 31 March 2024





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Introduction

Welcome to this report

Asset Plus is an NZX listed property owner which is externally managed by Centuria Funds Management (NZ) Limited (**Centuria NZ**) which is a part of the Centuria Capital Group (**Centuria**). Centuria NZ reports to the Asset Plus Board and provides shared service functions. Centuria are also the largest shareholder in Asset Plus, with a 19.99% stake in the company ensuring a vested interest in the performance of the company, and alignment of interest between management and shareholders.

Asset Plus' key asset is the Munroe Lane property (**Munroe Lane**) which it recently developed, with its other asset, 35 Graham Street, unconditionally sold and settling on 29 November 2024. Munroe Lane was designed and built with a number of sustainability initiatives as part of the development including:

- 5-star Green Star design rating obtained for the development.
- 5-star Green Star As Built rating currently being applied for. This is estimated to be approximately 60-65% more efficient than a non-Green Star rated building and is estimated to reduce emissions;
- targeting a 5-star NABERSNZ energy rating – expected to be issued shortly following building operating for 12 months;
- all steel waste from site has been 100% recycled;
- 81.7% of the total construction waste has been diverted from landfill against a target 70.0%;
- 80% of the sheet piles (equating to 250 tonnes of material) have been reused from gold mines in the South Island; and
- all materials excavated from site have been tested and cleared of contaminants and repurposed as bulk fill materials for other sites within the area.

Asset Plus confirms that these climate statements comply with the Aotearoa New Zealand Climate Standards.

Adoption provisions

In preparing these climate statements, Asset Plus has elected to use the following adoption provisions:

- 1 and 2, which exempt Asset Plus from required disclosures on current and anticipated financial impacts for Asset Plus
- 3, which exempts Asset Plus from required disclosures regarding the transition planning aspects of its strategy
- 4, which exempts Asset Plus from disclosing scope 3 Greenhouse Gas (GHG) emissions in respect of Asset Plus
- 6 and 7, which exempt Asset Plus from disclosing two years of comparative information for metrics and an analysis of trends evident from this comparison.

When reviewing these Climate Statements, readers should consider the important disclaimer on page 25. These Climate Statements are based on Asset Plus' current assessment of climate-related risks and opportunities, and contain forward-looking statements which are subject to risks, uncertainties and assumptions. These forward-looking statements should not be relied upon as an indication or guarantee of future performance.



Governance

Objective: To enable primary users to understand both the role Asset Plus' governance body plays in overseeing climate-related risks and climate-related opportunities, and the role management plays in assessing and managing those climate-related risks and opportunities.

Board oversight

The Board of Asset Plus (**Board**), which meets at least six times a year, is ultimately responsible for overseeing climate-related risks and opportunities in respect of Asset Plus.

Ahead of each meeting, the Board receives a report on each of Asset Plus' properties that communicates material risks identified by management relating to those properties as well as providing commentary on the management of material risks. In FY24, no specific climate-related risks were reported to the Board as no short to medium term material risks were identified. Centuria NZ, as manager, is required to continue to monitor climate-related risks and opportunities, and to include updates, where identified and considered to be material by management, in all reporting to the Board.

The Board is supported by an Audit and Risk Committee (ARC), on which three directors sit. The ARC meets at least three times a year to, amongst other things, review all material risks across Asset Plus (including any climate-related risks identified), and consider the mitigation strategies for management of those risks.

As Asset Plus has previously announced, its current strategy reflects that, following settlement of the sale of 35 Graham Street in late November 2024, its remaining real estate asset is its Munroe Lane property. As a result, its strategy focuses on leasing the balance of Munroe Lane, with a sale of Munroe Lane to be considered following such leasing. Climate related risks and opportunities are therefore not currently a material consideration in setting its strategy.

To ensure the Board has access to the appropriate skills and competencies to oversee climate-related risks and opportunities, internal expertise (such as Centuria's Sustainability Team) and external specialists (such as climate consultants) are available as required.

Asset Plus has no employees as Centuria NZ is the manager. Therefore, there are no performance metrics incorporated into remuneration policies. The management fees paid to Centuria NZ under the management agreement between Asset Plus and Centuria NZ do not incorporate any performance metrics regarding climate risks or opportunities.

The role of the manager

In FY24, Centuria NZ's management team was involved in the identification of the Centuria climate-related risks and opportunities across three climate-related scenarios.

This was done through a risk and opportunity workshop (see page 12 for details) facilitated by Centuria's Group Manager of Sustainability, in conjunction with an external specialist consultant. Members of Centuria NZ's Asset Plus management team were actively involved in this process.

Centuria NZ's Asset Plus management team meets with the Board at least six times a year and additionally as required.

Each month Centuria NZ's Asset Plus Steering Committee meets to discuss key issues and risks relating to Asset Plus. The Asset Plus Steering Committee is attended by employees of Centuria NZ responsible for managing Asset Plus, including its dedicated Fund Manager, the Centuria NZ Chief Operating Officer (who is responsible for financial matters for Asset Plus) and Centuria NZ's General Counsel and Company Secretary as well as other key staff from Centuria NZ who are involved in the management of Asset Plus. Any climate related risks and opportunities identified are discussed at this Steering Committee.

In addition, the Centuria NZ SMT and the asset management team meet monthly, providing another routine forum to monitor asset specific climate-related risks and opportunities.



Strategy

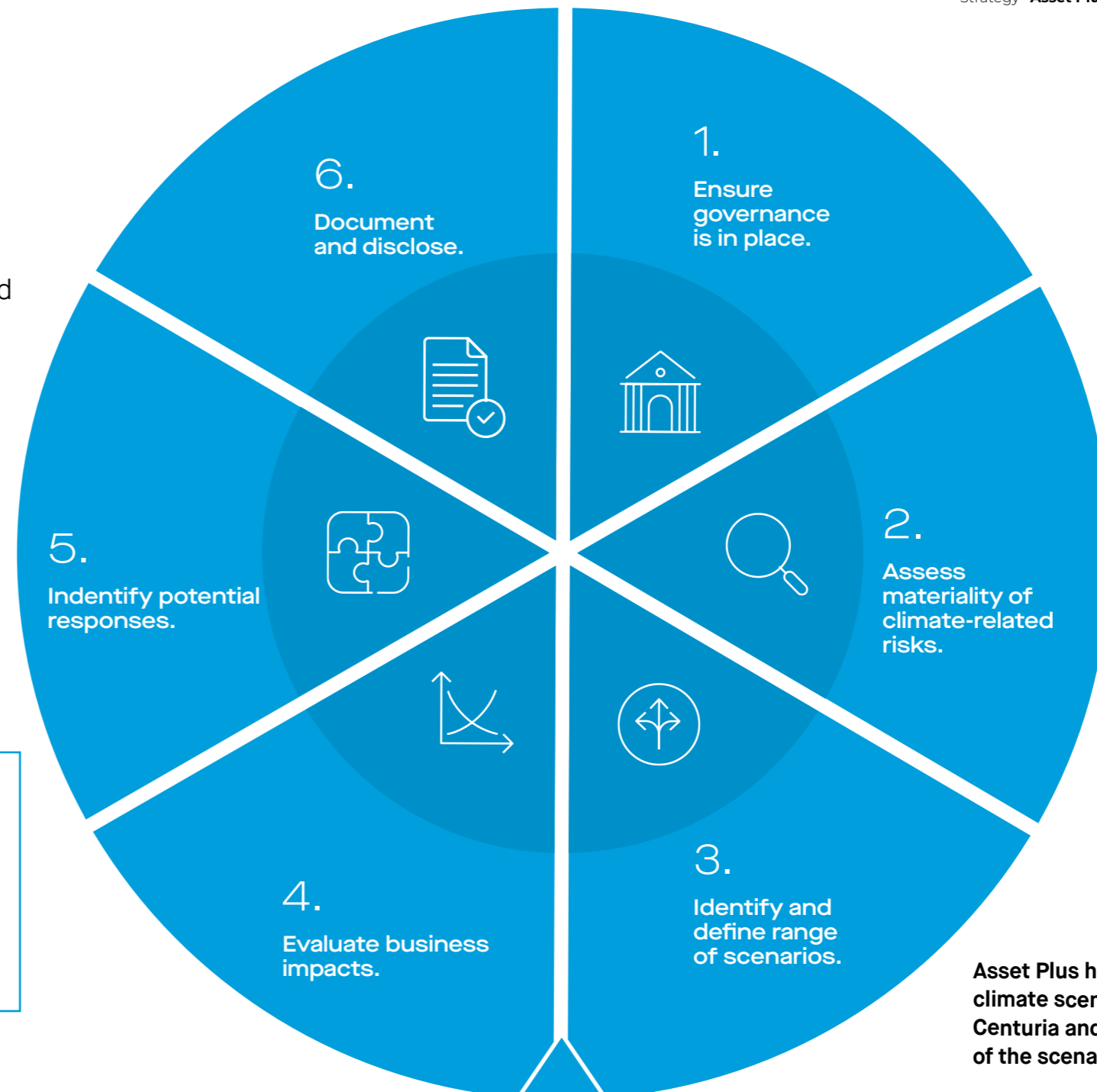
Objective: To enable primary users to understand how climate change is currently impacting Asset Plus and how it may do so in the future. This includes the scenario analysis Asset Plus has undertaken, the climate-related risks and opportunities identified, the anticipated impacts and financial impacts of these, and how Asset Plus will be positioned as the global and domestic economy transitions towards a low-emissions, climate-resilient future.

Scenario planning

In FY24, Centuria NZ undertook work to identify Asset Plus' climate-related risks and opportunities against three future climate scenarios. The scenario planning approach, guided by the International Financial Reporting Standards (IFRS) and TCFD recommendations as shown below, entailed the creation of three future climate scenarios. These scenarios served as a foundation for identifying climate-related risks and opportunities, assessing impacts on Asset Plus, and shaping these disclosures.

Asset Plus acknowledges the uncertainty and limitations involved in using future climate scenarios and their climate-related impacts. The uncertainty may impact Asset Plus' projections and risk and opportunity identification. Asset Plus aims to update its scenarios when new, materially significant content becomes available, such as the release of the next iteration of the IPCC Assessment Report.

Asset Plus' scenario analysis approach (guided by the IFRS and TCFD recommendations)



What is scenario analysis?
A process for identifying and assessing a potential range of outcomes of future events under conditions of uncertainty.

Asset Plus has adopted the climate scenarios used by Centuria and Centuria NZ as part of the scenario analysis process.



Our process between step 3 and 4 is:





Asset Plus' climate scenarios

The three scenarios developed are long-term scenarios with a timeframe of 2050 and include:

 Sustainability 1.5°C SSP1-RCPI.9	 Middle of the road 2-3°C SSP2-RCP4.5	 Regional rivalry >3°C SSP3-RCP7.0
Society-driven changes result in reduced consumption and rapid decarbonisation, a greater focus on wellbeing, improved nature outcomes and higher ESG expectations for companies and governments. The worst impacts of climate change are avoided, although extreme weather events are more common compared to what we experience today.	Continuation of current socio-economic trends and economic growth, along with rapid decarbonisation of the economy. There is a clear national policy context, a price on carbon, and high ESG expectations for corporates. As temperatures rise, the severity of climate change impacts from weather events continue to increase.	Breakdown in global collaboration towards climate change results in protectionism, inequality and breakdowns in global supply chains. Extreme weather events become more frequent and severe which, along with a growing global population, place intense pressure on energy, food and natural resources.

2100 temperature change	Less than 1.5°C	2-3°C	More than 3°C
IPCC scenario	SSP1-RCPI.9	SSP2-RCP4.5	SSP3-RCP7.0
Peak emissions year	2025	2030	2075
Net zero by	2080	2100	N/A
2100 population	7-8 billion	9-10 billion	10-12 billion
2100 sea level rise	0.5 metres	0.6 metres	0.7 metres
2050 net forest loss	N/A	1%	4%
Global consumption	Strong decrease	No change to current settings	Short term increase, long term decrease
Global collaboration	Strong increase	No change to current settings	Strong decrease
Climate policy	Strong increase in ambition	Gradual increase in ambition	Strong decrease in ambition
2050 cost of carbon (USD)	>\$100/tonne	\$40/tonne	<\$20/tonne
Nature based carbon sequestration	Significant	Moderate	Limited
Technology change	High change including advancements in negative emissions technologies	Balanced and gradual change including selective deployment of negative emissions technology	Slow change with a focus on resiliency

The IPCC is the peak global body for climate change and has released Assessment Reports every 5-7 years for the last 20 years. These reports contain significant research on climate change, based on the consensus of hundreds of climate scientists. As part of the Assessment Reports, the IPCC releases updated future climate scenarios developed by scientific, economic, technological and policy experts, which set the global standard for climate scenarios. Currently the scenarios are based on Shared Socioeconomic Pathways (SSPs) and Representative Concentration Pathways (RCPs), which provide socioeconomic and emissions projections respectively. The IPCC's baseline scenarios are Sustainability, Middle of the road, Regional rivalry, Inequality and Fossil-fuelled development. Asset Plus has adopted the IPCC scenario names for its climate scenarios. Modelling has not been undertaken for the scenarios.

The scenario analysis has built upon the AR6 IPCC climate scenarios to enable further regional and sectoral specificity. Additionally, scenario data was selected from other sources, including the International Energy Agency (IEA) and the Network for Greening the Financial System (NGFS), in order to complement the IPCC scenarios. These additional sources have utilised the IPCC data and are aligned with the IPCC RCP and SSP scenarios – providing data on topics such as national gross domestic product (GDP), energy efficiency and materials decarbonisation. This approach has enabled scenarios to be developed that provide information relevant to Asset Plus' operating environment, allowing it to better identify the climate-related risks and opportunities that Asset Plus may face in the future.

The climate scenario 'Middle of the road' is expected to test Asset Plus' exposure to the continuation of existing trends (2-3°C), the 'Sustainability' scenario is expected to test exposure to high climate-related transition risk e.g. exposure to future potential mandated carbon prices (1.5°C), and the 'Regional rivalry' scenario is expected to test exposure to increased levels of climate-related physical risk (>3 degrees).

The climate scenarios have been reviewed and endorsed by the Board.

Risk and opportunity identification

Once the climate scenarios were created, various Centuria and Centuria NZ staff were engaged to gain diverse perspectives and inputs through a risk and opportunity workshop. The Scenario analysis for climate statements is a standalone analysis which was reviewed by management and then presented to the Board for approval.

Prior to their attendance at the risk and opportunity workshop, participants completed a materiality survey. This survey required the participants to consider and rate a range of ESG issues in terms of their potential impacts on the resilience of the business. The results provided insight into the ESG issues considered most important by attendees and generated a shortlist of 30 top ESG material issues which were discussed at a high level for each scenario during the workshop. This process aimed to demonstrate how materiality may change over time within each scenario, assisting with the identification of climate-related risks and opportunities.

The risk and opportunity workshop was delivered to Centuria's group-wide senior and middle managers, including the entire Centuria Senior Executive Committee and members of Centuria NZ's Senior Management Team.

Participants were introduced to the concept of climate-related Scenario analysis, gaining an understanding of how this approach could enhance resilience under a range of potential future climate states. From there, they were shown videos describing each of the three scenarios, including indicators of change and a qualitative narrative for each one. The Network for Greening the Financial System (NGFS) and IPCC data were utilised across all scenarios to provide direct comparisons, including temperature increase, cost of carbon by 2050, peak emissions year, GDP per capita, population change and inequality.

Armed with these insights, participants were then asked to do a deep dive into the three scenarios, considering how each one could impact Centuria's market, products and capabilities, supply chain, operations, reputation and brand during an individual brainstorm. After each session, participants worked together to combine individual risks and opportunities by common theme and prioritised them based on the likelihood of them emerging as a material issue over the next 10 years.




Following the workshop, approximately 450 individual climate-related risks and opportunities were synthesised into Centuria's Climate-Related Exposures (CREs). Centuria's CREs were considered by Centuria NZ for Asset Plus.



Those CREs were then used to assess the potential business impact of the relevant risks and opportunities for Asset Plus.



Climate-related exposures (CREs)

Through Centuria’s risk and opportunity workshop, Centuria NZ management identified relevant physical and transition CREs. The CREs capture the current understanding of both the risks and opportunities that Asset Plus may be exposed to in the short (0-2 years), medium (3-10 years) and long term (>10 years). The CREs for Asset Plus may evolve when future IPCC Assessment Reports are released. These are:

CRE	Description	Category
Risk/opportunity: Transitional		
 Changing regulatory requirements	Addressing changing regulatory obligations amid shifting climate policies and incentives.	Policy
 Cost of carbon	How the introduction of a mandatory price on carbon could affect Asset Plus' property and operations.	Policy
 Demand for sustainable and resilient assets	Ensuring that Asset Plus' property focuses on and delivers environmental performance and climate resilience in a world affected by climate change.	Market

CRE	Description	Category
 Reputation and stakeholder expectations	The changing expectations of tenants as the economy transitions to address the impacts of climate change.	Reputation
Risk/opportunity: Physical		
 Physical climate change impacts	Physical climate change impacts on Asset Plus' property, operations and markets, including insurance.	Acute or chronic physical risk

Business impact

Once the CREs had been identified, a Business Impact Workshop was held with a range of managers and employees from Centuria NZ in March 2024. The goal - to test the CREs for their potential impact to the business model and strategy for the various entities managed by Centuria NZ, including Asset Plus.

Participants were split into groups to assess a variety of real estate sectors, including the office sector. This allowed management to identify key impacts on the office sector, before undertaking further work to consider impacts on Asset Plus' property at Munroe Lane. Impacts on Asset Plus property at 35 Graham Street, Auckland were not considered as it has been unconditionally sold with settlement to occur in November 2024.

The group considered the office sector's exposure to the CREs based on the approach in *ISO 31050 Risk Management - Guidelines for managing an emerging risk to enhance resilience*. For each exposure, participants analysed:

- whether the CRE was primarily a risk or opportunity;
- the current expected business impact from the CRE;
- the anticipated business impact from the CRE and the time horizon during which the anticipated impact would likely occur; and
- the mitigation measures that could be applied to reduce the anticipated impact of potential future risks or enhance the anticipated impact from future potential opportunities.

Time horizons - CREs

CRE	Description
Short (0-2 years)	Aligns with the immediate strategic planning priorities for Asset Plus' assets including leasing, capital expenditure and debt management.
Medium (3-10 years)	Aligns with typical lease terms, asset hold periods, capital expenditure and financial modelling horizons.
Long (greater than 10 years)	Aligns with major development or capital expenditure life cycle planning.

Results of the business impact workshop in respect of Asset Plus are:

CRE	Physical/transition	Description	Opportunity/risk	Time horizon	Current business impact	Anticipated business impact	Potential future mitigation
Changing regulatory requirements	Transition	Addressing changing regulatory obligations amid shifting climate policies and incentives.		Medium term 	No current material impact.	Increased cost to meet compliance requirements, some of which may be recoverable from tenants. Sale and leasing of space in the medium term may be contingent on meeting increased compliance requirements which may result in pressure on Asset Plus' performance due to higher capital costs.	Implement utility monitoring, engage consultants, and allocate capital for effective management. Take a proactive approach to asset compliance and enhance ESG performance against local and international trends.
Cost of carbon	Transition	How the introduction of a mandatory price on carbon could affect Asset Plus' property and operations.		Medium – long term 	No current material impact.	In the medium to long term, increasing operating costs borne by tenants and reduced demand for space may affect the ability to lease Munroe Lane. Demand for assets with high energy efficiency over new developments may be favoured due to an increased cost of carbon affecting the cost and viability of new developments.	Continue to enhance energy efficiency. Focus on continuing to be powered by the equivalent of 100% renewable energy for building energy loads.
Demand for sustainable and resilient assets	Transition	Ensuring that Asset Plus' property focuses on and delivers environmental performance and climate resilience in a world affected by climate change.		Short – medium term 	No current material impact.	Increased tenant and investor demand for sustainable and resilient assets and decreased demand for those with poorer performance, leading to increased vacancies and the need for enhancements or repurposing.	Maintain and enhance Munroe Lane's ESG performance, including the target 5 Star NABERSNZ energy rating. Continue engaging with stakeholders regularly to ensure that Munroe Lane reflects existing and emerging demands.
Reputation and stakeholder expectations	Transition	The changing expectations of tenants as the economy transitions to address the impacts of climate change.		Short – medium term 	No current material impact	Tenants and investors' expectations for high ESG performance continue to increase. Failure to meet these changing expectations could lead to reputational impacts and difficulty retaining tenants.	Engage with tenants and investors to understand emerging expectations. Further develop manager expertise to ensure that stakeholder expectations are understood and addressed sufficiently.
Physical climate impacts	Physical	Physical climate change impacts on Asset Plus' property, operations and markets, including insurance.		Medium – long term 	No current material impact	Increasing frequency and severity of extreme weather events may affect asset values and cost and availability of insurance, while also impacting tenant business continuity.	Conduct climate risk due diligence and invest in enhancing physical climate resilience where necessary and practicable.



Financial impact

As outlined in the introduction of this report, Asset Plus has elected to use Adoption Provision 1 from Aotearoa New Zealand Climate Standard 2. Asset Plus intends to assess the current financial impact of the relevant climate-related exposures over the next 12 months.

Transition plan aspects of our strategy

Business model and strategy

Asset Plus' current business model and strategy focuses on leasing the balance of its property at 6-8 Munroe Lane, Auckland (**Munroe Lane**), with a sale of Munroe Lane to be considered following such leasing. Asset Plus' consideration of the climate-related exposures and relevant business impacts is expected to help position Asset Plus for a low-emissions, climate-resilient future.

Internal capital deployment and funding decision making

As part of the annual budget process for Asset Plus, Centuria NZ considers whether capital needs to be budgeted for initiatives related to climate-related risks and opportunities.

Capital expenditure implemented across Asset Plus for relevant climate-related ESG initiatives is included in the metrics and targets section of this report on page 23.

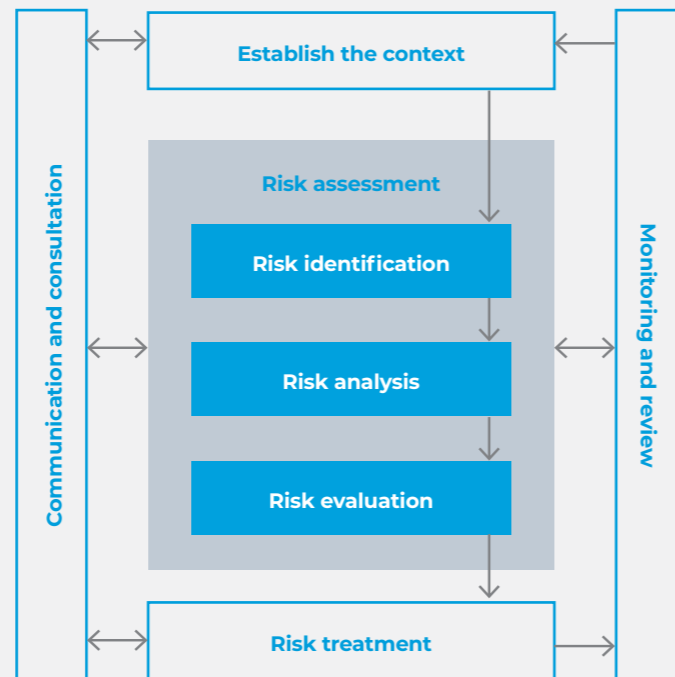
Risk management

Objective: To enable primary users to understand how Asset Plus' climate-related risks are identified, assessed, and managed and how those processes are integrated into existing risk management processes.

Identifying, assessing and managing climate-related risks

Asset Plus recognises that effective risk management can not only help it to avoid undesirable outcomes but can also enable it to achieve its strategic objectives and goals. Asset Plus relies on Centuria NZ's Risk Management Framework. This Framework has been implemented across the Centuria NZ business to assist in identifying and managing material risks, managing capital and ensuring risk informed decision making. By adhering to this framework, Centuria NZ seeks to ensure that material risks can be understood, measured and reported to the Board, and that Centuria NZ manages risk to remain within the Board's set parameters.

Centuria NZ has adopted the following risk management process, which is consistent with the AS/NZS ISO 31000 Risk Management – Principles and guidelines:



When assessing risks, a qualitative approach is used, which describes the likelihood of a risk occurring and the magnitude of any potential consequences.

Using these assessment mechanisms, we follow the same process to assess all risks:

- Identify the risk.
- Determine the inherent risk rating (before consideration of mitigating controls).
- Identify the controls and mitigation strategies.
- Rate the adequacy of these controls.
- Determine the residual risk rating (after controls).
- Determine whether to transfer, avoid, implement further controls (risk treatment) or accept the residual risk.
- Monitor and review all material risks.

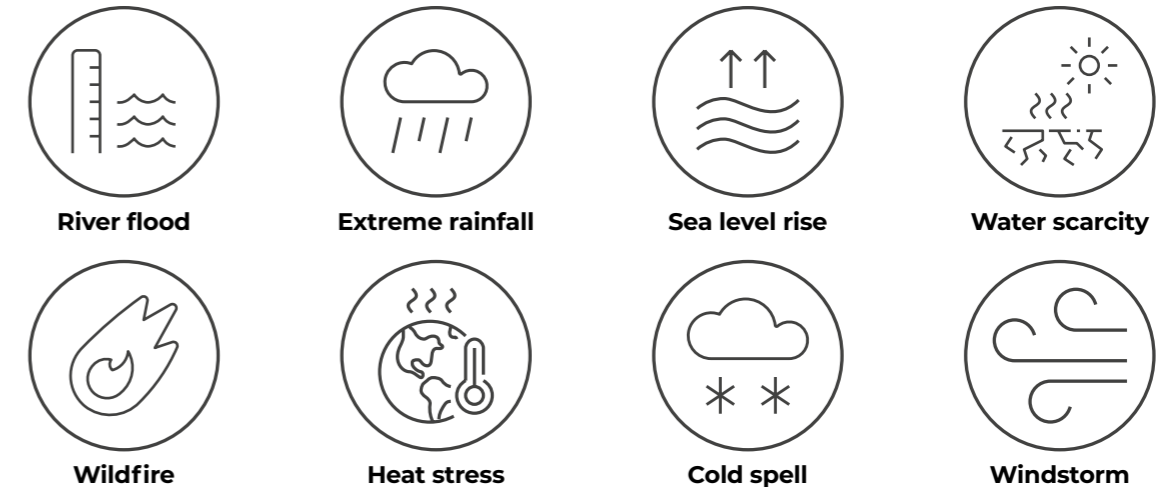
As outlined on page 16, Asset Plus' time horizons are short (0-2 years), medium (3-10 years) and long-term (greater than 10 years).

Role of the ARCC

As discussed in the Governance section, the Asset Plus ARCC assists the Board in meeting its responsibilities regarding risk management. The ARCC is responsible for agreeing what risks are material to Asset Plus and considers the mitigation strategies for management of those risks. Following consideration at ARCC meetings, Asset Plus' risk register is then considered at Board meetings.

Physical risk assessments

This year, Centuria NZ introduced a revised approach to assessing physical climate-related risks, including for Asset Plus. Assessments utilise climate data provided by ClimSystems through their Climate Insights platform and modelling methods consistent with IPCC protocols. Asset Plus' properties have been assessed for physical exposure to climate change across the following categories using downscaled Global Climate Model (GCM) and where available, Regional Climate Model (RCM) projections:



The process applied to managing risks through our Management Framework includes:

- 1 Describing each material risk identified and Asset Plus and Centuria NZ's approach to managing these risks through Asset Plus' Material Risk register.
- 2 Listing the policies and procedures that deal with risk management matters.
- 3 Summarising the role and responsibilities of the risk management function.
- 4 Describing the risk governance relationship between the Board and Centuria NZ management with respect to the Risk Management Framework.
- 5 Outlining the approach to seek to ensure all persons within Centuria NZ have awareness of the Risk Management Framework and instilling an appropriate risk culture across Centuria NZ.

Integration into risk management processes

The processes detailed above are applicable to all risks, including climate-related exposures with risks prioritised depending on their materiality. Asset Plus utilises Centuria NZ's processes for assessing the environment and climate-related physical risks (as discussed above) for its physical assets.

Having recently identified Asset Plus CREs, Centuria NZ is working to integrate them into the Asset Plus' ARC's risk review where material.

At this stage scope 3 emissions from Asset Plus' value chain are excluded from Asset Plus' reporting for the purpose of its risk assessment, however it is actively working on its approach to address this ahead of the next climate statements.

Metrics and targets

Objective: To enable primary users to understand how Asset Plus measures and manages its climate-related risks and opportunities. Metrics and targets also provide a basis upon which primary users can compare entities within a sector or industry.

Metrics

GHG emissions and reporting boundary

In FY24, Asset Plus' GHG emissions have been measured and reported through the application of the standards set under the *Australian National Greenhouse and Energy Reporting Act (2007)* and the definition of operational control:

The corporation has the authority to introduce and implement any or all of the following for the facility: operating policies, health and safety policies, environmental policies. If two or more persons satisfy the requirements, the person with the greatest authority to introduce and implement policies has operational control.

This is closely related to the GHG Protocol definition:

A company has operational control over an operation if the former or one of its subsidiaries has the full authority to introduce and implement its operating policies at the operation.

Asset Plus has adopted the approach taken by Centuria NZ to allow consistent measurement across the various entities managed by Centuria NZ.

Asset Plus calculates emissions by collecting energy consumption data for scope 1 and 2 sources. The GHG emission consolidation approach used is operational control. Quantities are multiplied by the appropriate emissions factors from the New Zealand Ministry of Environment emissions factors.

In FY24, Asset Plus has used metered electricity data when reporting scope 1 and 2 GHG emissions across its properties and operations. There are expected to be minimal uncertainties in quantifying GHG emissions as actual data has been sourced.

Metrics to measure and manage climate-related risks and opportunities

Based on the climate-related exposures identified during FY24, Asset Plus and Centuria NZ have assessed and identified metrics that can be quantified to measure and manage climate-related risks and opportunities.

Quantifiable indicators for assessing transitional risk and opportunity include gas or diesel equipment (excluding backup generators) in assets Asset Plus owns as well as tenant metering.

Gas and diesel

Assets that are owned by Asset Plus that have gas or diesel equipment (excluding back-up generators) are vulnerable to the transition risk 'cost of carbon'. By assessing whether the asset has gas or diesel fuel powered equipment, we can seek to manage potential vulnerability to this exposure.

Tenant metering

Tenant energy and water metering and submetering is an industry-based metric relevant to Asset Plus given the metering of tenant emissions will improve the accuracy of future scope 3 emission reporting.

Climate-related metrics

Asset Plus uses the below metrics to measure and manage climate-related risks and opportunities.

Metric	Unit of measurement	FY24
Total Scope 1	tCO2e	5
Fuel combustion	tCO2e	0
Refrigerants	tCO2e	5
Scope 2 (location based)	tCO2e	23
Total emissions (Scope 1 & 2)	tCO2e	28
Net lettable area (m2)	m2	27,516
GHG emissions intensity (Scope 1 & 2)	tCO2e/m2	0.0010

Data above reflects 6-8 Munroe Lane as 35 Graham Street is vacant with no power connection.

Description	Response
Capital deployment towards climate-related risk and opportunity initiatives (\$ NZD)	\$166,500
ESG initiatives related to capital deployment	5-star Green Star Design rating, energy monitoring through a third party provider.
Gas and diesel equipment onsite, including tenants (excluding backup diesel generators)	Yes
Percentage of tenants that are separately metered or submetered for grid electricity consumption	100%
Percentage of tenants that are separately metered or submetered for water withdrawals	100%
Proportion of energy procured from an electricity retailer certified as 100% renewable during FY24	93%
Green Building certifications	5-star Green Star Design rating obtained. 5-star Green Star As Built and 5-star NABERS ratings applied for and expected to be issued by August 2024

Transition risks

Munroe Lane is considered vulnerable to the transition risks identified in the climate-related exposures on pages 14 and 15, however there are no current material business impacts associated with the vulnerability. 35 Graham Street is not considered vulnerable as it has been unconditionally sold. Munroe Lane represents 60.98% of Asset Plus' assets as at 31 March 2024.

Physical risks

The physical risk assessment completed on Asset Plus' assets (as discussed on page 21) indicates there are no current material impacts from physical climate-related risks. Asset Plus will continue to monitor physical risk exposure over the medium to long term horizon.

1. Introduction to Green Star (nzgbc.org.nz)

Climate-related opportunities

Munroe Lane is aligned with the climate-related opportunities identified in the climate-related exposures on pages 14 and 15. 35 Graham St is under contract for sale with settlement in November 2024 and its alignment with climate-related opportunities has not been considered.

Internal emissions price

The Emissions Trading Scheme requires applicable emitters to surrender one 'emissions unit', known as a New Zealand emissions unit (NZU), to the Government for each tonne of carbon they emit. Asset Plus is not a participant in New Zealand's Emissions Trading Scheme and is not obliged to surrender NZUs in relation to its emissions.

At this stage, an internal price of carbon has not been finalised for Asset Plus. As Asset Plus and Centuria NZ continue to assess the measuring and reporting of scope 3 emissions, Asset Plus intends to develop an internal price of carbon to help ensure it is appropriately considering the transitional risk of carbon liability on all future scope 1 – 3 emissions. An update on this work will be provided in next year's climate statements.

Management remuneration

As mentioned on page 6, there are no direct employees for Asset Plus, therefore there is no management remuneration linked to climate-related risks and opportunities. The management fees paid to Centuria NZ under the management agreement between Asset Plus and Centuria NZ do not incorporate any performance metrics regarding climate risks or opportunities.

Targets

Asset Plus does not have any targets in place to manage climate-related risks and opportunities.

Munroe Lane has achieved a range of sustainability outcomes that lead to a reduction in greenhouse gas emissions including:

- 5-star Green Star design rating;
- no gas for the base building or tenant services;
- no diesel for the base building or tenant services other than in back up generators and fire sprinkler systems; and
- 100% renewable energy provided for all base building services, from August 2024.¹

These climate statements in respect of Asset Plus Limited are signed on behalf of Asset Plus Limited by:

Bruce Cotterill

Bruce Cotterill, Chairman

Date: 30 July 2024

Carol Campbell

Carol Campbell, Director

Disclaimer

This report is issued by Asset Plus, summarising Asset Plus' assessment of future climate-related risks and opportunities which could affect its business and customers, and its resulting strategy. Asset Plus has taken all due care in preparing this report, including its scenarios and assumptions. The information in this report has been obtained from and based on sources believed by Asset Plus to be reliable.

This Report contains statements that are, or may be deemed to be, forward looking statements, including climate-related goals, targets, pathways, ambitions, guidance, forecasts, estimates, prospects, related risks and opportunities, as well as Asset Plus' current planning to address related risks. Forward looking statements can generally be identified by the use of forward looking words such as "anticipate", "estimates", "will", "should", "could", "may", "expects", "plans", "forecast", "target" or similar expressions. The nature of forward looking statements require Asset Plus to make assumptions that are subject to inherent risks and uncertainties, many of which are beyond its control and give rise to the possibility that its predictions, expectations or conclusions will not prove to be accurate, that its assumptions may not be correct, and that its objectives, targets, and strategies to mitigate and adapt to climate-related risks and opportunities will not be achieved. These forward looking statements are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. No independent third party has reviewed the reasonableness of any such statements or assumptions.

To the maximum extent permitted by law, Asset Plus and Centuria NZ make no representation or warranty, express or implied, as to the accuracy, completeness, timeliness or reliability of the contents of this report. Further, to the maximum extent permitted by law, Asset Plus and Centuria NZ do not accept any liability (including, without limitation, any liability arising from fault or negligence) for any loss whatsoever arising from the use of this report or its contents or otherwise arising in connection with it.

¹ While Asset Plus receives electricity from the national grid, Asset Plus has entered into an electricity supply agreement for Munroe Lane with a supplier who matches Asset Plus' consumption on an annualised basis to power from hydro, wind or solar sources.



ASSET PLUS+
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assetplusnz.co.nz