

VERSION NO. 1	MANUAL TITLE SUSTAINABILITY POLICIES	DOCUMENT NO. SUST-POL-001
	DOCUMENT NAME ENVIRONMENTAL POLICY	REVISION NO. 0
		EFFECTIVITY DATE AUGUST 24, 2026
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1.0 INTRODUCTION

D.M. Wenceslao & Associates, Inc. (DMW) recognizes its responsibility to minimize the environmental impacts of its operations and contribute to sustainable urban development. The Company is committed to environmental stewardship, resource efficiency, pollution prevention, climate resilience, and compliance with applicable environmental laws and regulations.

This policy establishes the principles guiding DMW's environmental management practices and supports the Company's commitment to sustainable business operations, responsible resource management, and the continuous improvement of environmental performance.

2.0 ENVIRONMENTAL COMMITMENTS

2.1 Environmental Compliance

- 2.1.1 DMW shall comply with applicable environmental laws, regulations, permits, and other environmental requirements.
- 2.1.2 Environmental considerations shall be integrated into the Company's planning, development, investment, operational, and maintenance activities.
- 2.1.3 The Company seeks to identify and manage environmental risks and impacts associated with its operations and developments.
- 2.1.4 The Company seeks to consider biodiversity, ecosystem protection, and responsible land use where relevant to its developments and operations.

2.2 Environmental Management

- 2.2.1 DMW seeks to maintain environmental management practices that support regulatory compliance, pollution prevention, resource efficiency, and continual improvement of environmental performance.
- 2.2.2 The Company seeks to align its environmental management practices with recognized environmental management standards and frameworks, including ISO 14001 principles, where feasible and appropriate.
- 2.2.3 DMW will continue to evaluate opportunities to strengthen environmental management processes, governance, and performance in line with industry best practices.

2.3 Resource Efficiency

- 2.3.1 DMW seeks to improve the efficient use of energy, water, materials, and other natural resources across its operations.

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2.3.2 The Company shall support initiatives that reduce resource consumption and improve operational efficiency.

2.3.3 Resource efficiency considerations shall be integrated into the design, development, operation, and maintenance of assets where feasible.

2.3.4 Where feasible, DMW shall consider environmental factors in procurement decisions and encourage the responsible sourcing of materials, products, and services.

2.3.5 DMW shall, where practicable, monitor relevant resource consumption and environmental performance of its assets and identify opportunities for continuous improvement.

2.4 Climate Action

2.4.1 DMW seeks to reduce greenhouse gas emissions and improve environmental performance through practical and measurable initiatives.

2.4.2 The Company supports the use of renewable energy, energy-efficient technologies, and resource conservation measures where feasible.

2.4.3 Climate resilience and adaptation considerations shall be incorporated into planning and development activities where relevant.

2.5 Waste and Pollution Prevention

2.5.1 DMW seeks to minimize waste generation through reduction, reuse, recycling, and responsible disposal practices.

2.5.2 The Company shall implement measures to prevent pollution and reduce adverse environmental impacts associated with its operations.

2.5.3 Hazardous materials and wastes, where applicable, shall be managed in accordance with applicable regulations and responsible practices.

2.6 Environmental Objectives and Continuous Improvement

2.6.1 DMW establishes environmental objectives and performance targets to support continual improvement.

2.6.2 Environmental performance shall be periodically monitored, evaluated, and reported through appropriate management processes.

2.6.3 Improvement opportunities shall be identified and implemented where feasible.

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2.6.4 Environmental considerations shall be incorporated into asset planning, operations, maintenance, and development activities.

3.0 ENVIRONMENTAL PROGRAMS

3.1 Environmental Due Diligence

- 3.1.1 DMW may conduct environmental due diligence during pre-purchase, acquisition, investment, development, or merger activities to identify environmental risks, liabilities, opportunities, and regulatory considerations.
- 3.1.2 DMW may establish baseline environmental performance indicators, including energy use, water consumption, emissions, and waste generation, to support monitoring and performance improvement.
- 3.1.3 Baseline assessments may be used to establish benchmarks and inform environmental objectives and action plans.

3.2 Resource Efficiency and Maintenance Programs

- 3.2.1 The Company implements operational and maintenance programs that support environmental performance, resource efficiency, and asset sustainability.
- 3.2.2 Initiatives may include renewable energy procurement, energy-efficient building design, equipment upgrades, lighting retrofits, water conservation measures, and other environmental improvement projects.

3.3 Green Lease and Tenant Engagement

- 3.3.1 DMW may incorporate environmental, sustainability, or green lease provisions into lease agreements where appropriate.
- 3.3.2 The Company encourages tenants to support environmental objectives and responsible resource management practices.
- 3.3.3 DMW seeks to work collaboratively with tenants to improve environmental performance across its developments.

4.0 STAKEHOLDER ENGAGEMENT AND TRAINING

4.1 Stakeholder Engagement

- 4.1.1 DMW engages with relevant external stakeholders, including tenants, suppliers, contractors, regulators, local communities, investors, joint venture partners, and other business partners, in support of its environmental objectives and programs.

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4.1.2 Feedback and input from relevant stakeholders may be considered in the development, implementation, review, and continuous improvement of environmental initiatives and practices.

4.1.3 The Company supports collaboration and partnerships that contribute to improved environmental performance, resource efficiency, regulatory compliance, and sustainable development outcomes.

4.2 Employee Awareness and Training

4.2.1 DMW promotes environmental awareness among employees through communications, engagement activities, and training programs.

4.2.2 Training may include environmental compliance, energy efficiency, water conservation, waste management, recycling, sustainability practices, and other topics relevant to DMW's operations.

4.2.3 Employees are encouraged to support the Company's environmental commitments through responsible workplace practices.

4.3 Suppliers and Business Partners

4.3.1 DMW encourages suppliers, contractors, and service providers to support environmental responsibility and sustainable business practices.

4.3.2 Environmental considerations may be incorporated into procurement, vendor accreditation, supplier engagement, and contractor management processes.

4.3.3 The Company collaborates with tenants, joint venture partners, consultants, and other business partners to promote environmental stewardship beyond its direct operations.

4.4 Governance and Accountability

4.4.1 Senior Management oversees the implementation of this policy and the achievement of environmental objectives and targets.

4.4.2 Relevant departments are responsible for implementing environmental initiatives, monitoring performance, and supporting compliance with environmental requirements.

4.4.3 Employees are expected to support the environmental commitments outlined in this policy as part of their day-to-day responsibilities.

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4.4.4 Environmental responsibilities and performance objectives may be assigned to relevant functions to support policy implementation and continual improvement.

5.0 GOVERNANCE AND REVIEW

5.1 Legal Compliance and Best Practice

DMW complies with applicable environmental laws and regulations and seeks to adopt recognized environmental best practices where feasible.

5.2 Monitoring and Continuous Improvement

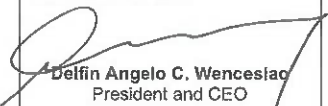
Environmental performance, initiatives, objectives, and targets are periodically reviewed to support continuous improvement.

5.3 Management Oversight

Senior Management oversees implementation of this policy and promotes environmental responsibility throughout the organization.

5.4 Periodic Review

This policy shall be reviewed annually and updated as necessary to reflect changes in business operations, regulatory requirements, environmental risks, and emerging best practices

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