

Sustainability framework

Our vision is to set the standard as a world-class property group that creates thoughtful masterplanned neighbourhoods that are best by design.

By focusing on the three pillars of this framework, we deliver more sustainable, connected, and vibrant urban communities, providing a lasting legacy for future generations.

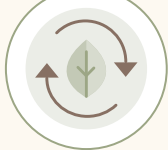
Creating thriving neighbourhoods

THRIVING PLANET

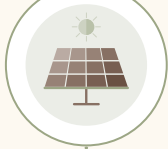


ENVIRONMENTAL FOCUS

NATURE AND POLLUTION



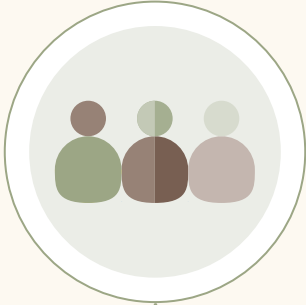
CLIMATE ACTION



RESOURCES AND MATERIALS



THRIVING PEOPLE



SOCIAL VALUE FOCUS

VIBRANT AND RESILIENT NEIGHBOURHOODS



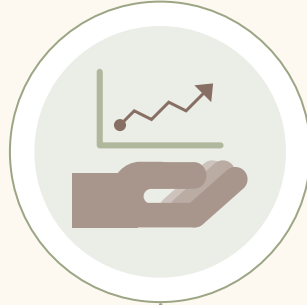
WELLBEING



COMMUNITY INCLUSION

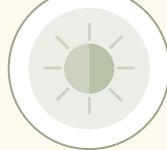


SUSTAINABLE FUTURE



COMMERCIAL FOCUS

ECONOMIC PROSPERITY



BUSINESS MODEL RESILIENCE



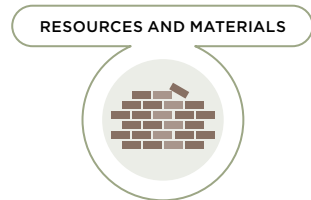
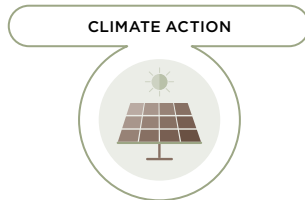
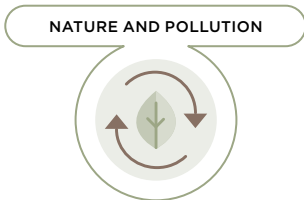
SOCIAL LICENSE TO OPERATE





Thriving planet

Within this pillar, we focus on the most material aspects of climate change and environmental impact.



Winton creates vibrant and resilient neighbourhoods predominantly on greenfield land, allowing us to enhance the ecological value significantly compared to what it was before our land development. We celebrate the natural environment and are always looking for opportunities to improve it. Any one of our developments could include stream restoration, revegetation, wetland development, park development, and every development incorporates shared spaces, comprehensive street planting, and landscaping, creating a lot of new ecosystems and enhancements to others. By doing so, we firmly believe there is significant social value to those that live, visit and work within Winton neighbourhoods.

Climate action for Winton reflects both the impact climate change could have on Winton and our neighbourhoods and what impact or contribution we have on climate change.

COMMITMENTS

- | | | | | | |
|---|---|---|--|----|--|
| 1 | PROTECT AND RESTORE NATURE | 6 | RESTORE OR REUSE BUILDINGS WHERE PRACTICAL | 10 | USE BEST PRACTICE TO AVOID ENVIRONMENTAL BREACHES |
| 2 | ENABLE LOWER CARBON LIFESTYLES | 7 | BUILD HIGH-QUALITY BUILDINGS TO LENGTHEN THEIR LIFETIME AND REDUCE WASTE LONG-TERM | 11 | ADAPT TO AND DO OUR PART TO MITIGATE CLIMATE CHANGE |
| 3 | MAINTAIN AN EMISSIONS INVENTORY SYSTEM | 8 | INFLUENCE SUSTAINABILITY IMPACTS OF CONTRACTORS, SUPPLIERS, TENANTS, AND EMPLOYEES | 12 | USE INNOVATION AND TECHNOLOGY FOR BETTER SUSTAINABILITY OUTCOMES |
| 4 | REDUCE CARBON EMISSIONS AND WASTE TO LANDFILL | 9 | COMPLY WITH ENVIRONMENTAL LAWS | | |
| 5 | DESIGN FOR RESOURCE EFFICIENCY | | | | |



Thriving people

Within this pillar, we focus on adding social value to enable people to thrive.

VIBRANT AND RESILIENT NEIGHBOURHOODS



WELLBEING



COMMUNITY INCLUSION



All three focus areas are interrelated to create social value for people within Winton’s reach, including our residents, customers, employees, contractors, and community.

Wellbeing is a broad focus area for Winton. Winton creates thriving communities where nature is celebrated and shared green spaces and walkways are in abundance for all to enjoy.

Creating high-quality, well-planned, designed and built developments provide real amenity and harmony to our communities, thereby contributing to the overall wellbeing of those living, working and playing in our neighbourhoods.

Wellbeing also incorporates physical health and safety, along with the digital safety of those we interact with.

COMMITMENTS

- | | | |
|--|--|---|
| <p>1</p> <p>CREATE SAFE, VIBRANT, AND RESILIENT NEIGHBOURHOODS</p> | <p>5</p> <p>UNDERSTAND THE CHARACTER OF DEVELOPMENT SITES, INCLUDING FORM, PEOPLE, ACTIVITY AND HISTORY, AND APPROPRIATELY ENGAGE WITH ASSOCIATED STAKEHOLDERS</p> | <p>8</p> <p>SUPPORT LOCAL BUSINESSES AND RESOURCES WHERE POSSIBLE</p> |
| <p>2</p> <p>FOSTER A PROACTIVE CULTURE OF SAFETY</p> | <p>6</p> <p>CULTIVATE AN ENVIRONMENT WHERE EMPLOYEES ARE LOOKED AFTER AND ENJOY COMING TO WORK TO CONTRIBUTE TO THE COLLECTIVE SUCCESS OF THE BUSINESS</p> | <p>9</p> <p>POSITIVELY CONTRIBUTE TO THE PEOPLE AND ORGANISATIONS IN AND AROUND THE COMMUNITIES WE CREATE</p> |
| <p>3</p> <p>ENABLE ENERGY-EFFICIENT LIFESTYLES AND MODERATE COST OF LIVING EXPENSES BY MASTERPLANNING COMMUNITIES AND BUILDING WARM, DRY HOMES</p> | <p>7</p> <p>CREATE EDUCATION AND WORK EXPERIENCE OPPORTUNITIES</p> | <p>10</p> <p>PROTECT THE DIGITAL SAFETY OF THOSE WE INTERACT WITH</p> |
| <p>4</p> <p>PROVIDE ACCESS TO GREEN SPACES, SHARED SPACES AND DEVELOP MIXED-USE SPACES FOR OUTDOOR ACTIVITY AND SOCIAL CONNECTION</p> | | |



Sustainable future

The Sustainable Future pillars include the critical commercial and economic aspects to ensure the longevity of the company.



Each of these is critical to the long-term sustainability of Winton as a business. To continue to do what we do long into the future and continue to have access to funding, we must deliver shareholder value, minimise risk and maximise opportunities, including those relating climate change, to ensure the resiliency of our business model and successfully navigate the ever-changing and complex legal & regulatory environment.

COMMITMENTS

- | | | |
|---|--|---|
| <p>1
CONTRIBUTE TO ECONOMIC GROWTH, GDP AND TAXES</p> | <p>4
CREATE WORKFORCE OPPORTUNITIES</p> | <p>6
SUCCESSFULLY NAVIGATE THE EVER-CHANGING AND COMPLEX LEGAL & REGULATORY ENVIRONMENT</p> |
| <p>2
CREATE SHAREHOLDER VALUE</p> | <p>5
COMPLY WITH LOCAL AND CENTRAL GOVERNMENT LAWS AND REGULATIONS</p> | <p>7
UTILISE PRODUCT DESIGN AND LIFECYCLE MANAGEMENT FOR BETTER SUSTAINABILITY OUTCOMES</p> |
| <p>3
INCORPORATE CLIMATE CHANGE RISKS AND OPPORTUNITIES INTO THE BUSINESS MODEL</p> | | |