



Sustainability Strategy

FY23 – FY26

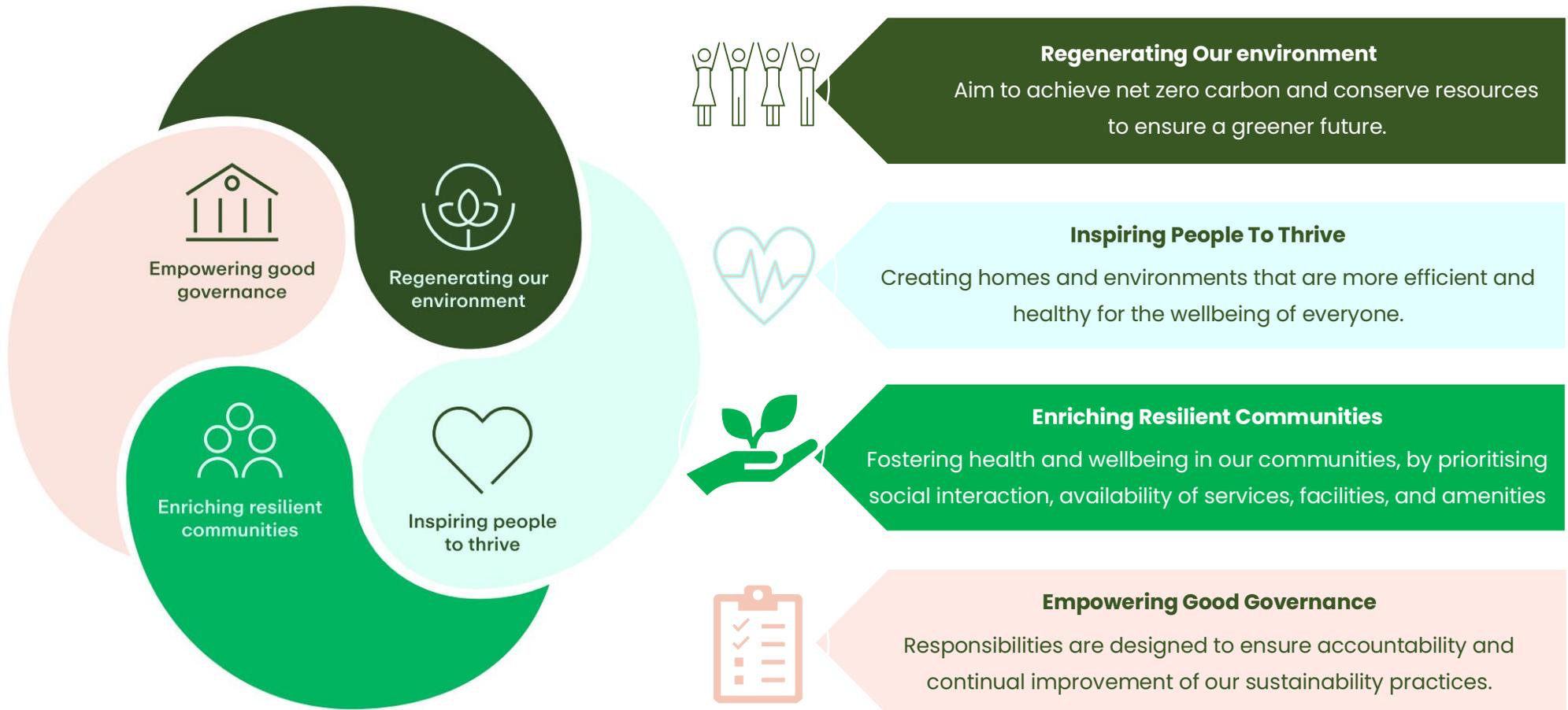


THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE A FRAMEWORK FOR THE DELIVERY OF ENVIRONMENTAL, SOCIAL AND GOVERNANCE OUTCOMES ACROSS THE KEYTON PORTFOLIO BY OUTLINING THE SUSTAINABILITY STRATEGY INCLUDING ITS VISION, MISSION, COMMITMENTS, AND TARGETS.

Our Vision

We aim to provide Australia’s most sustainable retirement villages, where residents can live fulfilling lives while also partnering with us to protect the planet. By living sustainably, residents can connect with nature, foster social connections, and experience a greater sense of purpose. We as a business recognise our responsibility to reduce our carbon footprint, minimise waste, and conserve resources in all aspects of our operations.

PILLARS



Our Mission



We're about more than bricks and mortar. Our retirement villages and the communities within them are designed for people and the planet to thrive. Our mission: to **create connected, resilient neighbourhoods** that provide healthy and vibrant spaces for everyone involved

To achieve this, we're taking action to **reduce our impact on the environment** in our operations. Imagine a place where residents can live in harmony with nature, surrounded by lush green spaces and sustainable infrastructure. That's exactly what we're striving to create—an environment that supports sustainable living while embracing the beauty of the natural world.

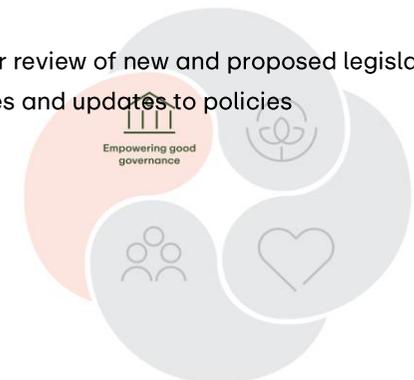
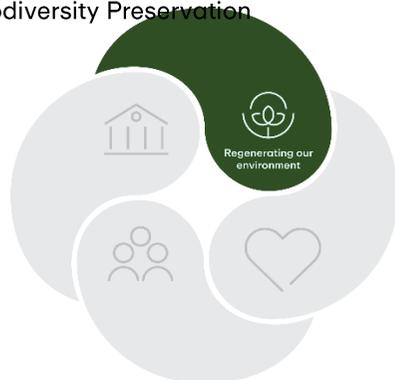
But it doesn't stop there. **We prioritise the human side of community-building.** By leading with heart, fostering social connections, and encouraging community engagement, we firmly believe in creating flourishing and sustainable neighbourhoods that benefit the health and well-being of every individual.

As a resident living in a Keyton community you'll be part of this journey as we build **communities that are not only sustainable but also truly human-centred.** Together, we can make a positive impact and create a brighter future

Keyton's Targets, FY23-FY26

Keyton is committed to benchmarking its sustainability performance and setting sustainability targets at both a portfolio and asset level. Our targets along with this sustainability strategy are reviewed and revised, every three (3) years.

Regenerating our Environment	Inspiring People to Thrive	Enriching Resilient Communities	Empowering Good Governance
Net Zero Scope 1 and 2 by 2035 and Scope 3 energy by 2040	Resident wellbeing score >8.2	All residents feel supported and socially connected.	Achieve a level of independent assurance on our sustainability achievements.
Measurement of Embodied carbon in new developments starting FY25.	Maintain or improve employee engagement score.	Resident Satisfaction Score >8.1	Embed sustainability strategy in our policies and documentation and review/revise every 3 years
Potable water demand reduced in existing villages by 30% compared to 2020 baseline by 2030.		Communities are resilient to climate change.	
Work towards Zero Waste		\$100k contributions through Community Connect programs per year.	Achieve verified sustainability certifications on all new developments:
Biodiversity Preservation			7.5 Star NatHERS average
			Certified sustainability ratings such as Green Star Homes or 5 Star Green Star Buildings
			Regular review of new and proposed legislative changes and updates to policies



Appendices



DEFINITIONS

Our targets require assets to be Net Zero for Scope 1 and 2 by 2035 and Net Zero for Scope 3 energy by 2040. The following defines the key terms for our strategy. As part of our governance structure, our strategy will be reviewed every three years, including reassessing our targets and their associated boundaries.

Regenerate: Our long-term goal is to be able to improve the natural environment in our villages by removing scope 1 emissions, increasing the number of species in landscaping, providing good canopy cover, native species selection, water use reduction and water sensitive urban design.

Net Zero: For Keyton, Net Zero refers to operational emissions of our assets. This includes Scope 1 fuels, Scope 2 electricity and Scope 3 energy. This will be achieved by removing gas, focusing on renewable energy use and selection of refrigerants. Use of renewable energy certificates and offsets to balance the remaining Scope 2 and Scope 1 emissions, respectively, that cannot be avoided.

Scope 1: Emissions generated on site directly under Keyton's control, inclusive of:

- Gas for heating, cooking and hot water
- Fuel (e.g. Diesel/petrol) for vehicles, generators and tools.
- Refrigerants in air conditioning and heat pumps

Scope 2: Associated with the electricity we use in our common areas, head offices and offsite sales offices.

Scope 3 Energy: Emissions from energy use by residents and construction sites, inclusive of those associated with:

- Electricity consumption
- Gas consumption (heating, hot water system, cooking)
- Construction site electricity and diesel

Scope 3 Embodied emissions: Currently excluded from Net Zero target but included in the strategy, to investigate reduction opportunities. Includes emissions associated with materials used for:

- New developments
- Major renovations
- Capex works.
- Resident unit reinstatements

Excluded emissions: Resident travel, waste, water, staff travel.