

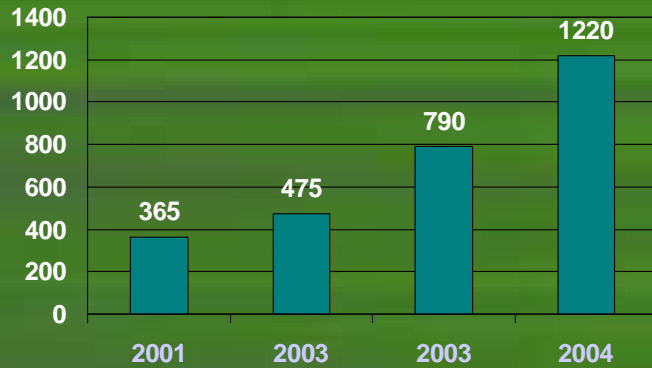
greening procurement forum

A forum on understanding and delivering
green procurement in Australia

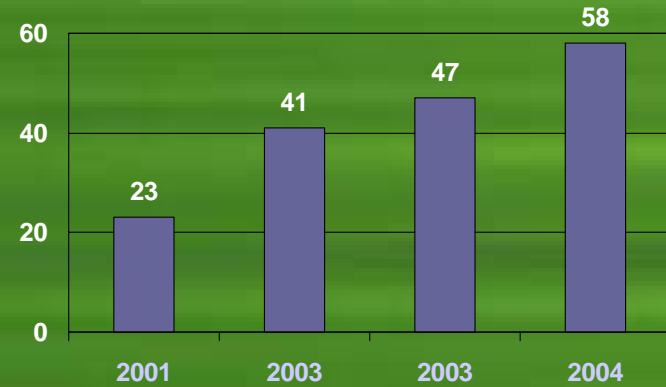


About Investa

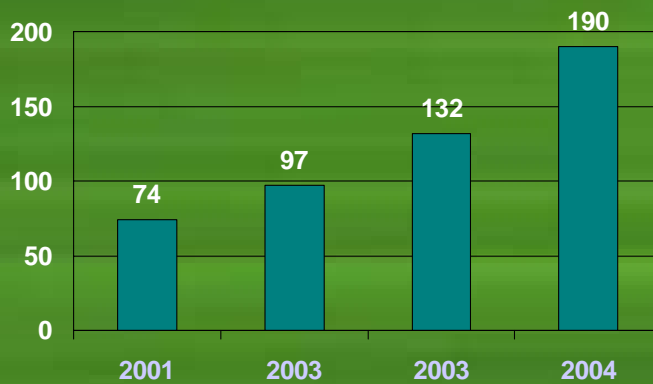
■ Net Lettable Area (1000Xsqm)



■ Investa Buildings



■ Investa People

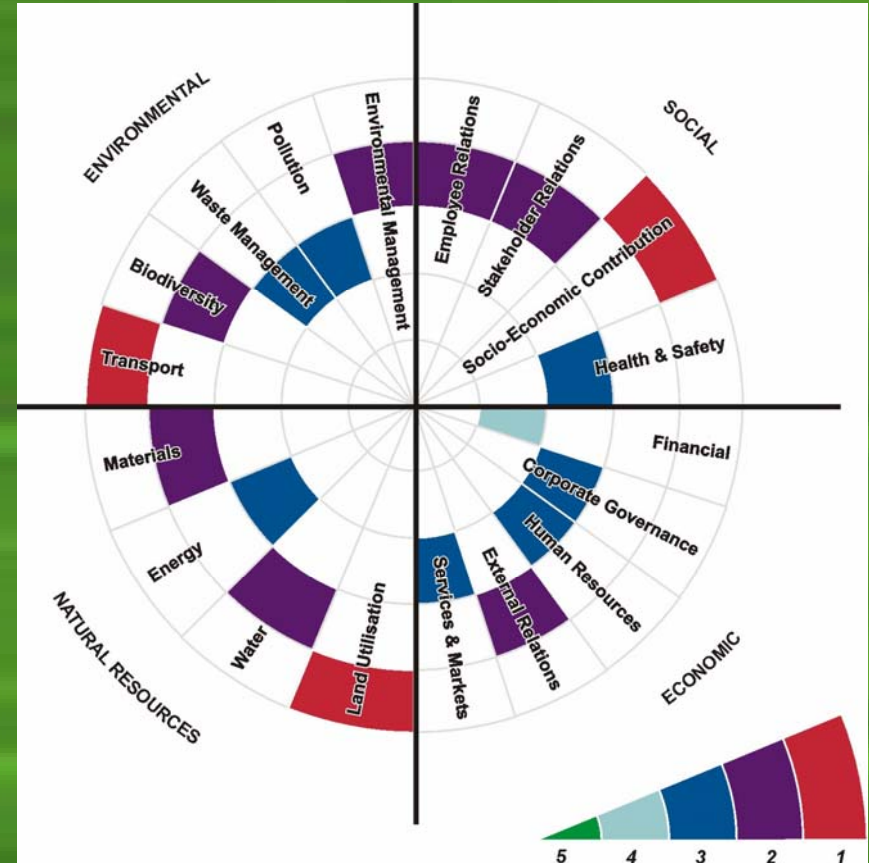


■ Assets Under Management (\$bn)



Sustainability Assessment Report

- Prepared by Arup Sustainability in June 2003
- Key Findings:
 - Sustainability key component of brand awareness
 - Traction achieved in key areas of energy and waste management
 - Needed to integrate across whole of business – balanced scorecard
 - Need for internal education
 - Articulate policy



Achievements to date

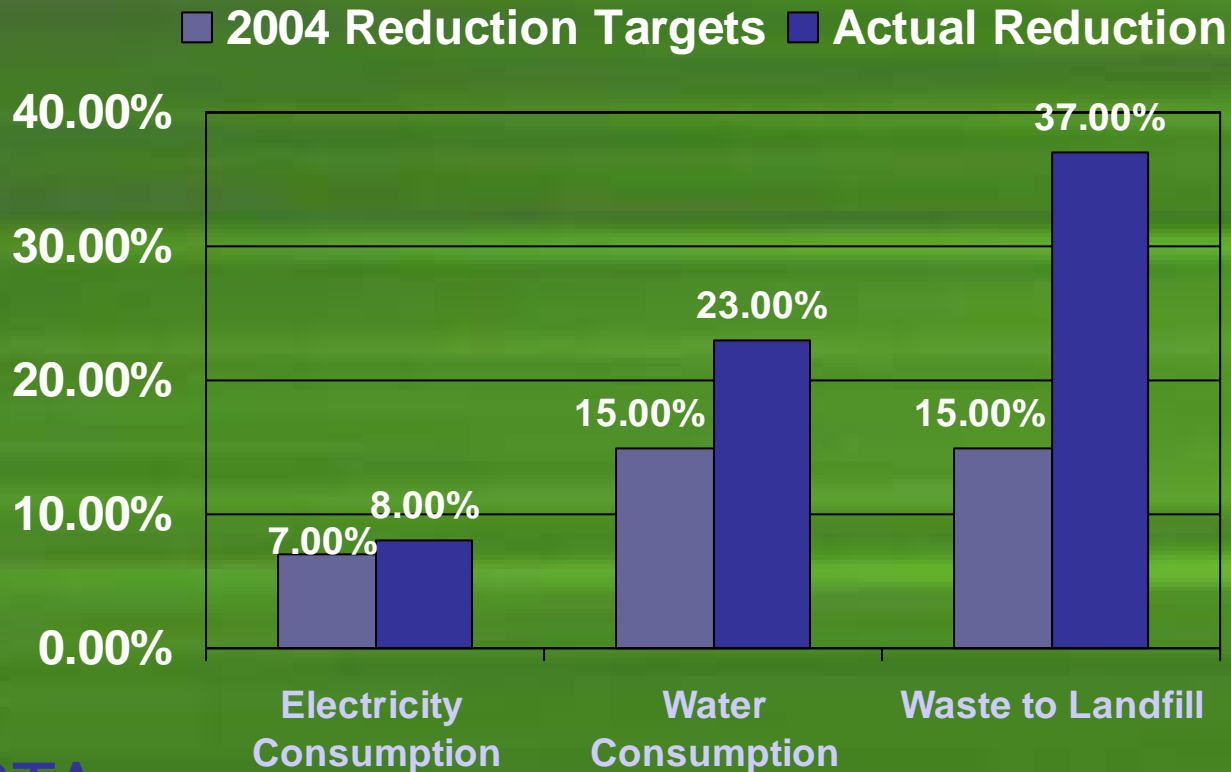
Investa has implemented a sustainability focused program including

- environmental management system
- minimising waste to landfill
- energy and water reduction programs.
- **the consideration of sustainability principles in selecting and procuring goods and services**



Asset Management

- Current year's achievements



...Australia's largest commercial property owner

- Our credentials
 - Contribute to supply chain for over 1100 Australian companies
 - 1st property group to receive NSW Greenhouse Gas Abatement Certificates for ABGRS
 - Inclusion in 2004 & 2005 Dow Jones Sustainability World Index



...external mandates

- In addition to the Investa portfolio, we manage the Westpac / Suncorp portfolios
 - Additional 700,000sqm corporate accommodation
 - Over 1000 branches
- Key initiatives:
 - Electricity / Waste / water management roll out
 - Brisbane Square corporate accommodation
 - DDA roll out



Integrated Approach



Targets Overview

- 3 year reduction targets
 - Electricity 15% reduction in usage
 - Water 25% reduction in consumption
 - Waste Recovery 50% diverted from landfill
 - Aggregate Emissions 30,000 tonnes saved to June 2006
- Expand water, waste and energy programmes to all assets > \$15m
- Achieve an average Australian Building Greenhouse Rating (ABGR) of 3 stars across the portfolio by June 2005
- Source 10% energy from Green energy source
- Roll out Supply Chain Screen across all suppliers



Our buildings

Building	Rating	Building	Rating
73 Miller St, North Sydney	4.0	VICTORIA	
BT Tower, 1 Market St, Sydney	3.5	485 Latrobe St, Melbourne	3.0
31 Market St, Sydney	3.5	469 Latrobe St, Melbourne	3.0
80 Pacific Highway, North Sydney	3.0	441 St Kilda Rd, South Melbourne	2.0
60 Martin Place, Sydney	3.0	120 Collins St, Melbourne	1.5
55 Market St, Sydney	3.0	420 St Kilda Rd, South Melbourne	0.5
310 Pitt St, Sydney	3.0	350 Collins St, Melbourne.	0.5
400 George St, Sydney	2.5	QUEENSLAND	
32 Phillips St, Parramatta	2.5	410 Ann St, Brisbane	3.0
255 Elizabeth St, Sydney	2.0	Kings Row, 40 McDougall St, Brisbane	3.0
Grosvenor Place. 225 George St, Sydney	2.0	State Law, 50 Ann St Brisbane	2.5
Octagon, 110 George St, Parramatta	1.5	240 Adelaide St, Brisbane	0.5
231 Elizabeth St, Sydney	1.5	Boeing House, 363 Adelaide St, Brisbane	0.5
ACT		410 Ann St, Brisbane	3.0
62 Northbourne Av, Civic ACT	3.5	SOUTH AUSTRALIA	
Penryhn House, Bowes St, Woden ACT	3.0	115 Grenfell St, Adelaide	3.0
64 Northbourne Av, Civic, ACT	2.0	30 Pirie St, Adelaide	3.0

... the future

- in the next financial year, as a prequalification to tender for ongoing supplies, we will require all existing suppliers to indicate how they respond to their corporate responsibilities to sustainability.



Basis of approach

- Initial focus on direct suppliers
- Minimum = meeting regulatory requirements
- Higher performance encouraged
- Manager's responsibility to apply this process
- Risk assessment approach to be applied
- Suppliers may be required to undertake improvement actions



Suppliers & Sustainability

1. Environmental Policy and Management

- Environmental Training
- Environmental Performance Monitoring and Reporting
- Pollution Control
- Waste Management
- Biodiversity
- Transport

2. Natural Resources

- Materials
- Energy
- Water
- Land Utilisation

3. Social aspects

- OHS Policy and Management
- Safe Work Practices and Procedures
- OHS Training
- Health and safety Consultation
- OHS Performance Monitoring
- Employee relations
- Stakeholder Relations
- Contributions to Communities

4. Supply Chain Management

5. Insurance Details



Our leadership was recognised globally by our inclusion in the 2004 Dow Jones Sustainability World Index and by Sustainable Asset Management, which put Investa among the world's top real estate groups in terms of sustainability performance.

In Australia, Investa's sustainability best practice was also recognised through winning the 2004 Banksia Environmental Award¹ in the category of Leadership in Socially Responsible Investment and the 2004 FMA SEDA Facilities Management Environmental Achievement Award².

