

OUR SUSTAINABILITY JOURNEY



THE DOCKS



**Energy-saving
device sensors**



**High performance
glazing in buildings**



**Creations of a pepiniere
to produce plants internal**



Sustainable transportation

ESG IN UNITED DOCKS

At United Docks, we recognize that environmental, social, and governance (ESG) principles are not only key to sustainable business practices, but also vital to the long-term success of our company. By prioritizing ESG, we are taking an active role in mitigating environmental risks and reducing our carbon footprint. We believe that businesses have a responsibility to contribute positively to the environment, and by investing in renewable energy, waste reduction, and eco-friendly technologies, we can help shape a greener future while simultaneously improving operational efficiency. In this objective we are reaching **nearly 500 tonnes of CO_{2e}** annually.

In addition to our environmental efforts, we place a strong emphasis on social responsibility. We understand that a company's success is closely tied to the well-being of its employees, stakeholders, and the communities in which it operates. At United Docks, we are committed to fostering a safe, inclusive, and diverse workplace that encourages collaboration and innovation. We also support community development initiatives that promote education, health, and social welfare, ensuring that our growth benefits those around us.

Governance is another critical pillar of our ESG strategy. At United Docks, we uphold the highest standards of ethical conduct, transparency, and accountability. Our governance framework is designed to ensure that all business decisions are made in the best interest of our stakeholders while maintaining compliance with regulatory requirements. By maintaining strong governance practices, we not only protect our reputation but also build trust with investors, partners, and clients, which is essential for long-term success. This translates not only a better internal confidence boost, but it also aided us to retain **nearly 100% of our business relationships**; be it with tenants, contractors, or business partners.

Ultimately, we value ESG at United Docks because it aligns with our core values of integrity, sustainability, and responsible growth. We believe that by integrating ESG principles into every aspect of our operations, we can create a positive impact that extends beyond our company, benefiting the environment, society, and the economy. This approach not only enhances our corporate image but also ensures that we remain resilient and competitive in an ever-evolving market.



ECOLOGICAL - ESG

Energy efficiency initiatives and results:

Energy Efficiency Initiatives: Energy efficiency remains a fundamental element of our commitment to sustainability and operational excellence. We have successfully implemented motion infrared sensors across our facilities, optimizing lighting systems to ensure that lights are active only when necessary. This targeted approach has led to a notable reduction in energy consumption and operational costs. Additionally, our proactive monitoring and rectification efforts enable us to swiftly identify and address inefficiencies, further enhancing our energy management. These measures have significantly decreased our overall energy use and carbon footprint. By continuously refining our practices and investing in advanced technologies, we are dedicated to achieving sustainable energy efficiency in line with our environmental stewardship goals.

Till date, we have approximately reduced **our global electricity consumption by 400,000 kWh.**

Green Building Practices and LEED Certification:

In our ongoing efforts to promote environmental responsibility, we are actively pursuing LEED (Leadership in Energy and Environmental Design) certification for **our forthcoming projects; The Docks Ebene.** This prestigious certification highlights our commitment to green building practices, focusing on energy efficiency, water conservation, and the use of sustainable materials. By meeting LEED standards, we aim to minimize our environmental impact while creating healthier and more efficient spaces for our occupants. This initiative reflects our leadership in sustainable construction and aligns with our corporate values of responsible development and enduring environmental sustainability.





MODERN ARCHITECTURE BLENDING WITH COLOURFUL LANDSCAPE





ECOLOGICAL TRANSPORTATION

Our Park and Ride initiative significantly contributes to reducing road congestion in the City Centre and lowering CO₂ emissions. By offering proximity to metro and bus stations—just a 5-minute walk—our facility promotes the use of sustainable commuting options for our occupants.

To enhance the convenience of public transport, Park and Ride provides shuttle services that connect directly to these transit hubs. This integration encourages occupants to choose public transport over private vehicles.

For example, a daily **10 km** commute by public transport results in approximately **1,267grams of CO_{2e}** emissions, whereas the same distance travelled by car generates around **2240 grams of CO_{2e}**. By facilitating access to public transport and reducing reliance on personal vehicles, United Docks contributes to a substantial reduction in carbon emissions. Our Park and Ride system is projected to decrease **CO₂ emissions** by at least **300 tons annually**, underscoring our commitment to sustainable urban development and environmental responsibility.



FLEXIBLE INDOOR AND OUTDOOR AREAS



AIR QUALITY MONITORING AT THE DOCKS

At The Docks, we are dedicated to ensuring the highest standards of air quality for our community. Our ongoing air quality monitoring provides key insights into the environmental conditions within our facilities:

- CO₂ Levels: At the entrance of Le Workspace floor CO₂ concentration averages at 420 ppm, which is consistent with normal background levels for indoor ambient air.

- Indoor Air Quality: In the Les Suites occupied lobby, CO₂ levels are recorded at 755 ppm. This concentration is typical for well-ventilated indoor spaces and reflects effective air exchange practices.

Our commitment to indoor environmental quality is demonstrated through the sophisticated design of our air conditioning and fresh air flow systems. These systems are optimized to enhance occupant comfort and promote energy efficiency. By continuously introducing fresh air from the surrounding environment, we reduce the reliance on air conditioning units, thus supporting a healthier and more sustainable indoor atmosphere.



CO₂ is **420 ppm** in Le Workspace lobby during a typical afternoon which represents a health interior air quality



SUSTAINABLE ARCHITECTURE

Through the architectural design of The Docks and its 4-sided glazing, natural lighting is optimized during daytime. This significantly decreases the dependence on artificial lighting by 60% compared to a typical occupied space, translating into a lower carbon footprint from **500 kgCO_{2e}/m²** for a typical office to **350 kgCO_{2e}/m²**, an approximate carbon footprint for an office at the Docks.



ADVANCING TOWARDS A PAPERLESS ORGANIZATION

United Docks Limited is committed to embracing digital transformation by transitioning to a paperless organization. This shift is a key part of our strategy to enhance operational efficiency and improve customer service. By eliminating paper-based processes, we aim to streamline operations, reduce costs, and provide faster and more reliable access to information and services.

Key Developments and Initiatives:

Current Strategies in place

- Digital Property Management:

Introduction of a digital property management system to eliminate paper in tenant onboarding processes.

- Digital Document Management:

Deployment of a digital document management system to streamline document processing and storage.

Future Commitments:

In the upcoming fiscal year, United Docks is focused on furthering our paperless initiative with the following actions:

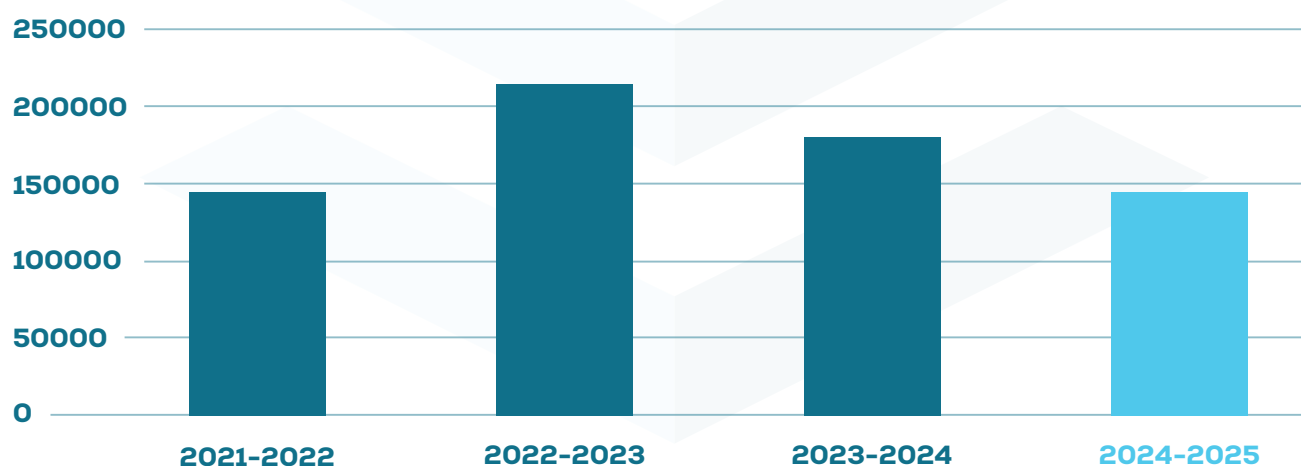
- Online Agreement Management: Implementation of DocuSign for electronic agreement management.

- Online Co-Working and Event Management:

Launch of a digital system for managing co-working spaces and events, further minimizing paper usage.

Through these initiatives, United Docks Limited continues to drive operational excellence and deliver enhanced services, reinforcing our commitment to sustainability and innovation.

ANNUAL NUMBER OF PAGES USED



Increase in Paper Usage (2022-2023):

The 50% increase in paper usage for the year 2022-2023 was attributed to additional administrative requirements related to several deal closures.



BLOOD DONATIONS AT THE DOCKS







SEAMLESS CHARGING WHILE YOU WORK



SUSTAINABLE TRANSPORTATION WITH EV CHARGING STATIONS

Gasoline vehicles emit approximately **563 grams of CO₂ per kilometre**, while fully electric vehicles produce about **302 grams per kilometre**. To support our commitment to reducing carbon emissions and advancing sustainable transportation, United Docks has installed several electric vehicle (EV) charging stations on the premises.





LUSH GREEN SPACE

United Docks Business Park and The Docks are committed to environmental welfair through thoughtful integration of green practices. Surrounded by thousands of trees and shrubs, our spaces are designed to harmonize with nature. We enhance our interiors with plants, which, once mature, are transferred back to our green spaces, ensuring a sustainable lifecycle.

Our dedication to eco-friendly practices extends to our landscaping operations. We actively recycle organic waste into compost, contributing to our green areas and reinforcing our commitment to sustainability.







REUSABLE WARES

United Docks is committed to green target goals through the active promotion of reusable items such as glass bottles, steel cutlery, and glass cups. This key initiative plays a crucial role in our strategy to reduce dependence on plastic and single-use products. By adopting these durable alternatives, we aim to eliminate approximately 800 kilograms of disposable plastic each year. This transition not only reduces waste, but also conserves resources and energy typically used in the production of single-use plastics, underscoring our dedication to environmental stewardship.



SOCIAL - ESG

Community engagement and development programs:

With 20% of our current workforce residing near our business location, we have a unique opportunity to create initiatives that not only benefit our employees, but also contribute positively to the neighborhoods in which they live. By implementing programs such as volunteer opportunities, local event sponsorships, and skills development workshops, we aim to enrich the lives of our employees while supporting the growth and well-being of our community. Through these efforts, we strive to build a collaborative environment where mutual respect, shared prosperity, and sustainable development are core values upheld by our company.

Employee well-being and diversity initiatives:

Employee well-being and diversity initiatives are integral parts of our commitment to creating a supportive and inclusive workplace culture. Through initiatives like team-building activities and Health Day events, we prioritize the holistic health and happiness of our diverse workforce. Team-building activities not only strengthen collaboration and camaraderie among employees but also foster a sense of unity and mutual respect across different teams and departments. Health Day events provide opportunities for employees to focus on their physical and mental well-being through activities such as health screenings, wellness workshops, and fitness challenges. By promoting diversity and inclusivity through these initiatives, we aim to ensure that every member of our team feels valued, supported, and empowered to thrive both personally and professionally within our organization.

Health and safety policies and performance:

Health and safety policies and performance are paramount to our organization, guided by rigorous adherence to industry standard HSO protocols. We are committed to maintaining a workplace environment that prioritizes the well-being and safety of every individual. Our policies are meticulously designed to meet or exceed industry benchmarks, ensuring comprehensive measures are in place to mitigate risks and promote a culture of initiative-taking safety awareness. Regular audits and continuous improvement initiatives are integral to our approach, allowing us to adapt swiftly to evolving regulations and best practices. By upholding these standards, we not only safeguard the health of our workforce but also uphold our responsibility to provide a secure and productive workplace environment for everyone.



GOVERNANCE - ESG

Continuous improvement is a cornerstone of effective governance in ESG within the real estate sector. It involves ongoing efforts to enhance ESG practices, policies, and performance based on evolving best practices, stakeholder feedback, and changes in regulatory requirements. United Docks is committed to continuous improvement in ESG governance by prioritizing the following several key actions:

-Benchmarking and Performance Metrics:

Regularly benchmarking against industry peers and setting clear performance metrics help us to track our progress in ESG goals. This allows them to identify areas for improvement and establish targets that align with sustainability frameworks.

-Stakeholder Engagement:

Engaging with stakeholders – including investors, tenants, employees, and community members – provides valuable insights into their expectations and concerns regarding ESG issues. This feedback informs strategic decisions and helps prioritize initiatives that resonate with stakeholders, enhancing transparency and trust.

-Integration into Business Strategy:

Integrating ESG considerations into overall business strategies to ensure that sustainability goals are embedded in decision-making processes across the organization. This alignment helps real estate companies identify opportunities to create value through sustainable practices while mitigating risks associated with environmental, social, and governance factors.

-Training and Education:

Providing training and education programs for employees on ESG topics fosters a culture of awareness and responsibility. This empowers staff at all levels to contribute to ESG initiatives, driving innovation and efficiency in sustainability practices within the organization.

-Innovation and Technology:

Embracing innovation and leveraging technology solutions can enhance ESG performance in real estate operations. For example, adopting smart building technologies for energy management or implementing green construction techniques can improve resource efficiency and reduce environmental impact.

-Reporting and Transparency:

Regularly communicating ESG performance through comprehensive reporting and disclosures will demonstrate accountability to stakeholders. Transparent reporting not only showcases achievements, but also highlights areas for improvement, encouraging continuous learning and progress in ESG governance.

By prioritizing continuous improvement in ESG governance, United Docks not only enhance their resilience to emerging ESG risks, but also position themselves as leaders in sustainability within the industry. This proactive approach not only supports long-term value creation and stakeholder trust but, it also contributes positively to broader environmental and social goals.



OUTLOOK

CHALLENGES AND OPPORTUNITIES AHEAD

Sourcing of Materials / Construction waste materials

In the Mauritian context, the real estate industry faces a unique set of challenges and opportunities as it navigates the path towards sustainability. One major challenge is the sourcing of materials, where the reliance on imported construction materials can lead to higher costs and environmental impact due to transportation emissions. Balancing cost-effectiveness with sustainable sourcing practices remains a crucial challenge for developers and builders alike.

Additionally, managing construction waste poses another significant hurdle. Effective waste management practices are essential to minimize the environmental footprint of building projects, but this requires robust infrastructure and commitment from stakeholders to recycle and reuse materials wherever possible. Despite these challenges, there are promising opportunities.

The demand for sustainable construction practices is growing, presenting a chance for industry players to innovate and adopt greener building techniques. Embracing locally sourced materials and implementing efficient waste management strategies not only aligns with global sustainability goals but, also enhances the reputation and competitiveness of real estate developments in Mauritius.

As regulations and consumer preferences increasingly prioritize sustainability, those who proactively address these challenges stand to benefit from a more resilient and future-proof real estate market.

Green Procurement.

Commitment to continuous improvement and innovation in the context of green procurement is essential for fostering sustainability in the real estate industry.

Green procurement involves sourcing materials, products, and services that have a reduced environmental impact throughout their lifecycle. This commitment requires staying abreast of technological advancements and best practices in sustainable procurement, such as opting for materials with eco-label certifications, promoting energy-efficient appliances, and using renewable energy sources wherever possible.

By continuously evaluating and improving procurement practices, real estate developers can not only reduce their carbon footprint, but also contribute to broader environmental goals.

Embracing innovation in green procurement not only enhances corporate social responsibility, but also positions companies favorably in an increasingly eco-conscious market. Moreover, it encourages collaboration with suppliers who share similar sustainability goals, fostering a network of like-minded partners dedicated to advancing environmental stewardship within the real estate sector.

Ultimately, a steadfast commitment to continuous improvement and innovation in green procurement is pivotal in shaping a more sustainable future for the Mauritian real estate industry.