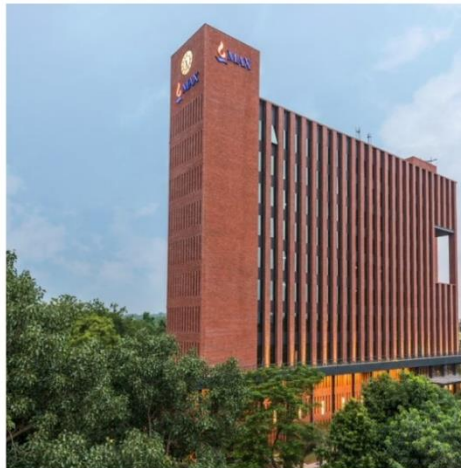
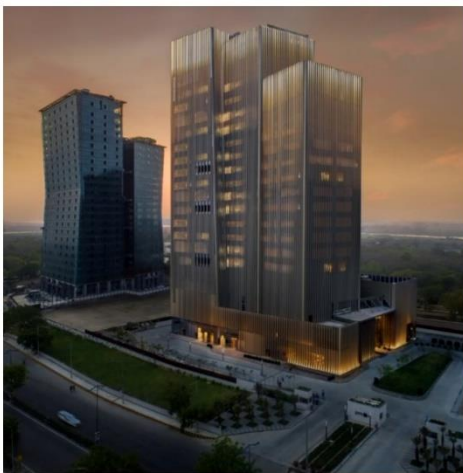




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SUSTAINABLE PROCUREMENT POLICY

CORPORATE SUSTAINABILITY STRATEGY



MAX ESTATES LIMITED



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1. INTRODUCTION

Sustainable procurement is the process of purchasing goods and services in a way that accounts for the social, economic, and environmental impact that the purchase will have on people and communities. These purchases must also still achieve value, which means improving the efficiency of the money that is spent and the resources that are being used.

As the primary interface with the upstream supply chain, the procurement function has a decisive role to play in shaping MEL's ESG footprint, both directly through purchase decisions and indirectly by influencing product design.

2. PURPOSE

The purpose of this document is to establish and provide guidelines for sustainable procurement practices to reduce carbon emissions during the asset life cycle.

3. SCOPE

This policy applies to all procurements during construction and operational phase of these facilities.

4. TARGETS & COMMITMENTS

MEL's sustainable sourcing aligns with the company's vision and corporate policy for achieving sustainable development through low-impact real estate development.

- **Adhere to relevant environmental regulatory laws at the local, state, and national level**
- **Adopting life cycle cost analysis approach while evaluating design and operation strategies**
- **Explore the suitability of low-carbon structural and non-structural material options**
- **Evaluate modular construction technology to enhance resource management, overcome supply-chain issues and reduce construction waste**
- **Minimize and recycle construction demolition waste (CDW) and operational waste**
- **Ensure all suppliers, manufacturers and contractors comply with Health and Safety and Environmental legislation**
- **Prohibit slavery and the use of forced, bonded, or child labor across the supply chain**
- **Comply with relevant laws regarding ethical business practices and labor practices**
- **Proactively develop relationships with its suppliers to promote improvements in product and minimize any adverse impacts**