

Sustainable Investment Policy

2021

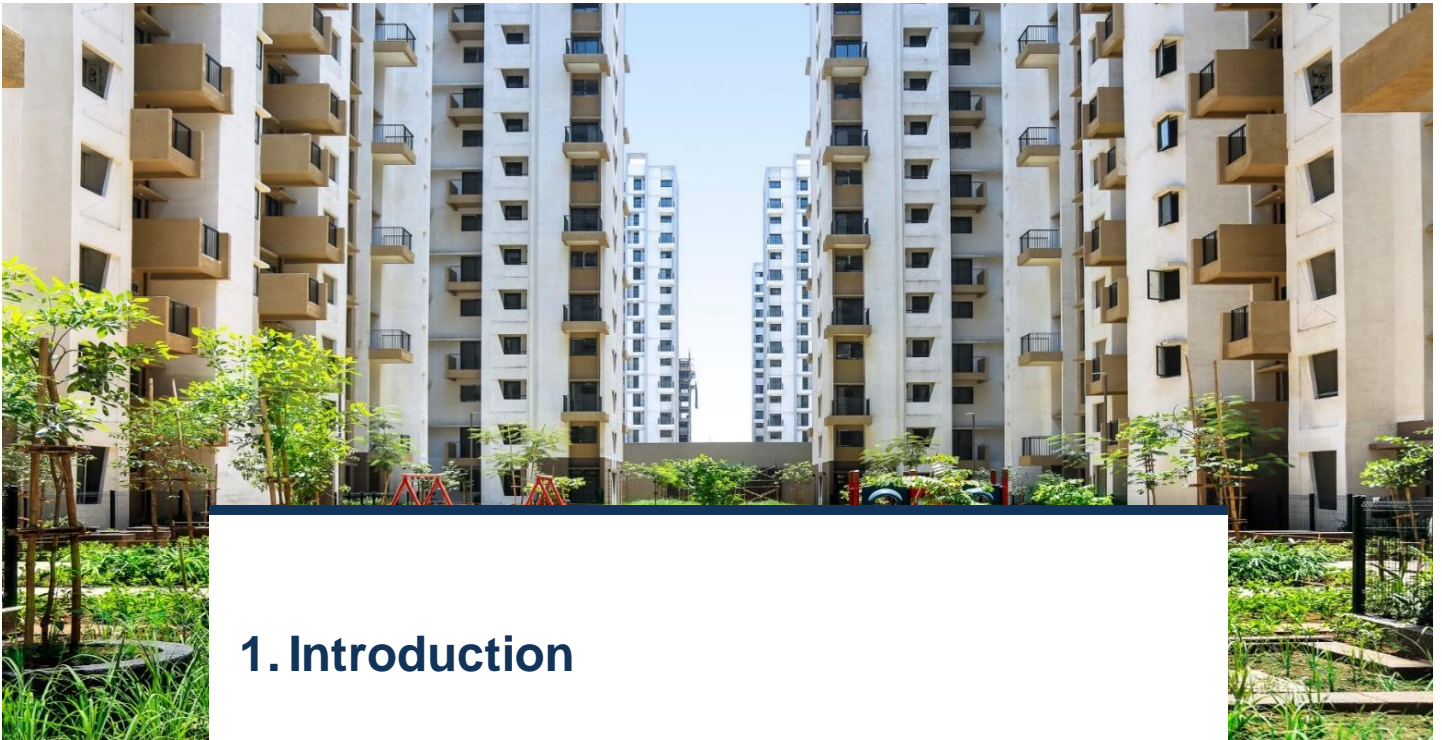


Ivanhoe
Cambridge

Table of Contents

1. Introduction	3
2. Objective	4
3. Scope	4
4. ESG Priorities	5
5. Stakeholder Engagement	6
6. Sustainable Investment Process	6
7. Reporting	8
8. Roles and Responsibilities	8
9. Review	9
Appendix – Definitions	10

Policy	Version 2021-01
Approved By	Governance and Ethics Committee of the Board of Directors
Approved Date	March 22, 2021



1. Introduction

IVANHOÉ CAMBRIDGE INVESTS WITH CONVICTION TO CREATE A SUSTAINABLE IMPACT.

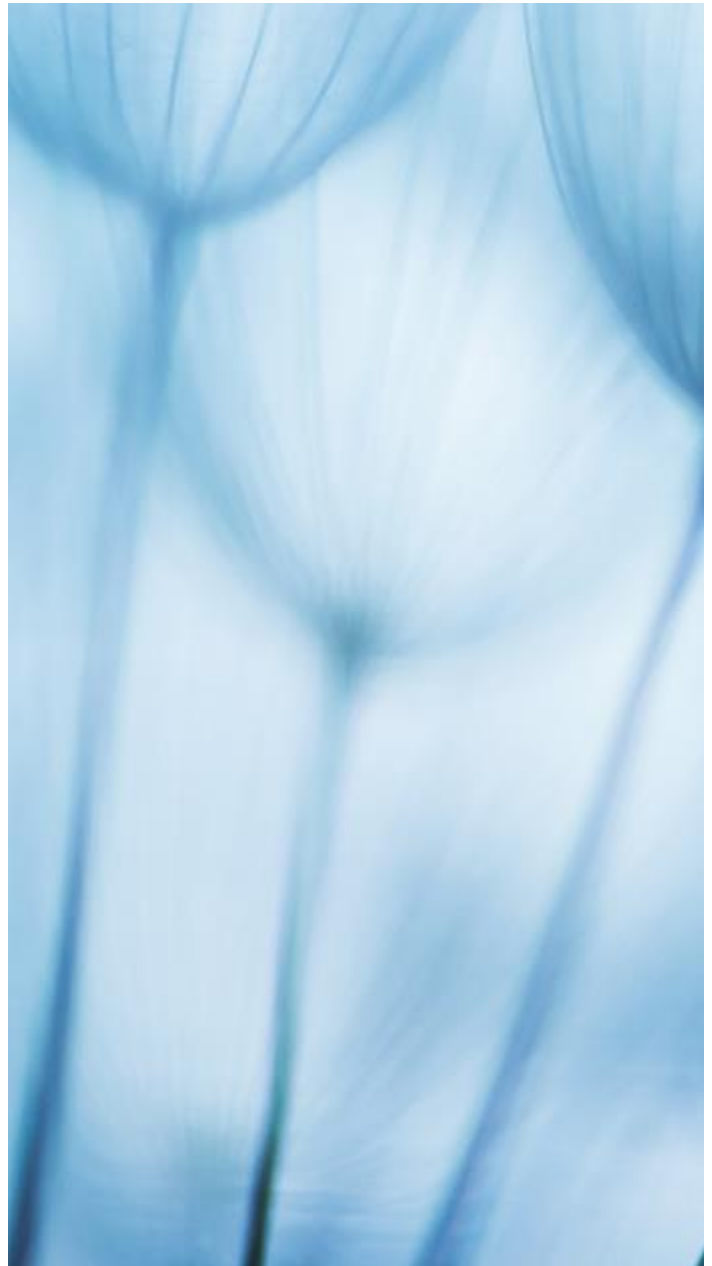
At Ivanhoé Cambridge (IC), we strive to develop and invest in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. Our mission is to generate long-term performance for our depositors while creating a positive impact in the communities where we invest. We do so strategically and responsibly, by considering environmental, social and governance (ESG) factors alongside traditional investment criteria to reduce risks and maximize value creation for our real estate investments.

By wisely investing the funds entrusted to our care, we not only contribute to transforming the urban landscape to meet the ever-evolving needs of our communities, but we also enable the transition to a more inclusive, equitable and environmentally sustainable future. Over the long term, we believe that a sustainable real estate investment is a profitable investment.

2. Objective

This *Sustainable Investment Policy* (hereinafter “Policy”) formalizes our approach to integrating ESG factors into our investment processes, in alignment with our stakeholders’ expectations. By implementing this policy, we aim to make a credible and effective contribution to improving the financial and extra-financial performance of our portfolio’s assets in collaboration with our partners. This Policy is informed by international standards for sustainable investment, such as the PRI,¹ the UN SDGs², and GRESB.³

1. [United Nations supported Principles for Responsible Investment](#) – refer to appendix for details
2. [United Nations Sustainable Development Goals](#) – refer to appendix for details
3. [Global ESG Benchmark](#) for Real Assets



3. Scope

The Policy applies to our global investment portfolio and to all employees of Ivanhoé Cambridge across the jurisdictions where we operate. We also expect third parties, such as our investment partners, asset managers and other business partners, to adopt similar policies that are consistent with this Policy. We are committed to working with our partners with regard to the adoption of ESG best practices.

4. ESG Priorities

Our approach to sustainable investment is part of our broader commitment to corporate social responsibility (CSR). This approach is articulated around three main goals, which structure our actions based on established ESG priorities:

OUR CSR VISION

Create positive and sustainable environmental and social impacts in the communities where we invest and be recognized as a CSR leader in the real estate industry.

OUR GOALS		
Environmental	Social	Governance
Improve the efficiency and resilience of our assets toward a net zero carbon portfolio	Have a meaningful and lasting impact in our communities to improve the quality of life in and around our properties	Implement corporate governance best practices and further integrate CSR in our business processes
OUR PRIORITY TOPICS		
<ul style="list-style-type: none"> ▪ Energy (efficiency, renewables) ▪ Carbon Footprint ▪ Green Certifications ▪ Waste and Water ▪ Climate Change Resilience ▪ Construction Materials ▪ Sustainable Transportation ▪ Biodiversity 	<ul style="list-style-type: none"> ▪ Safety ▪ Health and Wellbeing ▪ Housing Affordability ▪ Diversity Equity and Inclusion ▪ Community and Tenant Engagement 	<ul style="list-style-type: none"> ▪ Reporting and Disclosure ▪ ESG Integration Tools ▪ Stakeholder Engagement ▪ Sustainable Finance ▪ Responsible Procurement ▪ Business Ethics ▪ Responsible Tax Practices



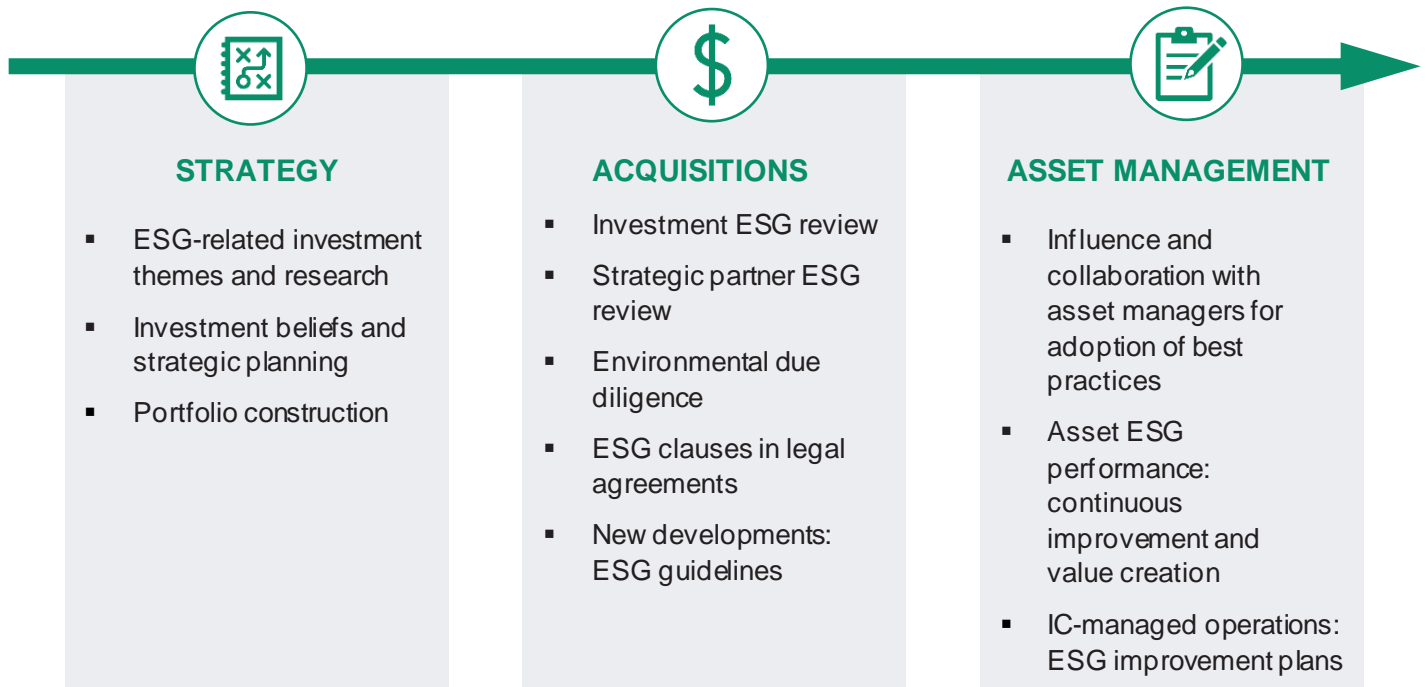
5. Stakeholder Engagement

To deliver on our CSR vision, we strongly believe in a collaborative approach with our stakeholders, which allows us to combine performance and responsible business conduct. One way to do this is through a regular materiality assessment where our stakeholders share their view of the most impactful ESG aspects we should prioritize (reflected in the list on section 4). Understanding the needs of our stakeholders helps us align our strategies with their expectations.

Another way to elevate best practices is to work together to advance ESG research knowledge, and innovation within the real estate industry. We also maintain open dialogue to raise awareness of Ivanhoé Cambridge's objectives, considering the realities of stakeholders and, where appropriate, supporting them in their own journey. As part of our stakeholder engagement actions, we encourage clear, relevant and meaningful reporting on ESG information to help us monitor and influence their ESG performance.

6. Sustainable Investment Process

We consider ESG aspects through the full investment life cycle, from investment strategy to new transactions, asset management and disposition. Our approach is tailored to reflect the particularities of each investment, its sector, the geographical situation, the type of structure and the partners involved.



6.1 Strategy

Social and environmental trends and issues will have an influence on the long-term value of our portfolio. At the strategy level, ESG factors are embedded in our investment research themes and form part of our investment planning and strategy, at the forefront of the investment process.

6.2 Acquisitions

When reviewing new investments, we integrate relevant ESG-related risks and opportunities in our analysis and decision-making process alongside other investment considerations. Beyond looking at the ESG profile of an asset at acquisition, we also factor in the opportunity to improve its ESG performance over time. We voluntarily refrain from investments where ESG risks are deemed high and cannot be mitigated to an acceptable level.

We also assess the operational practices of our strategic partners, including their ESG policies and practices, on a regular basis, and we work with them on an improvement action plan if deemed necessary.

Environmental compliance considerations are factored into our regular due diligence process and are reflected — where relevant — in our legal agreements.

For our new development projects, ESG guidelines are drafted to ensure best-in-class practices are incorporated early into the project design and construction process.

6.3 Asset Management

As active stewards of our assets, we seek to enhance value protection and creation by improving the ESG quality of our assets over their holding period. This period is indeed conducive to improving the ESG practices and performance of our properties with a long-term vision. Relevant ESG aspects are included in asset business plans, performance management, and in our relationship with our tenants. Should ESG issues arise, we generally adopt a proactive engagement strategy with our managers to enable us to positively influence ESG behaviors and encourage better practices.

For the properties managed by Ivanhoé Cambridge, specific operational ESG strategies are implemented for key aspects such as energy efficiency, waste management, water management, environmental compliance, air quality, green and wellness certifications, PropTech and tenant and community engagement.

For assets managed by third parties, we favor a dialogue approach with our partners to engage them in high ESG performance. Commensurate with our level of influence, we expect our asset managers to adopt and apply ESG practices at the asset level consistent with this Policy and industry best practices.

Our Environmental Management System frames our approach in this area and we track progress by conducting annual assessments of the ESG performance of our portfolio.

As part of our exit strategies, we make sure relevant ESG information is made available to potential buyers.

7. Reporting

We believe that transparency in ESG performance helps drive continuous improvement and better decision-making. We monitor our performance and voluntarily report publicly on our sustainable investment priorities and achievements. We document our ESG performance in our annual activity report in accordance with industry disclosure best practices such as the GRI (Global Reporting Initiative).

We also actively participate in voluntary reporting initiatives such as the Global ESG Benchmark for Real Assets (GRESB). As a real estate subsidiary of the Caisse de dépôt et placement du Québec (CDPQ), Ivanhoé Cambridge also contributes to CDPQ's ESG disclosures through the PRI and other initiatives.

8. Roles and Responsibilities

The **Governance and Ethics Committee** of the Board of Directors of Ivanhoé Cambridge is responsible for approving the Policy and overseeing its implementation. The Board's **Investment Committee** ensures that ESG factors are integrated into our overall investment strategy.

The **CSR Committee** is a cross-organizational group composed of representatives of business units and corporate services assigned to review the CSR action plan and prioritize key initiatives. The CSR Committee also plays an active role in executing the CSR action plan and ensuring best practices are shared internally.

The **Executive Committee** is responsible for ensuring adequate resources are allocated to implement this Policy and that a proper action plan is developed and implemented. The Executive Committee is also responsible for approving the main deliverables related to the Policy and for reporting annually on its implementation to the Governance and Ethics Committee.

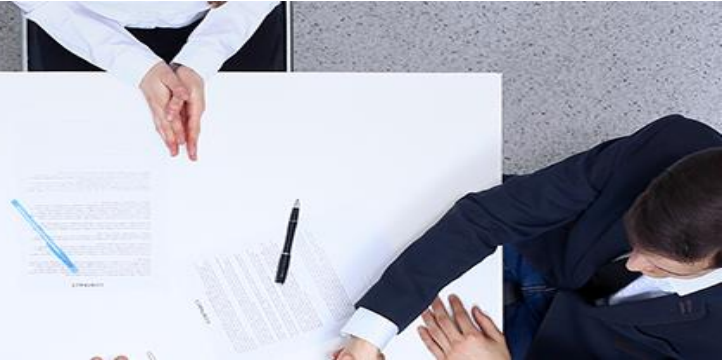
The **CSR team** is responsible for guiding and supporting internal teams in the integration of ESG factors through the investment cycle. The CSR team prepares the CSR action plan, monitors its implementation, and updates this Policy when necessary. The CSR team also engages with stakeholders and leads our ESG performance reporting and disclosure.

IC employees are responsible for reading and applying this Policy as it pertains to their responsibilities. Notably, **Business Units, Strategy and Transformation, Finance and Performance, and Risk Management** teams are responsible for applying the relevant terms of section 6 of the Policy (sustainable investment process) to their respective activities with support from the CSR team and the CSR Committee.

The **Legal Affairs** team is responsible for reviewing changes to this Policy and, together with the Business Units, ensuring the applicable elements of this Policy are included in contractual documentation with third-parties.

9. Review

This Policy will be reviewed every three years or more frequently if necessary, taking into consideration its relevance and effectiveness in achieving our stated objectives.



For any question related to this policy, please contact Corporate Social Responsibility: csr@ivanhoecambridge.com

Appendix – Definitions

CSR	<p>Corporate social responsibility refers to our responsibility to generate positive environmental and social impacts through our activities as a real estate investor. This is consistent with our commitment to delivering long-term financial performance.</p>
ESG	<p>Stands for environmental, social and governance. In the financial sector, ESG refers to the application of CSR in the context of investment portfolio management to achieve a better long-term financial and extra-financial performance.</p>
Materiality Assessment	<p>A materiality assessment is used to better understand the ESG factors most relevant to our activities, in terms of the level of influence we can have on these factors, as well as their impacts on our business. We conduct a materiality assessment of our company-wide operations every two years. This exercise also helps to deepen our understanding of the needs and expectations of our stakeholders. The materiality assessment confirms our strategic direction and guides the CSR content of our annual activity report. For more information, refer to our activity report.</p>
PRI	<p>The Principles for Responsible Investment (PRI) is a United Nations–supported international initiative that guides investors in incorporating ESG factors into their investment and ownership decisions. The PRI put forward six principles as follows:</p> <ol style="list-style-type: none"> 1. We will incorporate ESG issues into investment analysis and decision-making processes. 2. We will be active owners and incorporate ESG issues into our ownership policies and practices. 3. We will seek appropriate disclosure on ESG issues by the entities in which we invest. 4. We will promote acceptance and implementation of the Principles within the investment industry. 5. We will work together to enhance our effectiveness in implementing the Principles. 6. We will each report on our activities and progress towards implementing the Principles.
SDGs	<p>The Sustainable Development Goals (SDGs) were developed by the United Nations at the end of 2015 as a blueprint to achieve a better and more sustainable future for all. These 17 goals are intended to be achieved by 2030 (2030 Agenda). Through our activities, our impact is focused on four of these goals: Decent Work and Economic Growth (#8), Sustainable Cities and Communities (#11), Responsible Consumption and Production (#12) and Climate Action (#13).</p>
Sustainable Investment	<p>Recognizing that there is no standard definition in the industry, Ivanhoé Cambridge defines a sustainable investment as an investment that aims for a double impact: long-term financial performance and a positive impact on the environment and society.</p>