

Sustainability Report 2025



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BOARD STATEMENT

Dear Stakeholders,

It is our pleasure to present the Sustainability Report for MYP Ltd. and its subsidiaries ("**MYP**", "**Group**", "**Company**") for the financial year ended 31 March 2025 ("FY2025"). This report reaffirms our ongoing commitment to responsible business practices and sustainable value creation for our stakeholders, including investors and tenants.

FY2025 marks a milestone for MYP Ltd., being our inaugural year adopting the International Financial Reporting Standards ("**IFRS**") Sustainability-related Disclosures ("**SDS**") developed by the International Sustainability Standards Board ("**ISSB**") to report on climate-related issues. This aligns with the latest recommendations by the Singapore Exchange Trading Limited's ("**SGX-ST**", "**SGX**"). Embracing this globally recognised framework strengthens the integrity of our sustainability journey and enhances transparency in our reporting.

CLIMATE URGENCY AND RESPONSIBILITY

The urgency of climate action has never been greater. The Intergovernmental Panel on Climate Change ("**IPCC**") highlights in its Sixth Assessment Report that the world is nearing the critical 1.5°C global warming threshold sooner than anticipated, with 2024 seeing record high temperatures and the first calendar year with a global average surface temperature above 1.55°C above the 1850-1900 average¹.

Without urgent action such as significant reduction of emissions across all sectors, the future outlook is increasingly concerning. This stark reality sets the ground for the rising importance of environmental responsibility among investors and the public, with sustainable and greener portfolios gaining significant prominence.

With climate change emerging as a crucial priority for businesses and the society, we acknowledge our responsibility in shaping a low-carbon and sustainable future. As an owner of a green-certified building, we understand the importance of environmental footprint management and how essential it is in achieving this vision. Our investments in green initiatives—such as energy-efficient lighting and water conservation—reflect our proactive approach. In FY2025, we also began to incorporate Scope 1 and

¹ Word Meteorological Organization, "WMO confirms 2024 as warmest year on record at about 1.55°C above pre-industrial level, 10 January 2025.

Scope 2 greenhouse gas (“**GHG**”) emissions in our sustainability reporting, establishing a baseline for future measurement and improvement.

ASSESSING MATERIAL ESG FACTORS

Our Board of Directors (“**Board**”) plays a critical role in driving our climate strategy and overseeing our sustainability initiatives. The Board conduct regular materiality assessments to ensure our environmental, social, and governance (“**ESG**”) priorities align with stakeholder expectations and industry best practices. Key issues including energy efficiency, tenant well-being, and ethical governance remain at the forefront of our business practices. This Board-level commitment ensures that sustainability is embedded into strategic decision-making to support long-term value creation.

ECONOMIC PERFORMANCE

Our focus on economic performance centres on long-term value creation and prudent risk management. Through maintaining high occupancy rates and actively identifying opportunities for building enhancements, we strive to deliver sustainable performance for our stakeholders. We believe that integrating sustainability into our business strategy not only enhances asset value, but also attracts top quality occupiers, and ensures our competitiveness in a dynamic market.

ENSURING HEALTH, SAFETY, SECURITY IN THE WORKPLACE

The safety and well-being of our employees and building remain fundamental to our operations. We strive to maintain zero workplace incidents through robust health and safety protocols and a proactive maintenance regime.

We continue to mitigate risks by conducting regular safety inspections, maintaining essential licenses and permits, and continuously reviewing our emergency response protocols in line with regulatory updates and industry best practices.

In FY2025, we continue to promote health and wellness programmes by offering spinal screenings, fitness programmes, and mental health talks for our employees and occupants. By fostering a holistic and supportive environment, we wish to enhance the well-being and satisfaction of our building community.

THE FUTURE THAT AWAITS US

We are always committed to continuous improvement in our sustainability journey. Looking ahead, we strive to refine our climate strategy, set more defined targets, and deepen stakeholder engagement to address evolving ESG challenges and

opportunities. We trust that adopting IFRS SDS and enhancing climate-related disclosures will guide us in our pursuit of sustainable business practices.

We would like to thank our investors, occupiers, and partners for your continued trust and support. Together, we can build a resilient, inclusive and climate-conscious future for MYP Ltd. and the community around us.

On behalf of the Board of Directors,

JONATHAN TAHIR

Executive Chairman and Chief Executive Officer
MYP Ltd.

ABOUT THIS REPORT

The Group issues a Sustainability Report on an annual basis. This is the Group's eighth annual Sustainability Report ("**Report**"), which covers our financial year from 1 April 2024 to 31 March 2025 ("**FY2025**"). This Report is subject to internal audit review which will take place in accordance with the Group's internal audit cycle.

This Report should be read in conjunction with our Annual Report 2025 for a more comprehensive overview of our performance.

REPORTING SCOPE

This Report aims to provide a comprehensive overview of the Group's operations and business practices, focusing mainly on the management of our key property, MYP Centre, which constitutes the majority of our property portfolio and its impact on ESG factors.

The Group also owns two residential units at Sky@Eleven, which will not be included in the scope of this Report due to their immaterial contribution to the Group's asset base and ESG impact.

REPORTING STANDARDS AND FRAMEWORK

This Report is prepared with reference to the Global Reporting Initiative ("**GRI**") Sustainability Reporting Standards, the most widely accepted global framework for corporate sustainability reporting. The corresponding GRI disclosures can be found in the GRI Content Index of this Report.

In line with the latest recommendations set out by SGX-ST, this Report includes climate reporting based on the IFRS S2 Climate-related Disclosures ("**IFRS S2**") of the IFRS SDS, which builds upon the Task Force on Climate-related Financial Disclosures ("**TCFD**") framework. We also refer to the IFRS SDS Industry-based Guidance on Implementing Climate-related Disclosure (Volume 36 – Real Estate), which offers sector-specific best practices. Where applicable, metrics follow SGX Core ESG Metrics for consistency and comparability.

As this is our first year adopting IFRS S2, FY2025 serves as our baseline year. Comparative data from previous reporting periods may be excluded where appropriate, in line with transitional guidance.

RESTATEMENTS

No restatements were made to information disclosed in the previous report.

INTERNAL REVIEW AND EXTERNAL ASSURANCE

In compliance with the SGX-ST Listing Rule 711B on Sustainability Reporting, our Audit Committee has conducted a review over our sustainability reporting processes to ensure adequacy and effectiveness. The reviewing process ensures improvements in our internal processes, controls, and systems. Please refer to our Annual Report 2025 for more information.

MYP Ltd. has not sought external assurance for this reporting period.

CONTACT US

We value our stakeholders' views and inputs as a cornerstone of continuous improvement in our sustainability efforts.

Please contact us at enquiry@myp.com.sg for any feedback in regards to our sustainability reporting practices and performances.

SUSTAINABLE GOVERNANCE

As articulated in the preceding sections, sustainability is not just a priority at MYP Ltd.—it is a core pillar of how we operate and create value. To ensure sustainability is embedded in our strategic direction and day-to-day decision-making, we have established a robust governance framework that engages leadership across the organisation.



BOARD OF DIRECTORS

The Board of Directors oversees our sustainability agenda, providing strategic guidance on climate-related risks and opportunities, and ensuring they are integrated into the Group's long-term business strategies. The Board is actively involved in our ESG performance and in approving key sustainability-related initiatives and investments.

To ensure that the Board is appropriately equipped to assess complex ESG considerations, all Directors have undergone training on sustainability matters, as required by SGX-ST.

Sustainability issues are discussed regularly during board meetings to enable effective oversight of climate-related strategies and enterprise risk.

The Board works closely with senior management to:

- Develop the Group's sustainability strategy in response to emerging ESG trends
- Identify and prioritise material ESG issues that are most relevant to our stakeholders and business model
- Set strategic sustainability goals with an understanding of financial capabilities and business risk appetite
- Monitor the Group's progress and performance in meeting sustainability goals and targets through periodic reporting

AUDIT COMMITTEE

The Audit Committee supports the Board by ensuring the accuracy, transparency, and credibility of our sustainability disclosures. The committee monitors internal controls and processes related to sustainability, including the identification, assessment, and management of climate-related risks and opportunities. It works in collaboration with management to review the quality of sustainability reporting and ensures alignment with regulatory requirements, thereby fostering trust among our stakeholders.

SUSTAINABILITY REPORTING COMMITTEE

The Sustainability Reporting Committee is tasked with operationalising our sustainability governance. It supports both the Board and Audit Committee in the execution of our ESG reporting commitments and performance tracking. The Committee collects, reviews, and validates sustainability data—particularly climate-related metrics—and facilitates engagement with internal and external stakeholders, including tenants and service partners.

The Committee also:

- Reviews material topics based on stakeholder feedback and industry relevance
- Ensures compliance with SGX-ST guidelines and international frameworks such as GRI and IFRS SDS
- Recommends ESG disclosures for Board approval
- Integrates sustainability practices into operational processes under Board direction

The Committee is chaired by the Group's Chief Executive Officer and supported by champions for each ESG pillar – Environmental, Social, and Economic & Governance. Through the assignments of champions within the committee for each ESG pillar, ESG-related issues can thus be addressed in a comprehensive manner. This arrangement ensures that each aspect of ESG receives focused attention, resulting in more effective and holistic decision-making across all areas of sustainability.

Sustainability governance is also integrated into the Group's overall corporate governance framework. Refer to the Report on Corporate Governance in Annual Report 2025 for more details.

STAKEHOLDER ENGAGEMENT

Effective stakeholder engagement is critical to advancing our sustainability strategy. Building on our robust governance framework, we actively engage our internal and external stakeholders to align our actions with their expectations and incorporate their feedback into decision-making processes.

Our stakeholders are identified based on their influence on, or interest in, our business activities. They include shareholders and investors, the Board of Directors, tenants, employees, contractors and service providers, government regulators and the broader community. We maintain regular and transparent communication with all key stakeholder groups through formal and informal channels, enabling us to anticipate risks, uncover opportunities, and build lasting relationships grounded in trust.

Below is an overview of our stakeholder engagement approach, including key concerns, modes of engagement, and frequency:

EXPECTATIONS AND CONCERNS	MODES OF ENGAGEMENT	FREQUENCY OF ENGAGEMENT
Shareholders and Investors		
<ul style="list-style-type: none"> Business resilience and financial performance Business strategy and direction Corporate governance and compliance Transparent and timely communication of information 	<ul style="list-style-type: none"> Annual General Meeting Annual reports and sustainability reports 	Annually
	<ul style="list-style-type: none"> Results announcements and news releases Corporate website Feedback channels through emails 	Ongoing; Semi-annually
Board of Directors		
<ul style="list-style-type: none"> Economic performance Anti-corruption Environmental compliance 	<ul style="list-style-type: none"> Board meetings 	Semi-annually
	<ul style="list-style-type: none"> Open communications via meetings, emails, and phone calls 	Ongoing
Tenants		
<ul style="list-style-type: none"> Safe and hazard-free office space Prompt feedback resolution Quality property and facility management Rental review 	<ul style="list-style-type: none"> Feedback channels such as email and hotline Regular tenant meetings Tenant engagement activities and well-being programmes 	Ongoing
	<ul style="list-style-type: none"> Tenant feedback / surveys 	Annually

EXPECTATIONS AND CONCERNS	MODES OF ENGAGEMENT	FREQUENCY OF ENGAGEMENT
Employees		
<ul style="list-style-type: none"> Fair remuneration and career progression Training and development Safe and inclusive work environment Channels for grievances and whistleblowing 	<ul style="list-style-type: none"> Regular reviews and performance appraisals Company sponsored-training and development programmes Internal communication platforms Regular staff meetings 	Annually
	<ul style="list-style-type: none"> Grievance / Feedback channels 	Ongoing
Contractors and Service Providers		
<ul style="list-style-type: none"> Clear two-way communication channels Safety compliance and project timelines Fair procurement practices and timely payment terms Timely feedback regarding materials / services provided 	<ul style="list-style-type: none"> Inspections and site visits Requests for proposal and quotations Industry updates and project progress reviews Contractor performance evaluation and risk assessments 	Regularly
Government and Regulators		
<ul style="list-style-type: none"> Regulatory requirements and compliance Environmental standards and reporting Reporting standard Public accountability 	<ul style="list-style-type: none"> Annual report and sustainability report 	Annually
	<ul style="list-style-type: none"> Formal correspondences and consultations 	As required
Community		
<ul style="list-style-type: none"> Social and environmental responsibility Positive local impact and engagement 	<ul style="list-style-type: none"> Social initiatives and outreach programmes Community events and volunteering 	Regularly

We believe that fostering a culture of open dialogue and continuous engagement is essential for sustainable success. By listening to and learning from our stakeholders, we can refine our sustainability strategies and ensure that our operations remain resilient, inclusive, and responsive to evolving societal needs.

MATERIAL TOPICS

To ensure our sustainability efforts address the most significant ESG matters, MYP Ltd. adopts a structured and data-driven approach to materiality assessment. This ensures we remain responsive to evolving stakeholder expectations, regulatory developments, and emerging environmental and social risks.

Each year, the Board of Directors, Audit Committee, and Sustainability Reporting Committee jointly assess and validate material topics by considering the following:

- Identifying ESG topics that reflect the most significant impacts of our business, guided by the GRI Standards
- Benchmarking against industry norms
- Reviewing local and global ESG developments relevant to our industry in Singapore
- Identifying risks and opportunities associated with each sustainability topic

The insights gained from this process are used to prioritise material topics and shape our sustainability strategy. For FY2025, there are no changes to the list of material topics compared to FY2024. Climate-related risks and opportunities aligned with these topics have been incorporated where applicable to ensure integrated reporting.

GOVERNANCE			
Indicator	GRI Standard	Key Impacts	Approach
Compliance with laws and regulations	2-27	<ul style="list-style-type: none">• Compliance reduces any legal risks, fines, and reputational damage	<ul style="list-style-type: none">• Regularly monitoring and reviewing applicable laws and regulatory developments• Regular audits to ensure compliance
Anti-corruption	205-2; 205-3	<ul style="list-style-type: none">• Corruption leads to reduction of trust, legal standing, and financial position• Anti-corruption policies and procedures prevent unethical behaviour, fosters a culture of integrity, and protects the company's reputation	<ul style="list-style-type: none">• Maintaining Code of Conduct and Whistleblowing Policy• Regular training and clear communication of anti-corruption procedures• Monitoring and investigating reported incidents
Board oversight of ESG	Custom	<ul style="list-style-type: none">• Ensures ESG integration at the highest level of governance	<ul style="list-style-type: none">• Periodic ESG training for Board members

			<ul style="list-style-type: none"> Regular Board engagement on sustainability performance and targets
ECONOMIC			
Indicator	GRI Standard	Key Impacts	Approach
Direct economic value generated and distributed	201-1	<ul style="list-style-type: none"> The company's economic performance reflects the company's contribution to the economy and the shareholders 	<ul style="list-style-type: none"> Regular tracking and reporting on our economic performance Ensuring transparent and responsible financial management Audits of our financial statements Strategic planning to sustain value creation
Business resilience	Custom	<ul style="list-style-type: none"> Supports continuity in uncertain market conditions 	<ul style="list-style-type: none"> Ongoing scenario planning and risk assessment Investment in building enhancements and tenant retention
SOCIAL			
Indicator	GRI Standard	Key Impacts	Approach
New employee hires and turnover	401-1	<ul style="list-style-type: none"> Lower turnover rates indicate organisational stability, and employee satisfaction 	<ul style="list-style-type: none"> Monitoring of workforce statistics Fostering a positive workplace culture
Diversity and equal opportunity	405-1	<ul style="list-style-type: none"> Diversity promotes fairness and inclusion Diverse backgrounds can provide a wider perspective during decision-making 	<ul style="list-style-type: none"> Monitoring of workforce demographics Promoting inclusive hiring and workplace policies
Non-discrimination	406-1	<ul style="list-style-type: none"> Discrimination affects employee morale, legal compliance, and public trust 	<ul style="list-style-type: none"> Fostering a respectful and supportive culture Providing a channel for reporting of discrimination
Occupational Health and Safety	403-2	<ul style="list-style-type: none"> Ensures employee and tenant safety, and reduces operational risks 	<ul style="list-style-type: none"> Maintaining a Health, Safety, Security Policy Conducting regular assessments and compliance audits

Customer Health and Safety	416-2	<ul style="list-style-type: none"> Builds trust and avoids legal liabilities 	<ul style="list-style-type: none"> Ensuring proper licenses, permits, and certifications are up to date Addressing issues through prompt follow-ups and quality assurance processes
Customer Privacy	418-1	<ul style="list-style-type: none"> Protects data integrity and mitigates regulatory risks 	<ul style="list-style-type: none"> Enforcing a personal data protection policy Appointing a data protection officer
Employee development and well-being	Custom	<ul style="list-style-type: none"> Enhances morale, retention, and workplace productivity 	<ul style="list-style-type: none"> Provision of health and wellness programmes Professional training and career development opportunities

ENVIRONMENT

Indicator	GRI Standard	Key Impacts	Approach	Climate-Related Risks and Opportunities
Waste generated / diverted	306-3; 306-4	<ul style="list-style-type: none"> Improper waste disposal leads to pollution Excess waste generation leads to overloading of landfills 	<ul style="list-style-type: none"> Engaging licensed waste collection contractors for proper disposal Providing recycling facilities Maintaining an Energy Management, Efficiency and Recycling Policy 	-
Water withdrawal	303-3	<ul style="list-style-type: none"> Careless and excess use of water reduces its availability for other critical uses 	<ul style="list-style-type: none"> Optimising water efficiency Maintaining an Energy Management, Efficiency and Recycling Policy 	<ul style="list-style-type: none"> Water scarcity may lead to disruptions in building operations

Energy consumption within the organisation	302-1	<ul style="list-style-type: none"> Use of electricity, fuel, and refrigerants results in GHG emissions, contributing to climate change 	<ul style="list-style-type: none"> Optimising energy efficiency Monitoring usage on regular basis Maintaining an Energy Management, Efficiency and Recycling Policy 	<ul style="list-style-type: none"> Increased costs for cooling as a result of higher energy consumption as a response to rising temperatures Property insurance premiums rising due to increased risks of extreme weather events damaging the property and disrupting operations Increased business costs due to higher carbon taxes Increase in tenant expectations for green offices, leading to additional green building enhancements and/or retrofits
Reduction of energy consumption	302-4			
GHG emissions (Scope 1 & 2)	305-1; 305-2	<ul style="list-style-type: none"> Contributes to climate change Impacts regulatory exposure and tenant demand 	<ul style="list-style-type: none"> Initiated GHG inventory as baseline Exploring reduction initiatives and renewable energy options 	<ul style="list-style-type: none"> Stricter carbon pricing schemes and tenant sustainability expectations

This structured approach to materiality strengthens our ability to proactively address ESG challenges, allocate resources effectively, and deliver measurable value to our stakeholders.

RISK MANAGEMENT

MYP Ltd. recognises that the material topics identified through our annual assessment process present both significant risks and potential opportunities. Among these, climate-related risks are increasingly critical due to their long-term implications on economic performance, regulatory exposure, and stakeholder expectations.

In this reporting year, we placed special emphasis on understanding and addressing climate-related risks and opportunities in alignment with the IFRS S2 Climate-related Disclosures framework. These risks are categorised into two main types:

Physical risks: including chronic changes such as rising temperatures, and acute risks such as extreme weather events that may impact our building operations and infrastructure resilience.

Transition risks: such as changes in government regulations, evolving stakeholder expectations, increasing carbon taxes, and the rising demand for green-certified spaces.

To guide our strategic decision-making, we conducted a climate-related scenario analysis based on qualitative inputs. This analysis helped us identify the most plausible climate-related threats and corresponding opportunities in the context of our operations in Singapore. As we continue to mature in our sustainability journey, future assessments will progressively include quantitative data to strengthen our climate resilience and decision-making.

Our risk management approach includes:

- Integrating climate considerations into strategic planning and capital allocation
- Conducting regular Board-level reviews of climate and ESG-related risks
- Monitoring emerging regulatory and market trends relevant to sustainability
- Engaging key stakeholders to stay responsive to evolving expectations

This forward-looking and integrated risk management framework enables us to build organisational resilience and seize opportunities in the green economy.

Refer to pages 19 to 22 for further details on our climate-related scenario analysis.

ENVIRONMENTAL

Environmental responsibility is a core pillar of MYP Ltd.'s sustainability strategy. As a real estate owner and operator, we acknowledge the significant role our operations play in shaping a more sustainable urban future. We are committed to minimising our environmental footprint by embedding sustainability into our daily operations, strategic planning, and stakeholder engagement.

Our environmental management efforts are guided by our comprehensive Energy Management, Efficiency & Recycling Policy, which outlines best practices in resource efficiency, emissions reduction, and waste management. We continue to adopt energy- and water-efficient technologies and practices across our assets to improve operational performance while reducing our environmental impact.

Key initiatives include:

- Upgrading to energy-efficient lighting and air-conditioning and mechanical ventilation (“**ACMV**”) systems
- Implementing water-saving fixtures and promoting conservation behaviours
- Conducting regular audits to track energy and water consumption
- Encouraging responsible waste disposal and providing recycling infrastructure

Our commitment to green building principles is demonstrated by our Green Mark (Gold) re-certification awarded in 2023 by Singapore's Building and Construction Authority (“**BCA**”). The Green Mark scheme is Singapore's premier green building rating tool and is aligned with international sustainability benchmarks. The certification reflects our efforts to enhance building performance, occupant well-being, and climate resilience.

Looking ahead, we remain committed to continuous environmental improvement. In the coming year, we plan to undergo re-certification to reaffirm our dedication to sustainable building practices. We will also continue exploring innovations in energy saving and waste reduction to support Singapore's Green Plan 2030 and global climate goals.

Through these proactive measures, MYP Ltd. strives to contribute to a low-carbon, resource-efficient, and climate-resilient future.

ENERGY AND EMISSIONS

As a real estate operator, MYP Ltd. is increasingly exposed to both the physical effects of climate change—such as rising temperatures and more frequent extreme weather events—and the transition risks of shifting to a low-carbon economy. These include higher energy costs, regulatory pressures, and evolving stakeholder expectations. At the same time, our business operations, particularly electricity usage, contribute to greenhouse gas emissions that exacerbate climate change.

We are committed to reducing our carbon footprint by monitoring and optimising electricity, fuel, and refrigerant usage within our building operations. These efforts support not only national climate goals but also our strategic objective of building resilience and long-term sustainability.

Climate-Related Scenario Analysis

To guide our mitigation strategies and improve preparedness, we conducted an early-stage, qualitative climate-related scenario analysis. This exercise helped us assess how climate risks and opportunities may unfold across three timeframes relevant to our business in Singapore:

Short term (2025 to 2030): As Singapore's Green Plan 2030 target approaches, Singapore will focus on its current climate plans, such as expanding public transportation and electric vehicle infrastructure while raising public awareness on sustainability. Various adaptational measures such as renewable energy are gradually being implemented or expanded as an effort to combat climate change.

Climate-related regulations are expected to be more demanding, resulting in carbon tax increasing to encourage a lower carbon footprint production. Stricter sustainability reporting regulations are being introduced in phases, including mandatory climate disclosures.

The country may experience some noticeable effects of climate change, such as hotter days and heavier rainfall.

Medium term (2031 to 2040): Singapore's economy and infrastructure will undergo major changes as the country moves towards cleaner and renewable energy. Businesses will increasingly be expected to meet higher sustainability standards, resulting in much stricter regulations and reporting.

Climate-related issues will become more pressing, with more frequent heatwaves and flooding events. The government is expected to intensify its efforts in keeping the city liveable and resilient.

The majority of buildings are expected to be green-certified in line with Singapore's Green Building Masterplan and upgraded to better adapt to climate-related challenges.

Long term (2041 to 2050): As Singapore's target of net-zero emissions by 2050 approaches, most energy is expected to be clean and renewable while advanced adaptational technologies are expected to be fully mainstreamed. Sustainability will be a core part of daily life and business as Singapore is poised to be a leader in being a green country.

However, the impacts of climate change, such as rising sea levels and extreme weather, will continue to be challenging. Continuous adaptation and flexibility will be needed, with the government, corporations, and citizens all playing their roles in ensuring that Singapore remains resilient in facing climate change.

Summary of Climate Risks and Opportunities

CATEGORY	RISK/OPPORTUNITY AND IMPACT ON THE GROUP	ANTICIPATED TIME HORIZON	RESPONSE STRATEGY
Physical risk	Increased frequency of extreme and unpredictable weather events (e.g. flooding, heatwaves) leading to disruptions in operations and building damages	Medium to long term	<ul style="list-style-type: none"> Initiating phased upgrades or retrofitting to ensure the building is able to withstand environmental issues Upgrading of obsolete mechanical systems and infrastructure to more climate-resilient models
	Rising temperatures leading to increase in cooling demand, resulting in higher energy consumption and costs	Medium to long term	<ul style="list-style-type: none"> Upgrading to more resilient ACMV systems Exploring district cooling

CATEGORY	RISK/OPPORTUNITY AND IMPACT ON THE GROUP	ANTICIPATED TIME HORIZON	RESPONSE STRATEGY
	Water scarcity leading to disruptions in building operations, higher costs, and tenant satisfaction	Long term	<ul style="list-style-type: none"> Upgrading to more efficient water fittings and systems
Transition risk	Stricter building regulations and green certification requirements may lead to additional expenses to meet compliance and risk of penalties	Short term	<ul style="list-style-type: none"> Upgrading to more efficient lighting and ACMV systems Upskilling employees to be better equipped in adhering to regulatory compliance
	Stricter sustainability reporting requirements may lead to additional expenses to meet compliance and risk of penalties	Short term	<ul style="list-style-type: none"> Consulting with industry experts to develop a comprehensive climate action plan and to prepare for stricter regulations Upskilling employees to be better equipped in adhering to regulatory compliance
	Increase in carbon taxes and energy costs leading to higher leading to additional operation expenses	Medium to long term	<ul style="list-style-type: none"> Transitioning to using cleaner, renewable energy Upgrading of obsolete mechanical systems and infrastructure to low-carbon models

CATEGORY	RISK/OPPORTUNITY AND IMPACT ON THE GROUP	ANTICIPATED TIME HORIZON	RESPONSE STRATEGY
	Increase in insurance premium due to risks of building being damaged due to climate-related issues, leading to additional expenses	Medium to long term	<ul style="list-style-type: none"> Upgrading or retrofitting to ensure resilience of building
	Tenants demanding environmentally sustainable workspaces may lead to them choosing to move to other buildings with better reputations in sustainability	Short to medium term	<ul style="list-style-type: none"> Maintain green building certification Implementing green lease clauses and incentives for sustainability-related practices
Potential opportunity	Rising demand for green workspaces leading to increased value of green assets which may garner higher rents, attract higher-quality tenants, and increase in occupancy	Medium to long term	<ul style="list-style-type: none"> Considering investing in green assets Highlighting sustainability when marketing the building Implementing green clauses for future tenants
	Access to government sustainability-related incentives may help to reduce expenses	Short term	<ul style="list-style-type: none"> Leverage on national grants and schemes

Strategy

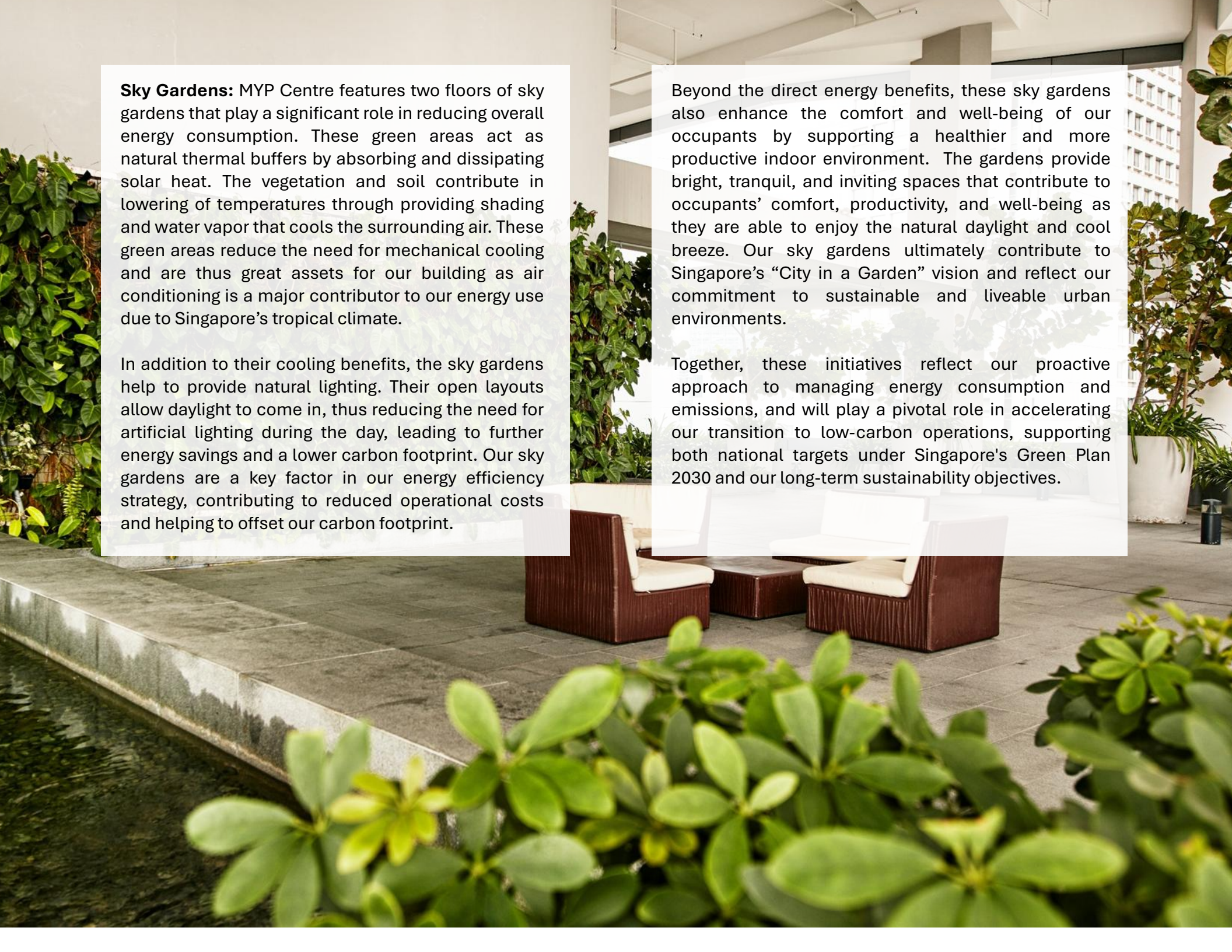
Recognising the need to minimise our environmental impact, MYP Ltd. has implemented a range of energy-saving strategies designed to reduce electricity consumption—our primary contributor to GHG emissions. These initiatives are part of our broader commitment to operational efficiency, regulatory compliance, and climate responsibility.

Lighting Efficiency: As part of our Energy Efficiency policy, we are gradually replacing outdated fluorescent lights with light-emitting diode (“LED”) bulbs which are much more efficient. Additionally, we make use of natural light in areas like car parks and sky gardens.

Across MYP Centre, motion sensors and automatic timers have been installed in restrooms, staircases, and other common areas. Lighting is thus regulated automatically, optimising energy usage and conserving power by preventing any unnecessary illuminations.

Air Conditioning and Cooling Management: At MYP Centre, our primary air conditioning solution is the efficient air-cooled Variable Refrigerant Flow (“VRF”) system, boasting a total system efficiency of 0.75 kW/RT. This system adjusts its operating speed based on the building's load requirements, leading to significant energy savings during periods of lower demand.

To maintain a balance between comfort and energy efficiency, the air conditioning system maintains temperatures within a range of approximately 22-25 degrees Celsius, with an average setting of 23 degrees Celsius. Additionally, an automated timer function activates the system only during office hours, ensuring that energy is not wasted during non-operational hours.



Sky Gardens: MYP Centre features two floors of sky gardens that play a significant role in reducing overall energy consumption. These green areas act as natural thermal buffers by absorbing and dissipating solar heat. The vegetation and soil contribute in lowering of temperatures through providing shading and water vapor that cools the surrounding air. These green areas reduce the need for mechanical cooling and are thus great assets for our building as air conditioning is a major contributor to our energy use due to Singapore's tropical climate.

In addition to their cooling benefits, the sky gardens help to provide natural lighting. Their open layouts allow daylight to come in, thus reducing the need for artificial lighting during the day, leading to further energy savings and a lower carbon footprint. Our sky gardens are a key factor in our energy efficiency strategy, contributing to reduced operational costs and helping to offset our carbon footprint.

Beyond the direct energy benefits, these sky gardens also enhance the comfort and well-being of our occupants by supporting a healthier and more productive indoor environment. The gardens provide bright, tranquil, and inviting spaces that contribute to occupants' comfort, productivity, and well-being as they are able to enjoy the natural daylight and cool breeze. Our sky gardens ultimately contribute to Singapore's "City in a Garden" vision and reflect our commitment to sustainable and liveable urban environments.

Together, these initiatives reflect our proactive approach to managing energy consumption and emissions, and will play a pivotal role in accelerating our transition to low-carbon operations, supporting both national targets under Singapore's Green Plan 2030 and our long-term sustainability objectives.

Metrics

In alignment with IFRS SDS and the latest SGX-ST regulations, we disclose our Scope 1 and Scope 2 GHG emissions. Measuring and monitoring GHG emissions is critical in guiding our climate action plans, assessing environmental impact, and continuously improving our sustainability performance. While Scope 3 emissions are currently excluded, they remain an important area under review as we develop a more comprehensive emissions framework.

Our energy reporting scope covers all common areas and building operations within MYP Centre, including areas and systems under landlord's control such as lobbies, washrooms, elevators, centralised air-conditioning system, and exterior lighting. This approach aligns with the definition of "Base Building" energy consumption, according to the 2018 Global Real Estate Sustainability Benchmark ("**GRESB**") Real Estate Assessment Reference Guide. Energy consumed within tenant-controlled spaces is excluded, as these areas are separately metered and managed by tenants.

As this is our first year of reporting under IFRS SDS, some comparative metrics may be unavailable under permitted transitional relief. At present, we are focused on developing baseline data and establishing robust monitoring protocols to inform future target-setting. Quantitative emissions reduction targets will be defined in subsequent reporting cycles as our data matures.

We use the Greenhouse Gas Emissions Calculator | 2022 Emission Factors published by the United Nations Climate Change ("**UNFCCC**") secretariat as a guide where necessary in our GHG emissions reporting. Emissions intensity metrics are derived using the common area footprint of 3,811 m², calculated as the difference between our gross floor area (18,563 m²) and net leasable area (14,752 m²).

This rigorous and transparent approach to data disclosure enhances our accountability and enables us to benchmark our performance against local and international standards.

Scope 1 GHG Emissions

Scope 1 emissions are direct GHG emissions that originate from sources owned or controlled by the entity. At MYP Ltd., Scope 1 emissions are limited primarily to refrigerant leaks and our diesel-powered backup generator.

We do not conduct industrial operations or product manufacturing, which means our Scope 1 emissions are significantly lower than those of heavy industry sectors.

Generator Set: Our diesel-powered generator serves as a backup during power outages. In FY2025, the generator was not activated due to uninterrupted grid supply, resulting in zero fuel combustion emissions. Routine maintenance is conducted to ensure system integrity and prevent leakage, contributing to near-zero emissions from this source.

Refrigerant Leaks: In alignment with the GHG Protocol, we disclose emissions from gases specified under the Kyoto Protocol, which includes hydrofluorocarbons (“**HFC**”). Our ACMV system uses R410A gas refrigerant, which is a blend of difluoromethane gas (CH₂F₂ or HFC-32) and pentafluoroethane gas (CHF₂CF₃ or HFC-125). The ACMV system experiences occasional refrigerant leaks due to normal wear and tear, resulting in the need to refill it with additional gas once the level runs low. These leaks thus represent our primary Scope 1 emissions source. Based on data provided by UNFCCC, R410A gas has a high global warming potential (“**GWP**”) of 2,088 carbon dioxide equivalent (“**CO₂e**”), making its management crucial for reducing our climate impact.

We calculate the Scope 1 GHG emissions from R410A refrigerant use based on the number of R410A cylinders (weighing 11.3kg / 0.0113t each) used up during the reporting year, which amounted to 37.5 cylinders. Based on the calculations, our Scope 1 emissions from refrigerants are 885 tCO₂e.

While our Scope 1 emissions are not as large as compared to other real estate sectors, we recognise that the R410A gas has a high GWP which results in significant carbon footprint. We will thus consider exploring alternatives or options that may reduce carbon footprint, such as gradually replacing our existing ACMV system with more efficient ones that use lower-GWP refrigerants, as recommended by environmental agencies. Additionally, we may consider connecting to a district cooling system, which would eliminate onsite refrigerant use entirely. We have engaged in initial discussions with SP Group to assess this option for our building. These efforts underscore our commitment to reduce climate impacts.

Scope 2 GHG Emissions

Scope 2 emissions are indirect GHG emissions from the generation of purchased or acquired electricity, steam, heating or cooling consumed by an entity. At MYP Centre, Scope 2 emissions are attributed solely to electricity usage within common areas and landlord-managed systems.

In accordance with the GHG Protocol, we are to report Scope 2 emissions using both location-based and market-based methods.

Location-Based Method: This approach uses the average emissions factor of the local or national electricity grid.

Market-Based Method: This approach uses emission factors based on specific energy contracts or supplier-provided information, which may reflect the use of renewable energy certificates or supplier-specific emission rates.

Our operations rely exclusively on standard electricity supplied without any green energy options and our supplier does not have supplier-specific emissions factors. Hence, we calculate our emissions based on the latest national grid emissions factor specified by the Energy Market Authority (“**EMA**”), which is 0.412 kg CO₂ / kWh in 2023.

As the market-based method defaults to the same national grid emission factor used in the location-based calculation, our Scope 2 emissions calculated using both the location-based and market-based methods are the same.

Based on our electricity use in FY2025 of 2,200,948 kWh / 7,923 GJ, our total Scope 2 emissions are 907 tCO₂e.

GHG EMISSIONS FY2025				
Category	Emission source category		Total emissions (tCO ₂ e)	Emissions intensity (tCO ₂ e / m ²)
Scope 1	Direct emissions arising from owned or controlled stationary sources that use fossil fuels and/or emit fugitive emissions	Fuels	0	0
		Refrigerants	885	0.232
	Direct emissions from owned or controlled mobile sources	Passenger vehicles	We do not operate any passenger vehicles	
		Delivery vehicles	We do not operate any delivery vehicles	
	Scope 2	Location-based emissions from the generation of purchased electricity, heat, steam or cooling	Electricity	907
Heat and steam			We do not purchase any heat or steam	
Electricity for Electric Vehicles			We do not operate any electric vehicles	
District cooling			We do not use district cooling system	
Scope 3	Scope 3 emissions are excluded from this Report			
TOTAL			1,792	0.470

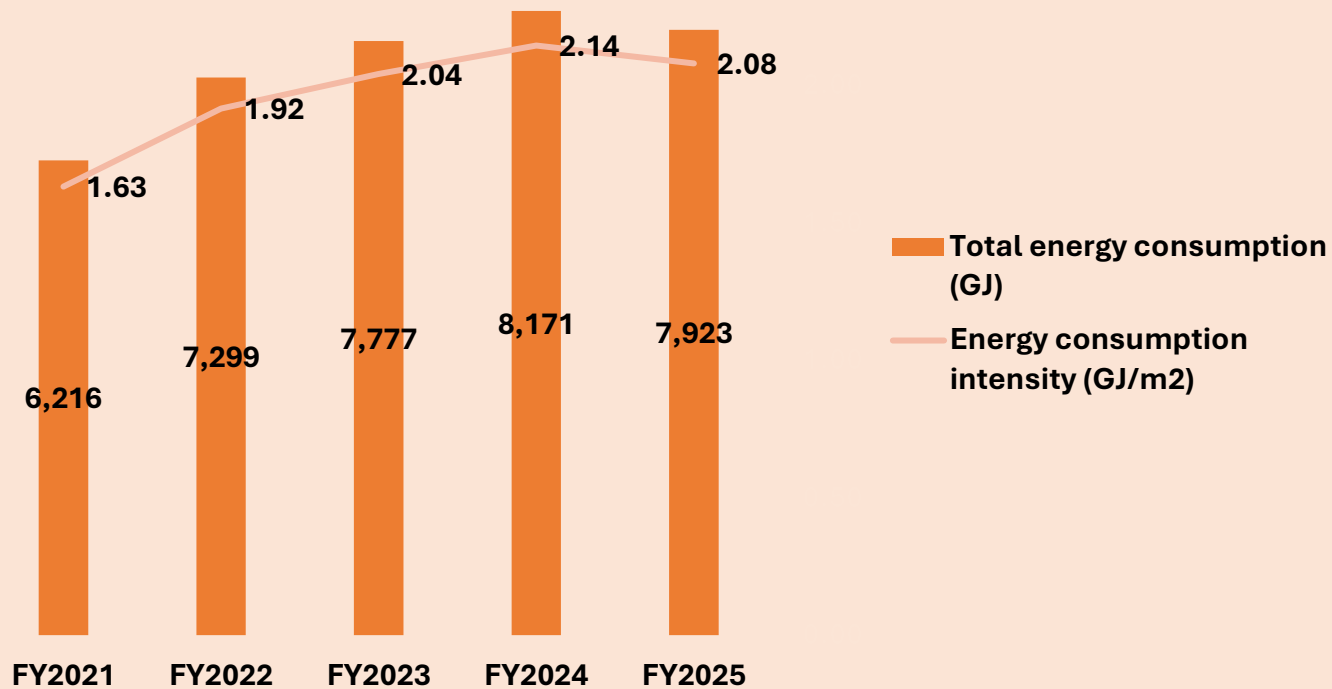
ELECTRICITY CONSUMPTION

Electricity use represents the most significant component of our environmental footprint, primarily contributing to our Scope 2 GHG emissions. As the building landlord, we are responsible for managing electricity consumption across all common areas and landlord-operated systems. Recognising this, we have implemented a comprehensive suite of energy conservation measures—from lighting upgrades and motion sensors to high-efficiency air-conditioning systems and the integration of passive design features like sky gardens.

Our electricity management approach is guided by our Energy Management, Efficiency & Recycling Policy, which sets out the procedures and principles for reducing consumption without compromising tenant comfort or operational standards. These ongoing efforts aim to not only minimise environmental impact but also improve long-term building efficiency and cost effectiveness.

To evaluate the effectiveness of these initiatives and monitor year-on-year progress, we track electricity usage and intensity (measured as gigajoules per square metre, or GJ/m²) across multiple reporting periods. The following chart provides an overview of our electricity consumption trends over the past five years.

ELECTRICITY CONSUMPTION



The total electricity consumed in FY2025 was 7,923 GJ, a marginal reduction from 8,171 GJ in FY2024. This 3% decrease marks the first year-on-year improvement after three consecutive years of rising consumption.

In tandem with this reduction, energy intensity (measured as GJ/m²) also declined slightly from 2.14 GJ/m² in FY2024 to 2.08 GJ/m² in FY2025. This decline in energy intensity is significant as it indicates improved energy efficiency relative to the building's common area footprint, even as occupancy levels and operational demands likely remained stable. These data points suggest that MYP Ltd.'s energy optimisation strategies are starting to bear fruit, laying a strong foundation for continued reductions in both consumption and intensity in future years.

WATER CONSUMPTION

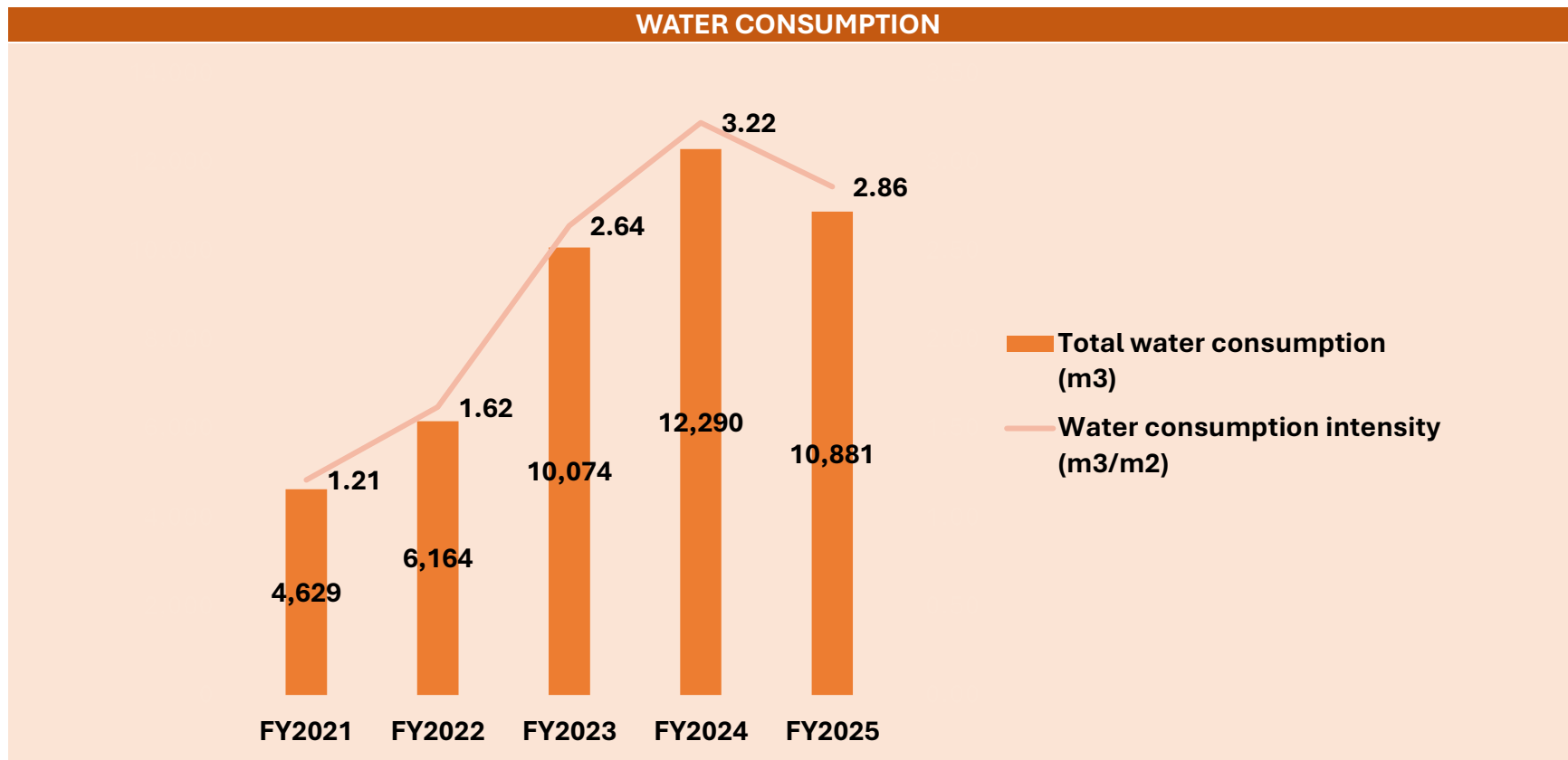
Although Singapore is classified as a low water risk area by the World Resources Institute's Aqueduct Water Risk Atlas, MYP Ltd. recognises that responsible water management remains a critical component of sustainable building operations. Efficient water use not only conserves a vital resource but also supports cost efficiency, environmental stewardship, and national water sustainability goals.

At MYP Centre, we strive to balance water conservation with ensuring a reliable and uninterrupted water supply for all tenants and building occupants. Our water efficiency practices are guided by both regulatory standards and best practices in sustainable real estate management.

The building is equipped with water-efficient sanitary fittings that meet the requirements of Singapore's Water Efficiency Labelling Scheme ("**WELS**"). Specifically, we incorporate fittings rated with 3-ticks ('Excellent') and 2-ticks ('Very Good'), which help reduce water usage without compromising functionality or user experience.

MYP Centre is also certified as a Water Efficient Building by Singapore's Public Utilities Board ("PUB"). This underscores our long-standing commitment to water conservation and affirms our building's compliance with national standards for sustainable water usage.

Moving forward, we aim to build on this foundation by exploring opportunities to further optimise water usage, such as adopting smart metering technologies, enhancing leak detection systems, and promoting tenant engagement on water conservation best practices.



The bar graph and line chart illustrate both the total annual water consumption and the water use intensity (litres per m² of common area) over the past five fiscal years.

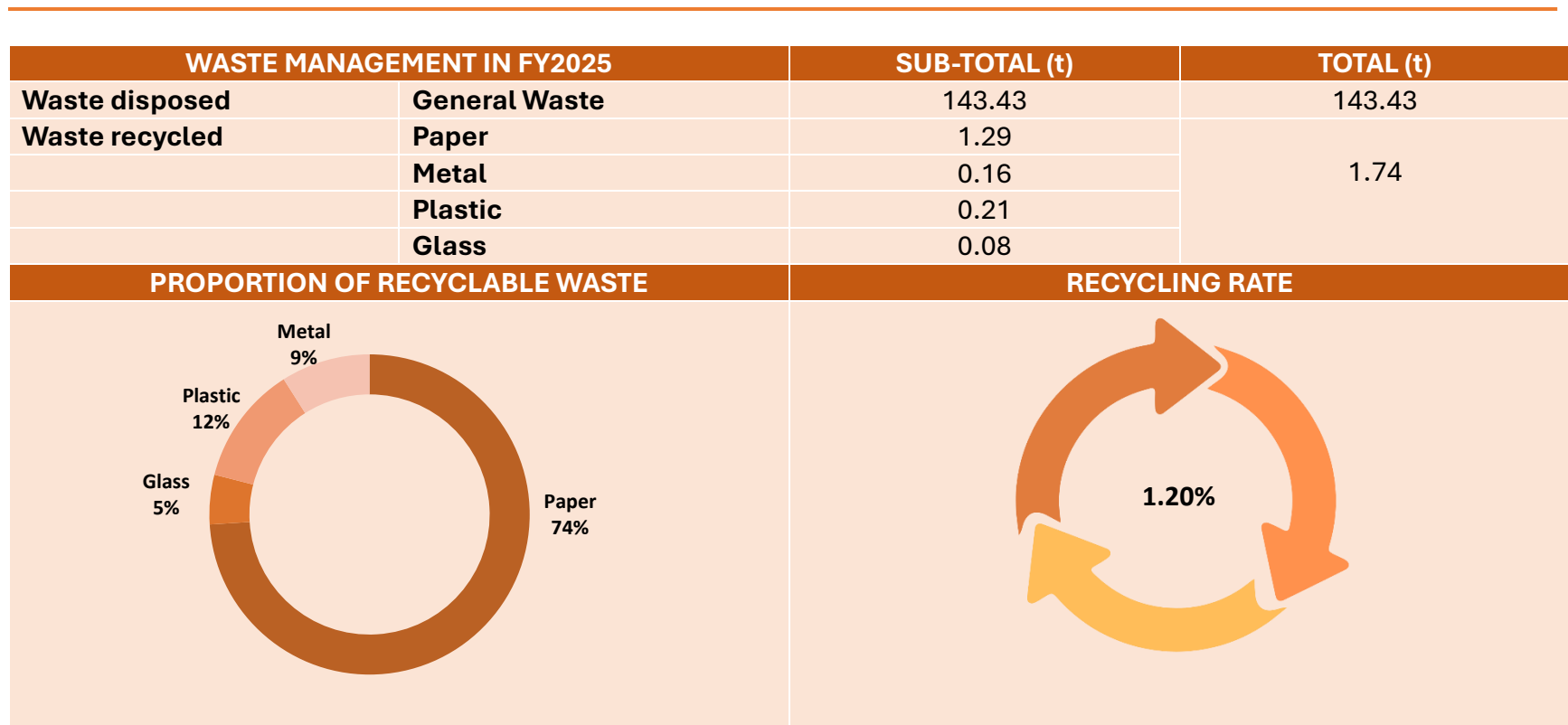
In FY2025, MYP Centre achieved a noteworthy improvement in water efficiency. Total water consumption decreased by 5.6% to 10,880 m³, reversing a multi-year upward trend. Correspondingly, water intensity improved from 2.64 to 2.86 litres per square metre. These results affirm the effectiveness of our ongoing water conservation initiatives, including the continued use of PUB-certified water-efficient fittings and routine system checks. We remain committed to sustaining and improving these outcomes through continuous monitoring and engagement with our stakeholders.

WASTE MANAGEMENT

We continue the practice of tracking our waste on a monthly basis, recognising that proper waste management is essential to both the operational efficiency of our building and the broader protection of our environment. MYP Ltd. currently operates a recycling programme targeting the four key recyclable material categories: paper, metal, plastic, and glass—with paper remaining the dominant material recycled.

We are committed to strengthening our efforts in this area and are actively exploring enhancements to our existing recycling infrastructure. These include the introduction of collection streams for e-waste and other specialty recyclables that may arise from commercial tenants. We also aim to increase tenant engagement and awareness through signage and communication, promoting a culture of shared environmental responsibility.

As we continue to assess and improve our waste management processes, we recognise that effective recycling is not only a regulatory expectation but a social responsibility aligned with Singapore's Zero Waste Masterplan. Ongoing optimisation of these efforts contributes to reduced landfill dependency, lower environmental impact, and a more sustainable urban ecosystem.



In FY2025, a total of 143.43 tonnes of general waste were disposed from MYP Centre. Alongside this, 1.74 tonnes of waste were diverted from landfill through our recycling programme. This results in a recycling rate of approximately 1.2% of total waste generated.

While the recycling proportion remains relatively modest, this performance serves as an important baseline as we work towards improving our recycling rate annually by expanding the types of waste collected and enhancing user awareness to drive behavioural change within the building community.

GOVERNANCE PRACTICES

Strong governance forms the foundation of MYP Ltd.'s long-term resilience and responsible business conduct. By upholding high ethical standards, we foster a culture of integrity, transparency, and accountability across our organisation. This commitment safeguards stakeholder trust, protects company value, and ensures that we meet our obligations to regulators, investors, tenants, and the broader community.

ETHICAL BUSINESS PRACTICES

We remain committed to conducting our operations with integrity and in accordance with the highest standards of corporate governance. Sound governance enables fair decision-making, effective risk management, and responsible business practices. Our approach is underpinned by the following policies and frameworks:

Compliance with Laws and Regulations: We actively monitor and comply with all applicable laws and regulations relevant to our operations. Regulatory updates are reviewed regularly to ensure timely adaptation of business processes. In FY2025, we recorded zero significant incidents of non-compliance and did not incur any fines or non-monetary sanctions.

Code of Conduct: Our Code of Conduct and Ethics sets out clear expectations for the behaviour of directors, senior management, and employees. It prohibits any engagement in activities that may result in a conflict of interest and promotes responsible conduct based on the following seven core principles:

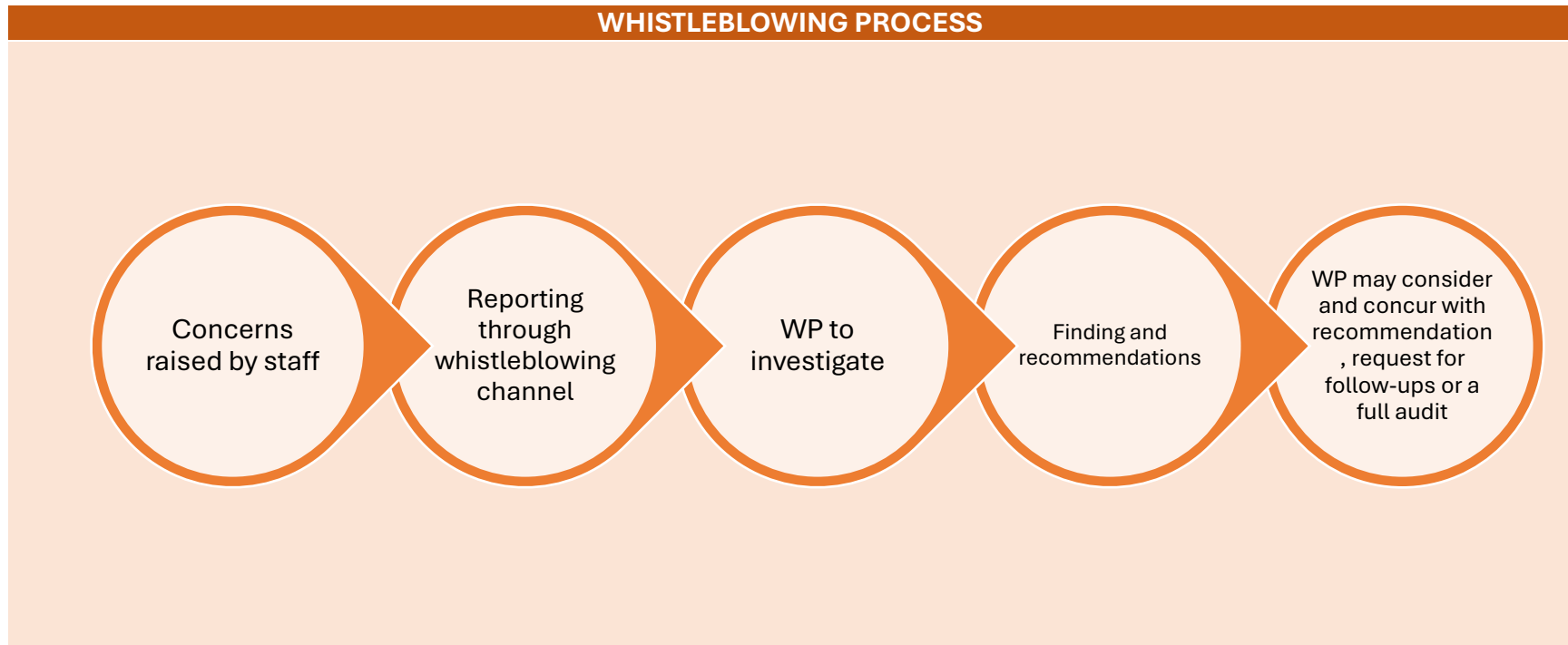
- Confidentiality
- Integrity
- Objectivity
- Professionalism
- Protection and proper use of company assets
- Quality
- Social responsibility

Anti-Corruption: We adopt a zero-tolerance approach to bribery and corruption. Our Anti-Fraud and Anti-Corruption Policy establishes stringent guidelines to prevent unethical practices, applicable to all employees and business partners. The policy includes:

- Mandatory awareness of ethical obligations across the organisation
- Defined procedures for investigation and disciplinary action
- Channels for confidential reporting of misconduct

In FY2025, we are pleased to report that no incidents of bribery or corruption were recorded. We continue to promote a culture of honesty, accountability, and ethical leadership.

Whistleblowing Policy and Procedure: We have a Whistleblowing Policy and Procedures in place and whistleblowing channel as an avenue for staff to confidentially report any misconducts that could have negative impact on the Group. An independent Whistleblower Panel (“**WP**”) has been established to handle reports in an impartial manner. In FY2025, we are pleased to report that no whistleblowing cases were received.



The Group plans to introduce annual anti-corruption formal training for its employees, starting from FY2026.

DATA PRIVACY

Safeguarding personal data is a priority for MYP Ltd. We have implemented a Personal Data Protection Policy that ensures all data collected is managed responsibly and in compliance with the Personal Data Protection Act (“**PDPA**”) in Singapore. Oversight is provided by a dedicated Data Protection Officer, and all staff handling sensitive data—including third-party service providers such as security officers—are trained to uphold privacy and confidentiality standards.

In FY2025, we are pleased to report zero breaches or substantiated complaints regarding data privacy or loss.

Notification	Informing individuals about the collection and use of their data
Consent	Ensuring data processing is conducted with permission
Purpose Limitation	Restricting personal data usage to lawful and specified purposes
Accuracy	Maintaining data accuracy and completeness
Protection	Implementing security measures against unauthorised access or disclosure
Transfer Limitation	Ensuring data is transferred only to authorised parties in compliance with regulation

ECONOMIC

We believe that strong financial performance underpins our long-term sustainability and resilience. It allows us to create value for our shareholders, maintain quality services for our tenants, and support the well-being of our employees and broader stakeholders.

Our financial practices are guided by the principles of transparency, accountability, and sound governance. We adhere strictly to regulatory requirements and best practices in financial management. This includes annual audits conducted by independent, reputable audit firms to ensure the accuracy and integrity of our financial disclosures.

In 2016, the Group acquired MYP Centre, a 28-storey Grade A office tower located at 9 Battery Road with a 999-year leasehold tenure and a net lettable area of approximately 158,791 square feet (14,752 square metres). The acquisition was part of our long-term strategy to strengthen recurring income and enhance asset value.

In FY2025, the building's occupancy level and rental income remained stable and aligned with prevailing market conditions for prime office spaces in Singapore's Central Business District. MYP Centre continues to attract reputable tenants, including multinational corporations, owing to its prestigious location, premium specifications, and high-quality building management.

We remain committed to preserving the asset value of MYP Centre through ongoing upgrades, regular maintenance, and close engagement with tenants to understand evolving workspace needs. By fostering long-term tenant relationships and delivering a high standard of building operations, we aim to support rental stability and high retention rates.

Ultimately, our economic strategy focuses on creating sustainable value for all stakeholders. We do this by balancing prudent financial management with strategic investment in quality assets and tenant satisfaction.

For our full financial performance in FY2025, please refer to our Annual Report 2025.

SOCIAL

EMPLOYMENT

At MYP Ltd., we value our employees as a key driver of operational excellence and long-term business success. We are committed to supporting both professional and personal development through policies and practices that foster a positive, inclusive, and productive work environment.

We regularly evaluate and enhance our human resource practices to attract, retain, and develop talent. Our Remuneration Committee is responsible for reviewing and recommending fair and competitive compensation policies, including the remuneration packages of Directors, the Chairman, and senior management. Further details can be found in our Annual Report 2025.

In FY2025, MYP Ltd. continued to maintain a lean yet stable workforce, with a total of 13 employees as at 31 March 2025. Our hiring practices remain aligned with our operational needs and commitment to building a high-performing team. During the year, we onboarded 2 new hires, reflecting a new hire rate of 16%, while employee turnover remained low.

We are proud to uphold a diverse and inclusive workforce across both gender and age groups. Women make up 38% of our employees and 20% of our Board of Directors, while individuals aged 30–50 and above 50 are equally represented at 46% each among our employees. These figures underscore our commitment to fair employment and the value we place on different perspectives and experiences within our organisation.

By tracking key employment metrics such as hiring, turnover, and diversity, we are able to strengthen our human capital strategy and foster an inclusive workplace that attracts and retains talent in support of our long-term goals.

The following table provides a snapshot of our workforce composition, new hires, turnover, and diversity profile as at 31 March 2025, offering insights into our employment trends and inclusive workplace practices.

EMPLOYMENT			
Total number of employees as of 31 March 2025	13		
NEW HIRES			
Total number of new employees	2		
New hire rate	16%		
New hire rate by gender	Male		Female
	50%		50%
New hire rate by age group	<30 years old	30-50 years old	>50 years old
	0%	50%	50%
TURNOVER			
Total number of employees who left	1		
Turnover rate	8%		
Turnover rate by gender	Male		Female
	100%		0%
Turnover rate by age group	<30 years old	30-50 years old	>50 years old
	0%	0%	100%
DIVERSITY			
Category	Gender		
	Male		Female
Board of Directors	80%		20%
Employees	62%		38%
Category	Age Group		
	<30 years old	30-50 years old	>50 years old
Board of Directors	0%	20%	80%
Employees	8%	46%	46%
	Gender		
	Male		Female
Management personnel	40%		60%

TRAINING		
Category	Gender	
	Male	Female
Employees	100%	-

Recruitment and Remuneration: We adopt a transparent and merit-based recruitment process that assesses candidates based on their qualifications, experience, and alignment with the Group’s goals. We aim to create a workplace that supports talent retention through equitable compensation, benefits, and professional growth.

Our full-time employees are provided with:

- Comprehensive healthcare coverage
- Work injury and personal accident insurance
- Leave entitlements, including maternity, paternity, and childcare leave

These measures ensure the well-being and security of our workforce while enabling them to perform at their best.

Training and Development: We prioritise continuous learning and upskilling to ensure our employees remain well-equipped with relevant knowledge, emerging skills, and the competencies necessary to excel in their roles and support the Group’s evolving goals. Employees are encouraged to participate in external training courses and development programmes aligned with both personal career goals and the strategic direction of the Group.

Training needs are assessed regularly, and offerings are updated to reflect evolving business requirements and industry best practices. By investing in workforce capability, we ensure that our employees are equipped to support organisational growth and resilience. In FY2025, the average training hours is 3.1 hours per employee.

Diversity, Equal Opportunity, and Non-Discrimination: MYP Ltd. is committed to cultivating an inclusive and respectful workplace that embraces diversity and equal opportunity. Discrimination of any kind—including that based on race, gender, age, religion, or disability—is not tolerated.

We uphold:

- A culture that values individual contributions and diverse perspectives
- Equal opportunities in recruitment, development, and promotion
- A clear Whistleblowing Policy to report any discrimination or unfair practices without fear of retaliation

All reports are handled impartially and investigated thoroughly, with corrective action taken as necessary. In FY2025, we are pleased to report that no incidents of discrimination were recorded. Our continued efforts to foster fairness and inclusion underpin a workplace culture where every employee feels safe, supported, and empowered to succeed.



TENANT ENGAGEMENT

At MYP Ltd., we place great importance on understanding and meeting the evolving needs of our tenants. Tenant satisfaction is integral to our long-term success, and we are committed to fostering strong relationships through open communication, timely support, and continuous improvement of our services.

We recognise that proactive engagement is key to enhancing the tenant experience and ensuring our properties remain desirable workspaces.

Open Communication Channels and Feedback Mechanisms:

We maintain accessible communication platforms—such as chat groups, emails, and hotlines—for tenants to voice concerns, offer suggestions, or seek assistance. Feedback is welcomed at any time and serves as a valuable input in assessing the quality of our property management and tenant services.

Timely Response and Resolution: Our management team prioritises prompt and effective resolution of tenant concerns. We work closely with service providers and internal teams to ensure that all issues are handled efficiently, maintaining a high standard of service delivery.

Continuous Improvement: We use tenant feedback to guide upgrades in infrastructure, improve maintenance routines, and introduce new amenities. This helps to ensure that MYP Centre continues to meet high expectations for comfort, functionality, and sustainability.

Engagement Events: We organise tenant engagement events such as meetings, workshops, and social gatherings to foster a sense of community and encourage interaction between tenants and management. These events provide opportunities for tenants to share their experiences and offer suggestions for improvement.

In FY2025, we partnered with a Pilates studio to offer discounted classes for our tenants. We also hosted a spinal screening session and a talk on mental well-being. We remain committed to offering these initiatives, which highlight our dedication to fostering a supportive and healthier community within our property. Through these programmes, we strive to enhance the overall experience of our tenants at MYP Centre, ensuring their well-being and satisfaction in their workplace.



CONTRACTOR AND SERVICE PROVIDER MANAGEMENT

Our contractors, service providers, and consultants play an integral role in our building operations and supply chain. We value their partnership and actively engage them in our sustainability journey by communicating our expectations for responsible environmental and safety practices.

Our Contractor Management Policy governs the procurement and engagement of external service providers. This includes evaluating their expertise, technical capabilities, financial soundness, and track record. To ensure safety and regulatory compliance, contractors are required to submit risk assessment forms before undertaking any works at MYP Centre.

This rigorous screening process ensures that only qualified and reliable partners are selected, fostering a safe and high-performing operational environment.

In FY2025, we are pleased to report zero incidents involving our contractors and service providers, reflecting the effectiveness of our engagement and monitoring procedures.

HEALTH, SAFETY, AND SECURITY

We are strongly committed to safeguarding the health, safety, and security of all occupants at MYP Centre. Through comprehensive systems and continuous improvement, we aim to provide a safe, healthy, and resilient environment.

Healthy Environment: We maintain high hygiene standards by cleaning and sanitising all common areas, including washrooms, on a daily basis. Indoor air quality is managed through regular servicing and upkeep of the air-conditioning systems. We also support occupant well-being by organising periodic health screenings and collaborating with healthcare organisations. In FY2025, we report zero work-related ill health cases.

Building Security: Professional security contractors are engaged to oversee day-to-day operations. CCTV surveillance and access control systems are deployed throughout the premises to monitor activities and deter potential threats. In addition, periodic risk assessments—including those focused on terrorism threats—are conducted to identify vulnerabilities and strengthen security protocols.

Emergency Preparedness: We have developed a comprehensive Emergency Response Plan (“**ERP**”), which is reviewed regularly to incorporate best practices and new insights from drills. Emergency exits are clearly marked, and firefighting systems—including extinguishers, sprinkler systems, and hose reels—are maintained in operational condition. We conduct regular evacuation drills and tabletop exercises to ensure all occupants are familiar with emergency procedures

Our Company Emergency Response Team (“**CERT**”) is certified and trained to lead during critical incidents. All CERT members are also trained in first aid, equipping them to respond to medical emergencies effectively. We are proud to share that we have successfully passed the CERT audit by the Singapore Civil Defence Force (“**SCDF**”) every year, which affirms our robust emergency preparedness.

In FY2025, we are pleased to report zero fatalities and work-related injuries or incidents and no loss of man-days, affirming our strong focus on workplace safety and occupant well-being.



IFRS SDS INDUSTRY-BASED GUIDANCE ON IMPLEMENTING CLIMATE-RELATED DISCLOSURE (VOLUME 36 – REAL ESTATE) METRICS

The sustainability metrics based on the IFRS SDS Industry-based Guidance on Implementing Climate-related Disclosure (Volume 36 – Real Estate) are presented below for our office building, MYP Centre.

TABLE 1. SUSTAINABILITY DISCLOSURE TOPICS & ACCOUNTING METRICS

TOPIC	CODE	ACCOUNTING METRIC	UNIT OF MEASURE	PROPERTY SUBSECTOR	FY2025 (See Note #1)
Energy Management	IF-RE-130a. 1	Energy consumption data coverage as a percentage of total floor area, by property subsector (%)	Percentage (%) by floor area	Office building	100% of Base Building energy consumption is covered.
	IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Gigajoules (GJ), Percentage (%)		(1) 7,923 GJ (2) 100% (3) 0%
	IF-RE-130a.3	Like-for-like percentage	Percentage (%)		-3%

		change in energy consumption for the portfolio area with data coverage, by property sector			
	IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	Percentage (%) by floor area		(1) 100% (Energy rating scheme reported is BCA's Green Mark certification) (2) Not applicable in Singapore
	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	n/a		

Water Management	IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	Percentage (%) by floor area		(1) 100% of our Base Building water withdrawal is covered (2) 0%
	IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	Thousand cubic metres (m ³), Percentage (%)		(1) 10,881 m ³ (2) 0%
	IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with	Percentage (%)		-11%

		data coverage, by property sector			
	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	n/a		Refer to page 30
Management of Tenant Sustainability Impacts	IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	Percentage (%) by floor area, Square metres (m ²)		(1) 0% (2) 0 m ²
	IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for	Percentage (%) by floor area		(1) 100% of our tenants have submeters for grid electricity consumption

		(1) grid electricity consumption and (2) water withdrawals, by property sector			(2) 100% of our tenants have separate meters for water withdrawals
	IF-RE-410a.3	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Discussion and Analysis		We have not yet implemented this
Climate Change Adaptation	IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector	Square metres (m ²)		Not applicable in Singapore
	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	n/a		Refer to page 19-22

TABLE 2. ACTIVITY METRICS

CODE	ACCOUNTING METRIC	UNIT OF MEASURE	PROPERTY SUBSECTOR	FY2025 (See Note #1)
IF-RE-000.A	Number of assets, by property subsector	Number	Office building	1
IF-RE-000.B	Leasable floor area, by property subsector	Square metres (m ²)		14,752 m ²
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	Percentage (%) by floor area		0%
IF-RE-000.D	Average occupancy rate, by property subsector	Percentage (%)		Refer to Annual Report 2025.

Note #1: We have applied the transition relief under IFRS S2 (E3) to not disclose comparative information as this is the first annual reporting period in which we apply IFRS SDS.

GRI CONTENT INDEX

STATEMENT OF USE	MYP Ltd. has reported the information cited in this GRI content index for the period of 1 April 2024 to 31 March 2025 with reference to the GRI standards.		
GRI 1 USED	GRI 1: Foundation 2021		
GRI STANDARD	DISCLOSURE		REFERENCE IN REPORT
GENERAL DISCLOSURES			
GRI 2: General Disclosures 2021	The Organisation and Its Reporting Practices		
	2-1	Organisational details	Refer to the Annual Report 2025
	2-2	Entities included in the organisation’s sustainability reporting	Page 6
	2-3	Reporting period, frequency, and contact point	Page 6-7
	2-4	Restatements of information	Page 7
	2-5	External assurance	Page 7
	Activities and Workers		
	2-6	Activities, value chain and other business relationships	Refer to the Annual Report 2025
	2-7	Employees	Page 38

GRI STANDARD	DISCLOSURE		REFERENCE IN REPORT
GENERAL DISCLOSURES			
	Governance		
	2-9	Governance structure and composition	Refer to the Annual Report 2025 – Report on Corporate Governance
	2-10	Nomination and selection of the highest governance body	
	2-11	Chair of the highest governance body	
	2-12	Role of the highest governance body in overseeing the management of impacts	
	2-13	Delegation of responsibility for managing impacts	
	2-14	Role of the highest governance body in sustainability reporting	
	2-15	Conflicts of interest	

GRI STANDARD	DISCLOSURE		REFERENCE IN REPORT
GENERAL DISCLOSURES			
	2-16	Communication of critical concerns	
	2-17	Collective knowledge of the highest governance body	
	2-18	Evaluation of the performance of the highest governance body	
	2-19	Remuneration policies	
	2-20	Process to determine remuneration	
	2-21	Annual total compensation ratio	
	Strategy, Policies, and Practices		
	2-22	Statement on sustainable development strategy	Page 19-23
	2-23	Policy commitments	Page 18, 34, 35, 40

GRI STANDARD	DISCLOSURE		REFERENCE IN REPORT
GENERAL DISCLOSURES			
	2-24	Embedding policy commitments	Page 18, 34, 35, 40
	2-25	Processes to remediate negative impacts	Page 11, 12
	2-26	Mechanisms for seeking advice and raising concerns	Page 11, 12
	2-27	Compliance with laws and regulations	Page 34, 35
	Stakeholder Engagement		
	2-29	Approach to stakeholder engagement	Page 11-12
GRI 3: Material Topics 2021	3-1	Process to determine material topics	Page 13-16
	3-2	List of material topics	Page 13-16
	3-3	Management of material topics	Page 13-16

GRI STANDARD	DISCLOSURE		REFERENCE IN REPORT
SPECIFIC STANDARD DISCLOSURES			
GRI 201: Economic performance 2016	201-1	Direct economic value generated and distributed	Page 37
	GRI 205: Anti-corruption 2016	205-2	Communication And Training About Anti-Corruption Policies and Procedures
205-3		Confirmed incidents of corruption and actions taken	Page 34-35
GRI 302: Energy 2016	302-1	Energy consumption within the organisation	Page 19-33
	302-4	Reduction of energy consumption	Page 19-33
GRI 303: Water and Effluents 2018	303-3	Water withdrawal	Page 30-31
GRI 306: Waste 2020	306-3	Waste generated	Page 32-33
	306-4	Waste diverted from disposal	Page 32-33
GRI 401: Employment 2016	401-1	New employee hires and employee turnover	Page 38-40

GRI STANDARD	DISCLOSURE		REFERENCE IN REPORT
SPECIFIC STANDARD DISCLOSURES			
GRI 403: Occupational Health and Safety 2018	403-2	Hazard identification, risk assessment and incident investigation	Page 43-44
GRI 405: Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	Page 38-40
GRI 406: Non-discrimination 2016	406-1	Incidents of discrimination and corrective actions taken	Page 40
GRI 416: Customer Health and Safety 2016	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Page 43-44
GRI 418: Customer Privacy 2016	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	Page 36

SGX CORE ESG METRICS

TOPIC	METRIC	UNIT	FRAMEWORK ALIGNMENT	REFERENCE IN REPORT
ENVIRONMENTAL				
GHG emissions	Absolute emissions by: (a) Total; (b) Scope 1, Scope 2; and (c) Scope 3, if appropriate	tCO2e	GRI 305-1, GRI 305-2, GRI 305-3, TCFD	Page 25-29
	Emission intensities by: (a) Total; (b) Scope 1, Scope 2; and (c) Scope 3, if appropriate	tCO2e/organisation-specific metric	GRI 305-4, TCFD	Page 25-29
Energy consumption	Total energy consumption	MWh/GJ	GRI 302-1, TCFD	Page 25-29
	Energy consumption intensity	MWh/GJ/organisation-specific metric	GRI 302-3, TCFD	Page 28-29
Water consumption	Total water consumption	ML/m3	GRI 303-5, TCFD	Page 30-31
	Water consumption intensity	ML/m ³ /organisation-specific metrics	TCFD	Page 30-31
Waste generation	Total waste generated	t	GRI 306-3, TCFD	Page 32-33
SOCIAL				
Gender diversity	Current employees by gender	Percentage (%)	GRI 405-1	Page 38-40
	New hires and turnover by gender	Percentage (%)	GRI 401-1	Page 39

TOPIC	METRIC	UNIT	FRAMEWORK ALIGNMENT	REFERENCE IN REPORT
SOCIAL				
Age-based diversity	Current employees by age	Percentage (%)	GRI 405-1	Page 39
	New hires and turnover by age groups	Percentage (%)	GRI 401-1	Page 39
Employment	Total turnover	Number and percentage (%)	GRI 401-1	Page 39
	Total number of employees	Number	GRI 2-7	Page 39
Development and training	Average training hours per employee	Hours/number of employees	GRI 404-1	Page 40
	Average training hours per employee by gender	Hours/number of employees	GRI 404-1	Page 40
Occupational health and safety	Fatalities	Number of cases	GRI 403-9, MOM (Singapore)	Page 44
	High-consequence injuries	Number of cases	GRI 403-9, MOM (Singapore)	Page 44
	Recordable injuries	Number of cases	GRI 403-9, MOM (Singapore)	Page 44
	Recordable work-related ill health cases	Number of cases	GRI 403-10, MOM (Singapore)	Page 43
GOVERNANCE				
Board composition	Board independence	Percentage (%)	GRI 2-9	Refer to Annual Report 2025 – Page 14
	Women on the board	Percentage (%)	GRI 2-9, GRI 405-1	Refer to Annual Report 2025 – Page 15

TOPIC	METRIC	UNIT	FRAMEWORK ALIGNMENT	REFERENCE IN REPORT
GOVERNANCE				
Management diversity	Women in the management team	Percentage (%)	GRI 2-9, GRI 405-1	Page 39
Ethical behaviour	Anti-corruption disclosures	Discussion and number of standards	GRI 205-1, GRI 205-2 and GRI 205-3	Page 34-35
	Anti-corruption training for employees	Number and percentage (%)	GRI 205-2	Page 35
Certifications	List of relevant certifications	List	Commonly reported metric by SGX issuers	Page 18
Alignment with frameworks	Alignment with frameworks and disclosure practices	GRI/TCFD/SASB/SDGs/others	SGX-ST Listing Rules (Mainboard) 711A and 711B, Practice Note 7.6; SGX-ST Listing Rules (Catalist) 711A and 711B, Practice Note 7F	Page 6
Assurance	Assurance of sustainability report	Internal/external/none	GRI 2-5, SGX-ST Listing Rules (Mainboard) 711A and 711B, Practice Note 7.6; SGX-ST Listing Rules (Catalist) 711A and 711B, Practice Note 7F	Page 7

REFERENCES

Energy Market Authority	https://www.ema.gov.sg/resources/singapore-energy-statistics/chapter2
Global Reporting Initiative	https://www.globalreporting.org/
International Financial Reporting Standards	https://www.ifrs.org/groups/international-sustainability-standards-board/
Intergovernmental Panel on Climate Change	https://www.ipcc.ch/
Task Force on Climate-related Financial Disclosures	https://www.fsb-tcfd.org/
United Nations Climate Change Secretariat	https://unfccc.int/documents/638361
World Resource Institute	https://www.wri.org/applications/aqueduct/water-risk-atlas