

## SP2. Sustainable Operations

The continued success of our business stems from our strategic goal of operating sustainably. We are committed to strengthening our environmental stewardship by conserving resources, creating long-lasting value for stakeholders, and delivering positive change through responsible actions.

### Water Management

The operations of our business facilities require a continuous supply of water for both potable and non-potable purposes. As water is a critical natural resource, we are conscientious about the amount we use across our portfolio to ensure we deliver quality services to the large number of visitors we welcome daily at our business facilities.

We have an ethical responsibility to manage our water usage sustainably without impacting its availability for surrounding communities. Through strategic and empathetic planning, efficient operational processes, and the continuous adoption of advanced technology solutions, we reduce consumption and improve the recycling and reuse of wastewater to minimize our dependence on freshwater.

Nexus Select's comprehensive water management system includes several interventions



**Rainwater Harvesting**



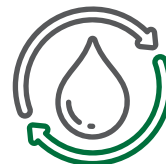
**Automatic Meter Reading**



**Smart Irrigation**



**Water Audits**



**Water Efficient Operations**

### Sewage Treatment Plant



### Performance - Withdrawal, Consumption and Recycling

Nexus Select primarily sources water from municipal supplies, surface water and groundwater for essential operations such as drinking, sanitation, housekeeping, food courts and running critical systems like cooling towers and firefighting. Mindful of managing our environmental impact, we diligently monitor and report

our water usage to regulatory bodies and strive to exceed compliance norms by reducing consumption.

**23%**

Recycled water in total water consumed

### Water-efficient Aerators

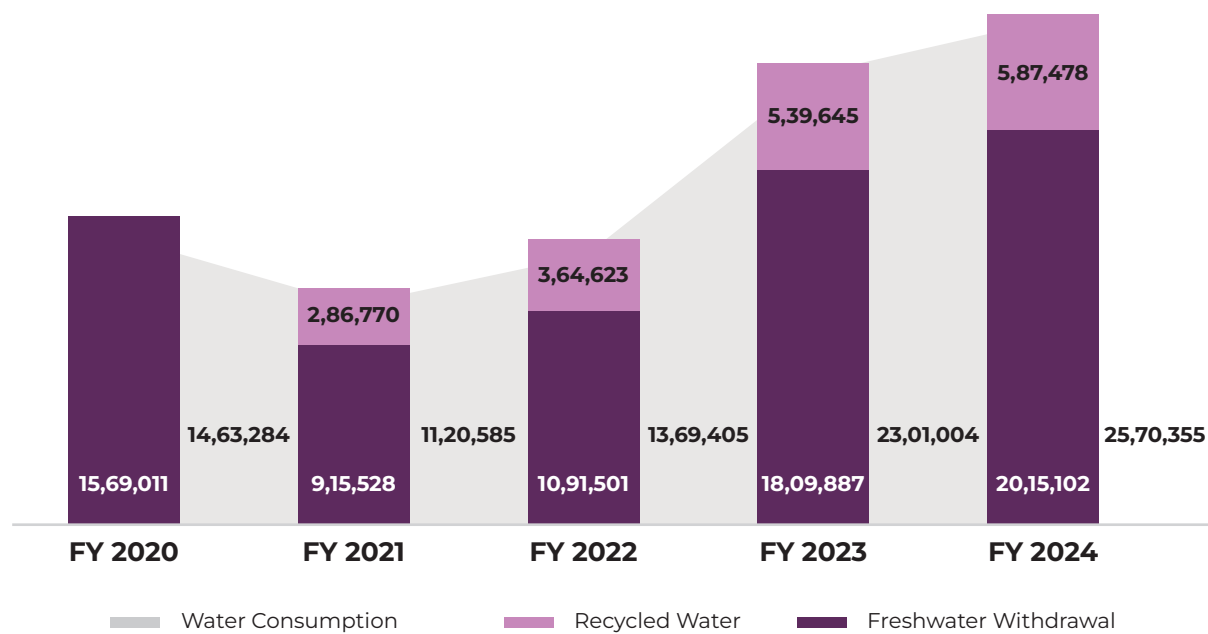
With a significant presence in Karnataka, we are aware of the water shortage in the state due to insufficient rains, resulting in reduced water levels in reservoirs, dried-up wells, and an increasing reliance on expensive water tankers. To optimize water consumption across our malls in Karnataka, we have initiated the installation of water-efficient aerators in washbasins and facilities, which has saved **450 KL** of water in a month, translating to cost monthly savings of ₹ 54,000. Moving forward, we estimate this intervention will help us reduce our water expenses by ₹ 640,000 annually.



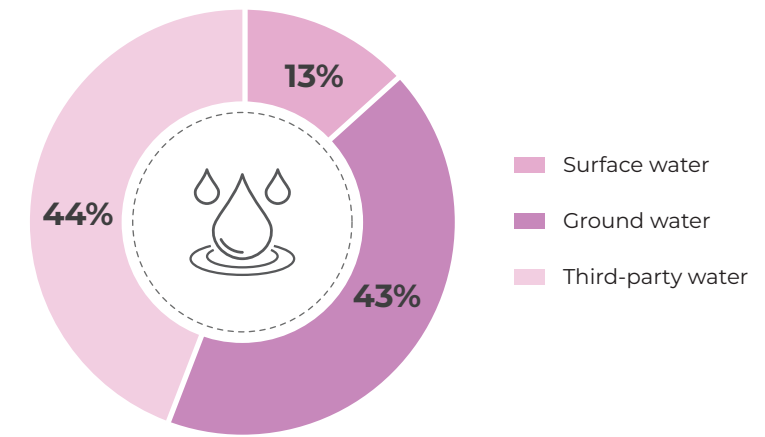
As our business expands, so does our demand for water. To address this, we have expanded our water recycling efforts by installing Sewage Treatment Plants (STPs) in our assets. These STPs enable us to reuse treated wastewater for horticulture and flushing, meeting the State Pollution Control Board (SPCB) regulations for discharge and recycling quality.

In FY 2024, we achieved a significant milestone by utilizing 23% recycled water in our total water consumption, marking a 9% increase from the previous year.

### Water Consumption (m3) - Malls



### Freshwater Withdrawal (%) - Malls



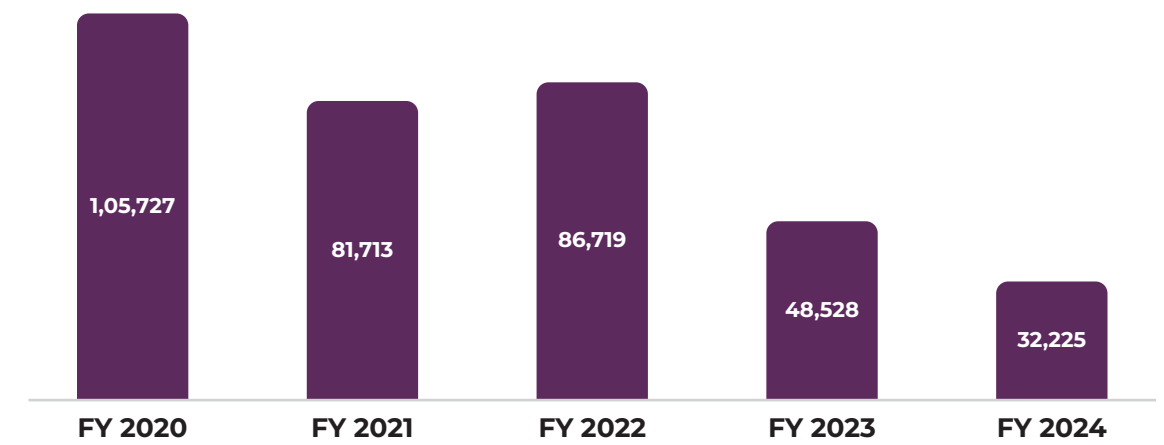
### Water Discharge

We monitor our water consumption closely and have effectively minimized our water discharge on an annual basis through significant improvements in our recycling capability through our STPs. In FY 2024, our efforts to improve our environmental impact through water

stewardship have resulted in a substantial 69.52% reduction in the total water discharge relative to our FY 2020 baseline

**15** malls have achieved Zero Liquid Discharge (ZLD) status in FY 2024

### Water Discharge (m3) - Malls





Water Conservation

Water conservation forms a key aspect of our resource management strategy. These include following global and national standards and adopting sustainable methods to manage and conserve water. Our water management systems include a smart water supply network comprising leak detection systems to minimize water use intensity.



Nexus Select to install waterless urinals across portfolio

We have deployed waterless urinals to reduce water demand in the washrooms. At Nexus Ahmedabad One, we have installed 16 waterless urinals, saving **84 KL** of water every month compared to conventional flush-type urinals. Waterless urinals have multiple benefits, including:

- ✔ Reduced wastewater treatment, as no water is flushed down the drain.
- ✔ Overall reduction in energy use due to the widespread adoption of waterless urinals.

- ✔ Elimination of valve repairs and reduced opportunities for tampering, as there is no flush valve.
- ✔ Fitted with drain coupling and retrofit-table in nature, making them easy to implement.

In phase 1, we aim to install a total of 79 waterless urinals. Our goal is to install waterless urinals across 100% of our portfolio in FY 2025. The initiative is integral in achieving Green Building status under the LEED program.

Waste Management

At Nexus Select, we prioritize responsible waste management by adopting a comprehensive approach that addresses every stage of the waste lifecycle, ensuring effective and safe disposal methods. Our publicly available Waste Management Policy ensures these practices are consistently applied across all our business activities, reflecting our commitment to environmental stewardship.

Our entity has achieved a milestone in environmental sustainability by recycling 100% of organic waste in FY 2024 at all its properties. Through the use of Organic Waste Composters (OWCs) in FY 2024, **100,000 Kg** of food waste has been efficiently converted into high-quality manure, enriching gardens and supporting local farmers, especially on World Soil Day. Additionally, the 'In-House Seedball Distribution' initiative at Fiza by Nexus Mall, Mangalore has successfully involved the community by handing out 40,000 seedballs, promoting urban greening. This comprehensive approach has led to the production of 10 tons of manure, which aids in the cultivation of produce and the beautification of our malls, underscoring our dedication to sustainability and active community participation.



Waste Management System at Nexus Select

We ensure that 100% of the waste we generate is disposed of responsibly through a comprehensive waste management system as outlined below:

Minimizing waste generated at the source and optimizing resource consumption in our business operations and processes	Identification, segregation and provision of appropriate waste management procedures for hazardous and non-hazardous waste generated	Implementing effective waste management processes in accordance with all applicable regulatory requirements
Establishment of a robust system for monitoring waste generation and disposal	Adoption of measures for processing the waste generated for recycling and reuse	Actively engages with stakeholders to foster shared accountability in waste reduction and recovery

### Using Recycled Plastic for T-Shirts for Uniforms

In Nexus Centre City Mall, Mysuru, the T-Shirts worn as employee uniforms were initially made from virgin cotton/ polyester fabrics. These T-Shirts were expensive and had a higher environmental footprint due to the manufacturing process of the fibers used. To address these issues, we collaborated with an authorized recycler to facilitate the recycling of our plastic waste and produce environmentally friendly T-shirts, which were much more comfortable. This initiative resulted in cost saving, reduced ~50 Kg of carbon emissions, and saved 57 KL of water utilized in the production process.



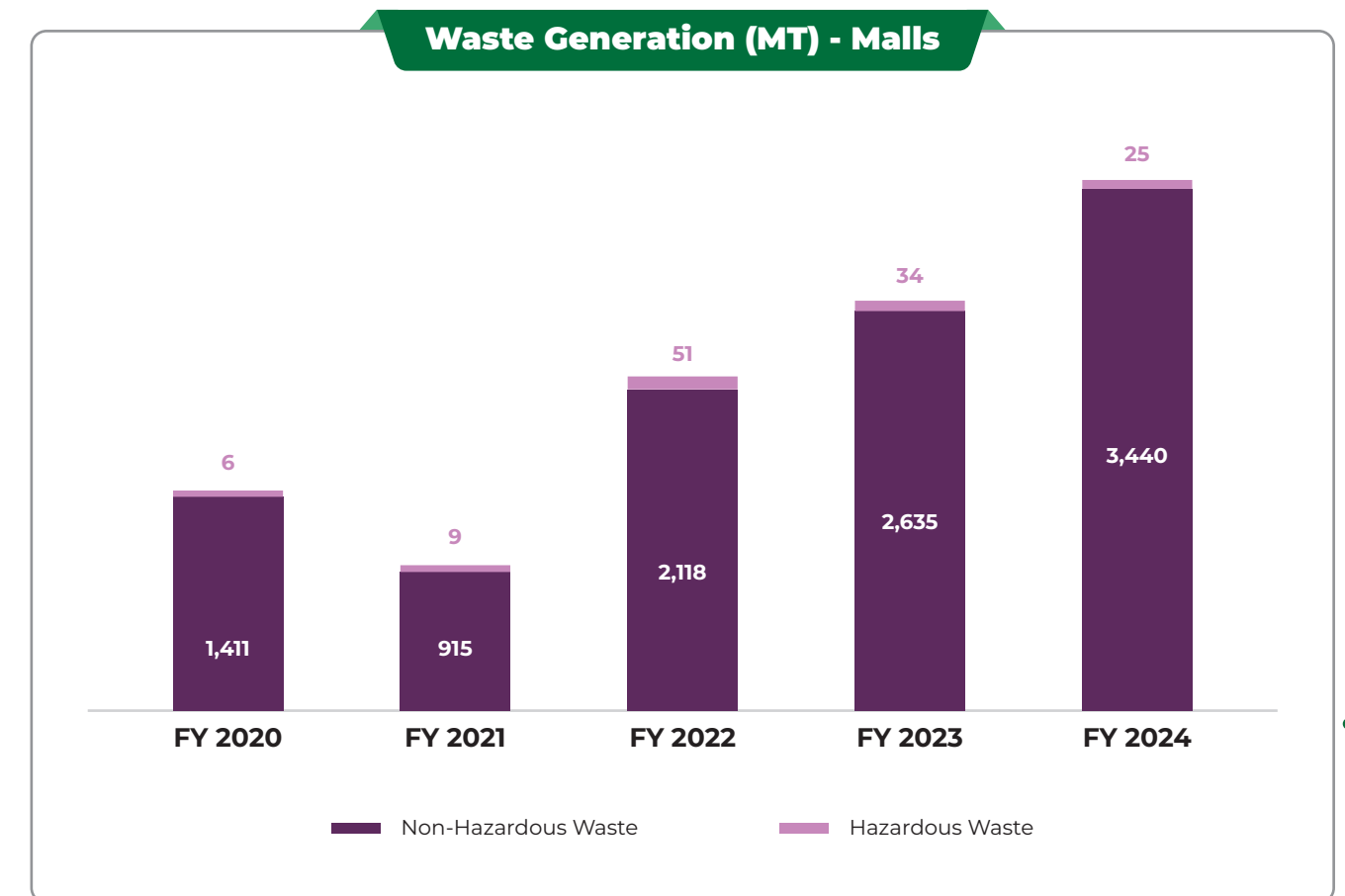
### Plastic & E-Waste Collection Drive

Fiza by Nexus Mall, Mangalore conducted a plastic and e-waste collection drive in collaboration with Mangala Resource Management to reduce negative environmental impact. The drive aimed to create public awareness and promote responsible waste management practices, including disposal and recycling to manage the growing menace of plastic and e-waste pollution. As part of this initiative, we implemented a systematic waste collection schedule, making it convenient for the community to participate in the collection drive and contribute to a cleaner environment through sustainable waste management.



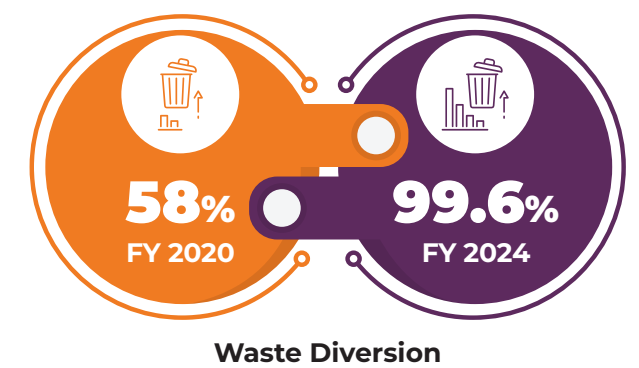
### Waste Generation

Each year, we monitor our waste generation to minimize output and enhance recycling and reuse practices. In FY 2024, our effective waste management efforts have led to an 18% reduction in hazardous waste generated, including used cooking oil and soaked diesel generator filters, compared to FY 2023.

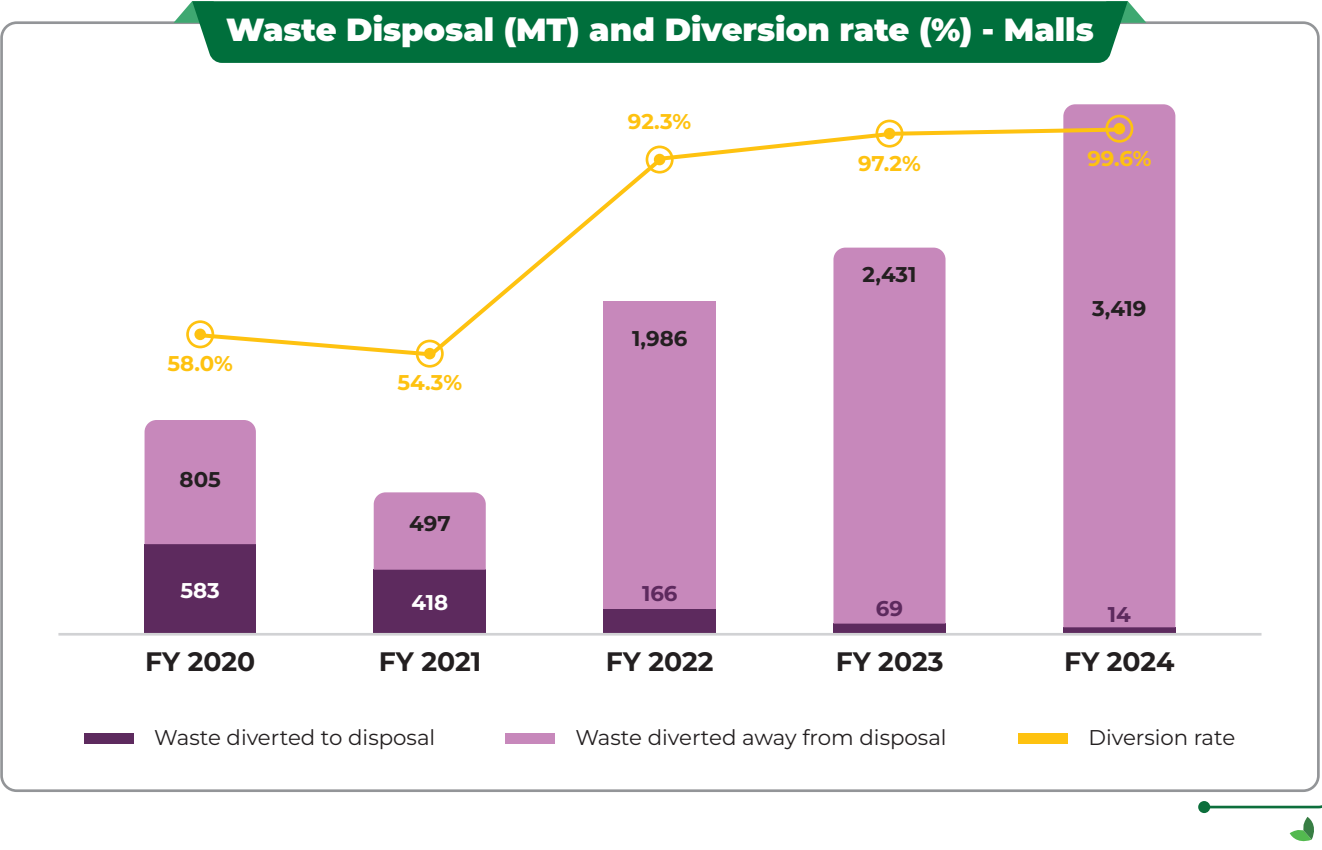


### Waste Diverted from Disposal

In FY 2024, we have strengthened our efforts to divert waste from disposal through recycling e-waste and reducing volumes being sent to landfills. We diverted 99.6% of our total waste from disposal.







Waste Disposal	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Recycle	183	138	1070	1034	1923
Compost	622	359	915	1398	1496
Landfill	523	347	160	58	-
Incineration	60	71	6	-	-
Other disposal method*	-	-	-	11	14
Diversion rate	58.0	54.3	92.3	97.2	99.6

Note: \* Other disposal methods include waste sent to the municipal corporation.



10.22 MT

E-waste responsibly handled through recycling in FY 2024

99.6 %

Waste Diverted from Landfill in FY 2024



### Sustainable Diwali

Our malls championed sustainable Diwali celebrations in FY 2024 by transforming their spaces with recreations of iconic Indian monuments made from recyclable materials. Through this effort, we generated awareness about environmental pollution, promoted resource conservation, and facilitated landfill reduction, all while adopting appropriate health and safety measures.

Our sustainable Diwali decor was warmly welcomed by visitors, employees, and community members, offering a harmonious blend of cultural heritage and responsible celebrations. It lit up the festivities while respecting environmental protection.



### Environmental Management System (EMS)

Our Environmental Management System (EMS) has been designed following globally recognized standards such as ISO 14001 and other local and national regulations which guides our operations. We ensure that internal audits are conducted periodically to assess any non-compliance and violations (if any) towards the identification and mitigation of environmental and occupational health and safety risks for our employees and workers.

We have designed these guidelines to adhere to all applicable local and global standards. This regular verification practice demonstrates our commitment to strengthening environmental management and sustainability.

100%

Assets covered under Internal Audits



## Green Leasing

Green leasing clauses form a key part of our tenant agreements and helps foster collaboration to accelerate the identification and implementation of mitigation strategies to address environmental risks. The agreement includes the following clauses:

- ✔ Data Sharing
- ✔ Metering for utilities
- ✔ Sustainability monitoring and ESG data management.

We utilize green leasing channels to enter into mutually beneficial long-term relationships and business partnerships with our tenants to improve the adoption and integration of renewable energy in our total energy mix, achieve our carbon neutrality goals and seamlessly run our sustainable retail centers.

**100%**

Green Leases

## Approach to Green Leasing



**Develop:** Develop green lease clauses to be integrated with our leasing agreements for all tenants

**Engage:** Conduct capacity building workshops, trainings, campaigns and awareness sessions in collaboration with tenants that emphasize green lease clauses and their potential benefits



**Implement:** Integrate green leases clauses in all of our tenant agreements

**Manage:** Monitor and manage effective implementation of green lease clauses and evaluate degree of compliance and adherence with the same



## Green Buildings

We are conscious of the environmental impact of our buildings and operations. Our commitment lies in incorporating Green Building principles into our acquisition strategy and asset maintenance, aligned with globally recognized green building standards and certifications. Through sustainable practices, we aim to mitigate these impacts, promoting operational efficiencies across emissions, energy, water, and waste management. By extending the lifespan of our structures and reducing resource consumption and carbon footprint, we strive to contribute to a greener environment.

In addition, we have integrated Immersive Gardens at some of our malls through elements like, indoor plants at our mall offices, vertical gardens maintained near office and ground floors, trees planted in the atrium and seating arrangements for customers to enjoy the greenery. These aspects transform plain and lifeless spaces into works of art, creating a pleasant ambiance and healthier environs.

We proactively pursue green building certifications to demonstrate our strong commitment to enhancing the sustainability of our assets. This ensures that our investments align with our sustainability goals and meet evolving customer preferences, positioning them for optimal returns.

Our assets have received prestigious Green Building Certifications under the Indian Green Building Council (IGBC) and Green Rating for Integrated Habitat Assessment (GRIHA).

**100%**

Green Building Certified

**87%**

Assets are Platinum Certified

**13%**

Assets are Gold Certified





## 'Grow Your Happyness'

'Grow Your Happyness' is a first-of-its-kind initiative that utilizes vacant terraces or rooftops at our malls for farming. This program is conducted in collaboration with local urban farmers. It helps us manage the microclimate better through a long-term, climate-resilient, and sustainable business strategy.

'Grow Your Happyness' is based on a barter system wherein the capital investment of the terrace farm set up and kiosk are borne by the urban farmer, while our malls provide:

- ✔ Vacant terrace space
- ✔ Basic utilities like water supply and electricity supply
- ✔ Designated space for a kiosk for setting up a branded retail venture of the farmer
- ✔ Storage space for the produce
- ✔ Operational and marketing support from mall teams

These initiatives have helped reduce our environmental footprint in several ways as outlined here:

- ✔ **Reduced Food Miles:** As a result of the food grown on our mall terraces, the distance required for transportation of food from farm to table has decreased significantly, along with the associated carbon emissions.
- ✔ **Stormwater Management:** Increasing amounts of rainwater have been absorbed through the plants grown on the terrace, which has reduced runoff and associated strain on urban drainage systems, significantly mitigating flooding and soil erosion.
- ✔ **Biodiversity and Habitat Management:** The plants on our mall terraces offer natural habitats for insects and birds, enhancing biodiversity.
- ✔ **Urban Heat Island Mitigation:** A vibrant green cover helps mitigate the Urban Heat Island Effect by ensuring sufficient shade for buildings and surfaces. The process of evapotranspiration effectively cools the ambient air.
- ✔ **Waste Reduction:** Food waste from our mall's food courts is now composted and used as fertilizers for growing plants, closing the loop on organic waste.

