Sustainability Commitments

HMC Capital Limited

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Sustainability Commitments

At HMC Capital, our purpose is to create long-term value in the investments we make and manage. Sustainability is fundamental to the way we operate and aligned with our ambition to create enduring value for our communities – for families, investors, tenants, employees, partners, and broader society.

As responsible stewards of the funds and assets entrusted to us, our mission is to unlock strong economic performance and drive genuine, positive impact for people and our environment. To deliver meaningful impact we recognise that relevant partnerships and ongoing engagement with stakeholders, customers, tenants, operators, local community organisations and staff are critical.

Delivery on our commitments is supported through the registered charity foundation, the HMC Capital Foundation, that distributes funding to further the social impact ambitions of the business and CommunityCo, which is focused on working at a local asset level with established community partners to provide support for the needs of youth in our local communities. Both work with charities and partners to help meet our communities' needs and amplify our impact.

We recognise that continued dialogue with our key stakeholders will enable us to identify and respond to emerging sustainability risks, expectations and opportunities in a way that meets their needs and evolve to how we become and remain a sustainability leader through adjusting our Sustainability Commitments to ensure their strength and appropriateness.

Our Sustainability Commitments

In 2021, we undertook a comprehensive materiality process, including targeted internal and external stakeholder engagement, with the support of KPMG Banarra. Through this process we identified a sustainability focus for HMC Capital – the creation of healthy communities, where people have access to products, services and experiences to live healthy lives.

We sought to create healthy communities by driving change across six impact themes: Climate Action, Green Future, Connection, Respect, Alignment, and Accountability. These themes encompassed the Environmental, Social and Governance topics our materiality process showed were of greatest stakeholder interest and importance.

Our Sustainability Commitments reflected these impact themes and framed how sustainability has been integrated throughout our investment strategy and asset management. Our reporting was developed to include our performance against these impact themes.

Following the Group's expansion into the Energy Transition and Digital Infrastructure business verticals in FY25, HMC Capital undertook a double materiality assessment to strengthen ESG integration across our verticals. The output of this assessment is informing a sustainability strategy review to reassess whether the current sustainability commitments, including emissions reductions targets, remain appropriate for the Group. We expect to provide more detail of the sustainability strategy update and commitments following completion of this project later in 2026.

Environment

HMC Capital has an active role to play in the transition to a greener and low carbon economy. Technology, regulation, industry goals, and expectations are fast-moving in the global shift towards net-zero in particular. By setting ambitious, yet achievable, environmental targets that are focused on rapid decarbonisation rather than offsetting, we are taking responsibility for futureproofing and transitioning our business.

In line with our sustainability strategy update, we expect this updated strategy to include emissions reduction targets for the relevant areas of the HMC Capital Group, including Digital Infrastructure and Real Estate platforms.

We also remain committed to reporting in accordance with our compliance obligations for the sustainability standards and guidance set out by the Australian Accounting Standards Board.

Social

Our aim is to provide Australians with access to quality local and regional infrastructure to enable the services they need to live their way. HMC Capital's national footprint in the assets it manages, and the diversity of operators, mean that social impact can also be delivered through a partnership approach with key stakeholders in local communities.

In line with our sustainability strategy update, this will include a review of our social commitments to ensure all verticals within HMC Group are considered as part of the strategy. However, we will continue to support diversity and inclusion targets. This includes gender diversity targets in our workforce, including our leadership team and our Boards, as well as providing safe working spaces for our staff and operators.

For our Real Estate vertical, we also expect the following initiatives to continue.

- Carrying out initial Needs Assessments for new acquisitions as they relate to community needs, and conduct periodic reviews
- Continuing to work with, and facilitate tenants and operators to create access to and experience of essential products and services to serve community needs
- Providing safe, clean, and inclusive spaces for our communities to connect
- Working with suppliers, tenants, partners and use our other key business relationships to promote responsible business practices
- Providing safe working spaces for our tenants and operators

Governance

We are committed to ongoing, effective, and transparent governance. This is critical to ensure trust as custodians of assets on behalf of our shareholders and investors across the funds we manage. Our independent Sustainability Committee oversees HMC Capital's Sustainability strategy and approach.

Given our existing strong governance, ethical conduct, and disciplined risk management across our operations and investments, we do not expect the sustainability strategy review to materially impact our governance commitments.

These commitments include:

- Continuing to build independent Boards that have diverse skills and are gender balanced
- Incentivising and rewarding the KMPs who deliver on sustainability outcomes through our remuneration framework
- Undertaking processes that ensure independence in decision-making where there are potential or perceived conflicts of interest
- Providing clear, honest, and robust sustainability performance updates that are rated against recognised global benchmarks such as UN PRI and UN Global Compact

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August 2026

Policy Owner	Group Chief Operating Officer
Version	3.0
Date	August 2026
Classification	Internal and External Use
Team	Sustainability
Revisions	Version 1 – March 2022 Version 2 – May 2024 – Periodic review Version 3 – August 2026 – Refresh due to company evolution