

M&G Real Estate Environmental Policy Statement



M&G Real Estate acknowledges that as a successful member of the international business community, it has significant responsibilities towards the environment. Within the confines of our fiduciary duties to our client funds, we will ensure that our activities as owners and managers of commercial properties do not, in our judgement, cause harm and, where feasible, actively enhance the environment and the communities they affect.

Recognising that our business activities have both direct and indirect impacts upon the environment, we are committed to managing these environmental impacts in the most effective and responsible manner using our Environmental Management System (EMS) to proactively raise our level of environmental performance.

At M&G Real Estate we will endeavour to ensure that our policies actively promote environmental protection, prevent pollution, promote sustainable development, improve legal compliance and minimise energy and water use, and waste generation. We aim to achieve far more than mere passive compliance; we will undertake an improvement programme of positive action by setting annual environmental objectives and targets and by continuously monitoring and reviewing our environmental performance.

We will strive to:

- Prevent pollution.
- Continuously improve our environmental performance and report on progress each year.
- Use energy and water efficiently and seek means of reducing consumption through improved management practice and technological upgrades.
- Observe a policy for environmentally responsible construction.
- Reduce consumption of materials through re-use rather than disposal, wherever possible.
- Promote recycling.
- Develop policies and practices, which raise awareness and encourage and enable our staff and tenants to make a contribution towards achieving environmental improvement.
- Encourage our suppliers of goods and services to minimise the impact of their operations on the environment through our procurement policies and practices.
- Work with our external property and facilities managers to drive environmental improvements through the day-to-day operation of our investment properties.
- Take account of environmental considerations as part of our investment process.
- Apply the principles of best environmental practice in the planning, development, refurbishment and decommissioning of our buildings.
- Develop environmental considerations and stewardship into a central pillar of our business strategy.

M&G Real Estate is a signatory of the United Nations Principles of Responsible Investment (UNPRI). Prudential plc is a signatory of the United Nations Environment Programme for Financial Institutions on the Environment and Sustainable Development.



Chief Executive

June 2013

Part of the M&G Group