



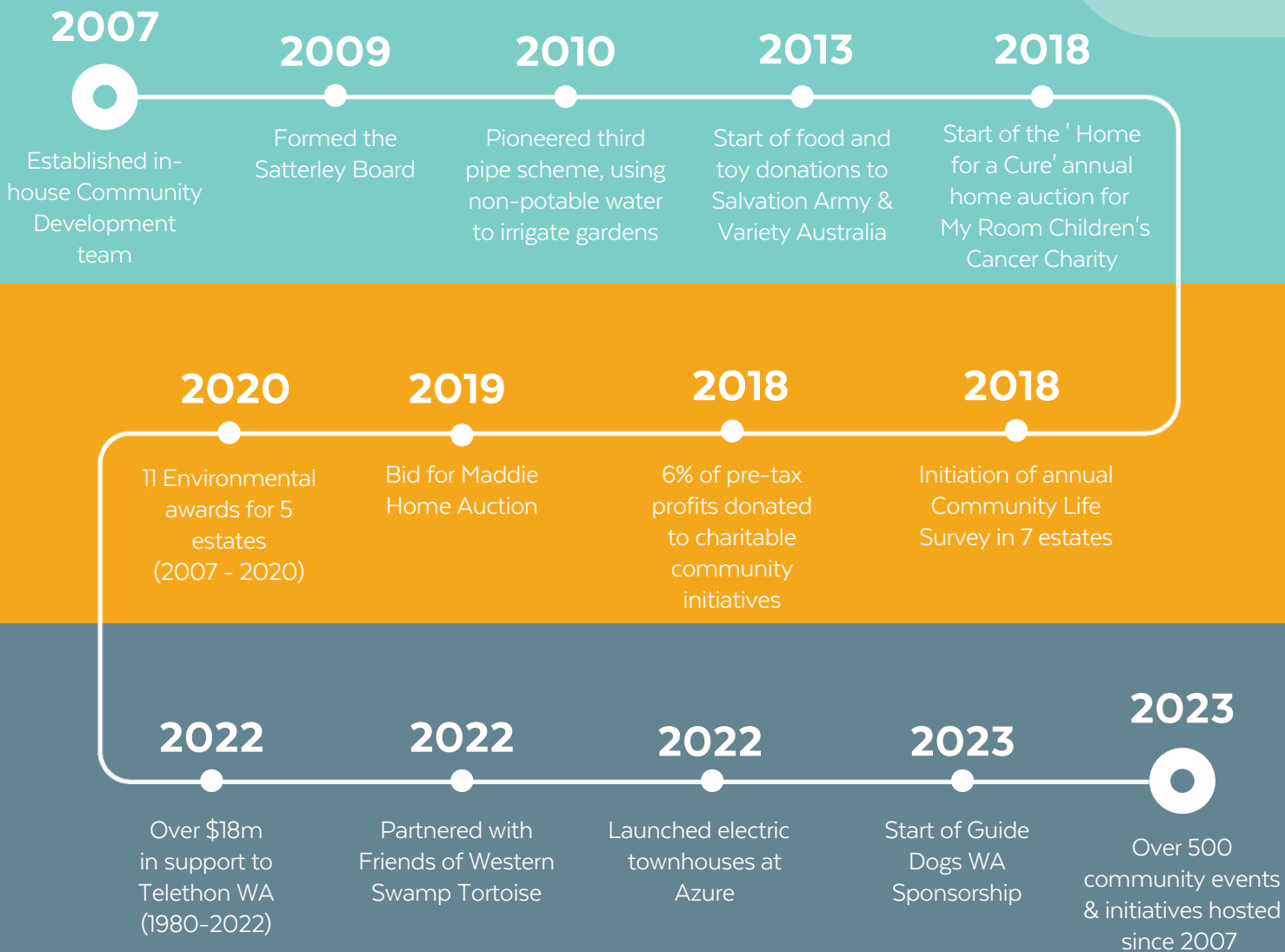
ESG Report 2023

Communicating our sustainability journey.

“We strive to create the most desirable family-friendly residential communities in Australia. Communities that are developed sustainably and that meet the needs of our stakeholders both today and tomorrow. We are delighted to outline our Environmental, Social and Governance (ESG) efforts to date and look forward to building on these through our commitment to a sustainable future.”

Nigel Satterley
Chief Executive

ESG Highlights - The last 15 Years



SUSTAINABLE DEVELOPMENT GOALS

The United Nations Sustainable Development Goals (SDGs) are an international consensus on sustainable development, and define global priorities and aspirations for 2030. They present an opportunity for business-led solutions and technologies to be developed and implemented to address the world's biggest sustainable development challenges.

Here, we have identified our contributions to six SDGs we feel most align with Satterley's business.

<p>3 GOOD HEALTH AND WELL-BEING</p>	<p>Our safe, healthy and sustainable communities provide lifestyles that support health and well-being for families.</p>	<p>Our developments support renewable energy solutions and access to reliable, affordable energy.</p>	<p>7 AFFORDABLE AND CLEAN ENERGY</p>
<p>8 DECENT WORK AND ECONOMIC GROWTH</p>	<p>As our business continues to grow, so too does our role as a provider of meaningful employment and economic development.</p>	<p>Our communities are designed to provide a range of attractive, affordable lifestyle options for all families.</p>	<p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>
<p>15 LIFE ON LAND</p>	<p>We develop our projects in a way that supports the conservation, restoration and sustainable interaction with natural ecosystems.</p>	<p>Strong governance, trust, transparency and financial performance are the keystones of our company.</p>	<p>16 PEACE, JUSTICE AND STRONG INSTITUTIONS</p>

Our commitment to responsible environmental practices has been recognised throughout our history with multiple awards from the Urban Development Institute of Australia (UDIA), the Environmental Protection Authority (EPA) and the United Nations (UN).

Our environmentally conscious approach starts with respecting the lands on which we operate and flows through to the communities we strive to create.

We believe deeply in the role that nature plays in a balanced planet and healthy, happy communities.

Environment at Satterley



11 Environmental Awards

In 5 communities since 2007



Waterwise garden design

Native vegetation and rainwater usage



Solar Powered Public Lighting

In Smithfield Village since 2010



Certified Sustainable

Our Allara Estate is certified in all six EnviroDevelopment categories



Renewable Energy Solutions

Rooftop solar and energy upgrade packages



Fossil Fuel Free Homes

Home electrification pilot in Victoria



Habitat Protection & Restoration

Supporting local flora and fauna



Open Space Provisions

Dedicated conservation area and greening of infrastructure



SUSTAINABLE DEVELOPMENT GOALS





Case Study - The Western Swamp Tortoise

The Western Swamp Tortoise was at one stage thought to be extinct until 1953 when a school boy spotted one on Swan Valley Road. Since then, conservation efforts have been undertaken that have resulted in 600 Western Swamp Tortoises being released into the wild by the Department of Parks and Wildlife with the help of Perth Zoo. Whilst the Western Swamp Tortoise is still considered critically endangered, it is now present in Perth waterways, including the Ellen Brook which runs near our Clementine Estate in Upper Swan around 35 kms north east of Perth.

In 2022, our Clementine Estate team partnered with the Friends of the Western Swamp Tortoise to establish a guided walking tour along the Ellen Brook Reserve within the estate. Satterley was pleased to provide and install interpretive signage and develop the guided nature walk that allows residents and guests to learn more about the Western Swamp Tortoise and conservation efforts to ensure the future of the species.

Case Study - Allara Clever Lifestyle Bundle



Allara is a masterplanned community in Perth's north-west coastal corridor, delivered in partnership between LandCorp and Satterley Property Group. The development will deliver a vibrant and sustainable community of 3400 dwellings over a 10 - 15 year period. Allara is an Enviro Development Certified Project for all 6 elements - ecosystems, waste, energy, materials, water and community.

Our Clever Lifestyle Bundle at Allara Estate supports sustainable living by offering customers the following sustainable living solutions that support positive environmental and economic outcomes for residents.

- Renewable energy for each home through a minimum 1.5kWh solar system
- Reduced energy consumption through, energy monitors and smart thermostats and LED lights
- Reduced water usage through waterwise landscaping and native plantings

Communities at Satterley



Dedicated In-house Community Development Team

15+ years dedicated to the development of Satterley communities and bringing neighbours together



Culturally Respectful

Retention of heritage artefacts and buildings in our estates



Social Investment

Financial contributions and support to local community groups, sporting teams and businesses



Community Engagement

Annual community pulse survey to drive customer satisfaction



40 Years of Telethon

A proud 4+ decade partnership with Telethon



My Room - Children's Charity

Over \$3.5m worth of support to children's cancer charity since 2017



Aboriginal Engagement

Education, cultural engagement and art at our Allara estate



Innovative Recreational Spaces

Creatively designed community spaces that provide connection and play for families

We believe in the power of communities. Communities that offer people a great place to live, a wide range of social benefits, support and meaningful connections.

We work hard to build communities that people can be proud of, supporting events and activities that make them feel like home.

Sustainable communities provide the amenities, and services that people need. That's why many of ours feature schools, secondary colleges, shopping precincts, medical facilities, landscaped parks and significant open spaces for families to benefit from.



SUSTAINABLE DEVELOPMENT GOALS

Case Study - Eden Beach Community



Eden Beach is a masterplanned residential community, located in the coastal suburb of Jindalee, 40km north of Perth. Development started in 2001, officially launching to market in 2013. Once complete, it will be home to approximately 4200 residents. Eden Beach is designed and actively managed to cultivate relationships and a strong sense of community.

Throughout the development, open space has been distributed to ensure all residents have easy access to amenities within a five-minute walk. Over 8 hectares of public open space has already been created within Eden Beach with two parks currently under construction and two due for completion in 2023.

The Beach House is a defining element of the community. Opening to the public in 2019, this \$3million, 250-seater café and bar provides residents and visitors with a focal point of high amenity, integrating foreshore activity, a children's playground, and large parklands that play host to many community events.

Satterley communities are also responsive to the changing demographics as families grow. A newly developed open space was designed with a 'teenagers retreat' theme featuring a parkour course, rock climbing wall, skate/scooter ramps and basketball hoop.



Since our beginnings in 1980, Satterley has successfully developed over 180 communities and sold more than 80,000 lots around Australia.

Underpinned by strong governance, transparency and financial control, we provide our partners with best practice risk management and reporting. It is this approach that has supported the growth and retention of long-term investors and project partners.

Throughout our history, we have always remained agile and responsive to evolving requirements. We remain committed to investing in the people, systems and processes that support a sustainable future for Satterley.



Experienced, Proven Board

5 Member, skill-diverse Board



Independent Project Boards

Provides strong governance to each project



Best Practice Reporting

Industry leading reporting to investors and financial partners, including annual financial statement audits of all projects



Risk Management

A comprehensive risk management program utilising current best practices



AFSL Holder

Australian Financial Services Licensee (AFSL)



Strong Banking Relationships

Trusted by major Australian banks



Transparency

Transparent, common terms for all investors, including Satterley's co-investment in all projects



SUSTAINABLE DEVELOPMENT GOALS

The Satterley Board of Directors provides the privately owned company with a contemporary and transparent model of the highest corporate governance.



Russell Gibbs - Chairman

Mr Gibbs has held the position of Director and Chief Executive Officer of Hawaiian Group since 2000. Hawaiian is a privately-owned property company that owns and manage an Australian-wide portfolio of high profile commercial, retail, and hospitality assets. Mr Gibbs has also held the role of national director and state president of the Property Council of Australia, chairman of West Coast Eagles AFL Football Club and director of St Ives Retirement Villages.

Nigel Satterley - Founder & Chief Executive

Mr Satterley has more than 50 years experience in homebuilding, real estate, and property development. Mr Satterley is a sought-after industry expert on Australian residential housing markets and cycles, taking on advisory roles to the Australian Federal Government and working with all levels of government to improve house affordability.



Mark Hunter - Non Executive Director

Mr Hunter is the former managing director of Satterley and former senior executive of Stockland, where he was chief executive of its national residential business. He sat on the Federal's Government's National Housing Supply Council, provided advice to the Federal Housing Minister and was Deputy Chairman of the Residential Council of Australia.

Tony Carr - Non Executive Director

Mr Carr is a certified practicing accountant with more than 30 years experience in the land development, residential and commercial building industries. In addition to his Board role, Mr Carr was former deputy managing director and chief financial officer at Satterley for 17 years and was accountable for company secretarial matters, banking relationships and corporate governance.



Greg Meyerowitz- Non Executive Director

Mr Meyerowitz is Group Risk and Compliance Director at APM - a global leader in human services. Mr Meyerowitz held the position of Assurance Partner with EY for 30 years. As the lead audit signing partner of a number of ASX100 companies, Mr Meyerowitz provided a full suite of assurance services to some Australia's leading public and private companies. Mr Meyerowitz has also served as a member of the EY National Board of Directors.

As we have done for 40+ years, we look forward to building on our success in 2023 and continuing to deliver value for all of Satterley's stakeholders.

From setting new standards in environmentally responsible development, to redefining truly sustainable communities, and playing a role in the global climate challenge - Satterley is committed to a sustainable future.

satterley.com.au
ABN | 38 009 054 979

