

2024 | Sustainability Report

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About ARCH Capital

ARCH Capital is an independently owned real estate private equity investment platform with a well-established track record investing in the opportunistic, value add, and core/core plus strategies across major markets in Asia Pacific. We operate via ten regional offices across Asia Pacific to structure and execute real estate transactions—including residential, office, retail, logistics, mixed-use, and data centers.

Our core strength is in identifying and unlocking values in properties through active and direct asset management within a fully integrated in-house team and local knowledge in each market that we operate in.



GAV

\$15.1bn

Gross Asset Value under Management

TOTAL GFA (sqm)

4.5mn

Investments across residential, retail, office, industrial, and mixed-use segments in Asia Pacific

TOTAL HOMES

30,000+

Homes built across Thailand, Philippines, Australia, Hong Kong, Taiwan, Macau and Mainland China

INVESTMENTS

55

Completed investments capitalizing on rising Asian wealth accumulation, urbanization, and household formation

ARCH ASIA OFFICES

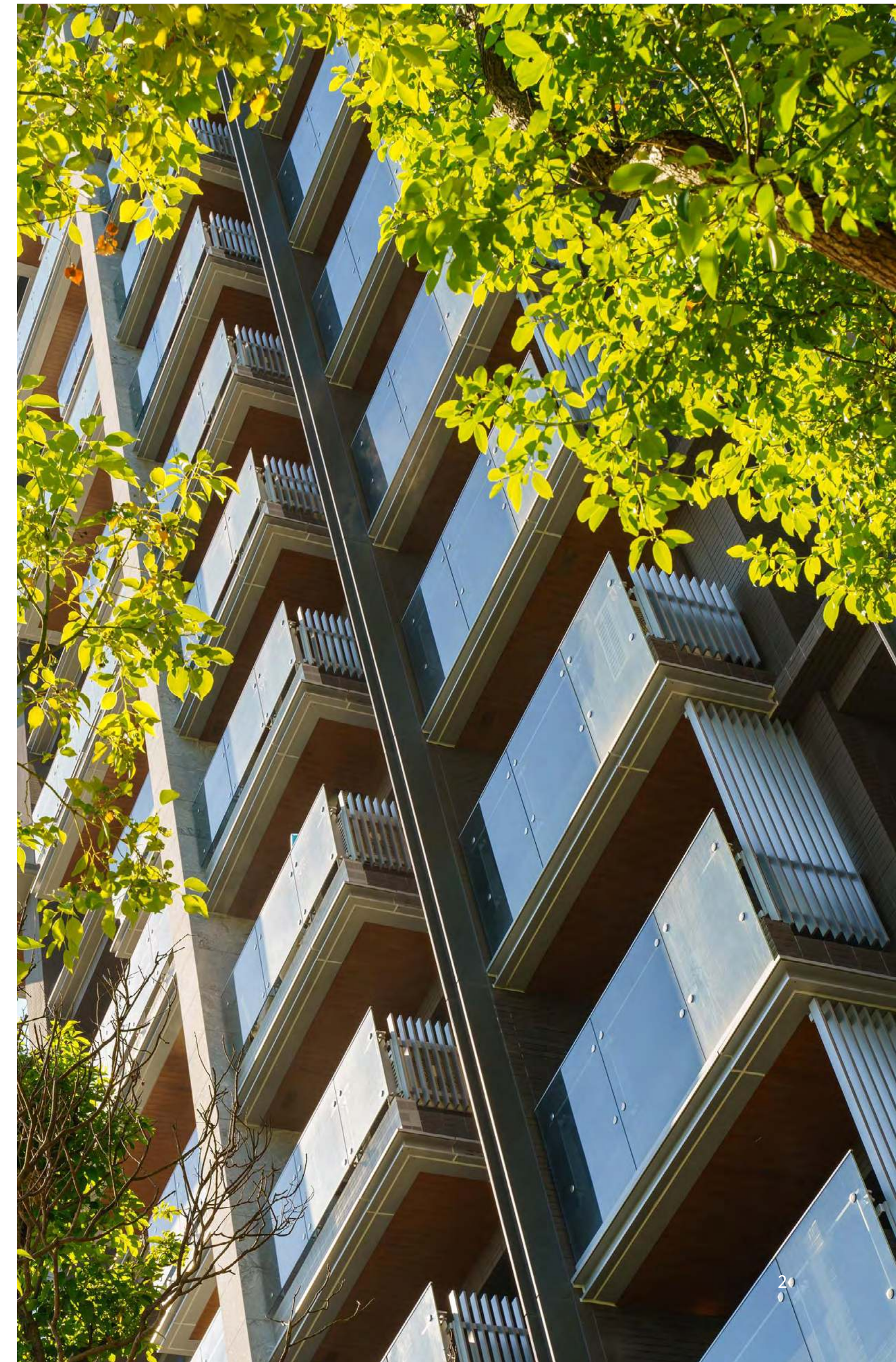
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Headquartered in Hong Kong with offices and physical presence in all invested locations

YEARS

19yrs

19 years of Building on Strengths and Partnerships



Leadership Statement

To our Partners and Stakeholders,

At ARCH Capital, we believe that sustainability is not only a responsibility, but a strategic imperative in building long-term value across our real estate investments. In a year marked by escalating climate challenges and intensifying regulatory expectations, we have deepened our commitment to integrating Environmental, Social, and Governance (ESG) principles into every stage of our investment lifecycle.

Across the Asia-Pacific region, the physical and transitional impacts of climate change are increasingly shaping the real estate landscape. According to the IPCC and UNEP, the world is on course to exceed the 1.5°C threshold within the next two decades without transformative action. With Asia-Pacific home to some of the most climate-vulnerable cities globally, including many where we operate, our role as stewards of the built environment has never been more critical.

In 2024, we accelerated the integration of climate risk assessment into our underwriting processes, adopting tools such as CRREM pathways, physical risk mapping, and scenario analysis. We have added the adoption of renewables into our portfolio in line with our decarbonization path. We will continue to explore avenues to further scale up our efficiencies across our assets.

At the same time, we recognize that sustainability extends beyond energy and emissions. We reaffirm our commitment with the

International Finance Corporation (IFC) as an EDGE (Excellence in Design for Greater Efficiencies) Champion, becoming the first real estate private equity firm to make such a commitment in Asia. This year, we expanded our social initiatives across our portfolio—improving health, safety, and well-being measures in line with the WELL Health-Safety Rating and enhancing community engagement strategies. We also advanced our governance efforts, with enhanced ESG reporting frameworks, strengthened data collection, and increased transparency in alignment with evolving global standards such as GRESB, TCFD, and SFDR.

Looking ahead, we remain focused on positioning our portfolio towards relevant sustainability outcomes. We see ESG not as a standalone agenda, but as a powerful value lever: one that enables us to mitigate risk, drive operational efficiency, and create lasting, positive impact for our investors, tenants, and communities.

We thank our partners, employees, and stakeholders for their continued trust and support.

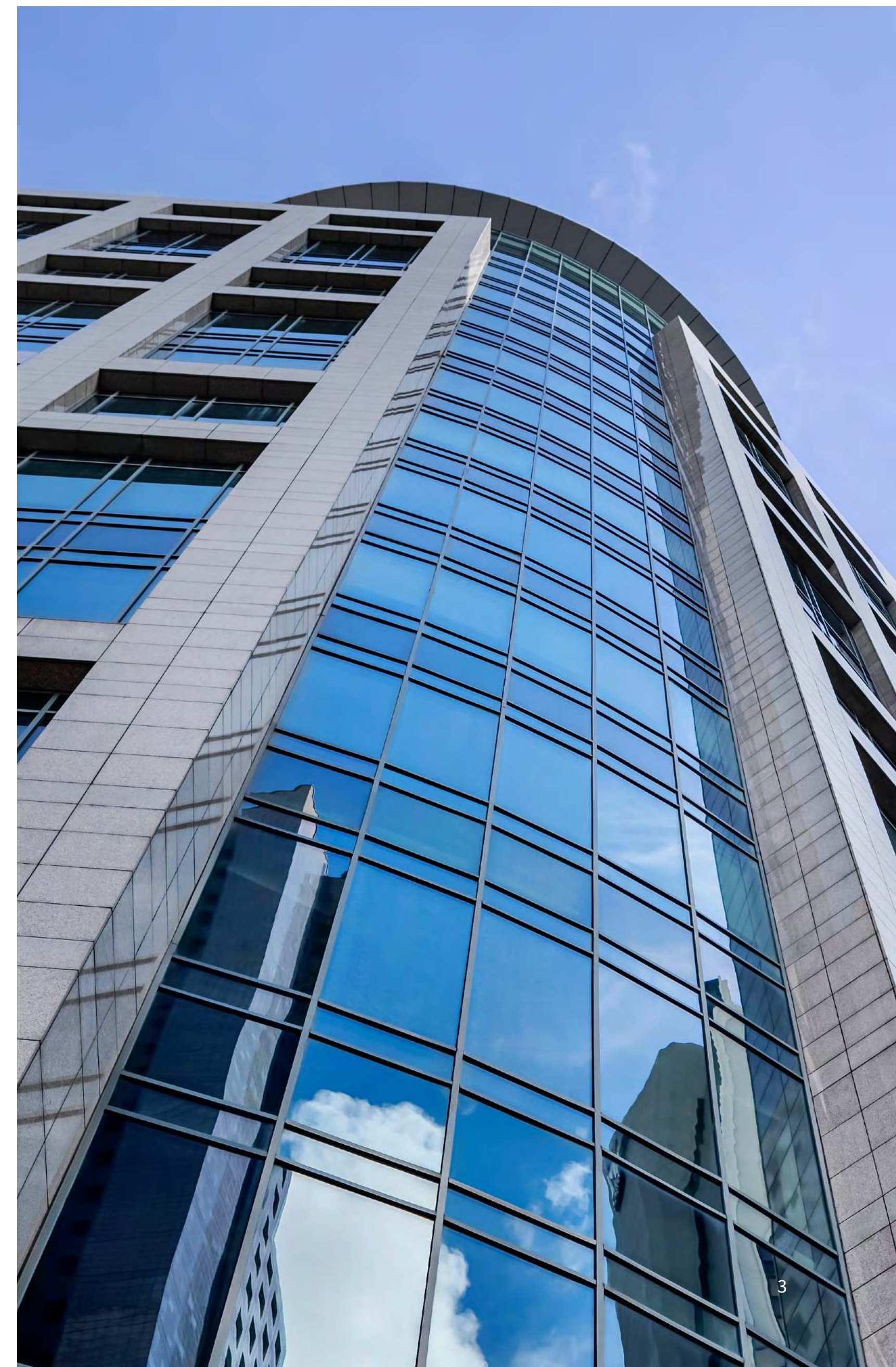
Richard Yue

Founder & Chief
Executive Officer

and

Jonathan Umali

Chief Investment Officer





About the Report

ARCH Capital Management Co. Limited (“ARCH Capital”) is pleased to present the 2024 Sustainability Report (the “Report”), summarizing our commitment to sustainable management practices and responsible investing. This Report serves as ARCH Capital’s third Sustainability Report as we continue to transparently report our material environmental, social, and governance (ESG) performance metrics to our stakeholders. This Report covers the company’s sustainability accomplishments and performance from 1 January to 31 December 2024 across our active Funds.

Reporting Standards

The report has been prepared with reference to GRI standards 2021, which are regarded as the best approach for disclosing information about various economic, environmental, and social effects on a public scale across the world. Moreover, we also reported indicators following the requirements of the EU Sustainable Finance Disclosure Regulation (SFDR), GRESB, Task Force on Climate-Related Financial Disclosures (TCFD), and UN Principles for Responsible Investment (UN PRI).



Contact and Feedback

Your feedback is critical for us to continuously improve our reporting and sustainability practices. Please share any comments or suggestions regarding our ESG performance and the Report.

John Calvin Reyes

Regional Manager for Climate, Sustainability, and ESG Investing
jcreyes@archcapital.net

Our Material Topics

Our Materiality Matrix defines our approach in tackling sustainability issues relevant to our company. Every year, we refresh this matrix based on a double materiality lens that considers the two factors: financial impact to the company and impact to external stakeholders and the environment. This allows us to prioritize actions and capital towards ensuring both long term business resilience and responsible impact towards our stakeholders.

As a private-equity investment platform focused on real estate, we are guided by industry-specific ESG standards and frameworks such as the GRI, UN Sustainable Development Goals, SASB, and TCFD in order to ensure that we are tackling relevant ESG issues for our company.



Our Responsible Investment Approach

Overview

At ARCH Capital, we recognize that embedding sustainability into our investment process is critical to creating long-term value and managing risk across our real estate portfolio. As a signatory to the UN Principles for Responsible Investment (UNPRI) since 2012, our approach continues to be guided by our Responsible Investment and Sustainability Management Policy (RISMaP), which serves as the framework for integrating ESG considerations throughout the entire investment lifecycle.



Pre-Investment Screening



Asset Management



ESG Exit Strategy

We apply a structured ESG due diligence process at the pre-investment stage to identify both risks and opportunities. This includes:

- Screening for ESG-related exclusions and regulatory red flags
- Assessing exposure to physical and transition climate risks using tools such as CRREM and WRI Aqueduct
- Evaluating the asset's alignment with sustainability certifications and improvement potential (e.g. EDGE, LEED, WELL)
- Reviewing local environmental and social context, such as water stress or community sensitivities

Findings are incorporated into investment committee materials and influence both deal structuring and underwriting assumptions.

Upon acquisition of our investments, ESG considerations are managed to enhance asset performance and mitigate long-term risks. Operational assets are subjected to active implementation of sustainability initiatives. This includes:

- Implementing ESG action plans tailored to each asset's profile and value creation strategy
- Pursuing green building certifications, energy efficiency programs, and health and wellness standards
- Improving data collection and performance monitoring, including Scope 1 and 2 emissions, water use, and waste generation
- Ensuring compliance with emerging disclosure frameworks such as GRESB, TCFD, and local green finance regulations
- Engaging tenants and partners to promote shared sustainability outcomes

Sustainability initiatives are reviewed periodically to align with fund objectives, climate targets, and regulatory trends.

Prior to divestment, each investment undergoes a sustainability exit assessment. This includes:

- Completing an ESG performance questionnaire to capture the asset's progress since acquisition
- Identifying key sustainability upgrades that contributed to value enhancement or risk mitigation
- Documenting performance data and certification outcomes to support green premiums or responsible ownership narratives during the sales process

The insights gathered from exit assessments inform our future investment strategies and drive continuous improvement in RISMaP implementation.

Environmental Management System

Our Environmental Management System (EMS) defines our approach to achieving a high performance in managing environmental impacts and risks across ARCH's portfolio. Modeled after the ISO 14001 framework for Environmental Management Systems, we implement a **Plan – Do – Check – Act** cycle. This allows a process for continual improvement on environmental performance.

Furthermore, we are guided by our materiality study which identifies the relevant environmental issues and metrics to our business.

PHASE 1

PHASE 2

PHASE 3

PHASE 4

Plan



- Define material quantitative and qualitative environmental indicators
- Design data collection systems and processes
- Identify relevant personnel responsible for the implementation of the EMS
- Identify improvement goals

Do



- Engage identified personnel to streamline the EMS process for training
- Perform baseline data collection activities
- Execute environmental management programs

Check



- Regularly monitor environmental data through regular intervals of data collection
- Conduct gap analysis on data completeness, reliability, and accuracy

Act



- Management review
- Implement corrective actions for continual improvement

The ARCHway: Sustainability Framework

At ARCH Capital, we aim to implement a strategic approach to managing our identified material ESG issues. Following this approach, we have identified focus areas around the environment, social, and governance aspects of ARCH.

Outlined on the right are key areas of action where we commit to allocate resources towards improving ARCH Capital’s performance. The following sections highlights our specific approach to the identified areas, where we discuss our actions and policies covering FY 2024.

Environment

Climate Change

- GHG emissions inventory and monitoring
- Climate resilience

Resource Efficiency

- Energy use
- Water consumption
- Waste generation

Green Certifications

- Adoption of green certifications

Social

Employees

- Training and development
- Talent management
- Diversity

Tenants

- Tenant engagement
- Green leases

Governance

Sustainability Governance

- Management oversight
- ESG taskforce

ESG Policies and Responsible Investing

- Environmental, social, and governance policies
- Responsible investment and sustainability management policy



EDGE Champion

Our ongoing partnership with the International Finance Corporation (IFC) is a testament to our commitment in promoting sustainable design practices across our investments. In 2022, we were recognized as the first real estate private equity firm to achieve the status of EDGE (Excellence in Design for Greater Efficiencies) Champion where we have committed to adopt the EDGE standard in applicable investments.

With over 160,000 square meters of ARCH's portfolio currently certified or committed to certifying with EDGE, the investment firm is on track to deliver on its target of 200,000 square meters of EDGE certified buildings by 2026.

TARGET

200,000 m²

of EDGE certified buildings by 2026



Environment

Climate Change

Climate change is a growing systemic risk to the real estate sector across the Asia Pacific region, which is home to some of the most climate-vulnerable geographies in the world. The built environment remains a key contributor to climate change, responsible for nearly 40% of global greenhouse gas emissions—a figure that continues to rise amid rapid urbanization and infrastructure development in emerging markets.

A 2025 AIGCC report notes that ESG-integrated buildings in APAC see 5–7% lower insurance premiums and up to 10% reduced operational costs over five years due to proactive climate risk management.

As a real estate private equity firm operating in this context, we recognize the urgent need to embed climate risk assessment and adaptation into our investment and asset management strategies. We are actively integrating scenario analysis and physical risk mapping to future-proof our portfolio.

Climate Risks

We integrate both physical and transition climate risks in our due diligence checklists as part of our Responsible Investment and Sustainability Management Policy (RISMaP) guidelines. This ensures that we are able to assess potential investments and identify the appropriate management measures. Additionally, we reference the CRREM pathway to flag potential carbon and stranding risks that may be associated with our managed assets.

Physical Risks

We have an ongoing engagement with Measurabl, a third-party partner, to conduct a physical climate risk assessment of select assets. Given the variable nature of climate patterns, this climate risk assessment incorporates different climate change scenarios (RCP 2.6, RCP 4.5, and RCP 8.5) to further understand our asset portfolio's exposure against multiple possible outcomes. We consider the following physical climate risks: fluvial flood, extreme heat, extreme cold, water stress, tropical cyclone, coastal flood, and wildfires.

As of year-end 2024, none of our standing investments are exposed to high-risk locations.

Transition Risks

We utilize the Carbon Risk Real Estate Monitor (CRREM) Risk Assessment tool for Asia Pacific to substantiate our portfolio's climate transition risk at the asset level. We are able to project the asset's stranding year due to tightening carbon regulations, market preferences, or performance standards. Assets that are nearing the stranding year are at risk of financial obsolescence. We use this tool at each of our funds to conduct asset-level prioritization in terms of capital allocation towards retrofits or other energy efficiency measures.



GHG Emissions

We accounted for our GHG emissions across our Standing Investments covering the Reporting Year of 2024. Referencing the Greenhouse Gas Protocol’s Corporate Standard, we calculated our greenhouse gas emissions for scopes 1, 2, and 3¹.

Despite the addition of operating assets in 2024, the portfolio’s gross GHG emissions across scopes 1-3 have decreased by 5%.

↓ 5%

portfolio’s gross GHG emissions
across scopes 1-3 in 2024

ARCH Capital’s 2024 GHG Inventory

GHG Emission Scope	2024 GHG Emissions (tCO ₂ e)	2024 GHG Intensity (tCO ₂ e/sq.m)
Scope 1 emissions	139.23	0.0002
Scope 2 emissions	29,205.11	0.0553
Scope 3 emissions	25,105.21	0.0459

¹ Scope 3 emissions represent downstream GHG emissions from tenant-controlled spaces where we have data visibility on.

CASE STUDY

Renewable Energy
In Singapore

In 2024, the team was able to complete a renewable energy procurement deal for two of its key assets in Singapore, namely YewTee Point and Anson House. Moving forward, both properties will source 100% of their electricity requirements from renewable energy, marking a significant step in the firm’s decarbonization journey. The renewable energy credits (RECs) will be sourced from certified power plants in Vietnam, supporting the broader transition to clean energy across the region. This initiative aligns with ARCH Capital’s commitment to reducing portfolio carbon intensity and integrating sustainability into every stage of the investment lifecycle.



YewTee Point (Retail), Singapore



Anson House (Office), Singapore



Climate Change and GHG Emissions Policy

Our Climate Change and Greenhouse Gas (GHG) Emissions Policy outlines our approach to reducing the carbon footprint of our portfolio while enhancing resilience to climate-related risks.

This policy guides our efforts to align with global climate targets, including the Paris Agreement and national net zero commitments in our markets of operation.

Key components of our policy include:



GHG Inventory and Reporting

We annually calculate and disclose our Scope 1 and Scope 2 emissions, and where data is available, Scope 3 emissions—such as tenant-controlled energy use and embodied carbon in construction. We follow globally accepted methodologies such as the GHG Protocol and apply location-based or market-based emissions factors where appropriate.



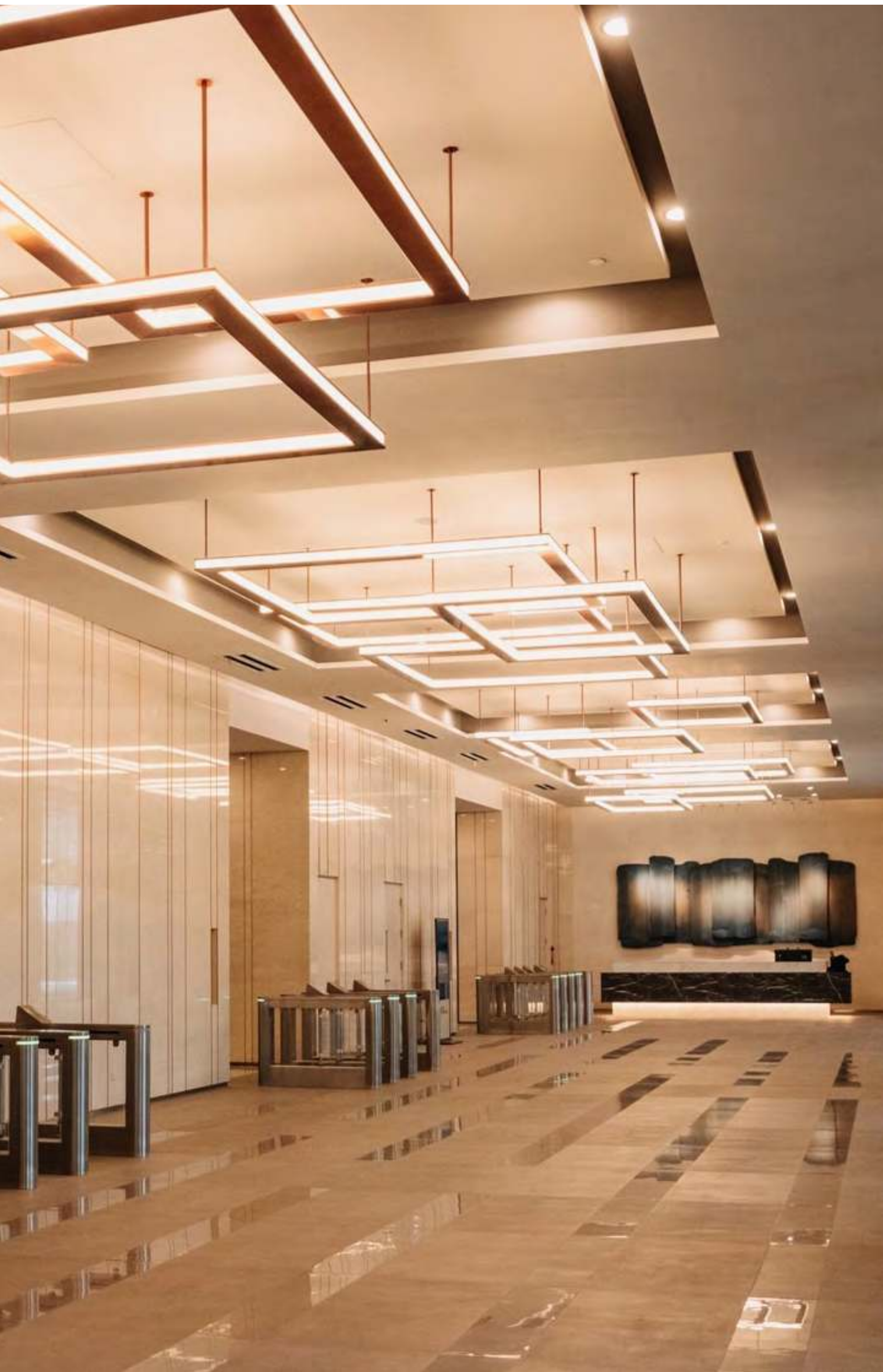
Carbon Reduction Targets

We are working toward portfolio-wide emissions intensity reduction targets, with a focus on operational emissions and retrofit opportunities. Where feasible, our targets are informed by CRREM decarbonization pathways and aligned with science-based benchmarks. Our policy sets an average target of 22% carbon reduction by 2025 based on the 2021 data.



Climate Risk Integration

Climate-related risks—both physical (e.g., extreme heat, flooding) and transition (e.g., regulatory shifts, stranded asset risk)—are integrated into our investment and asset management processes using scenario-based assessments and tools such as CRREM and WRI's Aqueduct.



Energy

Energy is considered to be one of the primary areas of impact in the real estate industry, largely due to the sector’s electricity-intensive nature. Electricity is also identified as the company’s primary contributor of GHG emissions. Thus, we recognize the importance of optimizing our energy use through proactively developing energy saving measures.

Energy Consumption Policy

Our Energy Consumption Policy is built on a structured approach to managing and reducing energy use. This informs both our asset management and development strategies.

Key components of our policy include:

Data Monitoring and Reporting

We collect and monitor energy consumption data across our portfolio, using landlord-provided utility records and, where available, tenant-reported usage.

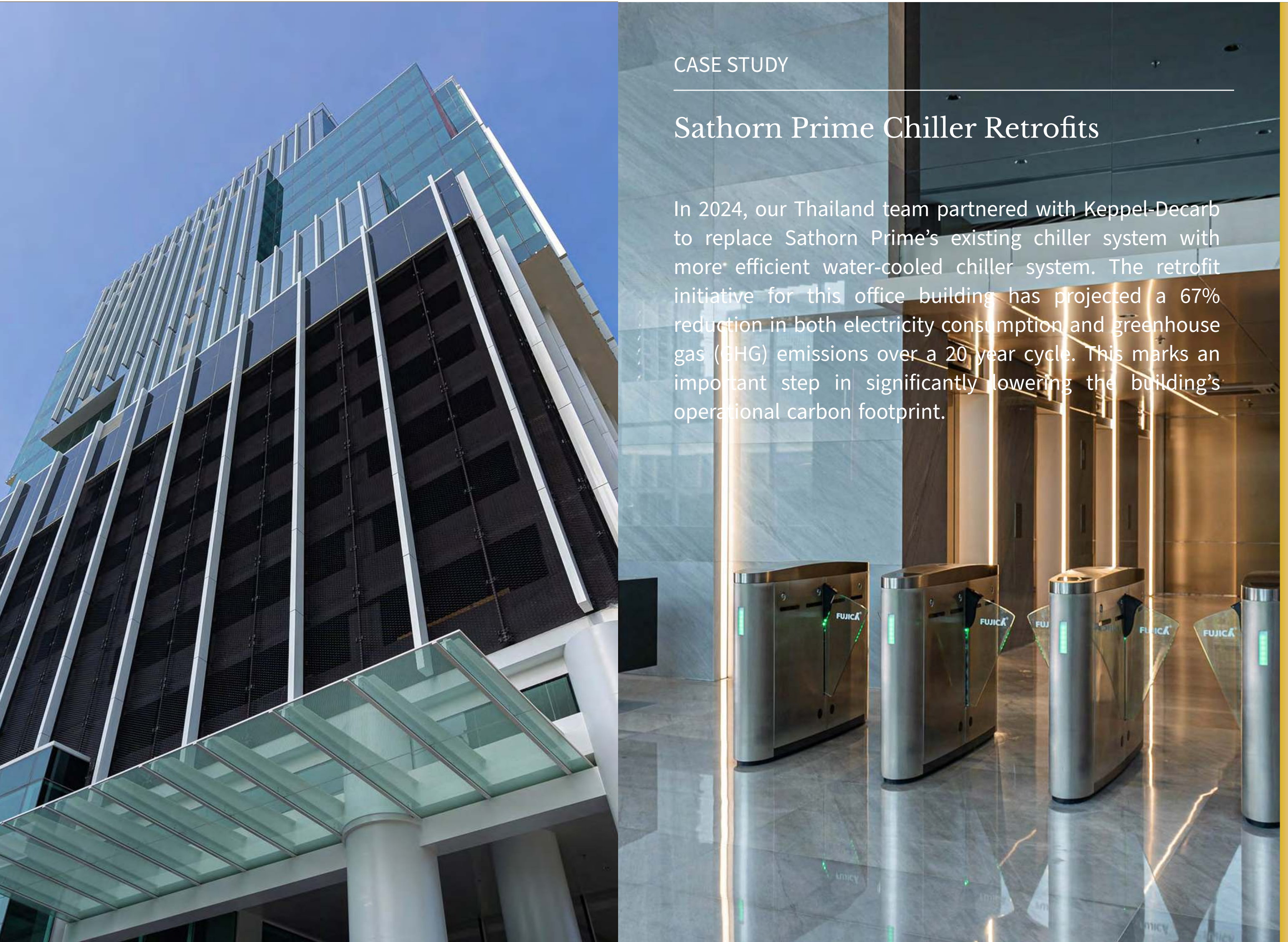
Energy Efficiency Initiatives

We implement a range of operational and technical measures to improve energy performance, where available.

Energy Efficiency

In 2024, we implemented a variety of energy saving measures across the portfolio, especially on spaces where we have operational control.

	Lighting controls with sensors / smart lighting
	Smart meters
	Efficient lighting
	CO ₂ based demand control ventilation
	Incorporation of energy reduction requirements on green leases



CASE STUDY

Sathorn Prime Chiller Retrofits

In 2024, our Thailand team partnered with Keppel-Decarb to replace Sathorn Prime’s existing chiller system with more efficient water-cooled chiller system. The retrofit initiative for this office building has projected a 67% reduction in both electricity consumption and greenhouse gas (GHG) emissions over a 20 year cycle. This marks an important step in significantly lowering the building’s operational carbon footprint.

Energy Usage

We regularly monitor our energy usage across our portfolio and partner with our property managers for continued visibility on our energy impacts. In 2024, we consumed a total of 46,129 MWh for landlord controlled spaces and 36,919 MWh in tenant controlled spaces.

46,129 MWh

consumed for landlord controlled spaces

36,919 MWh

consumed in tenant controlled spaces



Water and Waste Stewardship

Water consumption and wastewater generation remain integral considerations in our operations as we continue to serve tenants and customers across our assets. Recognizing the growing materiality of water stress and climate-related risks, particularly in Asia-Pacific markets, we enhanced our monitoring systems and proactive water management approach. For assets where we have operational control, our initiatives now integrate both consumption efficiency and resilience-building strategies.

Water Management Policy

At ARCH Capital, we recognize water as a critical resource and are committed to managing it responsibly across our real estate portfolio. Our Water Management Policy is guided by the principles of resource efficiency, data-driven decision-making, and climate risk resilience. The policy applies to all assets where we have operational control and aims to reduce consumption, improve water quality, and mitigate exposure to water-related risks. This policy covers our commitment to monitoring and disclosure, asset-level assessments of water stress, tenant and stakeholder engagement, and continuous improvement through water efficiency initiatives.

Water Consumption

In 2024, ARCH Capital recorded a total consolidated water consumption of 748,638.10 cubic meters, sourced primarily from domestic and municipal supply. This figure includes both landlord- and tenant-operated spaces, where data is available.

748,638.10 m³

total consolidated water consumption in 2024

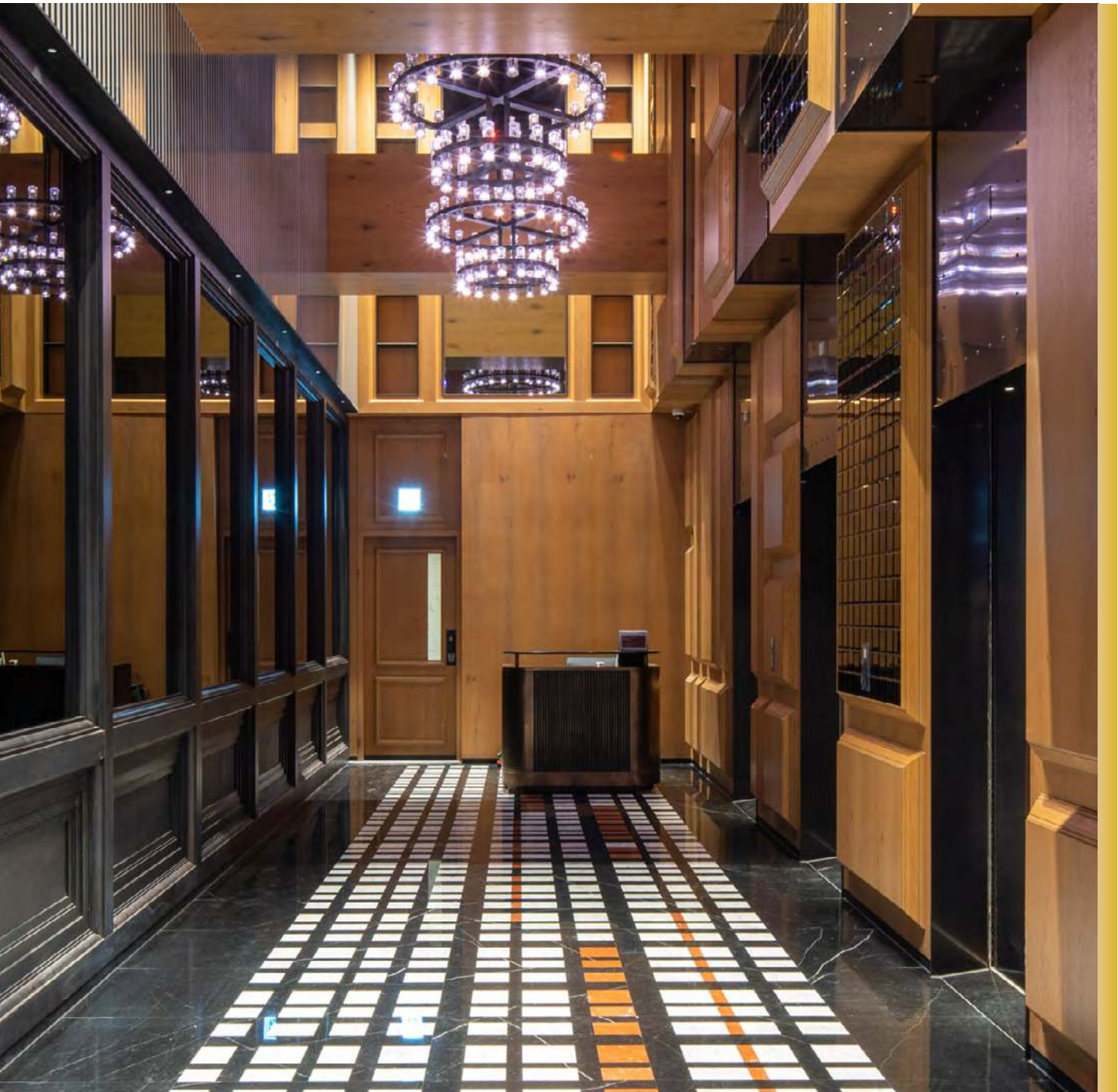
Water Management

Key initiatives that were implemented in our assets include:

- Water efficient faucets
- Rainwater harvesting systems
- Wastewater treatment and recycling systems
- Smart meters for waters

Waste Management Policy

ARCH Capital is committed to minimizing the environmental impact of our operations by promoting responsible waste management practices across our portfolio. Our Waste Management Policy mandates that waste generated across our properties are managed and disposed of in strict accordance with local environmental regulations and best practices. Currently, we are focused on establishing monitoring efforts in order to inform future waste management programs to be conducted in our sites.



Waste Generation

In 2024, ARCH capital recorded 4,700 tons of non-hazardous waste generated across our assets. We will continue to monitor our waste impacts and ensure compliance to proper waste management practices in accordance with relevant regulations.

4,700 tons
non-hazardous waste generated

Environmental Policies

Underpinning our efforts to manage other environmental issues, we have set environmental policies to ensure that impacts across our value chain are managed in accordance with regulatory limits.

Policy	Management Approach
Biodiversity and habitat	Our policy mandates compliance with environmental laws, including protection of biodiversity and natural habitat.
Indoor environmental quality	Our policy mandates compliance with environmental laws, including meeting regulatory standards for indoor environmental quality.
Material sourcing and sustainable procurement	Our policy requires strict compliance with environmental laws which includes sourcing our materials from legal and ethical vendors.
Resilience to catastrophe/disaster	Our policy encompasses strict identification, prioritization, mitigation, and monitoring of environmental hazards and physical risks that our assets are exposed to.
Pollution control	Our policy sets strict compliance with environmental laws which includes monitoring and management of all environmental impact, including pollution.

Green Certifications

We pursue internationally recognized certification schemes including IFC EDGE, LEED, and WELL—across both development projects and standing assets, where feasible. These standards serve as frameworks for integrating sustainability considerations into project design, construction, and operations.



Lucima, Philippines
IFC EDGE, LEED, WELL, BERDE



Tokyo Multifamily Portfolio
CASBEE A



Cebu Exchange, Philippines
LEED, BERDE, WELL



Marine, China
LEED



Yew Tee Point, Singapore
BCA Green Mark



Taimall, Taiwan
Fitwel 2



MNL1 Data Center, Philippines
IFC EDGE



Anson House, Singapore
BCA Green Mark



Halo 捷立, Taiwan
LEED



Pinnacle Cold Storage, Philippines
IFC EDGE



The assets featured on this page are selected examples from our portfolio of certified investments .



Social

Taimall, Taoyuan, Taiwan

Our Tenants

We recognize that tenant engagement serves a strategic purpose in ensuring a healthy and sustainable business. Our tenants serve as our partners in scaling positive impact. We engage our tenants through various channels such as satisfaction surveys, engagement events, and feedback mechanisms.

Green Leases

Tenants play a crucial role in achieving sustainability targets, particularly in areas such as energy consumption, water use, and waste management.

Where appropriate, we have been implementing green leases which includes clauses such as information sharing and resource management. Furthermore, green fit out recommendations are included in the tenant fit out manuals to encourage sustainable design. We will seek to scale up this initiative to our different assets moving forward.

Feedback and Collaboration

We maintain open lines of communication with tenants to understand their needs and identify areas for service and operational improvement. Feedback mechanisms including satisfaction surveys and property management check-ins help us continuously refine our approach and deliver a positive tenant experience.

Our Employees

Our people are at the core of our business. We view human capital not merely as a resource, but as a strategic asset essential to achieving ARCH Capital’s objectives. We are committed to fostering a workplace culture that values professional excellence, diversity, continuous learning, and employee well-being.

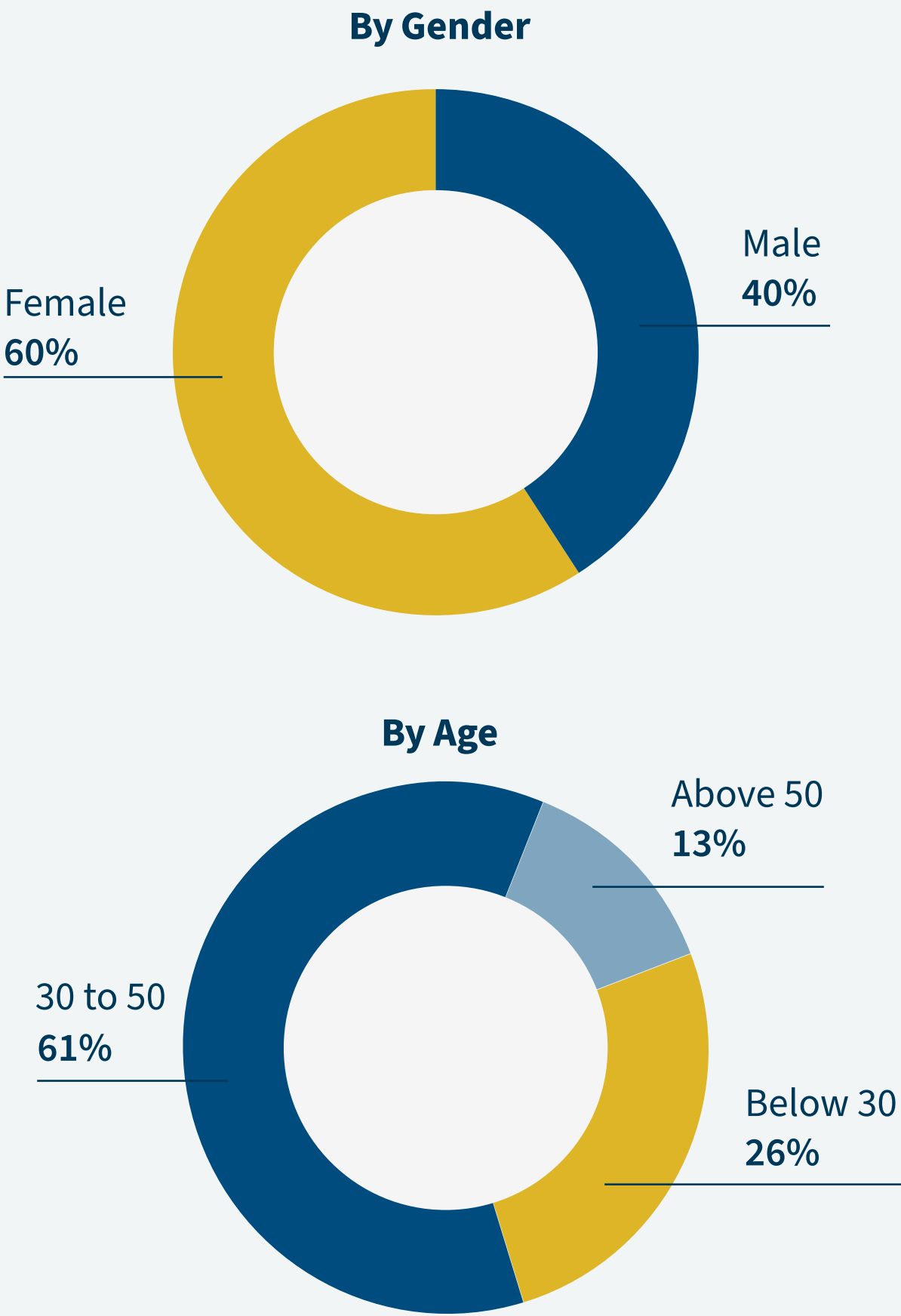
Growth and Development

We continue to strive towards nurturing an environment that enables growth and development. We also support professional development through performance reviews, mentorship opportunities, and access to industry certifications. These efforts help strengthen our talent pipeline and empower employees to take ownership of their growth.

Diversity, Equity, and Inclusion

We are committed to promoting diversity and inclusion across all levels of the organization. We believe that diverse perspectives enhance decision-making, drive innovation, and create more resilient teams. Our hiring and promotion practices are grounded in equal opportunity principles.

ARCH Workforce Profile



Social Policies

As a private equity firm managing multiple assets across different locations, we impact a wide range of stakeholders. Our social policies ensure that we proactively manage these relationships and maintain an inclusive environment.

Policy	Management Approach
Child labor	We have a zero-tolerance policy on child labor across our portfolio.
Community development	Our policy and protocols are designed to strengthen our nearby communities through job creation, social activities, and other indirect support to the local economy.
Customer satisfaction	We encourage regular monitoring of customer satisfaction.
Employee engagement	Clear and adequate employee engagement efforts include career development, equitable wages, and regular needs assessments.
Forced or compulsory labor	We have a zero-tolerance policy on forced or compulsory labor across our portfolio.
Health and safety	Our policy mandates the monitoring of injury rates, lost day rates, and fatality rates in our projects.
Human rights	We have a zero-tolerance policy against any violations on the rights inherent to all human beings, whatever their nationality, place of residence, gender, national or ethnic origin, color, religion, language or any other status.
Diversity, equity, and inclusion	In line with our Code of Conduct, discrimination and inconsistent standards are strictly prohibited in determining staff performance, development, opportunities, or promotion based on gender, race, religious beliefs, nationality, or sexual orientation.
Labor standards and working conditions	Our policy mandates strict compliance with country-specific labor standards and working conditions.
Stakeholder relations	Our policy provides a grievance-sharing and resolution mechanism for our stakeholders that is accessible, anonymous, legitimate and safe, and improvement-based.



Governance

Sustainability Governance

At ARCH Capital, we believe that strong sustainability governance is fundamental to ensuring that ESG considerations are consistently integrated across all stages of our investment lifecycle—from strategy setting to asset-level implementation.

Our dedicated sustainability team works collaboratively with investment, asset management, and operational functions to uphold our commitments to responsible investment and drive the execution of our sustainability objectives across the portfolio.

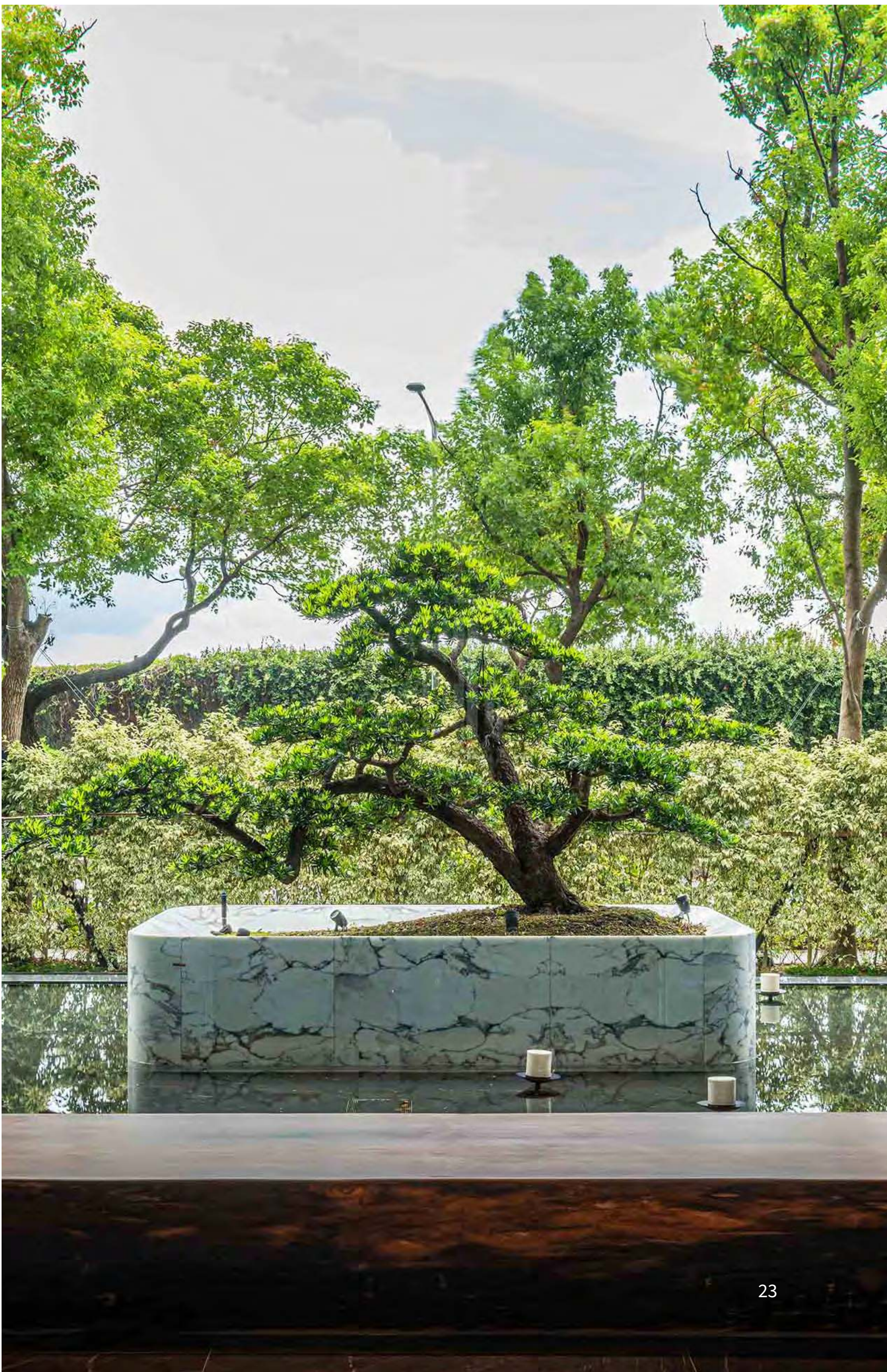
Board and Management Oversight



ESG Committee

The ESG Committee is a regional group consisting of investment and asset management professionals from various countries. This committee is responsible for developing and implementing sustainable investment standards and processes at the project level, as well as determining the viability of green building certifications.

A dedicated team on ESG oversees the development and implementation of sustainable investment standards and processes at the project level, which include integrating sustainability considerations into investment and asset management decision-making processes, managing ESG-related risks, and ensuring that projects meet the organization’s sustainability goals.



Corporate Governance Policies

Supporting our commitment to upholding the highest corporate governance standards in our business, our corporate governance policies provide a framework for decision making, regulatory compliance, and risk management.

Policy	Management Approach
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Bribery and corruption

Our policy strictly commits to upholding the highest standards of ethical conduct and to take swift action to investigate and address any instances of bribery or corruption.

Cybersecurity

Our comprehensive policy in place outlines protocols on data protection, access controls, and incident response. Our policy is designed to safeguard both our own data and the data of our customers and stakeholders.

Fiduciary duty

Our policy strictly outlines a clear set of protocols to protect our clients' and investors' investments and interests. This policy also takes into account the potential impact of ESG factors on the long-term performance of our investments and making decisions accordingly.

Fraud

We have a zero-tolerance policy on fraud. Our policy covers all forms of fraud including but not limited to misrepresentation, falsification of documents, and theft. We take all reports of fraud seriously and investigate them thoroughly.

Management Statement

The ARCH Management Team ensures the integrity of this report and confirms that all disclosures on performance and impact on key material topics are fairly presented. The ARCH Management Team was supported by ARCH Capital's business units and country leadership in providing high-level supervision to the internal teams responsible for the reporting process.

Internal parties devoted significant efforts to ensure that the ARCH Capital story is fairly presented in this report. This report contains forward-looking statements which, by their nature, involve risk and uncertainty as they relate to future events and circumstances that may be beyond ARCH Capital's control.

We therefore advise readers to use caution when interpreting any forward-looking statements in this report.



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Sustainability Inquiries

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