



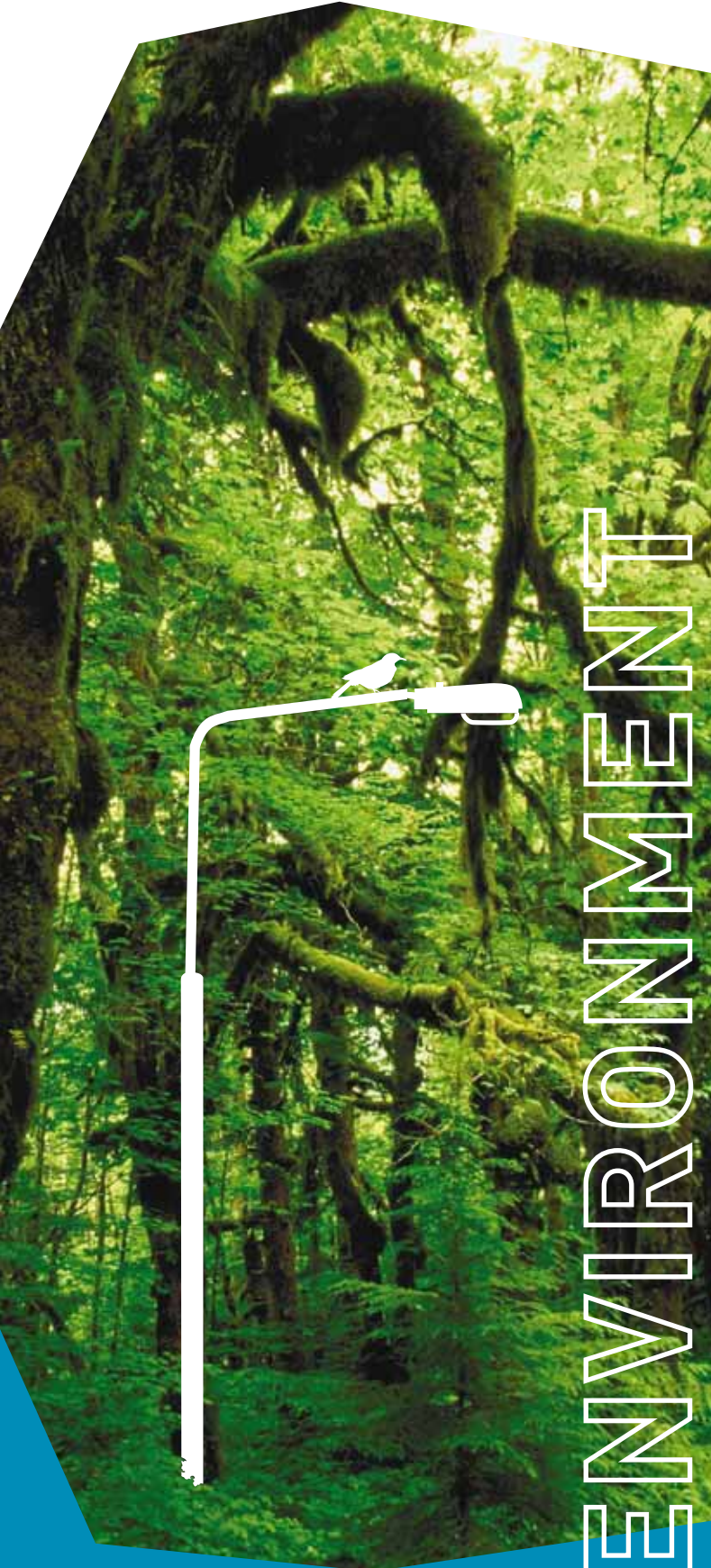
Industry Superannuation Property Trust

working to achieve
a better future



Industry Superannuation Property Trust

investing in property
to grow your super



ENVIRONMENT



INVESTMENT

OUR COMMITMENT

not only is environmental sustainability good business – it is the right thing to do

ISPT established an **Environmental Sustainability Committee** in 2005 which continues to be led by our Chairman, Carol Schwartz. The Committee's principles and policies are central to our decision making process and we align our direction with Government and property industry best practice.

ABOUT ISPT

Founded in 1994, and with funds under management exceeding \$8 billion, ISPT owns over 100 properties in Australia, Europe, United Kingdom and the United States. ISPT is the direct property investment vehicle of choice for many of Australia's industry superannuation funds.

- We invest the retirement savings of more than 40% of Australian workers in property.
- ISPT returns all profits to investors.
- ISPT delivers financially sound, long term property solutions.

ISPT promotes a culture that values and rewards ethical standards, community conscience and corporate integrity. Our staff are very important to us and we aim to be an employer of choice providing a challenging, professional, and family friendly work environment.

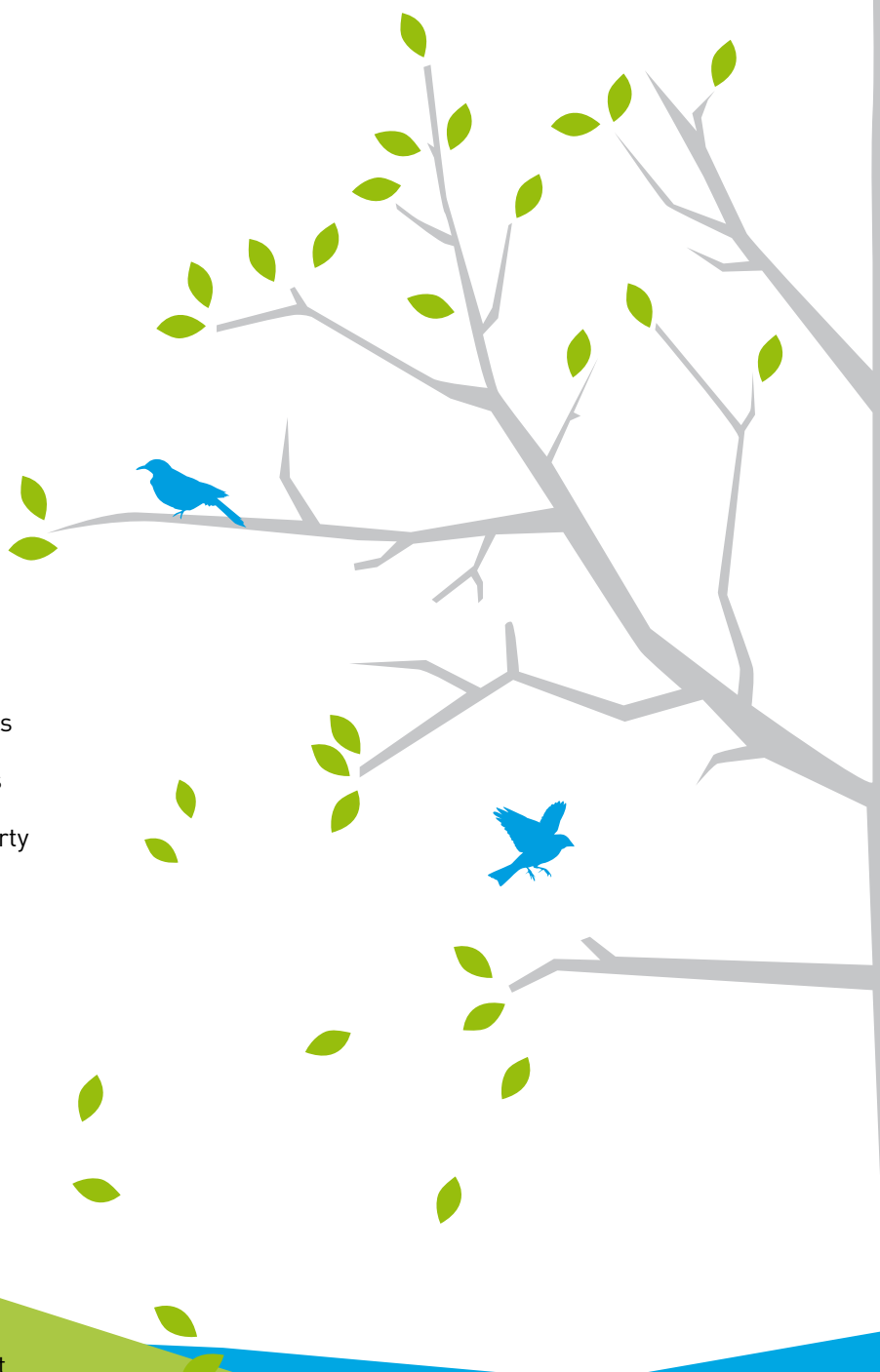


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For further information, contact Kate Treacey, Manager, Investor Services
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Daryl Browning
Chief Executive Officer





Proposed retail development,
500 Bourke Street, Melbourne, VIC

KEY INITIATIVES

ISPT's 'Building Tune-Up' program focused on 'good house-keeping' and improved energy and water efficiency. This resulted in savings of over \$2 million per annum.

PARTNERSHIPS

ISPT is proud to take a lead role in demonstrating to the property industry and our business partners what can be achieved.

ISPT partners with key Government bodies and corporations who share our vision of environmentally sustainable initiatives:

- Brisbane City Council
- City of Melbourne
- Green Building Council of Australia
- NSW Department of Water & Energy
- Sustainability Victoria.

In 2007 ISPT became the inaugural signatory to Sustainability Victoria's **Resource Smart Commercial Building Partnership Program**. The partnership recognises the important role ISPT plays in 'greening' the property industry.

We are commencing a case study to focus on the refurbishment of 500 Bourke Street, Melbourne. The Project will demonstrate and showcase to the property sector and wider business community what can be achieved through a large sustainable office refurbishment.

USEFUL TIPS FOR A GREENER WORK ENVIRONMENT

These are some of the simple steps we can take to collectively make a difference.

- Turn off your computer screen at the end of the day
- Switch off the lights in meeting rooms
- Unplug your phone charger after use
- Use public transport, ride your bike or walk to work



These **SWITCH OFF & SAVE** stickers were distributed to our tenants to encourage them to reduce their energy and water consumption.



EARTH HOUR 2008

On 29 March 2008 at 8.00 pm, ISPT properties participated in Earth Hour.

ENVIRONMENTAL CREDENTIAL

This brochure is printed by an environmentally responsible printer with ISO 14001 Environmental Management System accreditation. It has been printed on Tudor RP, 100% Recycled, Australian made stock by an ecologically rated printing press using 100% vegetable based inks.

ISPT is a proud sponsor of:



SUSTAINABILITY

DEVELOPMENTS

ISPT is committed to developing and managing our properties to minimise their environmental impact.

THE BENCHMARKS

The Green Building Council of Australia's Green Star Rating Tools measure the environmental rating of buildings in different property sectors. Buildings are rated from one to six stars.

The Australian Building Greenhouse Rating (ABGR) Tool measures the energy efficiency of office buildings. Buildings are rated from one to five stars.

ISPT targets 5 Star Green Star and 4.5 ABGR Star Ratings for new developments.

ISPT's latest environmentally sustainable developments include initiatives such as:

- blackwater treatment system
- rainwater collection
- energy efficient air conditioning
- low volatile organic compound paint and carpet, and
- facilities for cyclists.



One National Circuit, Canberra, ACT



Green Square North Tower, Fortitude Valley, QLD (Graphic impression)



Green Square South Tower, Fortitude Valley, QLD



100 St Georges Terrace, Perth, WA (Graphic impression)

18 Marcus Clarke Street, Canberra, ACT



7 London Circuit, Canberra, ACT



The Urban Workshop, 50 Lonsdale Street, Melbourne, VIC