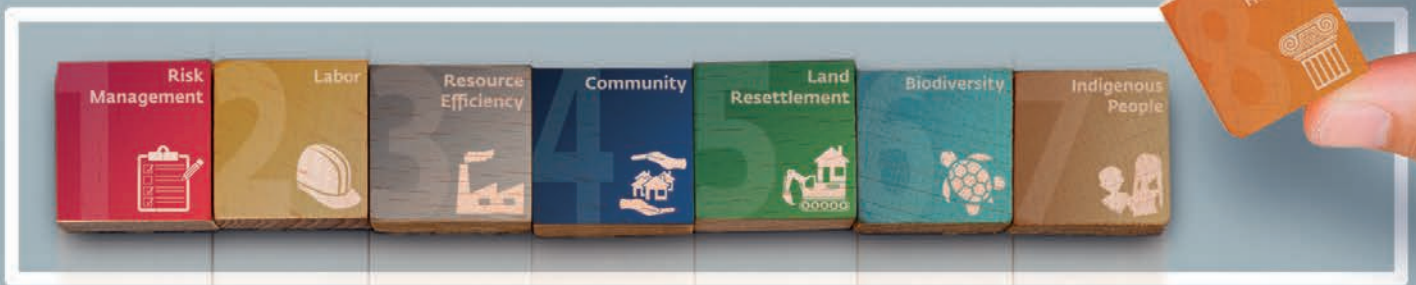


STEADFAST PROGRESS...



**IFC/WORLD BANK - PERFORMANCE STANDARDS COMPLIANT
ENVIRONMENTAL & SOCIAL IMPACT ASSESSMENT (ESIA) FOR
EQUATOR PRINCIPLE FINANCIAL INSTITUTION REQUIREMENT**

**IFC-PERFORMANCE STANDARD COMPLIANT ENVIRONMENTAL
& SOCIAL IMPACT DUE DILIGENCE (ESDD)**

**IFC-PERFORMANCE STANDARD COMPLIANT ENVIRONMENTAL &
SOCIAL IMPACT MANAGEMENT PLAN (ESMP)**

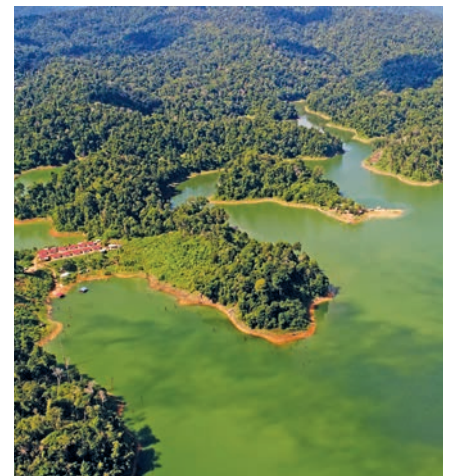


LEADING ENVIRONMENT & SOCIAL IMPACT AND CLIMATE CHANGE CONSULTANCY GROUP

AGV is an environment and social impact assessment, climate change and sustainability, and renewable energy consultancy. The firm is managed by a team of experienced professionals from the industry and the public sector. The strength of the firm rests on the reputation of our consultants, built on solid experience, deep knowledge in every aspect of the environmental, health and safety sector, and impeccable track record in their respective areas of specialization in these sectors.

AGV Sustainability specialises in conducting Social Impact Assessment, Social Audits, Sustainability Reporting and Carbon Footprint Assessment. We have carried out SIA for Malaysian regulatory requirements and for IFC-Performance Standards-Compliant Environment and Social Impact Assessment(ESIA), Environment & Social Due Diligence (ESDD), Gap Analysis, Environmental Review and prepared Environmental and Social Management System (ESMS).

- AGV Consulting Group consists of consists of
- AGV Environment Sdn Bhd (Malaysia,
- AGV Environment Asia Pte Ltd (Singapore)
- AGV Sustainability & ESG Services Sdn Bhd (Malaysia)
- AGV Energy & Technologies Sdn Bhd (Malaysia)



Our consultants hold the necessary registrations with the Malaysian Social Impact Association (MSIA), Malaysian Department of Environment as EIA and SIA Consultants. We have carried out SIA related projects in almost every sector, with combined experience of more than 200 years.

Our Full range of services include:

- Environmental Impact Assessment
- Environmental Feasibility Studies
- Environment Siting Services for Industrial Development
- Environmental Site Assessment and Due Diligence
- Social Impact Assessment
- Social Impact Management Plan
- Social Audits
- IFC-Compliant Environment & Social Impact Assessment, Due Diligence, Audit and Management Plan
- Carbon Footprint Assessment & Climate Solutions
- Sustainability Reporting
- Renewable Energy Consultancy
- Water Resource Studies
- Waste Management Solutions

Our business philosophy is guided by the commitment to provide clients with uncompromised consultancy service and guidance that best benefits our clients and the community in the most sustainable manner.



IFC-PERFORMANCE STANDARDS ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT & DUE DILIGENCE

IFC's Performance Standards on Environmental and Social Sustainability have become globally recognized good practice in dealing with environmental and social risk management. In the financial markets worldwide, the Performance Standards have been catalyzing the swift convergence of standards for cross-border project finance.

- More than 90 banks and financial institutions have voluntarily adopted the Equator Principles, which are based on IFC's Performance Standards.
- 32 export credit agencies of the OECD countries benchmark private sector projects against IFC's Performance Standards.
- The Multilateral Investment Guarantee Agency (MIGA) applies IFC's Performance Standards in its operations.
- The World Bank applies IFC's Performance Standards (known as World Bank Performance Standards) to projects supported by IBRD/IDA (International Bank for Reconstruction and Development/International Development Association) that are owned, constructed and/or operated by the private sector.

IFC Performance Standards was updated in January 2012. Known as "2012 IFC-Performance Standards", it requires all project financing from Equator Principle financial institutions to develop a complete Environmental and Social Management Systems, ESMS. Key areas covered by 2012 IFC Performance Standards are:

- Broader Range Stakeholder Engagement
- Increased project development obligations
- Improved Prevention measures and Resources Management
- Preservation of Cultural Heritage

AGV's experienced team of environmental and social impact assessment specialists have assisted a number of projects for Equator Principle financing and investments across the Asia Pacific region.



IFC PERFORMANCE STANDARDS

Performance Standard 1: ASSESSMENT AND MANAGEMENT OF ENVIRONMENTAL AND SOCIAL RISKS AND IMPACTS Underscores the importance of identifying E&S risks and impacts, and managing E&S performance throughout the life of a project.

Performance Standard 2: LABOR AND WORKING CONDITIONS Recognizes that the pursuit of economic growth through employment creation and income generation should be balanced with protection of basic rights for workers.

Performance Standard 3: RESOURCE EFFICIENCY AND POLLUTION PREVENTION Recognizes that increased industrial activity and urbanization often generate higher levels of air, water and land pollution, and that there are efficiency opportunities.

Performance Standard 4: COMMUNITY HEALTH, SAFETY AND SECURITY Recognizes that projects can bring benefits to communities, but can also increase potential exposure to risks and impacts from incidents, structural failures, and hazardous materials.

Performance Standard 5: LAND ACQUISITION AND INVOLUNTARY RESETTLEMENT Applies to physical or economic displacement resulting from land transactions such as expropriation or negotiated settlements.

Performance Standard 6: BIODIVERSITY CONSERVATION AND SUSTAINABLE MANAGEMENT OF LIVING NATURAL RESOURCES Promotes the protection of biodiversity and the sustainable management and use of natural resources.

Performance Standard 7: INDIGENOUS PEOPLES Aims to ensure that the development process fosters full respect for Indigenous Peoples.

Performance Standard 8: CULTURAL HERITAGE Aims to protect cultural heritage from adverse impacts of project activities and support its preservation.

THE BENEFITS OF THE PERFORMANCE STANDARDS

GUARD AGAINST UNFORESEEN RISKS AND IMPACTS

Implementing the Performance Standards helps companies identify and guard against interruptions in project execution, legal claims, brand protection, and accessing international markets.

IMPROVE FINANCIAL AND OPERATIONAL PERFORMANCE

IFC believes that meeting the Performance Standards helps clients improve their bottom line. Implementation of the Standards can help optimize the management of inputs such as water and energy, and minimize emissions, effluents, and waste, leading to a more efficient and cost-effective operation.

SOCIAL LICENSE TO OPERATE

In addition, the Standards help clients find ways to maximize local development benefits and encourage the practice of good corporate citizenship. This often results in greater acceptance of the project by local communities and governments, allowing companies to acquire a social license to operate. Enhanced brand value and reputation may also be attractive to new investors or financiers.

GAIN AN INTERNATIONAL STAMP OF APPROVAL

The “Equator Principles,” which have been adopted by more than 70 of the world’s leading investment banks in developed and developing countries, are based on IFC’s Performance Standards. These principles are estimated to cover nearly 90% of project financing in emerging markets.





EQUATOR PRINCIPLES

EQUATOR PRINCIPLE FINANCIAL INSTITUTION REQUIREMENT

The Equator Principles (EPs) is a risk management framework, adopted by financial institutions, for determining, assessing and managing environmental and social risk in projects. It is primarily intended to provide a minimum standard for due diligence and monitoring to support responsible risk decision-making. The EPs apply globally across all sectors for project financing with total capital cost above USD 10million.

The four financial products are:

- I. Project Finance Advisory Services,
- II. Project Finance,
- III. Project-Related Corporate Loans, and
- IV. Bridge Loans.

The Equator Principles were introduced in 2003 by several leading financial institutions to address disclosure and responsible finance objectives. Financial Institutions that adopted the Equator Principles are termed as Equator Principles Financial Institutions (EPFIs). EPFIs commit to ensure that Projects they finance and advise on are developed in a socially responsible manner, reflecting sound environmental management practices.

The third version of the Equator Principles (EPIII) was introduced in June 2013. The EPIII function in the same manner as previous versions with an expanded range of transactions, Increased scope of reviews and increased obligations for disclosure and reporting.

Principle 1: Review and Categorization

The proposed project is categorized based on the magnitude of potential environmental and social risks and impacts, including those related to Human Rights, climate change, and biodiversity.

Category A : Projects with potential significant adverse environmental and social risks and/or impacts that are diverse, irreversible or unprecedented;

Category B : Projects with potential limited adverse environmental and social risks and/or impacts that are few in number, generally site-specific, largely reversible and readily addressed through mitigation measures; and

Category C : Projects with minimal or no adverse environmental and social risks and/or impacts.



Principle 2: Environmental and Social Assessment

The Equator Principle Financial Institution (EPFI) will require the client to conduct an appropriate Assessment process to address, to the EPFI's satisfaction, the relevant environmental and social risks and scale of impacts of the proposed Project. Category A & B projects require full environmental and social impact assessment (ESIA) to be carried out, as well as climate Change Risk Assessment.

Principle 3: Applicable Environmental and Social Standards

The Environmental & Social Impact Assessment process should address compliance with relevant host country laws, regulations and permits that pertain to environmental and social issues as well as compliance with the applicable IFC Performance Standards on Environmental and Social Sustainability (Performance Standards) and the World Bank Group Environmental, Health and Safety Guidelines (EHS Guidelines).

Principle 4: Environmental and Social Management System and Equator Principles Action Plan

For all Category A and Category B Projects, an Environmental and Social Management System (ESMS) must be developed. An Environmental and Social Management Plan (ESMP) must be developed to address issues raised in the Assessment process and incorporate actions required to comply with the applicable standards that meets Equator Principle Action Plan (EPAP)

Principle 5: Stakeholder Engagement

For all Category A and Category B Projects, the EPFI will require the client to demonstrate effective Stakeholder Engagement, as an ongoing process in a structured and culturally appropriate manner, with Affected Communities, Workers and, where relevant, Other Stakeholders.

Principle 6: Grievance Mechanism

For all Category A and, as appropriate, Category B Projects, it is required to establish effective grievance mechanisms which are designed for use by Affected Communities and Workers, as appropriate, to receive and facilitate resolution of concerns and grievances about the Project's environmental and social performance.

Principle 7: Independent Review

Independent Environmental and Social Consultant will need to carry out an Independent Review of the Assessment process including the Environmental and Social Management Plans, the Environmental and Social Management System, and the Stakeholder Engagement process documentation in order to assist the EPFI's due diligence and determination of Equator Principles compliance.

Principle 8: Covenants

The EPFIs need to include certain minimum provisions and covenants in loan documentation relating to compliance with the Equator Principles. Should the client not comply with its environmental and social covenants, the EPFI will work with the client on remedial actions to bring the Project back into compliance.

Principle 9: Independent Monitoring and Reporting

The EPFI will require independent monitoring and reporting of the project provided by an Independent Environmental and Social Consultant. This is to ensure that the project is in compliance with the Equator Principles.

Principle 10: Reporting and Transparency

The client must ensure that, at a minimum, a summary of the ESIA is accessible and available online and that it includes a summary of Human Rights and climate change risks and impacts when relevant. The EPFI will, at least annually, report publicly on transactions that have reached Financial Close and on its Equator Principles implementation processes and experience.





SUSTAINABILITY LINKED LOAN PRINCIPLES

Supporting environmentally and socially sustainable economic activity

Sustainability linked loans aim to facilitate and support environmentally and socially sustainable economic activity and growth. Developed by leading financial institutions, the purpose of the SLLP is to promote sustainable development more generally. The SLLP are voluntary recommended guidelines, sustainability linked loan product enables lenders to incentivise the sustainability performance of the borrower.

Sustainability linked loans are any types of loan instruments and/or contingent facilities which incentivise the borrower to achieve sustainability objectives. The borrower's sustainability performance is measured using sustainability performance targets (SPTs). The SPTs are measured against key performance indicators, external ratings and/or equivalent metrics to determine improvements in the borrower's sustainability profile.

Sustainability linked loans are not limited in its use it may be used for general corporate purposes instead it aims to improve the borrower's sustainability profile by aligning loan terms to the borrower's performance against the relevant predetermined SPTs.

The Core Components of Sustainability Linked Loan Principles

The SLLP framework is based on the following four core components:

➤ Relationship to Borrower's Overall Sustainability Strategy

The borrower of a sustainability linked loan should clearly communicate to its lenders its sustainability objectives, as set out in its sustainability strategy, and how these align with its proposed SPTs.

➤ Target Setting – Measuring the Sustainability of the Borrower

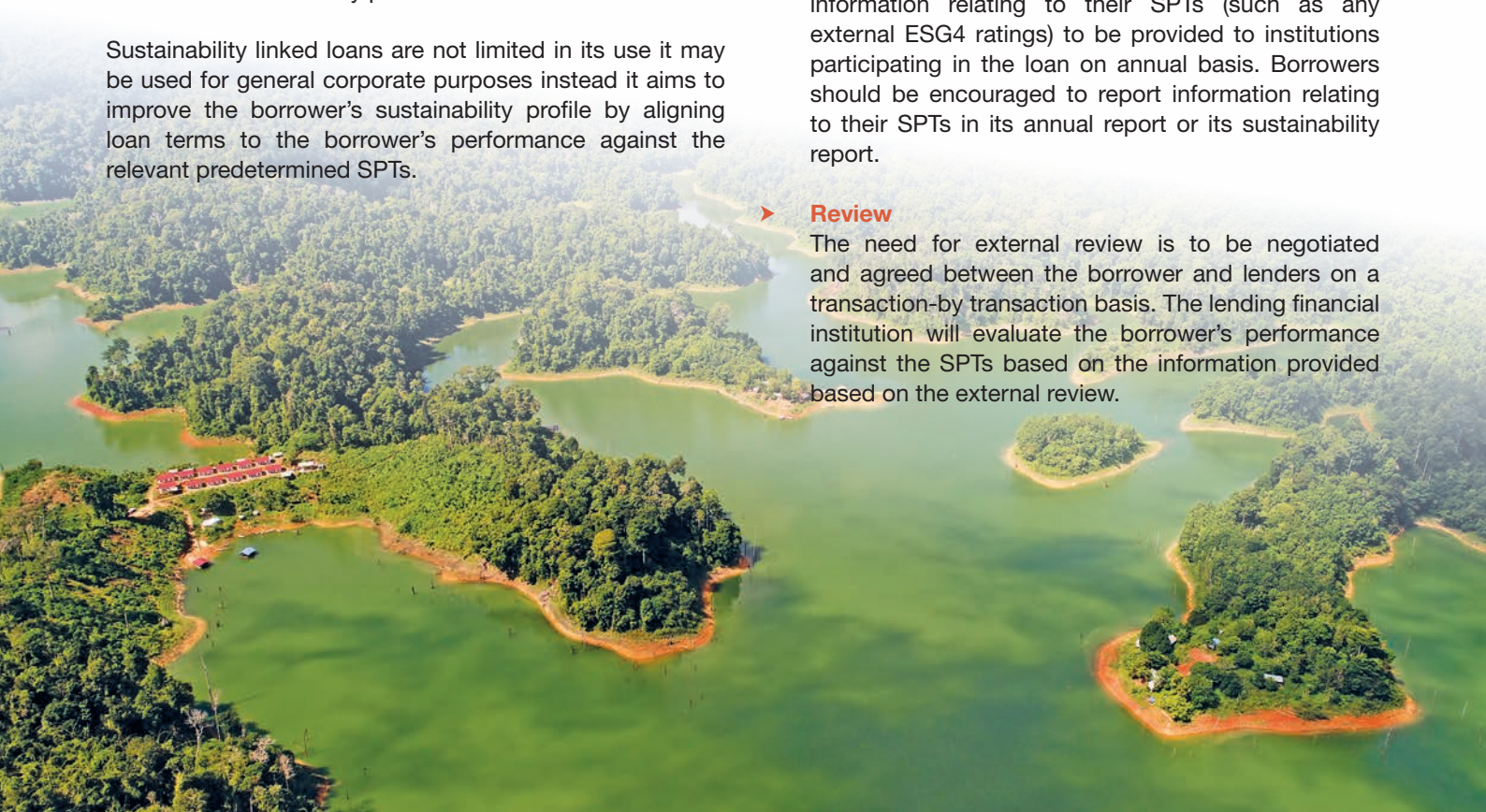
Appropriate SPTs should be negotiated and set between the borrower and lender group for each transaction. The SPTs should be ambitious and meaningful to the borrower's business and should be tied to a sustainability improvement in relation to a predetermined performance target benchmark.

➤ Reporting

Borrowers should, make available up to date information relating to their SPTs (such as any external ESG4 ratings) to be provided to institutions participating in the loan on annual basis. Borrowers should be encouraged to report information relating to their SPTs in its annual report or its sustainability report.

➤ Review

The need for external review is to be negotiated and agreed between the borrower and lenders on a transaction-by transaction basis. The lending financial institution will evaluate the borrower's performance against the SPTs based on the information provided based on the external review.



AGV'S EXPERIENCE & EXPERTISE

IFC-PERFORMANCE STANDARDS ENVIRONMENTAL AND SOCIAL IMPACT ASSESSMENT(ESIA), DUE DILIGENCE, ENVIRONMENTAL REVIEW, GAP ANALYSIS, CLIMATE CHANGE, CARBON FOOTPRINT ASSESSMENT & TCFD ANALYSIS.

Our Consultants

AGV's experienced team of environmental and social impact assessment specialists have assisted a number of projects for Equator Principle financing and investments across the Asia Pacific region.

Our Environmental and Social Impact Assessment and Due Diligence is headed by Prof. Dr. Ir. Abu Bakar Jaafar, Chairman of AGV Environment, Dr. Vijayalakshmi Samuel, Executive Director and Principal Consultant, Ms. Tan Kim Fong, Director and Principal Consultant, Dr. Kamaruzaman Ujang, Director & Principal Consultant and Ms. Maria Violetta Thomas, Principal Consultant .



Dr. Vijayalakshmi Samuel PhD has more than 25 years of experience in environmental, health and safety (EHS) consulting specializing in environmental impact assessments (EIAs), chemical health risk assessments (CHRA), environmental site assessment, social impact assessment, environmental management plan, environmental, environmental due diligence, environmental monitoring and compliance audits, site contamination assessment, and environmental suitability/feasibility studies.

She has carried out numerous IFC Performance Standards compliant environmental and social impact assessment and environmental due diligence in India, Bangladesh, Myanmar, Vietnam, Indonesia, Azerbaijan and South Africa,

Her project experience also includes environmental, health and safety audits and environmental site assessments including compliance, acquisition, divestiture and for a wide range of industrial facilities and green field sites in the Asia Pacific region including Malaysia, Indonesia, Thailand, Singapore, Vietnam, India, Taiwan and Korea and, in South Africa.

Dr. Vijayalakshmi has been involved in the preparation of more than 150 Sustainability Reports for public-listed companies in Malaysian and Singapore Stock Exchanges. She is very familiar with GRI framework, GRI Standards, Integrated Sustainability Reporting and Carbon Footprint Assessment.

She is registered with the Department of Environment, Malaysia as an EIA Consultant and Environmental Auditor, and is a qualified Lead Auditor under the ISO 14001 Environmental Management System. She is fluent in English and Bahasa Malaysia.





Prof Dato' Ir Dr A. Bakar Jaafar, PEng, FIEM, FASc., is the Chairman of AGV Environment Sdn Bhd and AGV Sustainability & ESG Services Sdn Bhd.

He is also the Chairman of the Board of Malaysian Green Technology & Climate Change Centre (MGTC), appointed on 4 October 2019. He has served the Government of Malaysia in various capacity since 1973, including DOE Director of Operations (1985-86), DOE Deputy Director-General (Planning) (1987-1989), and as the Director-General of the Department of Environment Malaysia (DOE) (1990-1995). After his optional retirement, he continued to serve the Government of Malaysia as the Elected- Member of UNCLOS Commission on the Limits of the Continental Shelf UN Headquarters, New York.

He holds a Bachelor's Degree (Hons) in Mechanical Engineering from the University of Newcastle, NSW, Australia, 1973, a Master's Degree in Environmental Science from Miami University, Ohio, USA, 1976; and PhD in (Marine) Geography from the University of Hawaii, Manoa, 1984. Currently, he is the Director of UTM Ocean Thermal Energy Centre, and Professor at Perdana Centre, UTM Razak Faculty of Technology and Informatics, since 2013.



Ms. Tan Kim Fong has over 25 years of consulting experience in environmental impact assessments (EIA), environmental management plans, environmental due diligence and site assessment, environmental monitoring and compliance audits, pollution control studies and environmental feasibility studies. Prior to consultancy, she has 7 years experience in the field of laboratory analysis and monitoring, environmental research, and waste recovery and management.

To-date Kim Fong has completed more than 100 EIA studies including Detailed EIAs, giving her an in depth understanding of the EIA requirements in the country, from scoping of the studies, Identification of key issues, evaluation of assessment results, to recommendations on measures required to minimize the impacts to acceptable/sustainable levels. She takes on the role of the project manager in most major projects, leading a team of consultants from multiple disciplines. Her experience covers a wide range of sectors, including industrial projects (oil & gas, iron & steel, power projects, cement plants, chemical plants), waste projects (recovery, recycling, incinerators), infrastructure (highways, reclamations), agricultural projects (plantations, aquaculture) and urban development (resorts, townships, mixed residential & industrial developments). She has undertaken projects for the Government and private sectors, including public-listed companies and multinational clients.

She is registered with the Department of Environment, Malaysia as an EIA Consultant and Environmental Auditor, and is a qualified Lead Auditor under the ISO 14001 Environmental Management System. She is fluent in English and Bahasa Malaysia.



Dr. Kamaruzaman Ujang Ph.D is among the few professionally active socioeconomic consultants in Malaysia. He has an excellent understanding of socioeconomic structure both local and global. He graduated with a degree in economic specializing in statistics. His post graduates include public and business administration.

With more than 35 years of working experiences, Dr Kamaruzaman has been full-time consultant for over 25 years. He has accumulated vast post graduate experiences having served both the public and private sector prior to venturing into consultancy services.

He is a registered subject specialist with the Department of Environment and a member and also the auditor of the Malaysian Social Impact Assessment Association. Although his subject specialisation in consultancy is economics and socioeconomics, Dr.Kamaruzaman is equally competent in management and marketing. He has more than 100 studies under his list of experiences; regional plan, structure plan, local plan, market and product development, feasibility studies, transpiration, roads and highways, river management plan, offshore management plan and flood mitigation plan.



Ms. Maria Violetta Thomas has more than 30 years of consulting experience in environmental impact assessments (EIA), environmental management plans, environmental monitoring and compliance audits, environmental site assessment studies, sectoral studies for structure plans, and feasibility studies.

To-date Maria has completed more than 40 EIA studies including Detailed EIAs, giving her an in-depth understanding of the EIA requirements in the country, from scoping of the studies, identification of key issues, evaluation of assessment results, to recommendations on measures required to minimize the impacts to acceptable/sustainable levels. She takes on the role of the project manager/ study team leader in most major projects, leading a team of consultants from multiple disciplines. Her experience covers a wide range of sectors, including infrastructure (highways, railway lines, sewage treatment plants), industrial projects (oil & gas, iron & steel, cement plants) and urban development (coastal resorts, townships, mixed residential & industrial developments). Her projects were undertaken for the Government and private sector, including public-listed companies and multinational clients. Maria was involved in developing specific EIA guidelines for the development of industries and petrochemical plants for the Department of Environment. In the sewerage industry, she has been involved in the design of sewage treatment plants ranging in capacity from 10,000 PE to 600,000 PE, and carried out several sewerage catchment strategies and sludge management studies for both public and private sector.

She is registered with the Department of Environment, Malaysia as an EIA Consultant, and is a Certified Professional in Erosion and Sediment Control (CPESC). She is fluent in English and Bahasa Malaysia.



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