

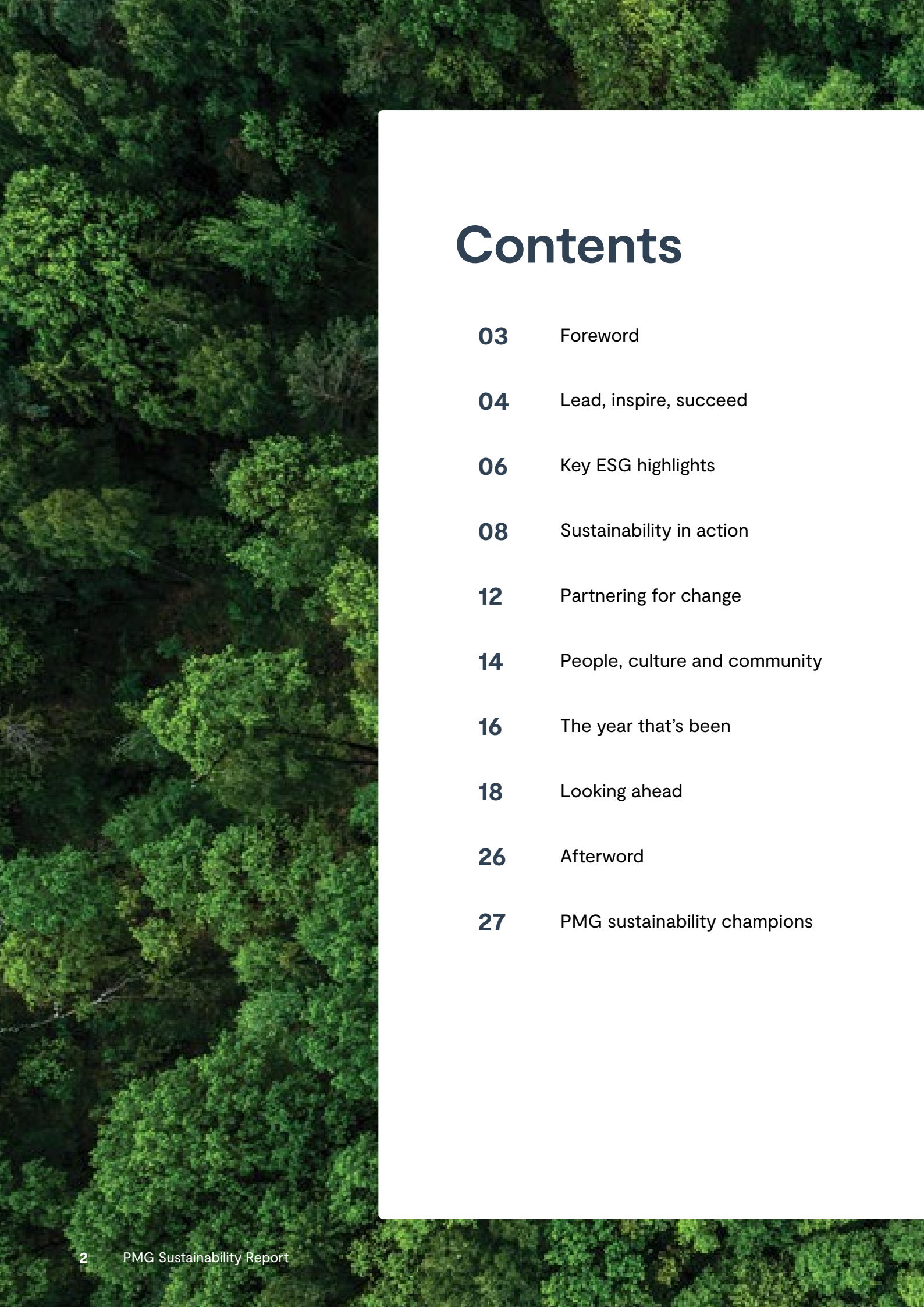
Lead, Inspire, Succeed

Sustainability Report

July 2025

For the financial year ended 30 June 2025

pmg We're Invested



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Foreword

The 2025 financial year (FY25) has been a year of action, focus and measurable impact as we sharpened our strategy to play a leading role in helping the property sector transition to a lower carbon future.

This report brings together the initiatives, partnerships and progress made over the last year, capturing both the measurable results and the values that guide our approach. The report further talks about our goals and aspirations for the future and our long-term strategy ahead.

At PMG, sustainability is more than just a box-ticking exercise. It is embedded in our culture and the way we operate every day. We believe that responsible property and fund management creates long-term value for our investors, tenants, communities and the environment. From reducing emissions and operating costs to enhancing wellbeing and tenant experiences, the benefits are real and lasting.

We're proud to have achieved Toitū Net Carbon Zero certification for the third consecutive year, reflecting our continued commitment to reducing emissions. In addition, our Tauranga head office has been awarded a 5 Star NABERSNZ tenancy rating, up from 4.5 Stars — a strong endorsement of our efforts to lead by example in sustainability and energy efficiency.

We've taken a dual-lens approach to everything we do. As a fund manager, we've demonstrated that embedding sustainability into our investment and operational decisions directly supports fund performance, driving long-term value through enhanced property valuations, stronger tenant satisfaction and improved retention. These outcomes are critical to delivering resilient income streams and sustainable returns for our investors. As a property manager, we've focused on driving practical improvements across our portfolio: reducing emissions, enhancing tenant wellbeing and improving efficiency. Close to 80% of our office buildings are now certified under NABERSNZ or Green Star reflecting our commitment to performance, accountability and environmental standards.

Looking ahead, our focus is on driving efficiency and performance by reducing emissions and improving outcomes across our portfolio, not just achieving certifications.

This work is only possible thanks to the collective effort of our team, partners, tenants and investors. I'd particularly like to acknowledge our Head of Sustainability, Simi Mukherjee and her team for their leadership in delivering practical, measurable change and helping lift the bar across our business.

Together, we're building a stronger, smarter and more sustainable future.

Sincerely,



Scott McKenzie
CEO and Director

Lead, inspire, succeed

Our strategy revolves around clear, measurable action across the three key areas of ESG (Environmental, Social and Governance).

Environmental leadership

We lead by embedding sustainability at every level of decision-making – from reducing environmental impact through innovation, to influencing others and advocating for change. Our vision balances performance with care for the planet, and our actions are grounded in ethical responsibility.

Social contribution

Our social impact is centred on people, whether it's through wellness initiatives, financial literacy, or building communities around our properties. We invest in creating spaces and programmes that support inclusion, wellbeing and sustainable change for our tenants, team and the wider community.

Governance excellence

PMG's governance approach is proactive, transparent and values-led. We integrate ESG risk into our investment and asset management decisions, maintain strong compliance, and ensure accountability through rigorous reporting and continuous improvement.

We view this strategy through two lenses:

PMG FUNDS (THE MANAGER)
Our organisational efforts, culture, governance and certifications.

PMG-MANAGED PROPERTIES
Sustainability upgrades, reduced operating costs, tenant wellbeing and increased efficiencies.

Why sustainability matters

FOR THE ENVIRONMENT



Protects natural resources for future generations.



Reduces emissions through renewable energy and energy-efficient practices.



Reduces pollution by promoting cleaner production and consumption efforts.

FOR TENANTS



Lower operating costs and **reduced operational expenses** over time.



Improved workplace wellbeing, productivity and reduced absenteeism.



Aligns with and supports their own **ESG goals.**



Working in **resilient and future-proofed properties.**

FOR INVESTORS



Sustainable properties support **higher rental premiums.***



Higher valuations and sale premiums.



High-quality investments provide a competitive edge.



Provides access to **green bank loans.**

FOR PROPERTY MANAGERS LIKE PMG



Endorsement that we're running **efficient buildings.**



Independent benchmarking to build **trust** with clients.



Less callouts and therefore **lower costs.**

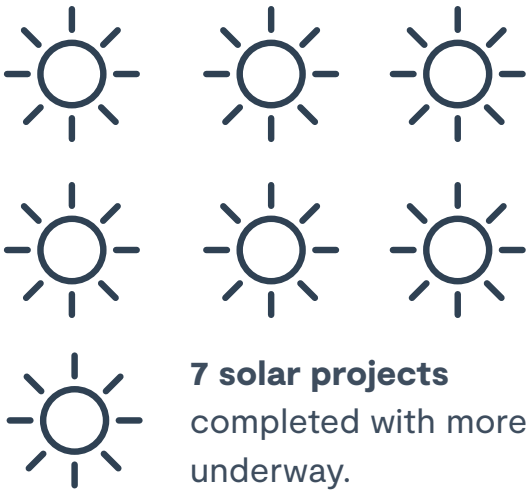


Strengthening relationships through features that add to a **premium tenant experience.**

**JLL (2024). Turning green into gold: The impact of green certifications on rents, prices and values (page 6).*

Key ESG Highlights

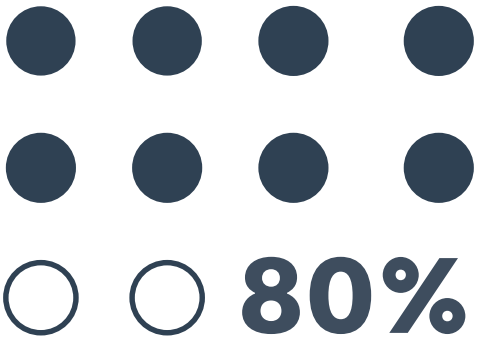
For the financial year ended 30 June 2025.



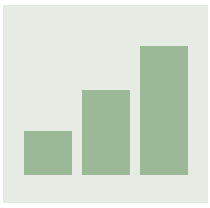
7 solar projects completed with more underway.

NABERS NEW ZEALAND

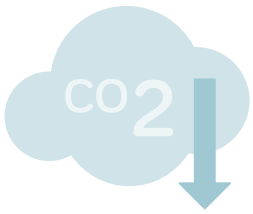
Achieved **5 Star NABERSNZ** tenancy rating for our **Tauranga head office**.



Almost 80% of PMG office properties have **NABERSNZ or Green Star ratings.**



Launch of **sustainability dashboards** in properties to show carbon emissions savings.



Emissions reduction initiatives

SOLAR
Sunergise: 45.6 tonnes CO2

ELECTRIC VEHICLE CHARGING
ChargeNet: 64.52 tonnes CO2-e
Hikatron: 14.44 tonnes CO2

ELECTRIC BUILDING WASH
JT group: 2.56 tonnes CO2-e

Strong health & safety record and contractor management.

0

Notifiable incidents on site.

TOITŪ ENVIROCARE

Net Carbon Zero certification maintained, with a 25% reduction in emissions from FY24.

41%

of **waste diverted** from landfill.

$46,000

Saved in interest costs, from sustainability-linked loans.

Expanded **board oversight** on **ESG initiatives.**



+56 tenant NPS score.*
+10 investors NPS score.

STACKS

Launch of STACKS digital financial education tool through PMG Charitable Trust.

16,500 students
reached through financial literacy initiatives.

Staff wellness initiatives



Summer Fridays



Birthday leave



Wellbeing leave



Professional development opportunities

**NPS stands for Net Promoter Score, which is a common metric used in customer experience programmes. An NPS score measures customer loyalty by looking at their likelihood of recommending a given business.*

Sustainability in action

Driving efficiency through technology

213 Tuam Street, Christchurch

PMG deployed Optimum Air's AI-powered Intelligent Maintenance (IM) system at 213 Tuam Street — the first company in New Zealand (NZ) to do so. The initiative reflects our focus on long-term value, tenant wellbeing and operational efficiency.

Challenge

Large commercial buildings often struggle with balancing energy efficiency, tenant comfort, and asset longevity. Traditional approaches can lead to inefficiencies, high operational costs and inconsistent performance.



Solution

PMG deployed Optimum Air's Intelligent Maintenance system, embedding a closed-loop machine learning process that integrates virtual and onsite technicians, real-time diagnostics, and automated system controls.

Key initiatives included:

- Standardising HVAC setpoints across shared spaces.
- Calibrating free cooling functions and chilled water demand.
- Adjusting HVAC scheduling to align with occupancy.
- Proactive repair of faulty components such as valves and sensors.





RESULTS

By redefining maintenance through AI, PMG improved tenant comfort, reduced environmental impact and enhanced asset longevity, reinforcing our role as a forward-thinking, sustainable property partner of choice.

Data-driven maintenance

Continuous analysis of HVAC performance.

Technician integration

Site teams can act on insights in real time, resolving issues proactively.

Operational transparency

Clear visibility into performance metrics, enabling better capital planning.

76,290kWh
of energy waste avoided.

73.54
tonnes of CO2 emissions reduced.

$11,810
in energy cost savings.

98%
average tenant comfort level.

20%
reduction in service calls.

Sustainability in action

Demonstrating good governance through effective risk management

65B Main Highway, Auckland

As part of PMG's commitment to proactive asset management and tenant wellbeing, a full façade upgrade was undertaken at 65B Main Highway, Ellerslie, to address a key safety risk posed by the building's deteriorating tiled façade.

Challenge

Over time, moisture intrusion weakened the adhesive securing the exterior tiles, creating a risk of detachment and potential injury. Quarterly tap testing and remedial repairs helped mitigate the issue temporarily, but worsening conditions meant full tile removal and façade refurbishment were necessary to ensure tenant safety and protect long-term asset value.


Before


During

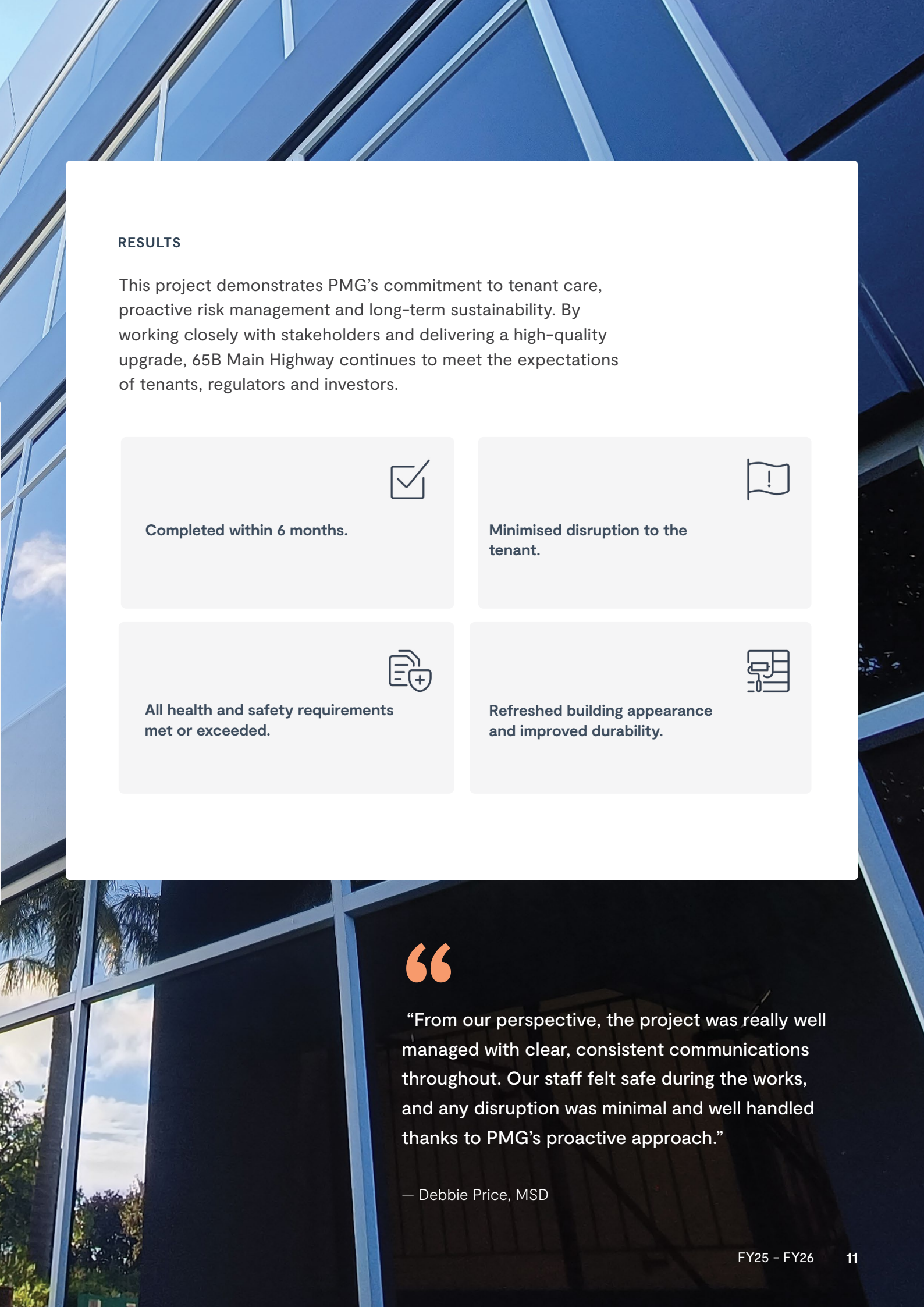
Solution

PMG partnered with trusted project managers Function + Form to oversee the façade upgrade.

Key initiatives included:

- Removing the granite-tiled façade.
- Implementing modern waterproofing systems.
- Repainting the entire exterior.
- Conducting the work across all building faces simultaneously to reduce disruption.


After



RESULTS

This project demonstrates PMG's commitment to tenant care, proactive risk management and long-term sustainability. By working closely with stakeholders and delivering a high-quality upgrade, 65B Main Highway continues to meet the expectations of tenants, regulators and investors.

Completed within 6 months.

Minimised disruption to the tenant.

All health and safety requirements met or exceeded.

Refreshed building appearance and improved durability.

> "From our perspective, the project was really well managed with clear, consistent communications throughout. Our staff felt safe during the works, and any disruption was minimal and well handled thanks to PMG's proactive approach."

— Debbie Price, MSD

Environmental

Partnering for change

At PMG, we know that our ESG strategy is strengthened by partnering with industry leaders, in solar power, green transport and waste reduction. Through these partnerships, we've implemented practical solutions that benefit our tenants, investors and communities.

Each initiative reinforces our commitment to efficiency, and long-term value creation – showcasing what's possible when environmental leadership meets commercial performance.

ChargeNet, Hikotron and Locky Dock (Green mobility)

Emissions savings
ChargeNet: 64.52 tonnes (CO2-e)
Hikatron: 14.44 tonnes CO2

- **EV chargers** (for public use at Bethlehem Town Centre and private use for tenants at commercial buildings) and e-bike docks installed with no capital cost.
- **1% Donation to PMG Charitable Trust through leasing 12 car park bays** to ChargeNet at Bethlehem Town Centre.
- **Enhancing accessibility** and **reducing emissions** at Bethlehem Town Centre.

LOCKY DOCK ChargeNet Hikotron







reclaim™ Serious About Recycling

Reclaim (waste diversion and tenant engagement in Auckland region)

- **889.5 tonnes** of waste diverted to recyclable means since 2020.
- **41.27%** of portfolio waste diverted from landfill in FY25.
- Educational seminars delivered and centralised recycling implemented portfolio-wide.

Solar installation

PMG has partnered with Sunergise to install solar energy across a number of properties with no upfront cost to PMG, our tenants or investors.

- Our childcare centres have seen **35% energy cost savings since 2023.**
- **Mutual value creation** – We source our own renewable energy, lower operational costs & provide a reliable solution which is maintained at no additional cost for our tenants.

Sites:

Childcare Centres

- Nurture Early Learning – Red Beach
- Wild & Love – Pukekohe

Industrial sites

- Druces Road – Wiri
- Truman Lane – Mount Maunganui

Office Buildings

- Main Highway – Ellerslie
- Mahuhu Crescent – Auckland City

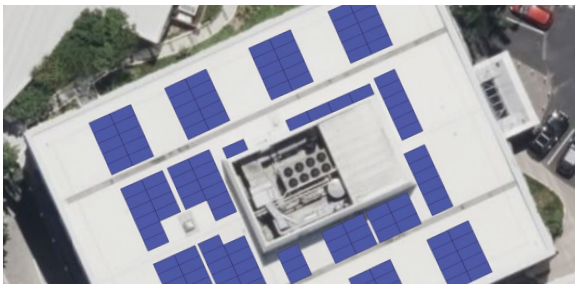
TOTAL PRODUCTION TO DATE

625.3MWh
Energy generated

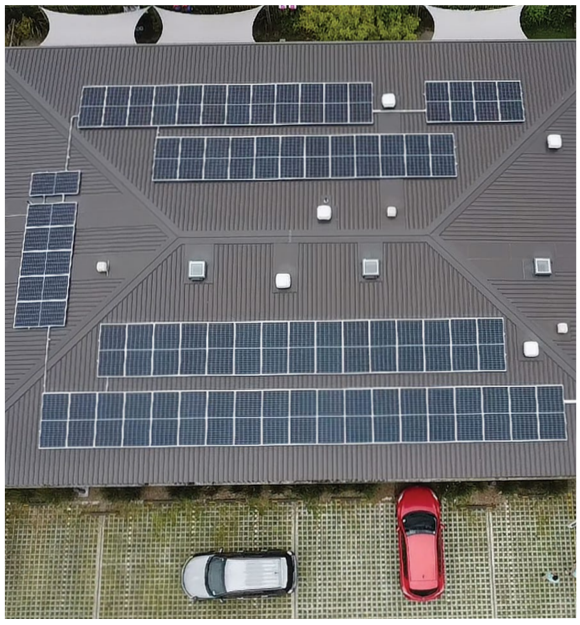
45.58 tonnes
Carbon offset

7,223

That's the same amount of carbon captured by 7,223 seedlings growing for 10 years!







Social & Governance

People, culture and community

At PMG, we know that delivering long-term value starts with our people. As an organisation, we're committed to fostering a workplace culture that supports growth, celebrates success and gives back to the communities we're part of.

Supporting our people

Our employee engagement score remains above the commercial benchmark, and team retention is high – reflecting a strong, values-led culture.

Summer Fridays, wellbeing leave, and birthday leave **offering more balance and time for rest.**

A focus on professional development, including structured learning and leadership opportunities, study support, individual and industry-focused learning.

Recognition through **promotions and growth opportunities** across the team, sponsoring employees to gain industry qualifications or attend leadership programmes.

Maintaining a real and regular **focus on all wellbeing pillars**, with a growing suite of wellbeing initiatives, from wellness check-ins to team-based activities.



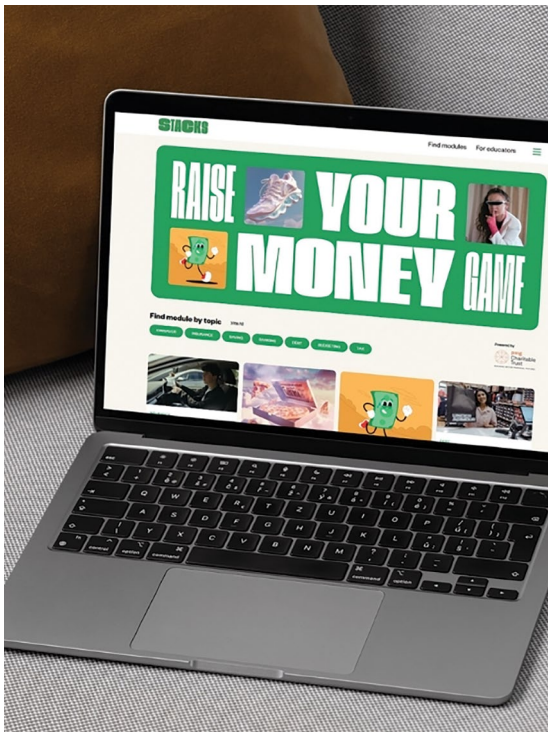


Making money make sense with STACKS

As part of our commitment to community impact, the PMG Charitable Trust launched Stacks — a free, interactive digital learning tool designed to help young New Zealanders build confidence and knowledge around money.

Developed by young people, for young people and with support from education specialists, Stacks provides practical, age-appropriate financial education to support better decision-making now, and into the future.

This initiative reflects our belief that empowering the next generation with financial literacy is key to long-term wellbeing, and delivering on our purpose to help New Zealanders create financial freedom. We're continuing to refine and grow the platform with input from users and partners.



TOITŪ NET CARBON ZERO

Certified and accountable

PMG Funds retained Toitū Net Carbon Zero certification in FY25 and continued to progress NABERSNZ energy ratings across the portfolio.

These outcomes reflect the strength of our governance framework, with sustainability embedded into performance oversight, risk management, and operational accountability.

The year that's been

PMG Funds (the Manager)

ENVIRONMENT	FY25 Target	FY25 Result
Toitū Net Carbon Zero certification for PMG Funds.	Certification retained for FY25.	Achieved
Develop science-based targets for emissions reduction across PMG Funds' portfolio in line with NZ's 2030 and 2050 Paris Agreement commitments.	Achieve 3% reduction carbon emissions.	Achieved 25% reduction in emissions from FY24
Assess the gaps and measurements required for PMG to meet reporting requirements under the Climate-Related Financial Disclosures (CRFD) legislation.	Understand our requirements to report under CRFD legislation.	In progress

SOCIAL	FY25 Target	FY25 Result
Employee engagement vs commercial benchmark.	15% above commercial benchmark.	Comparable with commercial benchmark.*
PMG team retention rate.	90%	87%
Employee wellbeing initiatives.	15	15

PMG CHARITABLE TRUST	FY25 Target	FY25 Result
Target number of Year 10 students nationwide to attend Life Education Trust's SMART$ financial literacy programme in FY25.	15,000	16,500
Target number of young people accessing the PMG Charitable Trust financial literacy online tool in FY25.	7,000	2,500**
Young people who participate in PMG Charitable Trust programmes feel they understand more about how to manage money and the fundamentals of good financial literacy in FY25.	75%	84%
Total number of funds raised through PMG Charitable Trust in FY25.	$250,000	$77,575**

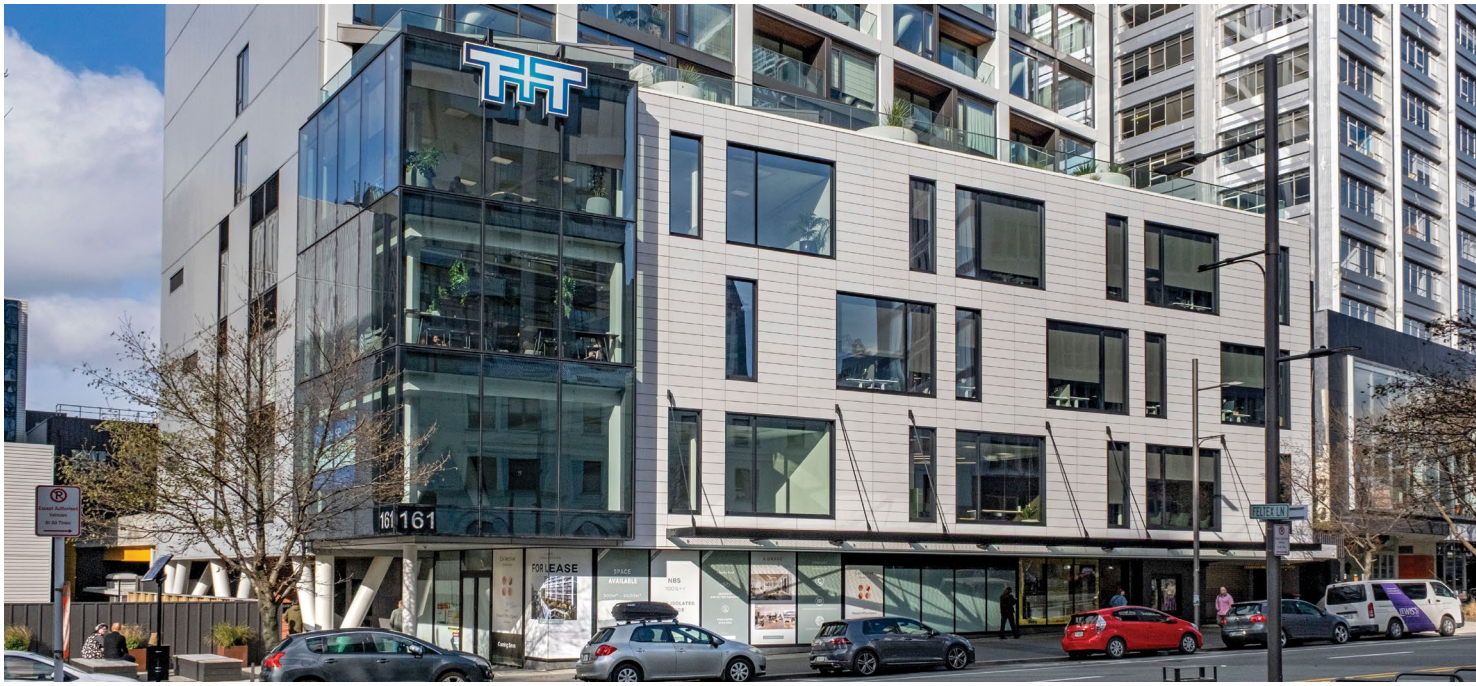
GOVERNANCE	FY25 Target	FY25 Result
PMG investors would recommend PMG as a fund manager.	+35 NPS	+10 NPS
Number of notifiable injuries or accidents to employees across portfolio (48 properties as at 30 June 2025).	Nil	Nil

PMG owned and managed properties

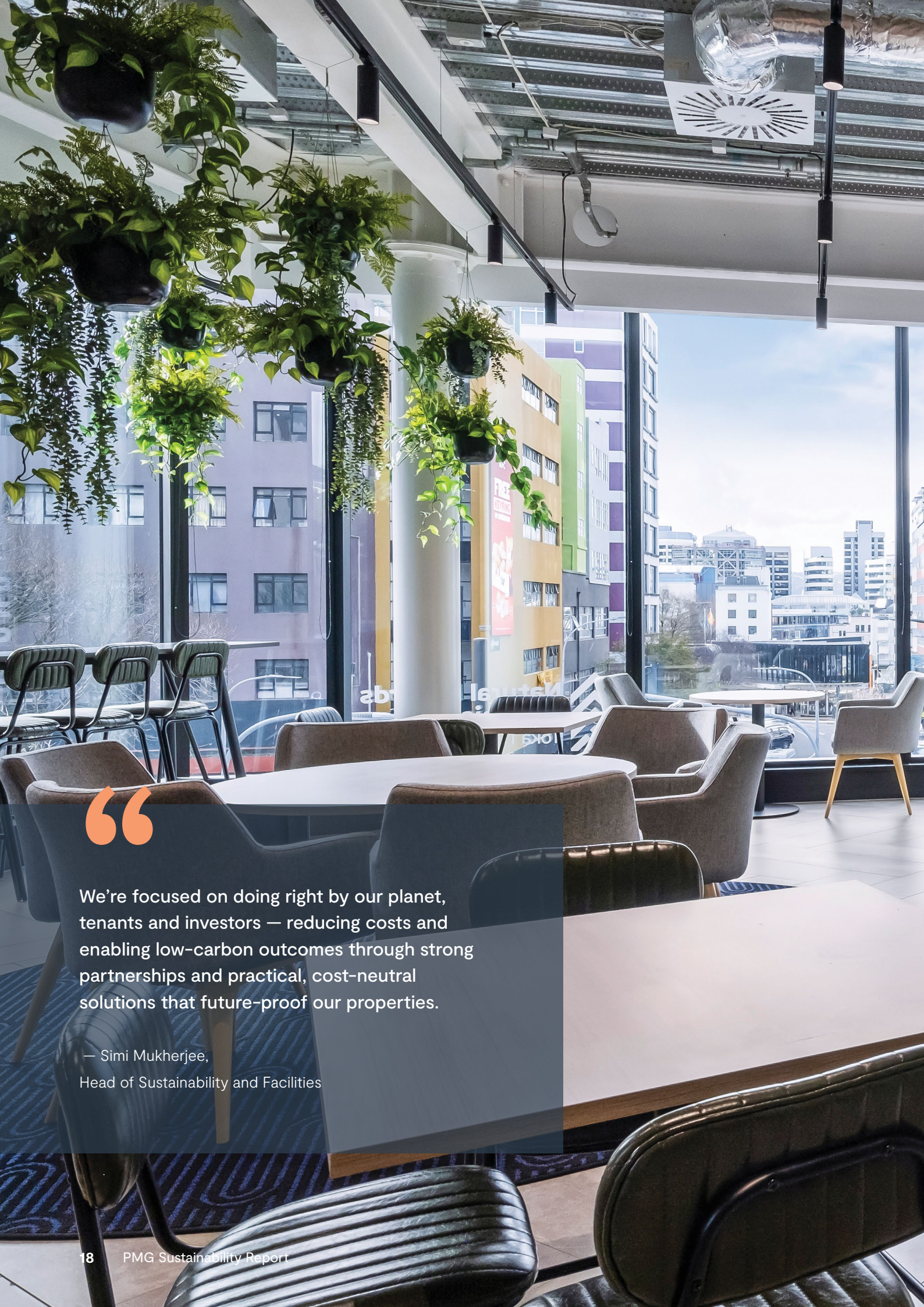
ENVIRONMENT	FY25 Target	FY25 Result
Total of number of buildings in our portfolio with solar systems installed in FY25.	4	4
Total number of office buildings with 4 Star or better NABERSNZ energy ratings in FY25.	6	5

SOCIAL	FY25 Target	FY25 Result
Total number of tenant recycling seminars planned.	8	8

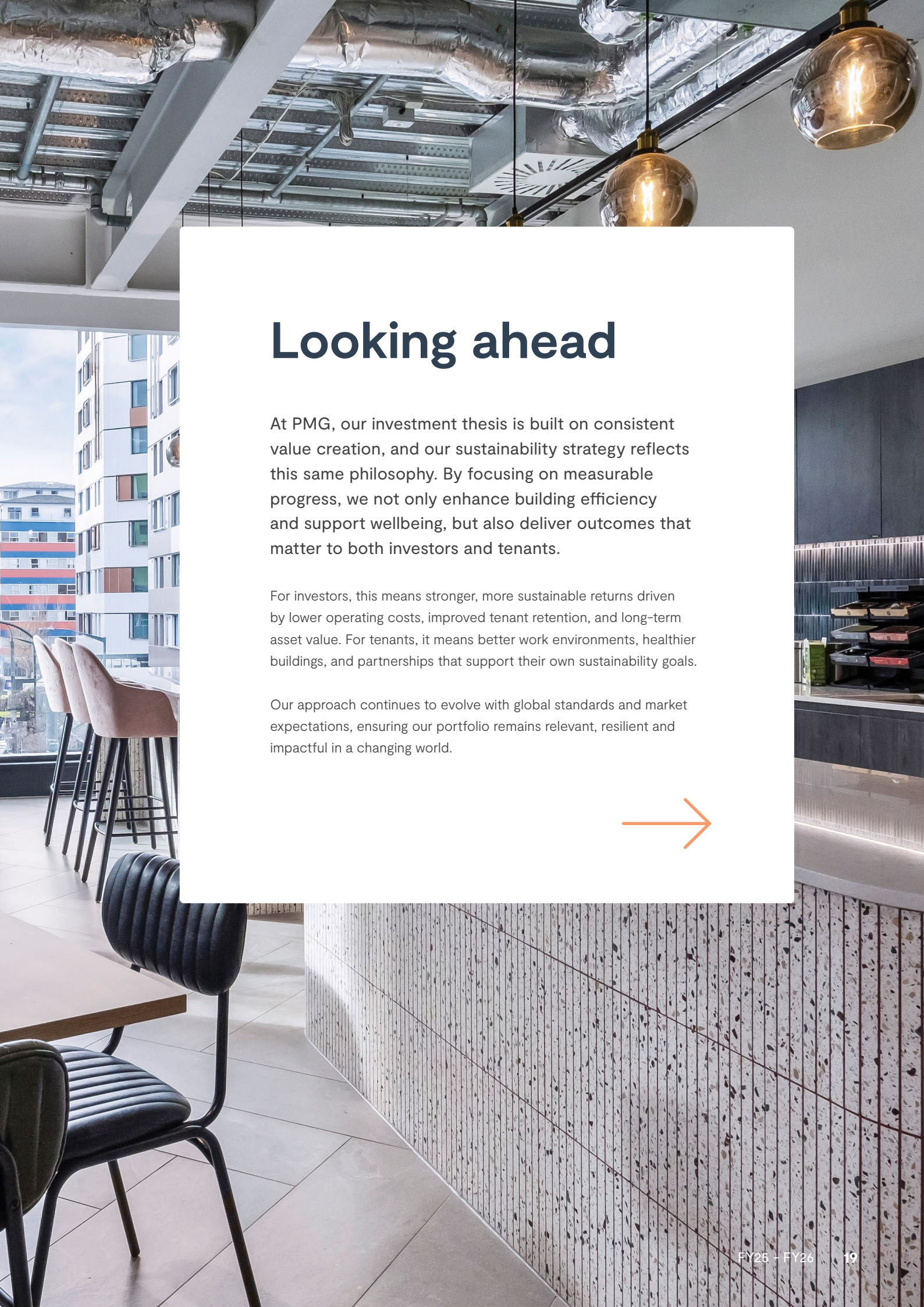
GOVERNANCE	FY25 Target	FY25 Result
PMG tenants would recommend PMG as a landlord.	+35 NPS	+55 NPS
Number of notifiable injuries or accidents to contractors across portfolio (48 properties as at 30 June 2025).	Nil	Nil



** Culture survey provider changed between FY25 and FY26.*
***Fundraising environment: FY25, the Trust did not embark on a larger scale promotional campaign of the online tool. This, combined with the tool still being in development meant the numbers completing the modules were less than originally targeted. However, we were pleased to note that although less young people completed the tool's modules in FY25, those who did reported good understanding of money management afterwards and 8 out of 10 participants said they would recommend the tool to friends and family.*



> We're focused on doing right by our planet, tenants and investors — reducing costs and enabling low-carbon outcomes through strong partnerships and practical, cost-neutral solutions that future-proof our properties.
>
> — Simi Mukherjee,
> Head of Sustainability and Facilities



Looking ahead

At PMG, our investment thesis is built on consistent value creation, and our sustainability strategy reflects this same philosophy. By focusing on measurable progress, we not only enhance building efficiency and support wellbeing, but also deliver outcomes that matter to both investors and tenants.

For investors, this means stronger, more sustainable returns driven by lower operating costs, improved tenant retention, and long-term asset value. For tenants, it means better work environments, healthier buildings, and partnerships that support their own sustainability goals.

Our approach continues to evolve with global standards and market expectations, ensuring our portfolio remains relevant, resilient and impactful in a changing world.

Looking ahead

Environmental leadership

With a nationwide portfolio of 48 properties and thousands of stakeholders, we take a practical approach to environmental sustainability: reducing emissions and operational costs through smart asset management, while elevating tenant experience through greener, healthier spaces.

Since starting our emissions measurement journey in 2021, we've built a robust framework for tracking and reducing our operational footprint. Looking ahead to FY26 and beyond, we will expand this to include property-level emissions, while continuing to invest in energy upgrades, waste diversion and water efficiency initiatives.

Through better design, smarter procurement, and strong tenant partnerships, we're focused on creating a lower-carbon, high-performing property portfolio that delivers both environmental and financial returns.

Operational emissions reduction plan

Verify and disclose carbon emissions (Scope 1 & 2) through Toitu certification.

Waste management programme

- PMG waste management programme.
- Tenant education.
- Landfill diversion.
- Project waste reporting.

Energy

- Certify energy performance through NABERSNZ.
- 100% renewable energy in PMG properties via Ecotricity.
- Generate our own renewable energy via solar partnership (Sunergise).

Water

- Continue installing water meters to measure, report and manage advanced water restoration through leak detection.
- NABERSNZ water certification.
- Rainwater harvesting across our portfolio.

Embodied carbon reduction plan

Reduce carbon emissions associated with materials and construction processes before a building is operational:

- Minimise demolition and waste by optimising/ reusing existing fit-out.
- Choose sustainable materials through our procurement.
- Transparent project reporting for Waste management.
- Waste reports.

Lifecycle Assessment

- Reduce emissions from materials through 10-year CAPEX plan.

SHORT - LONG TERM GOALS

KEY TARGET	FY26 GOAL	SHORT TERM GOAL (2-5 YEARS)	LONG TERM GOAL (6-10 YEARS)
Waste recycling programme - measure and report	80% of properties where we have operational control.	100% of properties where we have operational control.	30% participation from buildings under tenant management to be included (Scope 3 emissions).
Strengthen waste management programme	6-8 educational sessions.	8-12 educational sessions.	Educational sessions across full portfolio.
Energy efficiency	6 office buildings with 4+ Star NABERSNZ ratings.	80% office buildings with 4+ Star NABERSNZ ratings.	100% office buildings with 4+ Star NABERSNZ ratings.
Renewable energy sourced by PMG	4 PMG properties with solar systems installed.	15 PMG properties with solar systems installed (approx. 850MWh).	30 PMG properties with solar systems installed (approx. 1800MWh).
NABERSNZ water certification	3 office buildings with NABERSNZ water certification.	6-8 office buildings with NABERSNZ water certification.	NABERSNZ water ratings in all eligible office base build areas.
Rainwater harvesting	Feasibility studies and 1-2 installs.	3-5 properties with rainwater harvesting systems.	Identify and install rainwater harvesting in all feasible properties across portfolio.
Toitū Carbon Reduce certification	Obtain Toitū Carbon Reduce certification by measuring Scope 1 and 2 across portfolio (at least 5% emissions reduction).	Maintain Toitū Carbon Reduce certification by measuring Scope 1 and 2 across portfolio (at least 5-10% emissions reduction).	· Maintain Toitū Carbon Reduce certification for PMG (the Manager) and portfolio. · Extend our scope to verify and report on our Scope 3 emissions (at least 20% emissions).
Embodied carbon	20% reduction in embodied carbon in new fitouts and projects managed by PMG.	30% reduction in embodied carbon in new fitouts and projects managed by PMG.	Any new developments targeting 5 Green Star or Green Star Performance ratings.

Looking ahead

Social contribution

At PMG, we're committed to building healthy, connected communities, starting with our people, our tenants and the spaces they operate in.

Through the PMG Charitable Trust, we champion financial wellbeing, while our placemaking efforts prioritise safe, inclusive environments that support tenant needs.

Internally, we foster a strong wellbeing and safety culture, offering leadership development, professional growth, and wellness initiatives.

Across our portfolio, we continue to invest in smart technologies, transparent supply chains and a zero-harm vision that ensures everyone who engages with PMG is supported and protected.



SHORT - LONG TERM GOALS

FOCUS AREA	FY26 GOAL	SHORT TERM GOAL (2-5 YEARS)	LONG TERM GOAL (6-10 YEARS)
Healthy communities	16,500 students through SMARTS.	16,500 students through SMARTS.	Extend access to SMART$ via Stacks collaboration platform.
	· Develop a Community of Practice (CoP) for greater, scalable impact. · Bring siloed financial education sector together to collaborate on programmes that create systems change.	Create a centre of excellence for financial education in NZ.	Collaborating across private, not-for-profit and public sectors to help NZ achieve a #1 ranking among nations when it comes to youth financial literacy.
	· Undertake feasibility across portfolio to identify and create community spaces that meet tenant needs – e.g. End of Trip, EV charging. · Ensure 30% feasibility has been carried out across the portfolio and implemented where viable.	· Create community spaces that meet tenant needs – e.g. End of Trip, EV charging. · Ensure 80% feasibility has been carried out across the portfolio and implemented where viable.	· Lead the market in community spaces that meet tenant needs – e.g. End of Trip, EV charging. · Ensure 100% feasibility has been carried out across the PMG portfolio and implemented where viable.
People first	3,000 Young New Zealanders have completed modules on the Stacks financial education platform.	· Stacks is a collaborative, safe, education space online where young people can access the best financial education in NZ. · Through Stacks, provide quality financial education to those not attending school regularly, from disadvantaged backgrounds or who are considered NEETs.	50,000 students engaged with STACKS.
	10 wellness initiatives and benefits per year.	10%> increase in wellness initiatives and benefits year-on-year.	>10% increase in wellness initiatives and benefits year-on-year.
	10+ hours invested in professional development by every team member.	15+ hours invested in professional development by every team member.	20+ hours invested in professional development by every team member.
	Internal promotions account for >10% of hires for roles.	Internal promotions account for >15% of hires for roles.	Internal promotions account for >20% of hires for roles.
	Team engagement greater than commercial benchmark.	Team engagement greater than commercial benchmark by >5%.	Team engagement greater than commercial benchmark by >10%.
Tenant wellbeing	Key ESG provisions incorporated into new leases.	Key ESG provisions incorporated into leases and supplier documentation.	ESG clauses in all leases and supplier documentation.
	NPS recommend PMG as a landlord >+30.	NPS recommend PMG as a landlord >+35.	NPS recommend PMG as a landlord >+40.
Safe and healthy people and buildings	· Smart technology adds tenant value through EQ sensors in high risk seismic areas. · ESG dashboards in office buildings >25% of portfolio.	Smart technology adds tenant value through EQ sensors and ESG dashboards (>40% of portfolio).	Smart technology adds tenant value through EQ sensors, ESG dashboards (>80% of portfolio).
	85% contractor compliance (Forsite).	90% contractor compliance (Forsite).	95% contractor compliance (Forsite).
	Zero harm and improvement in incident reporting.	Zero harm and improvement in incident reporting.	Zero harm and improvement in incident reporting.
	11 sites have an active site-specific risk management plan.	All sites have an active site-specific risk management plan integrated with 10 year CAPEX plans.	All sites have an active site-specific risk management plan integrated with 10 year CAPEX plans.

Looking ahead

Governance excellence

PMG's governance framework is grounded in transparency, integrity and accountability. We embed ESG principles across our financial, risk and sustainability reporting, reinforced by independent audits and a values-led leadership team.

ESG risk assessments are integrated into every investment decision, with clear clauses in leases and supplier agreements to ensure alignment.

Our proactive compliance programme keeps us aligned with regulatory standards, while ongoing education ensures our people understand their role in upholding responsible investment practices.

SHORT - LONG TERM GOALS

FOCUS AREA	FY26 GOAL	SHORT TERM GOAL (2-5 YEARS)	LONG TERM GOAL (6-10 YEARS)
Transparent values-led leadership	ESG measures agreed and integrated into governance reporting.	All governance reporting tracks and measures ESG metrics.	ESG an integral part of governance reporting and decision making.
Responsible investment	ESG risk assessments integrated into acquisition due diligence process.	ESG risk assessments an integral part of acquisition due diligence process.	Risk assessments guide all investment decisions.
	ESG investor education incorporated into annual investor education planning.	Minimum annual investor education pieces on ESG.	Minimum six-monthly investor education pieces on ESG.
Compliance and regulatory alignment	Compliance Assurance Programme delivered 100%.	Compliance Assurance Programme action plan delivered 100%.	Compliance Assurance Programme action plan delivered 100%.
	PMG investors recommend PMG as a Fund Manager of Choice >+15.	PMG investors recommend PMG as a Fund Manager of Choice >+20.	PMG investors recommend PMG as a Fund Manager of Choice >+25.



“By balancing financial and environmental sustainability, we’re not only protecting our bottom line, we’re future-proofing our assets and contributing to a more sustainable world.

— Scott McKenzie,
Chief Executive Officer

Afterword

Shaping a resilient, sustainable future

PMG's approach to sustainability is grounded in long-term thinking, measurable action and shared responsibility. Across every part of our business, we are focused on delivering enduring value through efficient operations, healthier environments and stronger community connections.

By reducing our footprint, improving how our buildings operate, and supporting tenants and investors to do the same, we're setting a new standard for resilience and performance in commercial property. Looking ahead, we'll continue to act where we have the greatest influence, expand our operational carbon reporting, and remain agile in the face of evolving climate standards.

Our goal is simple: to future-proof our portfolio, create meaningful impact, and contribute to a more sustainable world, now and into the future.

For PMG, sustainability isn't a campaign – it's how we think, how we work and how we build for the future.

Sincerely,



Simi Mukherjee
Head of Facilities and Sustainability

PMG Sustainability champions



Simi Mukherjee,
Head of Sustainability and Facilities

With a decade at PMG, Simi has built a career that aligns her personal passion for sustainability with impactful leadership across the business. She has played a key role, alongside the team, in launching PMG's waste management programme, achieving NABERSNZ energy ratings, and securing Toitū carbon certification.

Shaped by her influence and team's engagement, PMG has supported tenant sustainability journeys and received the 2023 FMANZ Sustainability and Impact Award. Today, Simi continues to advocate for progress as a judge for that same award, inspired by the innovation and purpose she sees across NZ's sustainability community.



Finlay Ansell-Jones
Property Coordinator

Finlay is passionate about sustainability and believes businesses have a responsibility to reduce their impact and lead by example. At PMG Funds, he plays a key role in achieving the organisation's carbon certification, with responsibility for tracking, monitoring, and reporting emissions across both corporate operations and the managed property portfolio.

With a strong belief in the power of data-driven action, Finlay is motivated by the opportunity to create meaningful, real-world change in an emissions-intensive industry.



Massimo Crestanello
Facilities Manager

Massimo is a committed sustainability advocate focused on delivering measurable environmental and operational improvements in the built environment. At PMG, he leads the implementation of smart, technology-driven solutions such as intelligent water metering, energy efficiency upgrades, and Building Management System (BMS) analytics to optimise building performance. His work balances environmental responsibility with commercial outcomes, ensuring PMG's assets perform better for tenants, investors and the planet.



Helena van den Berg
Facilities Manager

Helena brings a strong background in facilities and lease administration, with experience spanning government, integrated, and residential property management. As Facilities Manager, she plays a hands-on role in supporting sustainability by working closely with tenants across her portfolio to encourage smarter use of resources, reduce waste, and promote better day-to-day practices.

Helena is passionate about practical impact — helping track performance, supporting Toitū carbon certification, and identifying on-site solutions that make a real difference. A key part of her approach is engaging with tenants in a way that's approachable, clear, and aligned with shared goals. She also plays an important role in compliance tracking and project delivery.



Celia Bowling
Facilities Manager

Celia is committed to customer service, operational excellence, and applying industry best practices across PMG's Central North Island properties. She works closely with tenants and contractors to drive practical, site-based sustainability outcomes across PMG's portfolio.

Whether it's improving waste management, reducing energy use, or supporting Toitū carbon certification goals, Celia focuses on measurable, achievable solutions. She believes strong working relationships are key to making consistent progress — one initiative at a time.

Awards:

- Facilities Management Team of the Year 2023
- Sustainability and Impact Award of the Year 2023
- Facilities Management Emerging professional of the Year (Massimo) 2023
- Simi Mukherjee – Facilities Manager of the Year 2020



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