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Old Mutual Properties manages one of the largest commercial and industrial property portfolios in South Africa. Ben Kodisang was appointed Managing Director in late 2004.

“Old Mutual is committed to protecting the environment through sensitive and sensible eco-practices. We aim to continually seek out and implement the very best technologies to ensure we minimise our impact on our natural world. In doing so we play a role in protecting South Africa and its natural heritage.”

Ben Kodisang, MD: Old Mutual Properties

Our environmental impact

Our environmental policy

A group-wide framework was adopted in 2002 with the objectives of:

- Ensuring we comply with all environmentally related legislation relevant to our business.
- Limiting as far as possible our consumption of natural resources.
- Ensuring we promote and practice effective recycling.
- Highlighting and avoiding harmful materials in our business activities.
- Promoting environmental awareness among staff members and external stakeholders.
- Supporting community activities that promote environmental protection and its awareness.

Protecting our environment

A brief was given to Environmental Resource Management (ERM) in 2004 to audit the potential environmental impact of Old Mutual's Pinelands headquarters, and the practices and impacts of Old Mutual Properties for the 2003 year. It was reasoned then that the two formed by far the largest potential for environmental impact within the Group. For instance, ERM found that the audit of Old Mutual Properties implied an audit of environmental practices that affected a portfolio of 260 properties of approximately 2.5 million square metres.

The complete findings of ERM are contained in the 2003 Corporate Citizenship Report that is available online at <http://www.oldmutual.com>, or from Mark Peach, Chief Transformation Officer on 021 509 3652.

The findings of the 2003 ERM report remain substantially the same for this period under review.

The basic findings of the ERM report are that:

- The company uses resources made available from the local municipalities and from energy utility companies, except in emergencies where a back-up generator provides power, and boreholes that have recently been sunk to save dam-held water during the current drought.
- The vast bulk of the Old Mutual property portfolio is situated in urban or built-up areas.
- Emissions are not significant because none of Old Mutual's activities or facilities emit excessive chlorofluorocarbons (CFCs); the only sources of emissions are air conditioners and the back-up diesel generators; Mutualpark, the main office facility in the group has invested in a recovery plant that recycles 100% of hydrochlorofluorocarbons (HCFCs).
- The company is not the source of any significant spills or harmful discharges.
- Old Mutual is principally involved in administrative activities and has limited direct impact on the environment other than the consumption of paper, energy, fuel, beverages, and food.

Other findings were:

- More than 80% of the waste paper generated by the company is recycled.
- The use of certain harmful materials and substances are specifically excluded from all of Old Mutual's activity and usage including: Halon 1301 fire protection installation; the use of CFCs; asbestos; foam products; solvent-based paints; and polychlorinated biphenyls.



The Oasis Recycling Plant team recycles more than 30 tons of paper and cardboard and more than a ton of plastic every month.

Responding to the environment

Old Mutual has its headquarters in Cape Town that has been suffering the effects of a severe drought through most of 2004. To ensure that the company cuts back as far as is possible on water and energy consumption, the following steps have been taken:

- R400 000 has been invested in sinking boreholes that will deliver 30 000 litres of water an hour for consumption and maintain a storage of 80 000 litres. This can assist the company in the event of any disaster.
- The air conditioning temperature has been turned up slightly, and the system now runs only on working days. The system operates for different durations depending on the season.
- The fire extinguishing system in the Old Mutual data centre now uses a high fog suppression system rather than a Halogen-based system.

In addition, Old Mutual Properties has installed "Utilman", a web-enabled energy management system that is able to pinpoint energy and water wastage, trend usage of natural resources, and effectively manage municipal utility accounts. "Utilman" has already led to significant savings of natural resources within the Properties portfolio – attempts to quantify these savings will be made throughout 2005 for reporting in the next Corporate Citizenship Report.

The following table summarises Old Mutual's natural resource consumption and recycling activities at some of its most prominent properties:

Building	City	Building Type	Electricity consumption in Kilo Watt Hours (kWh)	Water consumption Kilo Litres (kL)	Waste recycled in Tons				Diesel used in Litres (L)
					Glass	Paper/ Card-board	Plastic	Metal	
Gateway	Durban	Retail	65 556 232	303 040	543	1 536	274	212	840
Menlyn Park	Pretoria	Retail	69 243 841	222 736	0	211	83	50	750
Riverside Mall	Nelspruit	Retail	17 945 593	82 129	15	100	35	-	376
Vincent Park Centre	East London	Retail	14 785 480	53 654	9	44	1	0	0
Cavendish Square	Cape Town	Retail	25 218 320	81 815	36	51	17	12	393
The Zone	Rosebank	Retail	13 542 465	80 625	40	57	10	11	345
Mutualpark	Cape Town	Commercial	47 800 000	255 311	5	380	15	24	20 000
TOTALS			254 091 931	1 079 310	648	2 379	435	309	22 704

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The full report is available on the Intranet.

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