

Sustainability in *Eurofund Group*

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Approval

This document has been approved by the EUROFUND GROUP's CEO.

Implementation Deadline

The first document was approved 15th September 2023. This document together with the sustainability policy has been updated 5th November 2025.

Review

This document and the Sustainability Policy will be reviewed at least every three years, to include new legislation requirements, new best practices and relevant changes in the strategy of the organization.

Overview

This document describes the commitments and the plan of the organization to environment, responsible use of the energy, social issues, and corporate governance (ESG) as well as the organization to put in place those commitments.

1. OBJECTIVES

The objective is to describe the EFG's commitment to sustainability issues in the operation of our business activity. It describes the global strategy of EFG related to environmental, social and governance performance and describes sustainability objectives.

Our aim is to achieve a more resilient, sustainable property portfolio, and enhance value and deliver better performance for all stakeholders. Our focus is embedding in every aspect of our activity, and across the entire life cycle of every property.

We are committed to set ESG targets to improve our performance and create a positive impact that will enhance the value of our business.

2. SCOPE OF APPLICATION

This Sustainability Policy applies to all the activities, in particular:

- Development projects
- Assets under management
- Other business activities of the Group

3. THE ESG STRATEGY OF EFG

EFG develops, constructs, owns, and operates real estate assets in different locations in Europe. We design and manage comfortable, inclusive, and beautiful spaces with profitable financial results that are catalyzer of the growth of our business partners and the communities where we are.

EFG wants to take actions through its business and activities and contribute to tackle some of the main current challenges of our society and have a global positive impact. Our Sustainability Strategy seeks to articulate how we contribute to relevant global challenges, while we take our responsibilities based on legal requirements, best industrial practices, and global international principles.

Our ESG strategy is based on ESG issues that are relevant to us, which have been highlighted in our Materiality Analysis and in our ESG Risk Assessment. This strategy inspires, activates and leads us in our decision-making and goal setting so that we together can achieve positive changes. This strategy gives us a roadmap to follow and outlines a strong, common long-term agenda.

Our purpose is **“make places better for people enjoy and business to thrive.”** We deliver this purpose through our Mission: “We transform assets in beautiful, comfortable, and meaningful places that serve people in their daily lives and make business to growth and thrive”.

Our values are:

- 1. Trust /Ethic:** We are trustworthy. We build the trust of all our stakeholders. We comply with regulation and rules and we act accordingly to professional ethics in everything we do.
- 2. Challenge:** We are Challengers. We have the obligation to challenge. Challenge ourselves, challenge our business partner and challenge our clients.
- 3. Innovation / Leadership / Expertise:** We are Innovators and we are pioneers. Infusing creativity and innovation, inventing the future of real estate.
- 4. Agile teamwork:** We deliver, we do it efficiently and we work as a team.
- 5. Positive Impact:** We create positive impact where we are, delivering positive impact for people and communities, environment and local economies.

This ESG Strategy is based on our values and international principles as The Sustainable Development Goals, the Principles for Responsible Investment, the Principles of the UN Global Compact and the Declaration on Fundamental Principles and Rights at Work; and integrates key environmental priorities, including biodiversity and habitat protection, climate change mitigation and adaptation, energy consumption and greenhouse gas emissions, indoor environmental quality, sustainable material sourcing, pollution prevention, renewable energy use, disaster and climate resilience, sustainable procurement, waste management, and responsible water use.

The UN Sustainable Development Goals (SDGs) guide us as we develop the ESG Strategy of EFG to set ambitions and targets. Because they provide an inspiring framework for collective action. All the SDGs are connected in some way with the activities of EFG and we will use them as our compass. To maximize our contribution to SDGs we decide to focus on “build sustainable cities and communities” (SDG11), “good health and wellbeing” (SDG3) and “Decent employment and economic growth” (SDG8).

Based on our Purpose the ambition is to have a global positive impact in the places where we are, in our people and communities around, and in business and economy, acting as a catalyzer:

- **In the places where we are:** Creating inclusive, convenient, and beautiful spaces with the ambition to achieve net zero.
- **In our people and communities around:** satisfying the needs of people in their daily lives and providing meaningful initiatives.
- **In Business:** being business partner for the growth of our tenants and contributing to the activation of the local community as an active local player.

This positive impact will be quantified, based on international standards, every year, starting in 2024 and EFG will guarantee that the impact of the company is positive. The results will be a relevant contribution to the strategy of EFG.

Based on this Strategy EFG has approved a ESG three years plan for EFG with specific initiatives to be implemented. The ESG Strategy provides strategic direction and oversees specific ESG Plan for the assets under management and the developments.

4. SUSTAINABILITY POLICY

EUROFUND GROUP (hereinafter EUROFUND) reaffirms its commitment to sustainability, the protection and prevention of environmental harm, and the efficient management of energy across all its activities, especially in the creation of spaces designed for diverse audiences that combine the best of retail, leisure, and entertainment, with the aim of continuing to generate value in the real estate and commercial market.

The purpose of this policy is to establish EUROFUND's principles and commitments regarding environmental and energy matters, aligned with the United Nations Sustainable Development Goals (SDGs), particularly SDG 3 (Good Health and Well-being), SDG 8 (Decent Work and Economic Growth), and SDG 11 (Sustainable Cities and Communities).

This policy applies to all EUROFUND activities, including development projects, assets under management, and corporate operations.

The principles and commitments of a Policy for a Sustainable Future are:

- Design and manage inclusive, comfortable, and sustainable spaces with the objective of achieving climate neutrality.
- Comply with applicable environmental and energy legislation.
- Set measurable, achievable, and time-bound environmental and energy objectives and targets.
- Promote the efficient use of natural resources, including energy and water, as well as consider this criterion when purchasing products and services.
- Design and develop spaces that contribute to improving environmental sustainability and energy efficiency.

- Foster innovation, ethical leadership, and agile teamwork to generate positive impact.
- Assess and communicate the organization's environmental and energy impact annually, ensuring its positive contribution.

EUROFUND's General Management is responsible for approving, reviewing, and ensuring the implementation of this policy. All employees must lead by example and apply sustainability principles in their roles. Suppliers and business partners must comply with this policy in all activities related to EUROFUND.

This policy will be communicated to all employees, suppliers, and stakeholders, and will be made publicly available. It will be included in external communications, commercial presentations, and corporate documentation.

5. ROLES AND RESPONSIBILITIES:

EFG's CEO oversees the development and implementation of the EFG's strategy and the Sustainability Policy and provides resources and support to implement them.

The Chief of Sustainability Officer: EFG has appointed a Senior Advisor that acts as Chief of Sustainability Officer that oversees the ESG Strategy and leads its implementation. This role focuses on setting the vision and ensuring consistency in ESG integration throughout the investment cycle and asset management.

It is responsibility of all EFG executive committee to ensure that sustainability policy is considered in all investment, management, divestment, and decision-making processes.

All employees are expected to lead by example, working to advance the aims, objectives, and principles of this policy.

Specific responsibilities about ESG have been integrated in the job description of the relevant positions.

Suppliers must comply the principles described in this Policy In their jobs and decision-making processes in the works for EFG.

6. COMMUNICATION

The Sustainability Policy has been communicated to all employees, suppliers and business partners.

The Sustainability Policy and initiatives are included in external communication to stakeholders and in commercial and briefings of our companies and our assets.