



1. INTRODUCTION. SCOPE

1.1. Introduction

Vivenio Residencial SOCIMI, S.A. (“**Vivenio**” or the “**Company**”) is a patrimonial whose corporate purpose is the development, acquisition and management of long-term residential properties in Spain.

Vivenio wants to build a sustainable business with a positive social and environmental impact, driven by principles of good governance and transparency and to that end we have made sustainability a cornerstone of our investment and operating strategy. Vivenio aims to contribute to a sustainable future, focusing its strategy on tenant satisfaction and incorporating responsible solutions with the environment and society.

This Environmental policy (i) sets forth the main principles on sustainability that are developed and implemented by the Guide of Best Practices on Sustainable Management and (ii) establish the principles for tenants’ wellness.

1.2. Scope

This policy applies to Vivenio employees and management, as well as to the other companies within Vivenio group.

2. PRINCIPLES

2.1. Energy

The Company's fundamental objective is to reduce the environmental impact of the energy consumption of its buildings by implementing measures aimed at reducing its energy demand and improving the energy efficiency of its facilities. For this reason, Vivenio must have as one of its priority objectives to increase the qualifications of its energy certifications, as well as carry out maintenance of the facilities to ensure their adequate performance, safety, comfort, and a rapid detection of deficiencies to resolve them.

2.2. Renewable energies

The Company shows its intention to invest on a recurring basis towards standards of greater sustainability and value of its properties, among them, reducing the

consumption of fossil fuels and anticipating the new environmental regulations. In this way, Vivenio is committed to increase the proportion of on-site renewable energy systems and the purchase of electricity with renewable guarantee of origin.

2.3. Carbon footprint

Vivenio works on the systematization of the measurement of the energy consumption of its buildings and the calculation of its carbon footprint. Simultaneously, Vivenio develops strategies with the aim of progressively reducing gas emissions derived from its activity, mainly from their real estate assets.

The Company is committed to the selection of low emission technologies for the development of its new projects and for rehabilitation actions in existing buildings.

2.4. Management of water resources

Water, as a limited and non-renewable natural resource, faces a scenario of decreasing availability to which Vivenio responds with its firm commitment to control, reduce and optimize water consumption in its residential developments. This commitment materializes using efficient and low-consumption sanitary devices and plumbing and sanitation systems in the buildings, as well as the adoption of systems for the reuse of gray water or the collection of rainwater on site.

2.5. Wellness

The Company seeks to create healthy, safe, and pleasant spaces for the tenants of their properties. Through the integration of well-being in the design and operation of buildings and the promotion of good healthy practices for tenants, the aim is to achieve adequate environmental conditions in relation to the quality of indoor air and water, lighting, and thermal comfort and acoustic.

2.6. Responsible procurement

Vivenio values the efficient use of natural resources for the responsible acquisition of materials and equipment in its construction processes and in the operation of buildings. The Company selects suppliers that prove adequate environmental management of their activity. In addition, Vivenio must prioritize the supply of low-emission cleaning products and materials with low environmental impact, such as those that are regional, non-toxic, with a high recycled and recyclable content, with sustainable packaging and, in the case

of wood, that is used and legally marketed.

2.7. Waste management

Vivenio seeks to contribute to environmental protection and the transition towards a circular economy, in which materials extend their useful life beyond one cycle, managing to reduce the use of natural resources.

For this, the Company must work on the correct separation and storage of the different fractions of hazardous and non-hazardous waste generated in its buildings in order to obtain the maximum use of these through the appropriate treatments, as well as to guarantee the correct management of toxic waste.

2.8. Biodiversity

The Company recognizes the value of biological diversity and the current loss of natural habitats and biodiversity and, therefore, commits to practices that favor biodiversity and its conservation.

In its buildings, it promotes the use of native species adapted to the local climate and integrates suitable habitats for the different species of the environment. In this way, the connection of buildings with the natural environment is encouraged and the degree of well-being of its users is increased.

2.9. Pollution

The presence of harmful or dangerous substances in water, air or land not only affects the environment but also people's health. In its quest to reduce the environmental impact and promote the well-being of users, Vivenio works to identify and minimize possible environmental contamination related to its buildings, guaranteeing indoor air quality, water quality, acoustic comfort, and the reduction of light pollution abroad.

3. OBJECTIVES

Vivenio, in its commitment to a more sustainable business model, has defined a medium-term sustainability strategy that seeks to implement ESG criteria both at a corporate level and at an active level and whose purpose is to achieve the following

objectives before December 31, 2025

- Incorporate energy efficiency systems in buildings
- Systematize the measurement of consumption and the carbon footprint
- Develop strategies for the progressive reduction of the carbon footprint
- Guarantee spaces that promote the comfort, productivity and well-being of tenants.
- Provide personalized attention to tenants, according to their preferences and needs
- Achieve a high GRESB rating
- Certify own promotions with BREEAM, with a rating of "Excellent"
- Obtain a BREEAM certificate in all its buildings in operation in which it is the sole owner.
- Digitalize the Company's processes
- Publish annually a sustainability report based on GRI
- Guarantee transparency in the disclosure of information

4. GUIDE OF BEST PRACTICES ON SUSTAINABLE MANAGEMENT

Vivenio is going to implement a manual that includes the environmental procedures for maintenance and operation necessary to implement this Environmental Policy in its properties.

This procedures manual will collect the indicators to measure performance and achieve the objectives defined in the Environmental Policy. These indicators will be reviewed every three years to monitor and improve the defined strategy.

5. SUPERVISION OF THE POLICY

The Legal and Compliance Officer is responsible for (i) the annual supervision of both the content and the application and development of this Policy and (ii) the modification to adjust it to the regulatory requirements and to consider the best practices in the matter. The annual supervision referred in section (i) will be carried out in the first quarter of each year.

6. VALIDITY

This Policy is effective the day after its approval.

Madrid, 4 October 2022