



Review control		
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1.0	30/06/2017	First version
2.0	26/02/2025	New structure and update of commitments and lines of action

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1. INTRODUCTION

Inmobiliaria Colonial, SOCIMI, S.A. (hereinafter, “the Colonial Group”, “the Group”, or “the Company”), through its Environmental Policy (hereinafter, “the Policy”), commits to fostering and integrating sustainability into the business model of the Group.

As a leader in the real estate sector, Colonial Group is committed to sustainable development goals and foster them so that sustainability is an intrinsic part of its work. It is essential to Colonial Group to manage the impact of our activities on the environment. Colonial Group is aware of its responsibility to reducing any negative impact derived from its activities and to generating a positive impact whenever possible.

Through this Policy, Colonial Group affirms its commitment to the planet and people’s prosperity in line with the 17 Sustainable Development Goals of the 2030 Agenda. The SDGs that have been identified as a priority for the Group because of the activity it carries out are as follows:

- SDG 3: GOOD HEALTH AND WELL-BEING
- SDG 6: CLEAN WATER AND SANITATION
- SDG 7: AFFORDABLE AND CLEAN ENERGY
- SDG 9: INDUSTRY, INNOVATION AND INFRASTRUCTURE
- SDG 10: REDUCED INEQUALITIES
- SDG 11: SUSTAINABLE CITIES AND COMMUNITIES
- SDG 12: RESPONSIBLE CONSUMPTION AND PRODUCTION
- SDG 13: CLIMATE ACTION
- SDG 15: LIFE ON LAND

These commitments materialize in the “Best Practices in Environmental Management Manual”, a supplementary management tool that consists of the following documents:

- “Internal Best Practices in Environmental Management Manual”
- “Best Practices in Environmental Management Maintenance Manual”
- “User Manual of Best Practices in Environmental Management”

Additionally, these commitments are further detailed through the following policies:

- Climate Change Policy
- Renewable Energy and Nearly Zero-Energy Building Policy
- Biodiversity Policy
- ESG Policy for Suppliers Selection Criteria
- Wellbeing Policy

2. OBJECTIVE

The Environmental Policy defines our strategic commitments in terms of environment, responsible business policies, responsible procurement, efficient resource management and biodiversity and green infrastructures. Furthermore, it establishes the main lines of action that will allow the Group to integrate environmental protection into its activity and thus become leaders in sustainable environmental practices and keep improving the environmental credentials of our operations, projects and services to our customers.

3. SCOPE

This Policy is applicable to all Colonial Group companies and is mandatory for all the people composing these companies (board of directors, directors, representatives, senior management and employees, among others). Additionally, it applies to and shall be known by all the people and entities that have a contractual or business relationship with Colonial Group (suppliers, contractors, subcontractors and partners, among others).

4. COMMITMENTS AND LINES OF ACTION

In order to meet the objectives established in the Policy and the challenging Sustainable Development Goals of the UN 2030 Agenda, Colonial Group takes on the following commitments:

- Understanding the potential environmental impacts of the Group's activity and using robust systems to reduce risks and create opportunities.
- Complying with the prevailing regulations, customer and stakeholder requirements and fulfilling the Group's obligations.
- Ensuring that both employees and suppliers are familiar with and adhere to the policy.
- Improving the management system on a regular basis to enhance environmental performance.

Furthermore, the Group has established the following lines of action that cover all the critical aspects of the business, prioritizing its alignment with the SDGs:

CLIMATE CHANGE

In line with **SDG 13** (Climate Action), the Group commits to:

- Working to understand the effects and possible effects of climate change on its portfolio and thus anticipate them and devise mitigation and resilience plans tailored to the characteristics of each building.

In this regard, the Group has developed a Climate Change Policy that determines the Group's priorities and commitments in this area.

ENERGY EFFICIENCY AND NEARLY ZERO-ENERGY BUILDINGS

In line with **SDG 7** (Affordable and Clean Energy), the Group commits to:

- Decarbonizing its portfolio by developing nearly zero-energy buildings (NZEBS), buildings with great environmental performance and very low energy consumption, which comes mainly from renewable sources.
- Making regular investments in its buildings so that they become as self-sufficient as the technological context allows them to be.
- Prioritizing energy efficiency of the buildings to reduce the environmental impact on primary energy production sources and reduce the pollutant emissions from equipment itself.

In this regard, the Group has developed a Renewable Energy and Nearly Zero-Energy Building Policy that determines the Group's priorities and commitments in this area.

EMISSION OF POLLUTANTS AND IMPACTS ON THE USE OF SOIL

In line with **SDG 7** (Affordable and Clean Energy), the Group commits to:

- Using best practices techniques and conduct to prevent pollution from its activities.
- Prioritizing cooperation with our suppliers, customers and partners to lead the development of new solutions that reduce environmental impact and suspended particles.

INNOVATION

In line with **SDG 9** (Industry, Innovation and Infrastructure), the Group commits to:

- Fostering innovative designs.
- Automating and digitizing building consumption to foster energy efficiency and sustainability in real estate spaces.
- Standardizing real-time consumption automation, control and monitoring systems.

REDUCTION OF WATER CONSUMPTION

In line with **SDG 6** (Clean Water and Sanitation), the Group commits to:

- Managing water consumption responsibly and efficiently by implementing actions that allow the Group to achieve substantial savings on water consumption.

RESPONSIBLE ACQUISITIONS

In line with **SDG 12** (Responsible Consumption and Production), the Group commits to:

- Fostering the acquisition of materials, goods and services in a responsible manner that have been certified by third parties.
- Promoting the Group's suppliers to adhere to the best practices through appropriate certification and management systems.
- Reviewing the products and services from suppliers on a regular basis for supplier selection purposes.

WASTE MANAGEMENT AND CIRCULAR ECONOMY

In line with **SDG 12** (Responsible Consumption and Production), the Group commits to:

- Promoting the integration of a circular economy model into the Group's activity to reduce the use of raw materials, waste and emissions.
- Fostering efficient use of resources and waste reduction.
- Outsourcing the waste management service to specialized companies that handle and recycle the materials generated.
- Eliminating waste and pollution from the design stage.
- Keeping products and materials in use.
- Regenerating natural systems.

PROMOTING BIODIVERSITY

In line with **SDG 15** (Life on Land), the Group commits to:

- Protecting and promoting biodiversity of native plant and animal species

In this regard, the Group has developed a Biodiversity Policy that determines the Group's priorities and commitments in this area.

SAFETY, GOOD HEALTH AND WELL-BEING

In line with **SDG 3** (Good Health and Well-Being), the Group commits to:

- Maintaining the principles of health and indoor environmental quality protection integrated into its management and the development of its processes and services, ensuring a high level of quality for the safety, health, and well-being of workers.
- Supervising that renovations include aspects related to awareness and the necessary training to carry out their coordination in line with new sustainable development policies, with the aim of ensuring the safety and health of workers.

In this regard, the Group has developed a Well-Being Policy that determines the Group's priorities and commitments in this area.

SUSTAINABLE BUILDINGS AND URBAN REGENERATION PROJECTS

In line with **SDG 10** (Reduced Inequalities) and especially **SDG 11** (Sustainable Cities and Communities), the Group commits to:

- Fostering sustainable buildings.
- Certifying buildings with recognized environmental labels to ensure and promote their sustainability.
- Carrying out urban regeneration projects to reduce economic, demographic and social inequalities.

5. PEOPLE IN CHARGE

The Sustainability Committee of Colonial is ultimately responsible for approving and fostering compliance with this Environmental Policy.

The Group's Chief Corporate Development Officer is responsible for setting the objectives, actions and indicators that allow the Group to pursue the goals and guidelines set out in this policy, as well as ensuring its compliance.

6. DISSEMINATION AND TRAINING

This Policy will be available to all internal and external stakeholders on the corporate website of the Group. Furthermore, it will be included in the training subjects for all Colonial Group's employees and new hires.

7. APPROVAL AND UPDATE

This policy has been approved by the Sustainability Committee on February 26, 2025, and came into effect on that same date.

This policy shall be reviewed and updated as necessary to incorporate the best international environmental practices in force at any given time.