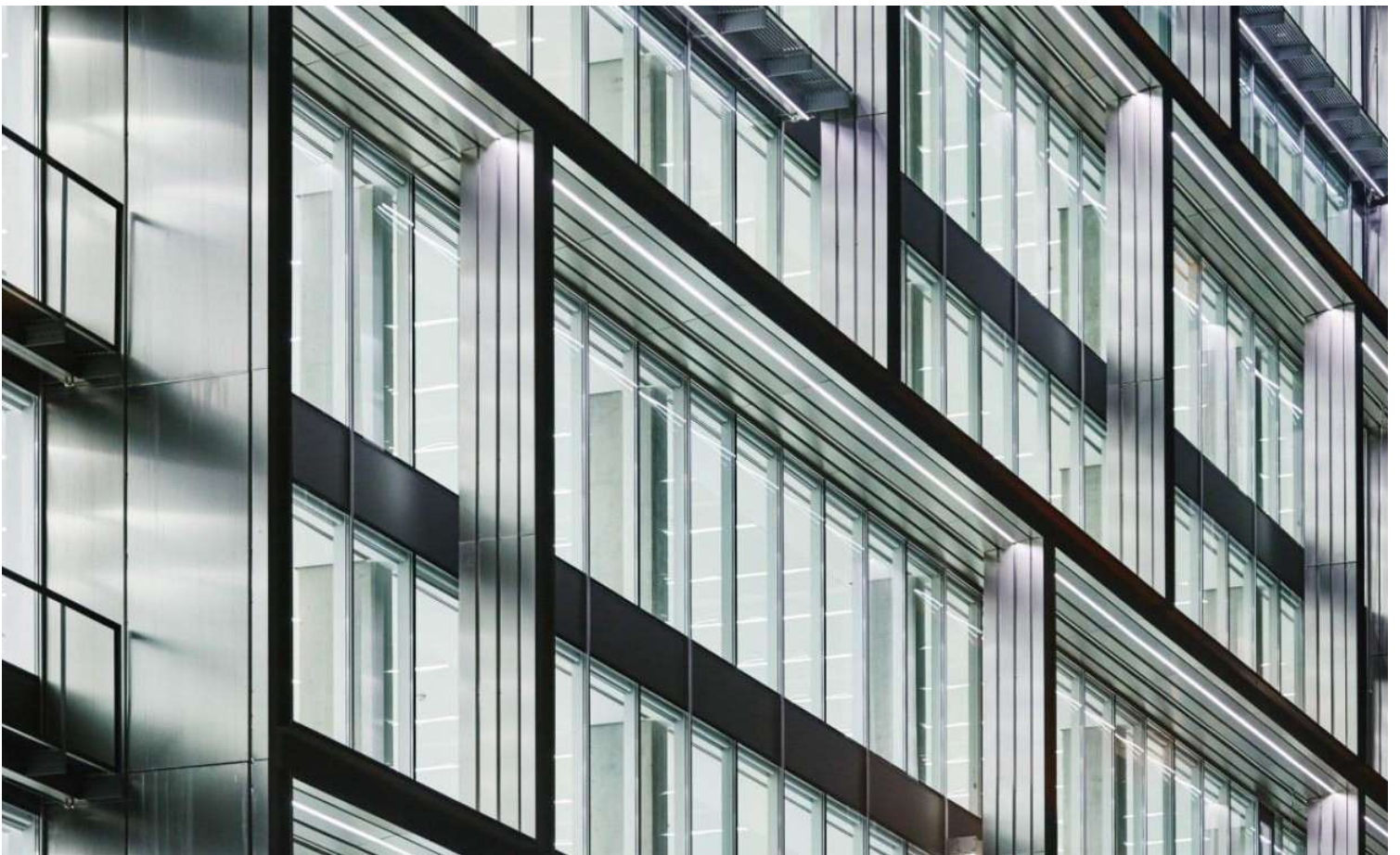


Colonial **2024 Renewable Energy and Nearly Zero-Energy Building Policy**



Review control		
Review	Date	Change description
1.0	28/12/2018	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 Renewable Energy and Nearly Zero-Energy Building Policy (hereinafter, “the Policy”), commits to achieving, as far as possible, nearly zero-energy buildings (NZEBS) by fostering green energy supply, investing in improving energy efficiency in the building’s installations and implementing renewable energies in existing buildings.

This commitment is aligned with UN Sustainable Development Goal 7 (Affordable and Clean energy) and SDG Goal 9 (Industry, Innovation and Infrastructure). Additionally, the Company acknowledges its responsibility towards compliance with the environmental goals established in the Paris Agreement, specifically, keeping global warming below 2°C and limiting it to 1.5°C.

This Policy supplements the Group's ESG Policy, the Environmental Policy and the Company's Sustainability Master Plan, which highlight the sustainability aspects of the company and its commitment to the UN Sustainable Development Goals (SDG).

The Environmental Policy establishes the energy efficiency commitments and initiatives to reduce emissions, on which its performance is currently based. The 2015 Sustainability Master Plan, which aims to go one step further in the company's environmental commitment, sets sustainable development objectives and includes the challenges derived from climate change, among others. Additionally, the Master Plan considers the incorporation of pioneering building monitoring and automation systems (PropTech) and the creation of required infrastructures, in line with the EU energy efficiency directive.

2. OBJECTIVE

The Renewable Energy and Nearly Zero-Energy Building Policy aims to define specific commitments to reduce emissions from the installations of Colonial Group's buildings, define the measures that shall be implemented to achieve this objective and contribute to developing the company's Environmental Policy and Sustainability Master Plan.

3. SCOPE

This Policy is applicable to all Colonial Group companies and is mandatory for all the people composing these companies (directors, representatives, senior management and employees, among others).

Additionally, it is applicable 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. COMMITMENT AND LINES OF ACTION

Colonial Group commits to conducting an operational eco-efficiency study, devising an environmental strategical plan for every building and preparing reports on renewable energies and NZEBs. The latter will allow the Group to define more efficient improvement strategies that adapt to the reality of each building in line with NZEB objectives.

As part of its commitment, the Group shall design strategies based on the commitments taken on by the EU to mitigate climate change: 2030 framework for climate and energy (reduction of GHG emissions, increase in energy consumption from renewable sources and reduction of primary energy consumption). As a result of these strategies, highly efficient energy performance will be achieved and the low energy required by the building's installations will be mostly generated by renewable sources produced on site or locally.

Priority lines of action are developed to cover all the aspects that have an impact on the building's demand for

and consumption of non-renewable primary energy and on its CO₂ emissions, the heat/cold generation systems for air conditioning and ventilation, generation of domestic hot water and lighting. They are:

- **Strategies for reducing the demand from the building:**

Colonial Group proposes, as far as possible, to carry out actions that are compatible with the building's reality without the need for major renovations, ensuring an appropriate cost-savings-return on investment.

- **Strategies for optimizing and improving the seasonal performance of equipment:**

Colonial Group commits to studying the possibility of improving the performance of existing installations by optimizing the operation of the main equipment.

- **Strategies for increasing the use of renewable energies on site or in the environment**

Colonial Group is committed to implementing different on-site renewable energy technologies that are considered appropriate to the needs of each building and the possibilities of their implementation, proposing, as far as possible, the maximum reasonable percentage based on the building's demands. To this end, a feasibility study has been conducted to assess different options based on climate, use and maintenance factors, etc., analyzing the installation costs, the estimated energy savings and emission reductions, as well as payback periods.

The Group will consider the potential use of renewable energies outside the location, including close ones (such as urban heating and refrigeration).

- **Strategies for reducing emissions in the production of final and primary energy:**

Colonial Group commits to assessing the current energy production sources of the building's facilities and proposing low-CO₂ emission sources in terms of production, distribution and commercialization.

- **Green energy supply:**

Currently, Colonial Group has green energy supplies for a significant portion of its current building portfolio, allowing for a reduction in the carbon footprint associated with the electricity consumption of these assets.

- **Innovation and digitization:**

Colonial Group is working on standardizing building automation systems, control mechanisms, and real-time consumption monitoring across its entire real estate portfolio, thus progressing towards energy efficiency and sustainability while also contributing to the innovation of its clients and services providers.

Based on the strategies proposed, the Group will track the annual and seasonal progress of assessed indicators to suggest an approach that gradually helps it to meet the NZEB objectives and will define technical measures together with an economic study of the required investment and its return, considering the use and maintenance of the systems.

5. PEOPLE IN CHARGE

The Sustainability Committee of Colonial is ultimately responsible for approving and fostering compliance with this Renewable Energy and Nearly Net Zero Buildings 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 EFFECTIVE DATE

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 well-being practices in force at any given time.