



THE VISION FOR EXCELLENCE

ENVIRONMENTAL POLICY

1. Object

As part of its commitment to responsible and sustainable action, Árima has developed this Policy based on the principle of respect for the environment and its goal to help fight climate change and preserve biodiversity.

Via this Policy, the Company voluntarily commits to making the principles governing its environmental performance a priority within the framework of its global sustainability strategy. A strategy that aims to transform its assets into quality properties that are healthy for their occupants and respect both their surrounding environment and the environment in general.

The Company considers sustainability a key element in its strategy, establishing long-term objectives that allow for the introduction of measures aimed at gradually improving the environmental performance of its assets under management.

2. Scope

The principles and values contained within this policy establish the general framework for the environmental performance of all activity carried out on the Company's behalf. As such, Árima will seek to ensure its distribution and recommend its implementation among its stakeholders in order to further extend its commitment and improve its best practices.

3. Principles

The Company is fully aware of its ability to help conserve and protect the environment within the scope of its activity. Therefore, these principles apply both to operational assets as well as to the design and execution of works for their refurbishment and to new developments. To this end, Árima has identified a series of principles to consider in terms of its environmental performance:

- **Sustainability certifications.** The Company's strategy aims to achieve buildings that are certified in sustainability and occupant health and well-being by internationally recognised standards – standards that evaluate various criteria and guarantee their good performance. The Company is particularly focused on certifying its new developments / full-scale refurbishments in:
 - Sustainability via the LEED or BREEAM building design and construction standards.
 - Occupant health and well-being via a minimum Gold WELL Health & Safety rating.
 - Energy efficiency – particularly of new developments – with at least a B Energy Rating.
- **Health, safety, indoor air quality and well-being.** As part of its commitment to people's health and safety, the Company has implemented a series of measures to ensure the

maximum well-being of occupants, especially during any construction or demolition work being carried out as part of renovation projects or new developments. Parameters that measure indoor air quality, thermal well-being and humidity are monitored, along with whether there is adequate lighting (prioritising natural light) and satisfactory sound proofing. This ensures compliance with all the necessary guarantees for safeguarding occupant health and well-being.

- **Energy consumption and efficiency.** Given that energy consumption is one of the main contributing factors to the carbon footprint, the Company is committed to implementing energy-efficient systems and installing equipment that optimises the use of energy to help reduce the pollutants released into the atmosphere. To maximise energy efficiency, we seek to implement integrated processes in our developments in which all team members work together from the outset. In this way we achieve a collaborative approach where all parties (property, architects, designers, construction and engineering among others) are aligned in their commitment to the energy efficiency of the building. By optimising the design, construction and operation of our assets, we achieve higher energy performance that meets and exceeds the minimum energy efficiency standards and codes. In this way we contribute to the creation of a more sustainable and healthier environment for our tenants and users.
- **Renewable energies.** Increase the percentage of energy produced from renewable sources in our buildings, promoting the use of clean energy systems – such as solar thermal energy systems and photovoltaic solar energy – and reducing dependence on fossil fuels. The supply of renewable energy sources in our assets contributes to the reduction of carbon emissions and provides energy and economic savings.
- **Greenhouse gas emissions.** Contribute in the fight against climate change and the reduction of its adverse effects by calculating, analysing and proposing a gradual reduction in the greenhouse gas emissions generated by the Company's activity.
- **Efficient water consumption.** Árima is aware of the growing scarcity of this resource and the deterioration in access to good quality water. This is why it incorporates ecoefficient practices that allow it to exercise not only a reasonable use, but also guarantee a quality supply that benefits the health and well-being of all occupants. We work to implement water efficiency measures in all our refurbishment projects through integrated processes in which all team members work together from the outset. In this way we achieve a collaborative approach where all parties (property, architects, designers, builder, engineering and others) are aligned to achieve a water efficient building. In addition to optimising installations and including drip irrigation systems in landscaped areas, we strive to maintain active communication with our tenants, encouraging responsible water use and promoting the adoption of sustainable practices from the outset of the contract.

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To ensure excellence in the performance of all its properties, whenever possible Árima develops and implements a commissioning plan to ensure the building's main systems and installations are verified, that all documentation is in order and that any services are correctly commissioned. It is implemented for both for energy and water installations.

Similarly, to monitor property consumption effectively, Árima integrates metres and energy management systems into its designs to measure the use and operation of its buildings.

- **Responsible use of supplies.** Reduce the amount of construction material used, Árima takes into account the reusability of the existing products and facilities in its buildings – assessing their specifications and state-of-repair to see whether they can be used either in another part of the property or in another asset. The Company also makes a concerted effort to obtain new material and products from suppliers with Environmental Product Declarations (DAP) and Healthy Product Declaration (HPD) or, where appropriate, who report on the possible impacts or threats to the environment or to people's health. Priority is also given to materials that are locally sourced, have a high recycled content, are quickly renewable, release low levels of VOCs (Volatile Organic Compound) and that are certified by third parties if they contain wood.
- **Sustainable waste management.** Ensure good waste management, carrying out a correct separation, deposit and monitoring of the fractions generated, both hazardous and non-hazardous waste during the use and operation of the buildings, as well as during the execution of the works for the subsequent treatment operations to which they will be subjected in search of their maximum use. Árima carries out constant monitoring of the waste generated in the buildings under construction and in operation in order to identify deviations and analyse trends.
- **Biodiversity and local habitat.** Generate a positive impact on local biodiversity through actions and good practices aimed at protecting the surrounding habitats and promoting biodiversity in the buildings. In this way we help to connect the natural environment with the urban context, promoting the flora and fauna of the surroundings by incorporating native species, efficient irrigation systems and a functional design that facilitates their use and enjoyment.
- **Location and connectivity.** In the process of selecting properties or plots to be acquired, the Company prioritises sites that are located within urban areas that are already developed and preferably those with connections to multimodal transport networks in the surrounding area. This process also takes into account the analysis of environmental aspects related to the site and its surroundings, as well as ensuring the protection, restoration and conservation of habitats, especially native, threatened and endangered species in the immediate vicinity. Similarly, the Company analyses the healthiest, safest and most environmentally friendly forms of connectivity for its employees and tenants. Sustainable mobility is encouraged



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through the provision of electric bicycles and charging points for electric vehicles. The promotion of sustainable mobility and the choice of well-connected strategic locations contribute to reducing greenhouse gas emissions and improving the quality of life for tenants and employees.

- **Tenants and employees.** Implement communication and collaboration strategies with the Company's tenants and employees to involve them in achieving sustainability goals. This increases the effectiveness of initiatives and promotes a sense of community and shared responsibility in creating a more sustainable environment.

This Policy is closely linked to the rest of the Company's policies to encompass sustainable behaviour within and around the Company.

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