

ÁRIMA

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 amount of pollutants released into the atmosphere.
- **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.
- **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 eco-efficient 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.

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.** Correctly and efficiently separate, deposit and monitor both the hazardous and non-hazardous waste generated by the use and operation of our buildings, as well as during the execution of any subsequent treatment works carried out to optimise their use.
- **Biodiversity and local habitat.** Generate a positive impact on local biodiversity through actions and best practices aimed at protecting surrounding habitats and promoting biodiversity in buildings. By doing this, we help connect the urban environment with nature, incorporating native species of flora and fauna into our buildings, equipping them with efficient irrigation systems and ensuring functional designs that facilitate their use and enjoyment.
- **Location and transport links.** When selecting which properties or plots to acquire, the Company prioritises sites that are located in urban areas that have already been developed and that have good transport links. It also assesses various environmental aspects and ensures the protection, restoration and conservation of natural habitats, paying particular attention to threatened and endangered species. The Company also tries to ensure that its tenants have healthier and more environmentally-friendly ways to commute to and from the building – actively encouraging sustainable mobility.

This policy is closely linked to the rest of the company's sustainability policies.