

# ASSUMPTIONS FOR ENVIRONMENTAL CHANGES OVER A PERIOD OF 5 YEARS

## Reduction of utility consumption

An important element of media consumption in modern construction is becoming the replacement of lighting with modern energy-efficient LEDs.

In connection with the multitude of DL Invest Group's investments, changing the lighting in all facilities will significantly contribute to reducing energy consumption.

It should be remembered that:

- a traditional light bulb daily consumes 2 400W,
- 440W energy-saving bulb,
- while a LED bulb consumes only 320W

**Given the above, we are of the opinion that by the end of 2023 all our facilities will be equipped only with LED lighting.**

In order to reduce water consumption in tenant spaces where this is possible (e.g. gyms), we have introduced the so-called **grey water circuit**. This concept significantly contributes to reducing consumption, especially in areas where the amount of water used is significant.

Above targets are now specified with minimum baseline as indicated below and will be achieved within next 4 years:  
lower energy intensity than a 3rd party benchmark:

**Baseline: 152 kWh/m<sup>2</sup>.yr**

**Target: 136 kWh/m<sup>2</sup>.yr**

lower water consumption than a 3rd party benchmark:

**Baseline: 137 litres/m<sup>2</sup> per year**

**Target: 119 litres/m<sup>2</sup> per year**

Energy performance of the buildings is one of our main targets for the next 5 years and we have implemented in 2023 provisions into our project agreements covering the nZEB factor already at the stage of the design documents. Our target is to achieve 20% better than the national Nearly zero-emission building ("nZEB") standards for new logistics warehouses. This will be confirmed by the Energy Performance Certificates, following completion of the construction.

## Reducing material consumption

As we attach the highest importance to ecological solutions, an electronic invoice workflow system has been implemented in our office spaces. This solution will significantly reduce the use of this valuable material, which is paper.

**The full electronic invoice workflow will be implemented closed in 2024. The Company already implemented platform and is actively using it to reduce paper workflow to minimum.**

In addition, our employees, having a high environmental awareness, do not produce large quantities of plastic bottles during work. Out of concern for both employee health and ecology, **we use filtered water from a distributor. This contributes significantly to reducing the amount of plastic produced.**

## We certify our buildings under the BREEAM system



Our buildings are certified under the BREEAM system, which allows us to demonstrate to our tenants, clients and business partners that our buildings meet the highest standards.

Having a BREEAM certificate nowadays becomes a confirmation that our buildings have lower maintenance costs, we have significantly reduced their impact on the environment, we care about environmental aspects in every detail.

**DL PIANO, DL Tower, DL Invest Psary C3 is currently BREEAM In-Use certified at the Excellent level. DL Invest Park Dębica is BREEAM certificated at the level of very good.**

By the end of 2023 DL Invest Park Teresin, DL Invest Park Kluczbork, DL Invest Park Czechowice Dziedzice will also obtain BREEAM certification at the minimum very good level.

By the end of 2024 DL Invest Park Legnica, DL Invest Park Teresin II, DL Invest Park Dębica H1 and H2, DL Invest Park Legnica, DL Invest Park Kluczbork, DL Invest Park Elbląg, DL Invest Park Płock and DL Invest Park Psary (remaining buildings), DL Invest Park Bielsko Biała and DL Atrium will receive the BREEAM In-Use certificate.

In total, we plan to obtain BREEAM certification for all logistic and office facilities by the end of 2025 due to the fact that part of those is under the development.

#### **Photovoltaic installations on our retail, logistics, office buildings and green spaces.**

The implementation of photovoltaic installations on our facilities has begun.

We have the capacity to build PV installations on approximately **30 of our facilities.**

**The first photovoltaic installations are already generating energy from the sun in DL Invest Park Czechowice Dziedzice, DL Invest Park Dębica II, DL Invest Park Sędziszów and we will continue this process for all logistic properties till 2024/2025.**

The implementation of all photovoltaic installations could generate a maximum of over **45 MW.**

On the roofs of buildings we have the capacity of even more than **35 MW.**

Around **9,8 MW** of photovoltaic panels could be installed on green spaces.

This is a huge bank of green energy that will flow directly to our facilities which will also effectively reduce the carbon footprint. The process of implementing photovoltaic installations will gradually take place **over the next 5 years.**

Once the PV installations are in place, the carbon footprint will be neutralised to over **17,000,000 kg/year.**

#### **Introduction of full segregation of waste**

Segregation of waste in office areas is not a major problem nowadays.

A challenge is the implementation of waste segregation in front of commercial facilities due to the high customer traffic and varying levels of environmental awareness among visitors to these facilities.

DL Invest Group implemented waste segregation in front of its retail parks, facing difficulties in its implementation, but giving priority to care for the environment.

**The implementation of waste segregation took place in 2022 and in 2023 we have created Waste Management Policy, which was introduced not only to developments but also in headquarter and daily life of our employees.**

#### **Electric car chargers**

**DL Invest Group**, bearing in mind the extremely important problem of air pollution generated by motor vehicles, wants to contribute to reducing emissions.

It has planned to install electric chargers at shopping malls in order to support the development of electromobility in Poland and thus reduce emissions into the atmosphere.

This is both for the comfort of customers using our facilities and to send a message to customers that for the **DL Invest Group** the environment is extremely important.



The implementation of electric car chargers took already place in InPost warehouses, DL Tower, DL Prime, in Teresin and Rzeszów there are also implemented electrical charges for forklifts. We will proceed the implementation in retail parks and logistic facilities, first in line are DL Invest Park Psary (all buildings). This process is planned for the next 3 years.

### Replacing part of the fleet with electric cars

In the interest of the environment, some company cars will be replaced by electric cars. It is planned to replace several cars in 2024 and 2025.

Each car replaced with an electric car will also contribute to reducing CO2 emissions into the atmosphere. Each move by **DL Invest Group** is proof of our pro-environmental stance.

### Introduction of additional environmental measures

In the next two years we plan to introduce additional ecological solutions at our facilities, such as:

- rainwater tanks to irrigate the vegetation around the site,
- composters to manage the BIO waste generated around our facilities, mainly grass cuttings, branches and leaves
- hedgehog houses
- birdhouses

ISO 14001:2015 standard

DL Invest Group PM has received a positive assessment following an environmental audit by an external body specialising in ISO 14001:2015 environmental certification.

**The ISO 14001:2015 certification was successfully achieved.**



### Health And Safety Procedures Policy

**DL Invest Group** has implemented health and safety policy with following procedures in 2023.

Health and Safety procedures are a set of actions necessary to provide safe and efficient workplace for **DL Invest Group** employees, with the aim of minimizing health and safety risk.

The main purpose of risk assessments used within **DL Invest Group** are to identify health and safety hazards and to evaluate the potential risks within the workplace, to evaluate the effectiveness and suitability of existing control measures and company's policies, to ensure additional controls are implemented wherever the remaining risk is considered to be anything other than low and to prioritize further resources if needed to ensure the above.

Risk management is implemented in DL Invest Group as a process for controlling health and safety risks caused by hazards in the workplace.

Steps taken to manage the risk are being done by indicated responsible in the Company person and contains as follows:

- Identifying hazards
- Assessing the risks
- Controlling the risks
- Recording findings
- Reviewing the controls

### Climate Corporate Governance

**DL Invest Group has already taken action to implement following points by the end of 2026:**

#### Governance and accountability

- The company will develop and enhance the Board's, the Executive Management's and the relevant staff's collective knowledge of and resources for climate risks and opportunities, including expanding their skills based on the skill matrix review.
- The company will develop a remuneration policy approved by the board linking executive compensation to meeting climate-related KPIs.



## Strategy

- The company will develop and adopt a climate-related strategy or climate-related policy and climate-related targets, which will be publicly communicated. This process will be based on the latest external internationally recognized sources for relevant information.
- The company will present and analyse how climate-related risks and opportunities are incorporated into its strategic priorities using sustainability / climate-related indicators that are regularly (quarterly) brought to the board's attention.

## Risk management

- The company will develop a process to assess climate-related risks and opportunities, including the use of multiple climate scenarios, for multiple timeframes to cover risks and opportunities.
- Climate scenario analyses and climate stress tests (transition and physical) will be developed and performed internally by the risk department.

## Reporting, metrics and targets

- The company will report against GRESB, the leading ESG benchmark for Real Estate and Infrastructure investments.
- The company will be fully disclosing quantitative and qualitative information on transition and physical climate risks.
- The company will disclose in their annual ESG report details of corporate governance around climate-related risks and opportunities, including disclosing at least 3 of the following:
  - how the board and senior executives are engaged on climate risks and opportunities;
  - what metrics and targets are used to identify and manage climate-related risks and opportunities;
  - whether and how executive compensation is tied to meeting corporate climate objectives;
  - how senior management and the board monitor and gauge the effectiveness of the Company's climate change strategies and goals.

### **To be more detailed in this scope DL Invest Group will report the progress of the following benchmarks via a dedicated sustainability report or disclosure on website:**

- Undertake a **CREEM** assessment of income generating portfolio and produce mitigation plan for assets at risk before 2035.
- Production of a **formal corporate sustainability strategy**, which addresses climate-related risks and opportunities.
- Define a formal governance structure for sustainability and climate change.
- Appointment of a member of the senior management to be responsible from climate and sustainability-related matters.
- **Calculate scope 1, 2 and 3 GHG** emissions and publish information on DL Invest's website (scope 1 and 2 in 2 years, scope 3 in 5 years).

