



EPP NV CLIMATE RISK REPORT

for the year ended 31 August 2022

SHAPING THE FACE OF RETAIL IN POLAND



Młociny Shopping Center, Warsaw

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A WORD FROM OUR CHAIRMAN

Welcome to our Climate Risk Report for the year ended 31 August 2022.

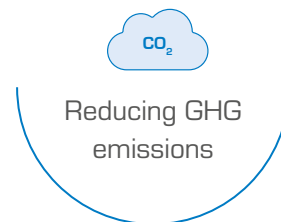


Pieter Prinsloo, Chairman of the Board EPP NV

The real estate industry has a significant carbon footprint. **As the largest asset manager of retail real estate in Poland, we believe we need to take responsibility for the company’s environmental impact and address broader climate change concerns and challenges.** To be a responsible Earth Citizen is one of our four strategic pillars. We have the ambition to achieve this by better understanding, managing and disclosing climate-related risks in our operations. 2022 was the second year of our sustainability strategy and reporting. Now we are making another important step – we publish our first Climate Risk Report that materially follows the recommendations of the Task Force on Climate-related Financial Disclosures (“TCFD”) – an established market standard in climate-risk reporting, and we intend to update it periodically, accompanied by ESG Report. **We aim to improve our portfolio’s climate resilience in line with the EU Taxonomy and other environmental directives and align our climate-related risk management processes with TCFD recommendations.**

We strongly believe that the transition to climate-neutrality creates opportunities – for responsible investment and sustainable development which respects the society and the planet.

We believe that a sound climate change resilience strategy is crucial for creating long-term value for our key stakeholders. Our strategy concentrates on reducing greenhouse gas (“GHG”) emissions to achieve the strategic target of net zero operational carbon in all our buildings by 2050. We also aim to improve resource efficiency of our operations – in terms of energy efficiency, water management and waste management. By using the climate-related opportunities to transform our business, we can maintain our strong market position in the more sustainable world of tomorrow. Effective transition can also help us in securing access to attractive financing. This is important especially in the context of an increasing regulatory pressure in the financial sector to redirect financing towards sustainable economic activities.



„By using the climate-related opportunities to transform our business, we can maintain our strong market position in the more sustainable world of tomorrow.”



O3 Business Campus, Kraków

We have already started preparations for our journey towards more sustainable development in 2021 by setting long-term environmental targets that aim to direct the business activities and reduce the environmental impact of the company. In 2022, we continued implementation of the previously set strategy and we issued our first ESG Report following the Global Reporting Initiative (“GRI”) Standards covering the period from 1 January to 31 December 2021.

In 2022, for the first time, we disclosed our environmental data through CDP, the world’s most comprehensive dataset tracking global progress towards building a sustainable economy. Our 2022 climate change disclosure received a B score, which indicates that the company has addressed the material carbon impacts of its business and ensured strong environmental management.

In 2022, EPP was acquired by Redefine Properties Limited, a South-African real estate investment trust (“REIT”) known for its environmental protection focus. Together with the Group, we reviewed our long-term ESG strategy and decided to set very ambitious GHG reduction goals and verify them with the Science Based Targets Initiative (“SBTi”), a process which is still in progress as of April 2023. In early 2023, we completed our carbon footprint assessment for FY2022 and had it audited by an external auditor (PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k.) to ensure the reliability of this information for our business partners.

We are aware that this journey may take some time. But we strongly feel that we are well positioned to make it our success. I am pleased to share with you our first Climate Risk Report following majority of the TCFD recommendations – to present how we understand and manage climate-related risks to seize the opportunities involved in the transition towards sustainable development.

Pieter Prinsloo

Chairman of the Board EPP NV



O3 Business Campus, Kraków

CHAPTER I

INTRODUCTION

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1. ABOUT OUR COMPANY

EPP NV strategically manages the largest retail investment portfolio in Poland in terms of GLA.

Our portfolio includes 35 projects (29 retail properties and 6 office complexes)¹⁾ with a total value of approximately EUR 2.8 billion and gross leasable area (GLA) of over 1 million m². Our assets are located in 24 cities – the most attractive locations in Poland in terms of consumer demand and growth potential. As of 31 August 2022, EPP employed 210 people to perform business operations and ensure quality services to our clients and their customers.

EPP has its headquarters in Amsterdam, the Netherlands, where the company was registered and incorporated as a private limited liability company under Dutch law on 4 January 2016. Initially listed on the stock exchanges in Johannesburg and Luxembourg, EPP was delisted and changed ownership. In March 2022, the company became an unlisted subsidiary of Redefine Properties Limited, the second largest Real Estate Investment Trust (REIT) listed on the stock exchange in Johannesburg in the Republic of South Africa.

¹⁾ Our portfolio includes 35 properties, but for the purpose of climate risk analysis and carbon footprint assessment we identified 37 units, as indicated in Annexes attached to the report.



Galeria Młociny, Warszawa



Galeria Amber, Kalisz



Malta Office Park, Poznań

2022 HIGHLIGHTS



29¹⁾ retail
assets



6¹⁾ office
assets



1 000 000 m²
of leasable area

1st place
in terms of retail
GLA in Poland



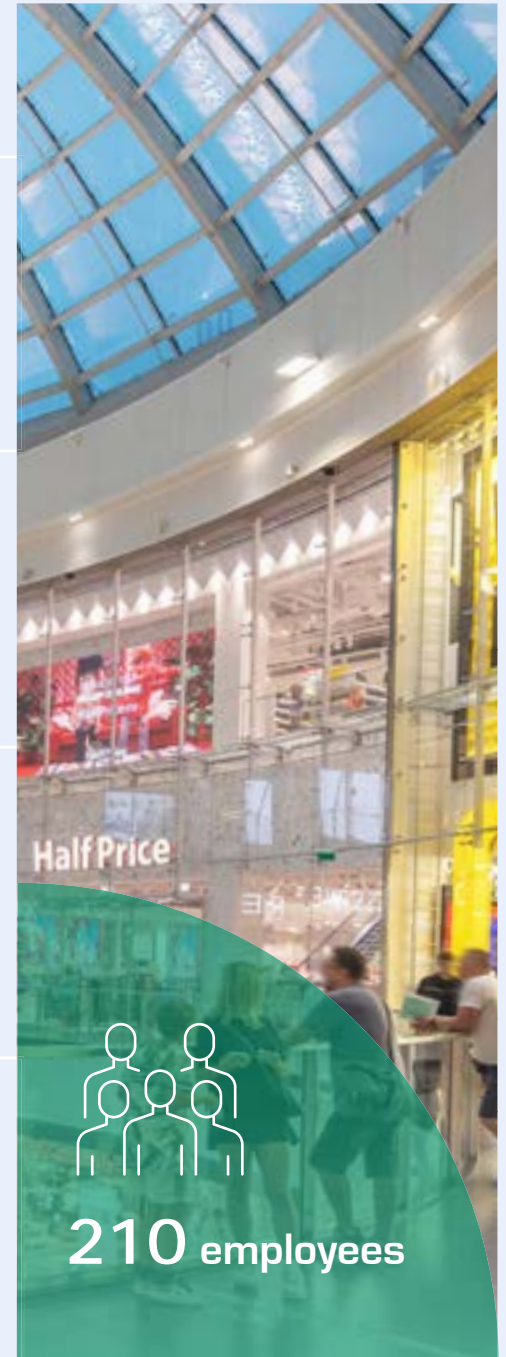
24 major
Polish cities

2 500
retail units

€2.8 billion
portfolio value



210 employees



¹⁾ Our portfolio includes 35 properties, but for the purpose of climate risk analysis and carbon footprint assessment we identified 37 units, as indicated in Annexes attached to the report.

OUR GEOGRAPHICAL FOOTPRINT

PORTFOLIO

29¹⁾ retail assets

6¹⁾ office assets

Over 1 000 000 m² GLA



¹⁾ Our portfolio includes 35 properties, but for the purpose of climate risk analysis and carbon footprint assessment we identified 37 units, as indicated in Annexes attached to the report.

2. OUR REPORT

This 2022 Climate Risk Report of EPP NV Group follows the recommendations of the Task Force on climate-related Financial Disclosures (TCFD), representing an established market standard. The report was prepared following the Redefine Properties Group's methodology and its [Climate Risk Report](#) for the year ended 31 August 2022.

The GHG emissions presented in this report were calculated according to the international methodology for calculating emissions for enterprises: Greenhouse Gas Protocol – A Corporate Accounting and Reporting Standard”, “GHG Protocol Scope 2 Guidance Amendment to the GHG Protocol Corporate Standard” and the “Corporate Value Chain (Scope 3) Accounting and Reporting Standard,

Supplement to the GHG Protocol Corporate Accounting and Reporting Standard. Our carbon footprint assessment was audited by PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k.

In 2022, EPP NV was acquired by Redefine Properties Limited, a South-African REIT. Following the acquisition, EPP changed its financial year to align with the Redefine Group's reporting. Therefore, the report presents data from 1 September 2021 to 31 August 2022 and comparative information has been appropriately restated to ensure comparability.

Tomasz Trzósło
Chief Executive Officer

Jacek Bagiński
Chief Financial Officer

Andrew König
Non-executive Director

Pieter Prinsloo
Chairman of the Board



Galeria Młociny, Warszawa



Malta Office Park, Poznań

CHAPTER II

STRATEGY

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1. OUR GROWTH AND RESILIENCE STRATEGY

We believe we need to take responsibility for our impact on environmental, social and governance issues. In 2021, we adopted an ESG strategy to address and manage this impact in a comprehensive way, based on four strategic pillars. These are linked to the Sustainable Development Goals set by the United Nations ("UN SDGs") to show how our strategic objectives align with the global sustainable development targets.

OUR 4 ESG STRATEGIC PILLARS



We are aware it is fundamental for the real estate industry to invest in non-polluting and energy-efficient buildings, and, therefore, we have undertaken strategic initiatives, calculated and monitored data and implemented targets that support us in:

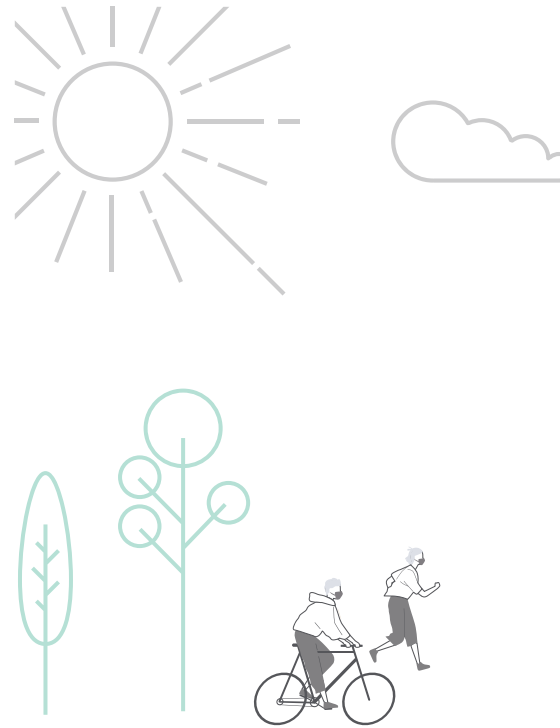
Reducing of GHG emissions
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BREEM Certification
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Improving waste management
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Protecting water resources
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Protecting biodiversity
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Part of our ESG strategy is to reduce our environmental impact but also to build resilience against climate risks. The real estate sector has a high environmental impact in terms of GHG emissions, energy consumption and waste generation. Our strategy to build resilience against climate risks concentrates on these aspects of our operations. **We have the ambition to make all our buildings net zero carbon by 2050.** We are in the process of formally validating our intermediate targets for EPP (for 2030) with SBTi in 2023.

These are also areas where environmental regulations are rapidly changing, which is posing challenges and transitional risks for real estate managers. These developments have pushed the biggest property owners to invest in innovative and environmentally neutral technologies. EPP also perceives these trends as a strategic opportunity – for responsible investment and sustainable development which will benefit economic stability and social well-being. This is the opportunity to transform our business to maintain our strong market position in the more sustainable future, but also to attract financing, increasingly redirected towards sustainable economic activities.



REDUCING GHG EMISSIONS



We assess our carbon footprint and calculate direct and indirect GHG emissions for the period from 1 September 2019 to 31 August 2022 based on the GHG Protocol, a globally respected standard for accounting and reporting on GHG emissions. We are planning to formally validate the calculation of our targets with SBTi in 2023.

Influence area

Solutions used in our projects

Improving energy efficiency

To reduce energy consumption in our properties, we want to ensure that these are equipped with environmentally safe and energy efficient technologies. We are focused on providing efficient systems and managing controls to minimize the energy use by our tenants and visitors to the maximum. In 2022, we continued to implement initiatives aimed at significantly and effectively reducing energy consumption such as:

- LED lighting,
- modernization of the BMS systems in the buildings,
- CO₂ control systems,
- installation of the photovoltaic panels at EPP's buildings. Our pipeline of PV installations in progress on-site has value of EUR 8,5million,
- operational optimization.

Our property portfolio is currently in the process of net zero assessment and taxonomy compliance assessment.

Renewable energy

- We have set targets for our retail properties to reach the 15% of green energy in the total energy consumption in 2022 and of 20% in 2023 and further increasing to 35% in 2025.
- Since 2021, we have followed the policy to provide green energy for 100% of our office buildings and we plan to continue this policy in the foreseeable future.

Both targets are calculated considering the energy mix requirements in Poland, which guaranteed at least 15% share of green energy in the supply by energy providers in 2022. We plan to achieve this goal by a combination of green energy sources: rooftop solar panels, energy derived from wind power and off-site solar panels.



CERTIFICATION

We also provide a reliable and transparent third-party assessment of our buildings by the external accreditation body (Building Research Establishment's Environmental Assessment Method, "BREEAM") and WELL Health and Safety Rating.

In 2022, we continued to certify our buildings with BREEAM and WELL. BREEAM is perceived as a most common building certification in Poland. It is used to specify and measure the sustainability performance of buildings, ensuring that projects meet sustainability goals and continue to perform optimally over time.

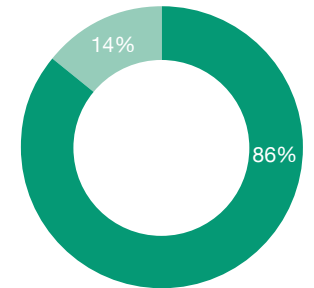
A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. Each category

focuses on the most influential factors, including reduced carbon emissions, low impact design, adaptation to climate change, ecological value and biodiversity protection.

It enables our strategy by providing guidance on the gaps in the sustainability of the rated asset, and providing a reliable yardstick for improvement. In total, 86% of office buildings and 89% of retail assets under our operational control were certified both with BREEAM in use as well as BREEAM new construction. The WELL Health-Safety Rating was awarded to Symetris, O3 and Malta offices.

Office

- Excellent
- Not certified



Retail

Asset Performance

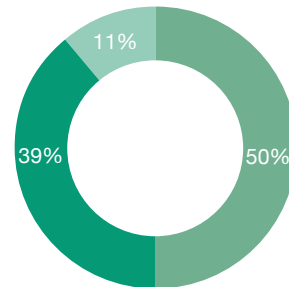
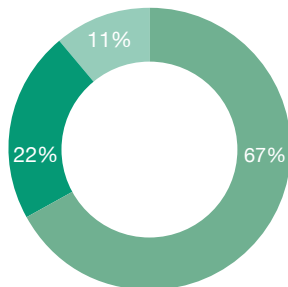
Building management

Master Lease*

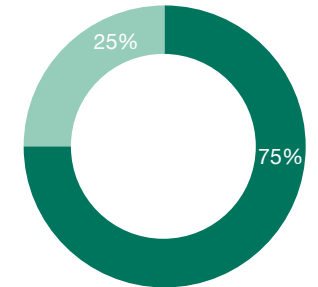
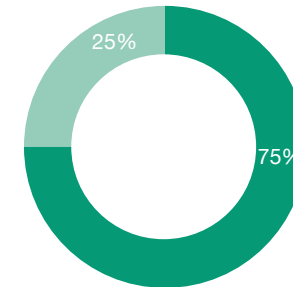
Asset Performance

Building management

- Excellent
- Very good
- Not certified



- Outstanding
- Excellent
- Not certified



*Properties under Master Lease, M1 and Power Parks



IMPROVING WASTE MANAGEMENT



Our aim is to reduce our carbon footprint by effectively monitoring the resources we use and the waste we generate. In 2021, we adopted relevant measures and set up targets to minimize the amount of waste we generate.

Our aim is to reduce our carbon footprint by effectively monitoring the resources we use and the waste volume generated by our tenants, visitors of the shopping malls as well as by our company. In 2022, we continued to adopt relevant measures and set up targets to minimize the amount of waste to landfill in our shopping malls and offices. The waste generated by our tenants, visitors of the shopping malls and our company is divided into two categories:

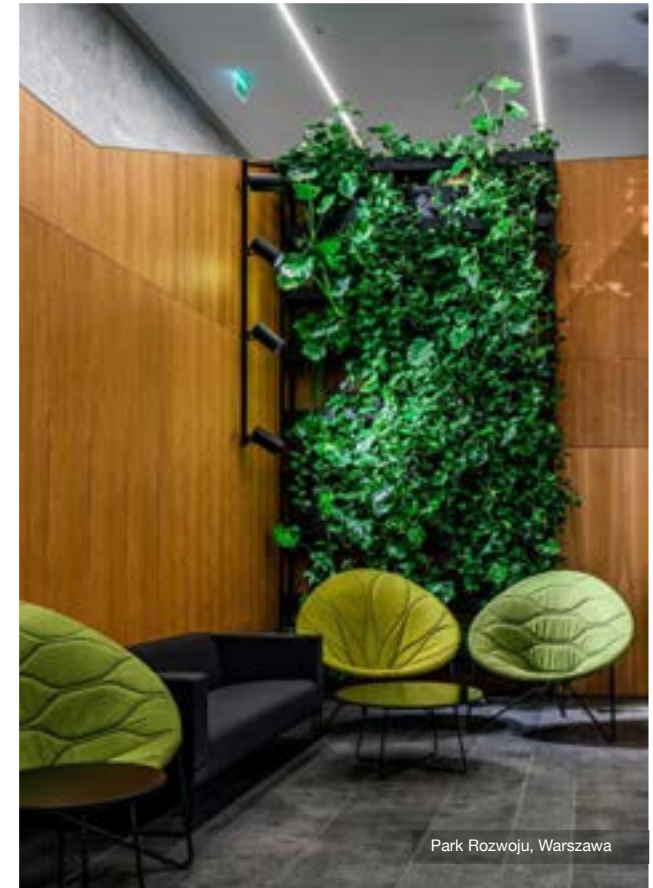
- municipal waste (sorted and unsorted, mainly comes from the shared areas, passageways and administration sites),
- industrial waste (including packaging and non-packaging waste, generated by tenants at the shopping centres, where we facilitate the waste collection for them).



We put a significant effort into ensuring that waste generated at our assets is recycled.

The first step in this journey is ensuring appropriate segregation by employees of our tenants and visitors of the shopping malls. We are making a significant effort in educational campaigns for our tenants and visitors targeting improvements in waste segregation. The second step to ensure high levels of recycling is a dialogue with our retail tenants regarding materials used for their bulk packaging and cooperation regarding the recycling, as EPP does not have control over the quality of packaging received from tenants. The third step is a close cooperation with recyclers to ensure the maximum reduction to landfill. At present, we are working on a complex waste management strategy to support the achievement of 100% recycling targets together with external advisors.

In 2022, we also renewed our ISO 14001:2015 certification, an environmental management system that sets up specific requirements on managing environmental performance within the organisation. This confirms our commitment to the environmental targets and guarantees that the company continuously improves its operations to reduce its environmental impacts. The latest independent ISO auditor review did not identify any non-compliance with ISO requirements. The present ISO certification is valid until March 2024.



Park Rozwoju, Warszawa

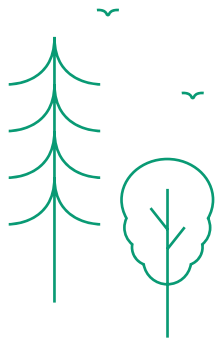
Protecting water resources

Our environmental policies related to the management of water resources are still being developed at the date of publication of this report. We are working on long-term water strategy considering the ESRS E3 Water and marine resources and specific water related risks for our assets and dividing the KPIs between:

- Operations-related water management in the shopping malls and offices
- Screening and engaging with suppliers
- Water retention issues caused by large-scale built environment

The last point was evaluated together with Archiclimate LIFE project for 5 shopping malls: Młociny, Echo, Olimpia, Solna and Amber as pilot projects.

The intermediate goal set up in 2021 is to equip 100% of our shopping centers and offices with water saving taps by 2025, a process which is now progressing and approximately 70% complete.



Protecting biodiversity

Our focus point in engagement for biodiversity protection in 2022 was a launch of the Archiclimate project in 5 pilot shopping malls in cooperation with a consortium including Investeko SA and NGO European Forum for Environmental Responsibility (Europejskie Forum Odpowiedzialności Ekologicznej) and co-financed by EU LIFE20 CCA/PL/001573 and National Fund for Environmental Protection and Water Management (Narodowy Fundusz Ochrony Środowiska i Gospodarki Wodnej) for Młociny, Echo, Olimpia, Solna and Amber. The project is continuing in 2023 and covers a broad spectrum of analysis and planning directed for protection of water resources and biodiversity, in connection with energy-savings aspects. The major goals include:

- Plan for reduction of urban heat islands and heat stress
- Plan for improvement of soil in terms of the possibility of rainwater infiltration
- Roof analysis in terms of the possibility of using a green roof (load capacity, location)
- Analysis of the possibility of reducing the heating of solid and glass partitions - facades and skylights
- Analysis of the rainwater drainage project in terms of capacity and selected design assumptions, compared to current climate conditions
- Analysis of the possibility of rainwater management on the site
- Analysis of the possibility of increasing biologically active surfaces with focus on restoration of local species
- Analysis of the possibilities of improving the biodiversity of green areas and introducing high greenery, again with focus on restoration of local species

2. IMPACT OF CLIMATE RISKS AND OPPORTUNITIES ON OUR BUSINESS AND STRATEGY

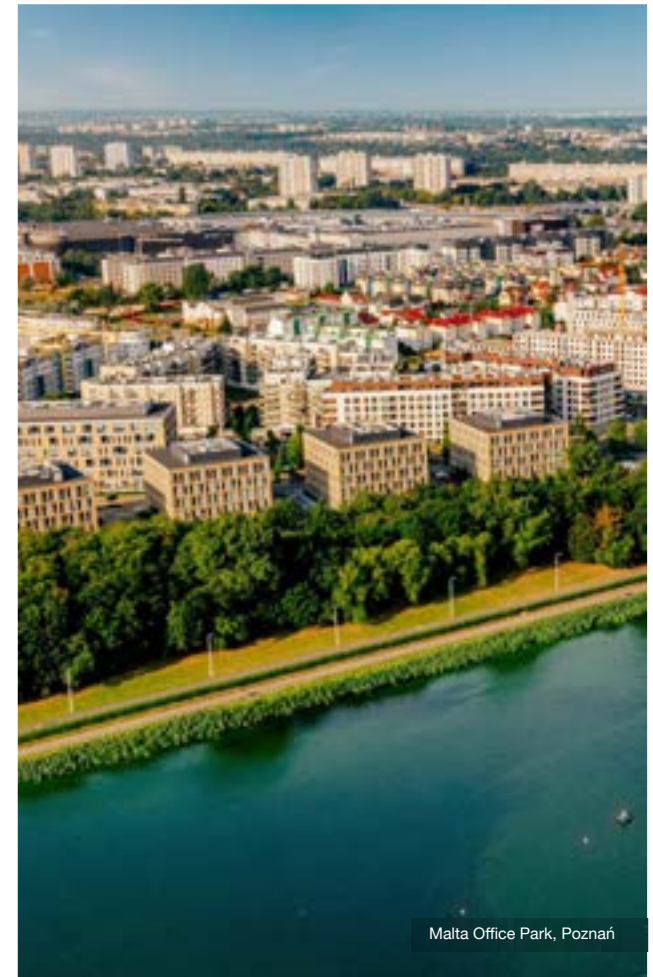
We recognize that climate risks may impact our operations and business strategy over a longer period. Based on guidance from the TCFD framework, we explore climate risks and opportunities within three time frames:

Short-term	_____	0-5 years
Medium-term	_____	5-10 years
Long-term	_____	10 years

This time perspective also reflects our current limitations in assessing climate risks and opportunities for our buildings beyond the next decade. We recognize that the average lifespan of a concrete building can be 75 to 100 years or more, depending on the preservation techniques employed and the way the building is used. However, at this point, a longer perspective (that would consider the age of our buildings, particularly after 2050) is beyond our scope. Following our Group's approach, we will annually revise our risks and opportunities within these time frames to cater for the latest climate science and internal research and development. This will be supported by the development of a life cycle assessment methodology to prolong the life cycle and climate resilience of our buildings.

The process of identifying, assessing and managing climate risks is incorporated into the company's risk management system. We identify and assess risks following the procedure of strategic risk analysis and considering: related strategic matter (identified in the Enterprise Risk management risk matrix), potential impact on the company's capital, likelihood of occurrence and perceived effectiveness of controls in place to manage the risks. A detailed description is included in the [Risk Management section](#).

The tables attached to this report provide the assessment of identified physical climate risks and water related risks at the portfolio level ([Annex 1](#)) as well as the level of each property ([Annex 2](#)). We also provide climate risk cards for each property ([Annex 3](#)).



PHYSICAL CLIMATE RISK ASSESSMENT IN THE MUNICH RE DATABASE

The assessment of physical climate risks is obtained from Munich RE database, a source of well-established risk assessment scores widely used in the financial sector. The scores are available in three IPCC scenarios (RCP 2.6, RCP 4.5 and RCP 8.5) and 3 time horizons (2030, 2050 and 2100). The following hazards and their strategic impacts were identified for EPP’s business operations:



Temperature-related		Strategic impacts	Time frame	Focus area of mitigation
Heat Stress	High temperatures occurring more frequently in the summer season	<p>Operating costs: High – heat waves can lead to increased costs of air-conditioning</p> <p>Capital expenditures and capital allocation: High – due to heat wave-related blackouts, cost of major disruption to tenants’ operations must be considered.</p> <p>Acquisitions or divestments: Medium – prolonged heat wave-related blackouts and related to it termination of contracts by tenants can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: Medium – EPP’s credit rating can be lowered because of climate-risk materialization affecting the financial position of the Company.</p>	Short-term to long-term	Improving energy efficiency. Adopting green building practices. Switching to renewable energy sources (PV installations).
Forest- / wildfires	Fires can affect properties’ operations due to fire-related blackouts	<p>Operating costs: High – fires can lead to blackouts and major disruption to tenants’ operations.</p> <p>Capital expenditures and capital allocation: High – due to fire-related blackouts, cost of major disruption to tenants’ operations must be considered.</p> <p>Acquisitions or divestments: Medium – prolonged fire-related blackout and related to it termination of contracts by tenants can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: Medium – EPP’s credit rating can be lowered because of climate-risks materialization affecting the financial position of the Company.</p>	Medium-term to long-term	Switching to renewable energy sources (PV installations).
Wind-related		Strategic impacts	Time frame	Focus area of mitigation
Extratropical storm Tornado Hail	Storms may cause damages and impair properties’ operations also due to blackouts	<p>Operating costs: High – materialization of storm risk can lead to incurring costs of physical damage mitigation actions and can lead to blackouts and major disruption to tenants’ operations.</p> <p>Capital expenditures and capital allocation: High – due to damages and blackouts cost of major disruption to tenants’ operations must be considered.</p> <p>Acquisitions or divestments: Medium –termination of contracts by tenants can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: Medium – EPP’s credit rating can be lowered because of climate-risks materialization affecting the financial position of the Company.</p>	Short-term to long-term	Switching to renewable energy sources (PV installations).

PHYSICAL CLIMATE RISK ASSESSMENT IN THE MUNICH RE DATABASE (CONTINUED)

Water-related		Strategic impacts	Time frame	Focus area of mitigation
Drought	Limitations in water availability potentially affecting building operations	<p>Operating costs: Medium – water stress can lead to non-standard costs of securing alternative water supplies.</p> <p>Capital expenditures and capital allocation: High – cost of sustaining operations of EPP’s assets and mitigating disruption to tenants’ operations must be considered.</p> <p>Acquisitions or divestments: Medium – prolonged water stress can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: Medium – EPP’s credit rating can be lowered because of climate-risks materialization affecting the financial position of the Company.</p>	Medium-term to long-term	Comprehensive water management strategy (to be finalized in 2023).
Heavy precipitation	Flooding due to heavy rainfall causing damage of equipment and lifts and affecting satisfaction of tenants and visitors	<p>Operating costs: High – materialization of flood risk can lead to incurring costs of physical damage mitigation actions and non-standard costs of securing alternative water supplies.</p> <p>Capital expenditures and capital allocation: High – costs required to repair physical damage to buildings must be considered.</p> <p>Acquisitions or divestments: Medium – divestment eligibility of assets in areas that due to climate change can become flood-prone can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: High – EPP’s credit rating can be lowered because of climate-risk materialization, including Company’s loan-to-value ratio (as in case of decrease in value of assets in affected region).</p>	Short-term to long-term	Comprehensive adaptation plan.
Flood	Floods can cause damage of equipment and disrupt properties’ operations	<p>Operating costs: High – materialization of flood risk can lead to incurring costs of physical damage mitigation actions.</p> <p>Capital expenditures and capital allocation: High – costs required to repair physical damage to buildings must be considered.</p> <p>Acquisitions or divestments: Medium – divestment eligibility of assets in areas that due to climate change can become flood-prone can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: High – EPP’s credit rating can be lowered because of climate-risk materialization, including Company’s loan-to-value ratio (as in case of a decrease in value of assets in affected region).</p>	Short-term to long-term	Comprehensive adaptation plan.

WATER RISK ASSESSMENT BASED ON WRI AQUEDUCT



Following Redefine Properties Limited's approach, we also provide a more detailed assessment of water risks based on WRI Aqueduct data for 2022, a global tool providing water risk assessment comparable across the Group's portfolio. The tool assesses the basin water risk levels for baseline water stress, river floods and drought risk.

Risk	Description	Focus area of mitigation
<p>River flood risk</p>	<p>Riverine flood risk measures the percentage of the population expected to be affected by riverine flooding in an average year, accounting for existing flood protection standards. Flood risk is assessed using hazard (inundation caused by river overflow), exposure (population in flood zone), and vulnerability. The existing level of flood protection is also incorporated into the risk calculation. It is important to note that this indicator represents flood risk not in terms of maximum possible impact, but rather as average annual impact. The impacts from infrequent, extreme flood years are averaged with more common, less newsworthy flood years to produce the “expected annual affected population.” Higher values indicate that a greater proportion of the population is expected to be impacted by Riverine floods on average.</p>	<p>Comprehensive adaptation plan</p>
<p>Baseline water stress</p>	<p>Baseline water stress measures the ratio of total water withdrawals to available renewable surface and groundwater supplies. Water withdrawals include domestic, industrial, irrigation, and livestock consumptive and nonconsumptive uses. Available renewable water supplies include the impact of upstream consumptive water users and large dams on downstream water availability. Higher values indicate more competition among users.</p>	<p>Comprehensive water management strategy (to be finalized in 2023).</p>
<p>Drought risk</p>	<p>Drought risk measures where droughts are likely to occur, the population and assets exposed, and the vulnerability of the population and assets to adverse effects. Higher values indicate higher risk of drought.</p>	<p>Comprehensive water management strategy (to be finalized in 2023).</p>

Hofste, R., S. Kuzma, S. Walker, E.H. Sutanudjaja, et. al. 2019. “Aqueduct 3.0: Updated DecisionRelevant Global Water Risk Indicators.” Technical Note. Washington, DC: World Resources Institute. Available online at: <https://www.wri.org/publication/aqueduct-30>

These risk assessments provide information on water risks for specific locations of our properties. However, this physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business.

TRANSITION CLIMATE RISKS

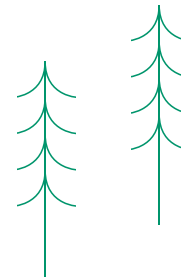
We identified the following climate-related transition risks relevant for our business operations and strategy.



Risk		Strategic impacts	Time frame	Focus area of mitigation
<p>Regulatory</p>	<p>Risk of new regulations and measures being imposed to limit GHG emission for buildings (responsible for one of the largest carbon footprint in the world).</p>	<p>Operating costs: High – because of new regulations, selected operational costs of managing real estate assets can become increased and influence overall operating costs of the Company.</p> <p>Capital expenditures and capital allocation: High – because of new regulations, further capital expenditures can be necessary, including acquiring low-carbon technologies and equipment.</p> <p>Acquisitions or divestments: High –not meeting the new regulation regime by Company’s assets can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: High – overall bankability may be affected in the case where the Company is unable to demonstrate to the market that affected assets are being prioritized for capital expenditures.</p>	<p>Medium-term to long-term</p>	<p>Further reducing our carbon footprint. Adopting green building practices.</p>
<p>Technological changes</p>	<p>Transition risk for older assets that fail to introduce technological improvements (innovative buildings management systems or solar panels) and more efficient resource and waste management.</p>	<p>Operating costs: Medium – technological changes and need to adjust to them can lead to costs associated with maintaining low-carbon technologies.</p> <p>Capital expenditures and capital allocation: High – technological changes and the need to adjust to them can lead to capital expenditures associated with integrating low-carbon technologies (including solar PV installations) in selected or all assets managed by the Company.</p> <p>Acquisitions or divestments: High – not meeting the new technological trends by Company’s assets can become a factor in divestment eligibility of selected assets.</p> <p>Access to capital: Medium – EPP’s credit rating can be lowered due to lack of meeting the new technological trends by Company’s assets.</p>	<p>Medium-term to long-term</p>	<p>Adopting green building practices, Integrating low-carbon technologies.</p>

TRANSITION CLIMATE RISKS (CONTINUED)

Risk		Strategic impacts	Time frame	Focus area of mitigation
Reputational	Risk of failure to meet investors' and tenants' expectations in terms of implementing climate friendly technical solutions and reducing GHG emissions (including in the context of Taxonomy alignment).	<p>Operating costs: Medium – reputational risk materialization can lead to lower retention of employees due to climate-related concerns.</p> <p>Capital expenditures and capital allocation: Medium – lower retention of tenants due to climate-related reputational concerns must be considered.</p> <p>Acquisitions or divestments: High – not meeting the new sustainability trends by the Company's assets can become a factor in divestment eligibility of Company's assets.</p> <p>Access to capital: High – overall bankability may be affected in the case where the Company is unable to demonstrate its commitment to sustainable development and climate risks mitigation.</p>	Short-term to long-term	Adopting green building practices. Awareness building and information campaigns. Finetuning climate risk management. Enhancing climate-related disclosures
Market	Risk of a decrease in the availability or an increase in prices for the implementation of strategic targets. There might be increased regulatory pressure, potential future significant costs and potential sudden necessity to purchase guarantees of origin at higher prices to achieve strategic targets. We consider also increases in energy prices as a high risk to our business.	<p>Operating costs: High – increase in in energy costs can significantly affect overall operating costs.</p> <p>Capital expenditures and capital allocation: Medium – lower retention of tenants due to market costs increase must be considered.</p> <p>Acquisitions or divestments: High – not meeting the new sustainability trends by Company's assets can become a factor in favor of competitors on the RE market.</p> <p>Access to capital: Medium – not meeting the new sustainability trends by Company's assets can decrease availability of bank loans.</p>	Medium-term to long-term	Improving energy efficiency. Switching to renewable energy sources (PV installations).



CLIMATE-RELATED OPPORTUNITIES

Climate change creates challenges and risks but also possibility of growth – for responsible investment towards climate neutrality and sustainable development. Our strategic target is to achieve net-zero emissions in all our buildings by 2050. Working towards this target, we focus on the transition to green energy and green building practices as well as on measures to improve energy and resource efficiency. Projects supporting net-zero transition may also benefit from attractive green financing options. Due to growing regulatory and investors’ pressures, financial institutions are also redirecting resources increasingly towards sustainable economic activities. We identify the following climate-related opportunities, which inform our strategy and lead us in our journey to climate neutrality.



Opportunity		Strategic impacts on:	Time frame	Role of tenants and suppliers
Transition	Transition to renewable energy sources/technologies that would help us achieve climate resilience	<p>Operating costs: High – transition to green energy can significantly reduce overall operating costs.</p> <p>Capital expenditures and capital allocation: High – considerable investment is needed to make the transition possible.</p> <p>Acquisitions or divestments: High – transition to green energy can give a competitive advantage on RE market.</p> <p>Access to capital: High – effective transition can improve access to (green) financing.</p>	Medium-term to long-term	Contributing to the transition as part of own carbon footprint reduction effort.
Improved resource efficiency	Decreasing energy consumption, improvements in energy efficiency, waste management, water management. Adopting green building practices and improving climate resilience of our assets	<p>Operating costs: High – more efficient use of resources, including energy, can significantly reduce overall operating costs.</p> <p>Capital expenditures and capital allocation: Medium – improving energy efficiency may require investment in relevant technical solutions.</p> <p>Acquisitions or divestments: High – improved resource efficiency can give a competitive advantage on RE market.</p> <p>Access to capital: High – access to (green) financing can be easier for climate-neutral, resource-efficient companies.</p>	Short-term to long-term	Sharing effort to improve resource efficiency (in particular in waste management). Exerting peer pressure.

CLIMATE-RELATED OPPORTUNITIES {CONTINUED}

Opportunity		Strategic impacts on:	Time frame	Role of tenants and suppliers
Sustainable finance	Effective transition helping to secure access to attractive green financing	<p>Operating costs: No direct impact on operating costs.</p> <p>Capital expenditures and capital allocation: High – access to attractive green financing can support the transition to climate-neutrality.</p> <p>Acquisitions or divestments: High – improved access to financing can strengthen market position.</p> <p>Access to capital: High – access to capital significantly improved with green / sustainable finance.</p>	Short-term to long-term	

We believe that the ambitious measures taken as part of our ESG strategy will help increase the company’s competitiveness and build on these opportunities. By transforming our business towards climate neutrality, we will be able to maintain our strong market presence in a more sustainable economy.





Park Rozwoju, Warszawa

CHAPTER III

GOVERNANCE

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1. OUR BOARD SUPERVISION OF CLIMATE RISKS AND OPPORTUNITIES

The governance structure of EPP (incorporated as a private limited liability company under Dutch law) is based on a one-tier Board of Directors consisting of 2 executive directors and 2 non-executive directors led by the CEO. They are responsible for regular oversight of the economic, social and environmental performance of the company, including the risk management process also in the context of specific climate risks.

BOARD OF DIRECTORS



PIETER PRINSLOO

Board Member
Chairman of the Board

Pieter Prinsloo serves as CEO of Redefine Europe B.V., a subsidiary of Redefine Properties Ltd. Previously, Pieter held the position of CEO of Hyprop Investments Ltd in South Africa, which brought him extensive real estate experience in a JSE listed REIT for more than 14 years. Earlier, Pieter was involved in private property development and management for New Africa Developments, and gained extensive know-how in commercial and structured property finance with ABSA Bank and Standard Bank in South Africa. Pieter holds a Bachelor of Science (Quantity Surveyor) cum laude degree of the University of Pretoria and has received awards from the Association of South African Quantity Surveyors.

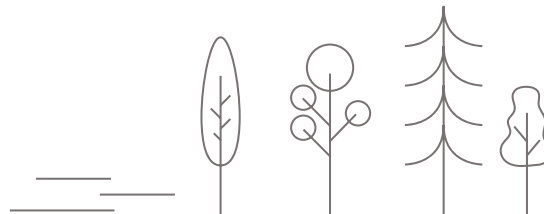


TOMASZ TRZÓŚŁO

Board Member
Executive Director
Chief Executive Officer

Tomasz Trzósło has over 23 years of experience in the CEE real estate markets. Before joining EPP, he was the Managing Director of JLL for Poland and Central Europe, where he managed the company's operations in Poland and oversaw JLL business in the Czech Republic, Romania, Hungary and Slovakia. He was also a member of the legal & compliance board of Tetris design and build business for EMEA. Before managing JLL, he ran the capital markets teams of JLL for both Poland and Central and Eastern Europe, and as such was involved in numerous transactions across the CEE, including portfolio and property disposals and acquisitions, fund raising and debt deals, or structured equity transactions. He has a strong track record in working with all branches of the real estate market, including retail, office, industrial, hotel and residential sectors. While managing JLL in Poland, he identified, managed and completed two M&A transactions – acquisition and integration into the firm of the design and build business (Tétris) and residential consultancy business (REAS).

Tomasz holds a Master's degree in Financial Accountancy and Economics from the Kraków University of Economics and has qualifications in valuation, investment appraisal, property finance and portfolio management from London's Investment Property Forum.



BOARD OF DIRECTORS



ANDREW KÖNIG

Board Member
Non-Executive Director

Andrew König is a chartered accountant with more than 25 years of commercial and financial experience. He currently holds the position of Chief Executive Officer at Redefine Properties Limited and is responsible for all aspects of regulatory compliance, corporate activity and communications, and ensuring the board's strategy is implemented. Prior to his appointment as CEO in August 2014, Andrew served as Redefine's Financial Director. He was appointed to the board of Redefine in January 2011. Previously, he was Group Financial Director at Independent News & Media. Andrew holds a Bachelor's degree in Commerce and a Bachelor's degree in Accounting and is a CA (SA).



JACEK BAGIŃSKI

Board Member
Executive Director
Chief Financial Officer

Jacek Bagiński is a senior financial executive with over 20 years' experience in various businesses operating across Poland and Central & Eastern Europe (CEE) countries, ranging from retail, production and sale of pharmaceuticals, FMCG, to exploration of oil and gas and other natural resources. He was a member of a number of management boards and CFO in companies listed on the Warszawa Stock Exchange and controlled by the largest private equity funds operated in CEE countries. Additionally, he has served in senior management and executive positions in multinational corporations, including PepsiCo and BP/Amoco, with turnovers ranging from 15 million to over 750 million euro. Jacek was responsible for business development, including M&As, financing and taxation as well as financial planning and controlling. Recently, he was a member of the management board and CFO of Empik Media & Fashion S.A., one of the largest holding companies controlling a group of retail, e-commerce and service operations.



O3 Business Campus, Kraków



2. OUR CLIMATE – RELATED GOVERNANCE

One of the major priorities of the Board of Directors of EPP NV is to oversee the ESG performance of the company against the strategy and targets outlined in our ESG report. ESG risks with material impact on our business – including climate risks and opportunities – are included in our internal risk management and control system (ERM). This includes relevant internal procedures and processes as well as the risk matrix with inherent and residual risk ratings. The Board of Directors reviews and updates the risk matrix on a quarterly basis.

Once a month, a meeting is held at which Property Management Directors, Asset Managers, Shopping Centre Directors and Board Members are present (Dashboard meeting). At the meeting, individual properties are discussed based on management data. All relevant indicators and their deviations from budgets are analysed. All significant events that took place during the period in question and related to each asset are discussed. The monitoring includes the following climate-related issues: management of generated waste water, energy consumption and share of renewable energy sources.

In addition, a monthly ESG status meeting is organized with all employees responsible for ESG strategy implementation and monitoring of ESG targets. Items like: control of GHG emissions in scope 1, 2, 3, management of cer-

tifications dedicated for green buildings and governance of climate-related risks are discussed. Regular monitoring ensures that climate-related areas are being managed effectively and that strategic environmental targets will be achieved in the agreed timeline.

The responsibility of the Chief Operating Officer is to assess and manage climate-related risks and opportunities on an ongoing basis. The ESG Director verifies and approves monthly reports on ESG-related topics prepared by technicians, HR and legal departments and monitors progress of the strategic targets defined in the ESG strategy. The Chief Operating Officer reports directly to the Board.

Roles and responsibilities for climate-related issues at the Board level:

Position	Responsibility	Frequency
Chairman of the Board EPP NV	Responsibility: Setting up the strategic ESG targets for the Board and COO	Quarterly
Chief Operating Officer (COO)	Assessing and managing climate risks and opportunities on an ongoing basis.	Monthly
Board of Directors	Overseeing the ESG performance of the EPP Group against the strategy and targets outlined in our ESG report. Reviewing and updating the risk matrix.	Quarterly

Tasks	Participants	Responsibility	Frequency
The Board of Directors' review	Board of Directors	Overseeing the ESG performance of the EPP Group against the strategy and targets outlined in our ESG report.	Quarterly
		Approving ESG reports prior to issuance.	Annually
Dashboard meeting	Property Management Directors, Asset Managers, shopping centre directors and Board members	Monitoring the following climate-related issues: management of generated waste, energy consumption and the share of renewable energy sources.	Monthly
ESG status meeting	All employees responsible for ESG strategy implementation	Monitoring GHG emissions in scope 1, 2, 3, managing climate risks, management of green building certifications.	Monthly
Chief Operating Officer's report	Chief Operating Officer	Assessing and managing climate risks and opportunities on an ongoing basis.	Monthly

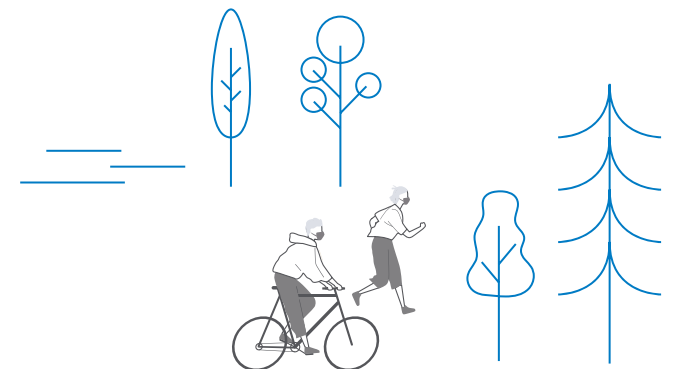
EPP manages sustainability-related matters through management KPIs. It rewards achieving the KPIs in allocation of annual bonuses, which are based on company and individual performance measured against a predetermined set of goals.

The bonus awards are governed by the group's remuneration strategy and policy.

The 2022 long-term incentive awards for CEO and CFO include a 25% ESG component comprising a number

of KPIs, including a target of 10.0 thousand tonnes reduction of scope 2 CO2 emissions by end 2024 and 13.5 thousand tonnes by end 2025 for portfolio under EPP operational control.

The 2022 short-term incentive KPIs for the CEO and CFO include a 20% ESG component comprising a number of KPIs, including realization of 21 ESG strategy targets and developing renewable strategy.





Malta Office Park, Poznań

CHAPTER IV

RISK MANAGEMENT

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1. CLIMATE-RELATED RISK IDENTIFICATION

Climate risks and opportunities are incorporated in the internal risk management system and the risk matrix. The process to identify and assess these risks involves the Chief Operating Officer, Head of Technical Department, ESG Director, and technical specialist, and benefits from the support of external consulting companies with climate risk expertise. The risk matrix is reviewed by the Board on a quarterly basis. Our process to identify, assess and manage the climate risks follows the Redefine Group's overall bottom-up approach.

Our process to identify, assess and manage climate risks

Our risk assessment process takes a bottom-up approach of three phrases, namely, risk identification, risk assessment, which ultimately leads to risk management, as presented in the image on the right.

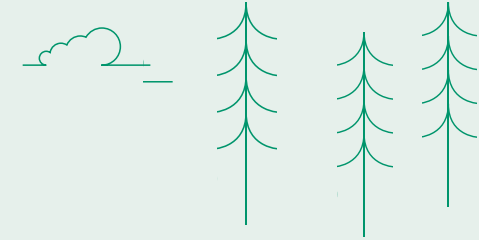
Our risk identification, assessment and management technique will continue to mature as we apply climate scenario analysis from FY2023 onwards.

RISK ASSESSMENT PROCESS



2. CLIMATE-RELATED RISK ASSESSMENT

We assess climate-related risks following the procedure of strategic risk analysis and considering the following factors:



Related strategic matter

Climate-related issues fall into 2 strategic areas:

- **Operational efficiency** – to optimize and improve the efficiency of operations resulting in improved margins and in higher return to capital,
- **Reputation growth** – to grow the company’s reputation and the value of the brand, which we view as a key differentiating factor in our success in a competitive market. Effective management of this risk is a chance to improve service delivery to all stakeholders.

Potential impact

Climate risks can have potential impact on:

- **Social and relationship capital** – in terms of relations with stakeholders as well as public attention and media coverage,
- **Natural capital** – acute extreme weather events or chronic climate changes that can impact properties’ operations, insurance, coverage and cost and internal resources,
- **Manufactured capital** – how buildings are designed and constructed,
- **Human capital** – training staff on how to respond to climate risks,
- **Financial capital** – how climate will impact access to debt capital.

Potential impact range: critical, major, serious, moderate, minor.

Likelihood of occurrence

5-level risk likelihood: almost certain (in the current circumstances), likely (more than an even chance of occurring), moderate (could occur), unlikely (small likelihood but could happen), rare (not expected to happen - event would be a surprise).

Perceived effectiveness of controls in place to manage the risks

5-level effectiveness factor: very good (risk exposure is effectively controlled and managed), good (majority of risk exposure is effectively controlled and managed), satisfactory (there is room for some improvement), weak (some of the risk exposure is controlled, but there are major deficiencies), unsatisfactory (control measures are ineffective).

3. OUR RISK MANAGEMENT PROCEDURE



Each risk is assigned an inherent and residual risk rating:

- 5-level inherent risk rating: extreme, high, moderate, low, insignificant
- 5-level residual risk rating: extreme (priority 1 event), medium/high (priority 2 event), medium (priority 3 event), low/medium (priority 4 event), low (priority 5 event)

Risk response as provided for in the risk management system includes controls to mitigate the key risks. The control matrix is created with three lines of defense to manage the risk.

Climate risks and opportunities and more broadly ESG issues are important factors in EPP's business strategy and decision-making process. They are included in the internal risk management system and the risk matrix adopted in 2022, which will be regularly reviewed and updated. The input from climate scenario analysis will be also used to develop a long-term strategy in the near future.





Galeria Młociny, Warszawa

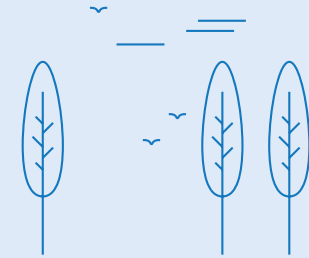
CHAPTER V

METRICS AND TARGETS

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1. OUR CLIMATE-RELATED METRICS



In our ESG strategy, we identified several metrics to assess our progress in reducing our environmental impact. We measure our performance in GHG emissions reduction but also in other aspects of resource efficiency. These metrics align with international best practice and follow SBTi recommendations.

- | | | | |
|---|---|---|--|
| 1 | GHG emissions in scope 2 in tCO _{2e} | 5 | % of all buildings (in common areas) equipped with water-saving taps |
| 2 | % of recycled industrial packaging waste | 6 | % of office assets accredited by BREEAM in Use certified at "Excellent" level |
| 3 | % of offices sourced with renewable energy | 7 | % of retail assets accredited by BREEAM in Use certified at "Very good" level or above |
| 4 | % of buildings equipped with LED lighting in the inside and outside of common areas | 8 | Number of net-zero building assessments completed |

We are currently working on a complex water management strategy and we expect the target will be developed in 2023.



2. OUR GHG EMISSIONS

The GHG emissions remain a key metric and target in reducing our carbon footprint. The emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on guidelines indicated below the table. The carbon footprint assessment presented in this report was audited by PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k.

Carbon footprint of EPP in FY2019 – FY2022 * [tCO_{2e}]

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20 operational decreases due to COVID-19 pandemic	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	3 855	2 949	2 875	2 222	-42
Scope 2 (market based)	79 625	77 466	54 562	60 840	-24
Scope 3 (market based)	193 456	179 492	165 426	187 684	-3
TOTAL (market based)	276 936	259 908	222 864	250 747	-9

*Note: The total emissions of the EPP group include emissions related to EPP's corporate operations such as fuel consumption in passenger cars. Therefore, the sum of emissions from real estate activities (office, retail, properties not under operational control) is less than the total sum of EPP emissions.

Carbon footprint per segment

Office properties: Carbon footprint in FY2019 – FY2022 * [tCO_{2e}]

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	538	387	341	335	-38
Scope 2 (market based)	9 790	9 319	115	163	-98
Scope 3 (market based)	16 912	15 024	5 733	5 185	-69
TOTAL (market based)	27 239	24 730	6 190	5 683	-79



GHG EMISSIONS (CONTINUED)

Retail properties: Carbon footprint in FY2019 – FY2022 * [tCO_{2e}]

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	1 943,93	1 434	1 501	1 113	-43
Scope 2 (market based)	40 483,26	40 607	31 737	35 285	-13
Scope 3 (market based)	105 937,40	99 093	94 233	108 314	2
TOTAL (market based)	148 364,59	141 134	127 470	144 713	-3

Properties not under EPP's operational control: Carbon footprint in FY2019 – FY2022 * [tCO_{2e}]

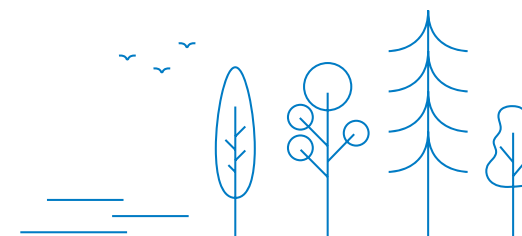
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	1 141	926	876	591	-48
Scope 2 (market based)	29 353	27 540	22 710	25 392	-14
Scope 3 (market based)	70 254	64 984	64 885	73 814	5
TOTAL (market based)	100 748	93 450	88 471	99 797	-1

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered a timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emission has been adjusted for this period - in three years from September 2018 to August 2021. The carbon footprint assessment was audited by PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k.

The GHG emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling
3. Organisations Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculation, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

The fuel and energy consumption for the M1 facilities, as no real data was available, was estimated based on the benchmark of natural gas, electricity, and district heating consumption for shared areas of the Retail facilities and the area of these facilities. The emissions associated with the use of the Power Park Opole shopping center in FY 2022 were not factored into the calculations. These emissions constituted approximately 2.5% of the total emissions in total Scope1, 2, and 3 emissions. Since these emissions were intangible in the overall carbon footprint, EPP opted to exclude them. It should be noted that the shopping center was sold in March 2022.



GHG EMISSIONS (CONTINUED)



Total emissions associated with all buildings under our operational control decreased from 276 thousand tCO_{2e} in FY2019 to 250 thousand tCO_{2e} in FY2022, by 9%.

Emissions in Scope 1, 2 and 3 for office-type buildings decreased between FY2022 and FY2019, but these emissions account for only 2,27% of emissions in FY2022. The main reason for lower emissions in 2020 and 2021 was the COVID-19 pandemic and related restrictions of business.

Operational boundaries

Scope 1	Scope 2	Scope 3
Stationary combustion	EPP purchased electricity	Tenant's electricity, natural gas and heat usage
Fugitive emissions	EPP purchased heat	Energy-related activities
Mobile combustion		Purchased goods and services & Capital Goods
		Waste generated (including water usage)
		Business travel
		Employee commute



Malta Office Park, Poznań

Independent practitioner's limited assurance report on EPP NV Greenhouse Gas (GHG) statement



To the Management Board of EPP Sp. z o.o.

We have undertaken a limited assurance engagement of the accompanying GHG statement of EPP NV (hereafter "EPP") for the financial year: 1 September 2021 – 31 August 2022 (the "GHG Statement"). This engagement was conducted by a multidisciplinary team including assurance practitioners and environmental scientists.

Description of the subject matter and applicable criteria

The GHG statement is presented on pages [36 -38] of the Climate risk report for the year ended 31 August 2022 (the "Climate risk report") and comprises:

- GHG Emissions, Scope 1, Source: Mobile and Stationary combustion: 2 222 tCO₂e;
- GHG Emissions, Scope 2 (market based). Source: Electricity, Purchased heat and steam: 60 840 tCO₂e;
- GHG Emissions, Scope 3 (market based). Categories: 1. Purchased goods and services, 2. Capital goods, 3. Energy related activities, 5. Waste generated in operation, 6. Business travel, 7. Employee commuting, 13. Downstream Leased Assets: 187 684 tCO₂e;
- Explanatory notes to GHG Emissions listed above.

The GHG statement was prepared in accordance with the Greenhouse Gas Protocol - A Corporate Accounting and Reporting Standard (the "GHG protocol") and additional methodologies defined by EPP's policies and disclosed in the Climate risk report.

The requirements stated above determine the basis for preparation of the GHG statement (the "Applicable Criteria") and, in our view, constitute appropriate criteria to form the limited assurance conclusion.

EPP's responsibility for the GHG statement

EPP is responsible for the preparation of the GHG statement in accordance with the Applicable Criteria. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of a GHG statement that is free from material misstatement, whether due to fraud or error.

GHG quantification is subject to inherent uncertainty because of incomplete scientific knowledge used to determine emissions factors and the values needed to combine emissions of different gases.

PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k.,
ul. Polna 11, 00-633 Warszawa, Polska; T: +48 (22) 746 4000, F: +48 (22) 742 4040, www.pwc.pl

PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k. wpisana jest do Krajowego Rejestru Sądowego prowadzonego przez Sąd Rejonowy dla m. st. Warszawy, pod numerem KRS 0000270501, NIP 701-005-16-46. Siedzibą Spółki jest Warszawa, ul. Polna 11

Our independence and quality management

We have complied with the independence and other ethical requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standard Board for Accountants (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

We apply International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Our responsibility

Our responsibility is to express a limited assurance conclusion on the GHG statement based on the procedures we have performed and the evidence we have obtained. We conducted our limited assurance engagement in accordance with International Standard on Assurance Engagements 3410, Assurance Engagements on Greenhouse Gas Statements ('ISAE 3410'), issued by the International Auditing and Assurance Standards Board. That standard requires that we plan and perform this engagement to obtain limited assurance about whether the GHG statement is free from material misstatement.

A limited assurance engagement undertaken in accordance with ISAE 3410 involves assessing the suitability in the circumstances of EPP's use of the GHG Protocol and additional methodologies defined by EPP's policies as the basis for the preparation of the GHG statement, assessing the risks of material misstatement of the GHG statement whether due to fraud or error, responding to the assessed risks as necessary in the circumstances, and evaluating the overall presentation of the GHG statement. A limited assurance engagement is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks.

The procedures we performed were based on our professional judgement and included inquiries, observation of processes performed, inspection of documents, analytical procedures, evaluating the appropriateness of quantification methods and reporting policies, and agreeing or reconciling with underlying records.

Given the circumstances of the engagement, in performing the procedures listed above we:

- We gained an understanding of the GHG statement;
- We gained an understanding of the GHG Protocol and its suitability for the evaluation and/or measurements of the GHG statement;
- We gained an understanding of the internal control procedures in place supporting the gathering, aggregation, processing, transmittal of data and information and reporting of the GHG statement, including controls over third party information (if applicable) and performing walkthroughs to confirm our understanding;
- Based on that understanding, we assessed the risks that the GHG statement may be materially misstated and determination of the nature, timing and extent of further procedures;
- We inquired relevant management and personnel of EPP, and third parties;
- We performed analytical procedures related to the GHG statement;
- We considered the significant estimates and judgements made by management in the preparation of the GHG statement;



- We performed limited testing, on a selective basis of evidence supporting the reported GHG statement and assessed the related disclosures; and
- We obtained representations from management and the EPP's Sustainability responsible officer over the completeness and accuracy of the information presented.



The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement. Accordingly, we do not express a reasonable assurance opinion about whether EPP's GHG statement has been prepared, in all material respects, in accordance with the Applicable Criteria.

The scope of our assurance procedures was limited to the GHG statement for the financial year: 1 September 2021 – 31 August 2022 only. We have not performed any procedures with respect to earlier periods or any other items included in the Climate risk report and, therefore, do not express any conclusion thereon.

Limited assurance conclusion

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that EPP's GHG statement for the year 1 September 2021 – 31 August 2022 is not prepared, in all material respects, in accordance with the Applicable Criteria.

Restriction on distribution and use

Our report has been prepared solely for the Management Board of EPP for the purpose of reporting GHG statement in the Climate risk report that EPP intends to publish on its website and is not to be used for any other purpose.

In connection with this report, PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k. does not accept any liability resulting from contractual and non-contractual relationships (including for negligence) with entities other than the EPP. The above does not relieve us of liability where such release is excluded by law.

We permit this report to be disclosed in the Climate risk report, which will be published on the Company's website. The Management Board of the EPP is responsible for publishing the Climate risk report on the EPP's website and for the reliability of information on the EPP's website. The scope of our work does not include an assessment of these matters. Accordingly, we are not responsible for any changes that may have been made to the information which is the subject of our assessment or for differences, if any, between the information covered by our report and the information provided on the EPP's website.

*PricewaterhouseCoopers Polska Spółka z ograniczoną odpowiedzialnością sp. k.
komandytore*

PricewaterhouseCoopers Polska spółka z ograniczoną odpowiedzialnością sp. k.

19 May 2023

4. OUR CLIMATE-RELATED TARGETS

For each of the metrics identified in our ESG strategy, we set targets to make sure we are making progress in reducing our environmental impact.



Metrics	FY2022 actuals	FY2025 target	Progress of realization
13 500 MgCO ₂ e reduction of indirect (Scope 2) GHG emissions comparing to the base year (2019) for retail and office assets under our operational control (market based) ¹⁾	Reduction by 14 825 MgCO ₂ e	13 500 MgCO ₂ e	100%
% of industrial packaging waste from all assets being recycled	62%	100%	62%
% of electricity from renewable energy sources for all office buildings	100%	100%	100%
% of electricity from renewable energy sources for all retail buildings	15%	35%	43%
% of assets equipped with LED lighting inside and outside of the buildings in common areas	40%	100%	40%
% of assets (in common areas) equipped with water-saving taps	70%	100%	70%
% of assets equipped with photovoltaic panels	15%	75%	20%
% of office assets accredited by BREEAM in Use certified at “Excellent” level	33%	100%	33%
% of retail assets accredited by BREEAM in Use certified at “Very good” level (assets under management) “Very good” or “Excellent” level	72%	100%	72%

¹⁾As of the date of this report EPP extended further its strategy of GHG emissions and decided to set up reduction goals in line with SBTi, a process which is still in progress as of the date of this report



ANNEX

IN THIS SECTION

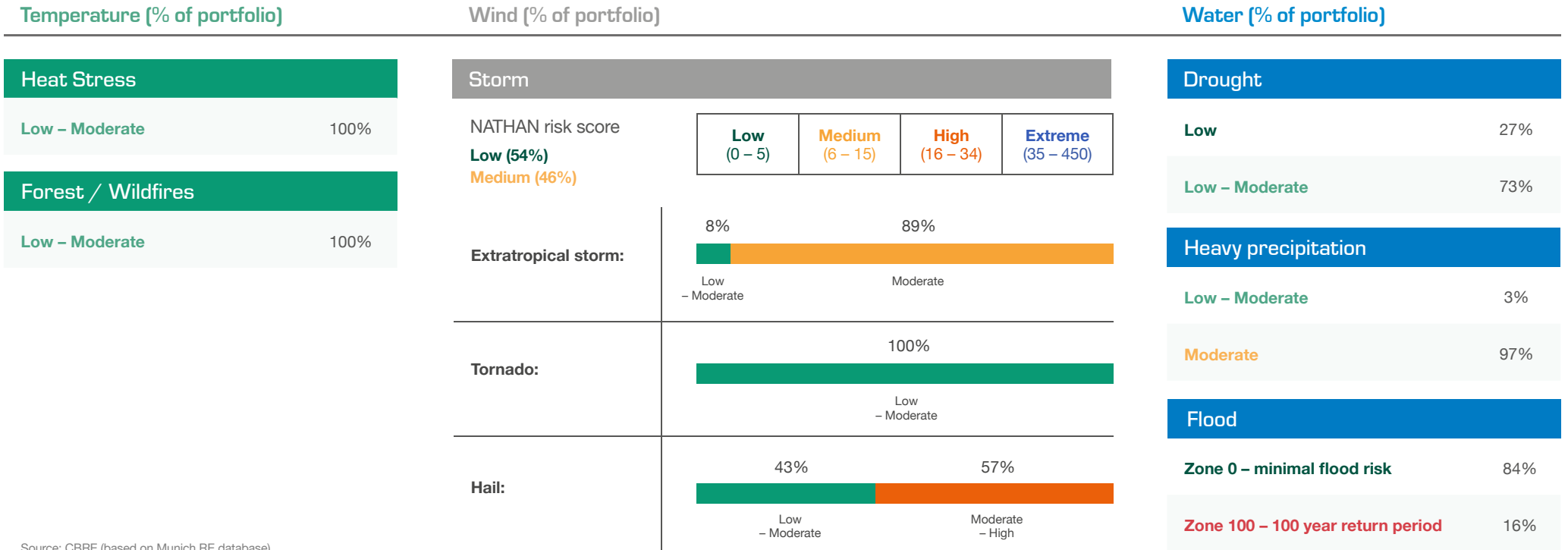
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ANNEX 1

PHYSICAL CLIMATE-RELATED RISKS - OUR PORTFOLIO ASSESSMENT

Physical risk assessment does not imply directly high risk for our business. To mitigate these physical risks, we are taking measures aiming to **adopt green building practices and improve climate resilience of our assets.** These measures concentrate on **improving the energy efficiency of our buildings** and include adopting management standards as well as participating in building efficiency certification programs. These programs provide **reliable and transparent third-party assessment** of our buildings by external accreditation bodies.

Climate-related risks – physical risk assessment based on Munich RE database



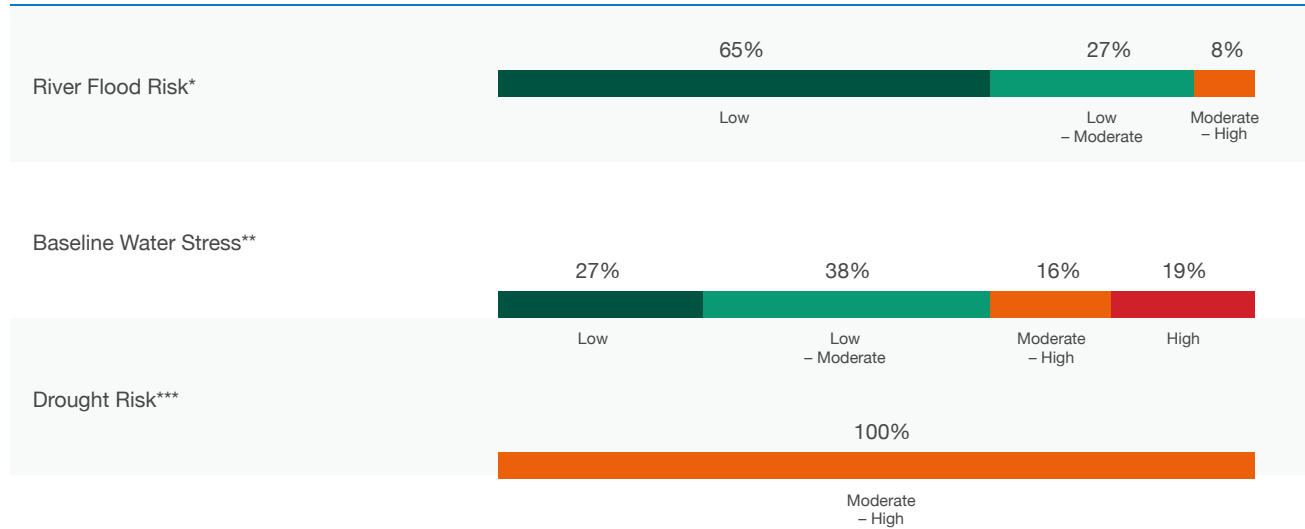
Source: CBRE (based on Munich RE database).

*Risk assessment for **temperature-** and **water-related risks** (drought and heavy precipitation) are for 2030 in RCP 4.5. Assessment for other scenarios and time horizons are included in the property climate risk scorecards in [Annex 3](#). Risk of flood (under **water-related risks**) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones:
 Zone 0 – minimal flood risk,
 Zone 500 – 500 year extreme flood return period (0.2% annual flood chance),
 Zone 100 – 100 year extreme flood return period (1% annual flood chance).
 The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls).
 Wind-related risks are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which based on a comprehensive collection of natural hazard data over 140 years of Munich RE’s experience as a global leading reinsurer.

ANNEX 1 (CONTINUED)

Water Risk Assessment (based on WRI Aqueduct water risk tool)

% of portfolio



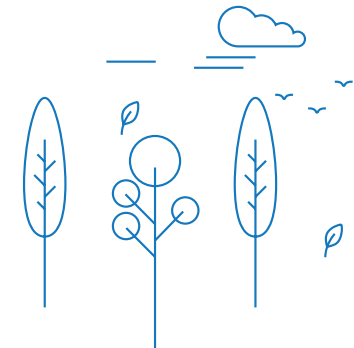
Source: Based on WRI Aqueduct water risk tool.
<https://www.wri.org/aqueduct>

*Riverine flood risk measures the percentage of the population expected to be affected by riverine flooding in an average year, accounting for existing flood-protection standards. Flood risk is assessed using hazard (inundation caused by river overflow), exposure (population in flood zone), and vulnerability. The existing level of flood protection is also incorporated into the risk calculation. It is important to note that this indicator represents flood risk not in terms of maximum possible impact but rather as average annual impact. The impacts from infrequent, extreme flood years are averaged with more common, less newsworthy flood years to produce the "expected annual affected population." Higher values indicate that a greater proportion of the population is expected to be impacted by Riverine floods on average.

**Baseline water stress measures the ratio of total water withdrawals to available renewable surface and groundwater supplies. Water withdrawals include domestic, industrial, irrigation, and livestock consumptive and nonconsumptive uses. Available renewable water supplies include the impact of upstream consumptive water users and large dams on downstream water availability. Higher values indicate more competition among users.

***Drought risk measures where droughts are likely to occur, the population and assets exposed, and the vulnerability of the population and assets to adverse effects. Higher values indicate higher risk of drought.

In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality. This is based on expert assessment and information from our properties.



ANNEX 1 (CONTINUED)

Risk mitigation measures – energy efficiency				
STANDARDS AND CERTIFICATES				
Management system accredited to ESG-related management standards % of portfolio	ISO 14001	67%		
BREEAM Certification 2022				
<u>Office properties (%)</u>				
BREEAM NEW CONSTRUCTION	Excellent	50%		
	<u>Asset performance</u>	<u>Building Performance</u>		
BREEAM IN USE	Excellent	67%	Excellent	67%
<u>Retail properties (%)</u>				
BREEAM NEW CONSTRUCTION	Very good	17%		
	<u>Asset performance</u>	<u>Building management</u>		
BREEAM IN USE	Very good	50%	Very good	39%
	Excellent	22%	Excellent	33%
<u>Properties under Master Lease (%)</u>				
BREEAM IN USE	Excellent	75%	Outstanding	75%
EU Energy Performance Certification (EPC) (valid) % of portfolio for properties under operational control		100%		
ACTIONS % of portfolio				
Risk mitigation measures to prevent energy cost increases or lack of supply: PV installation planned (to the maximum capacity of the roof load)		100%		

We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies.

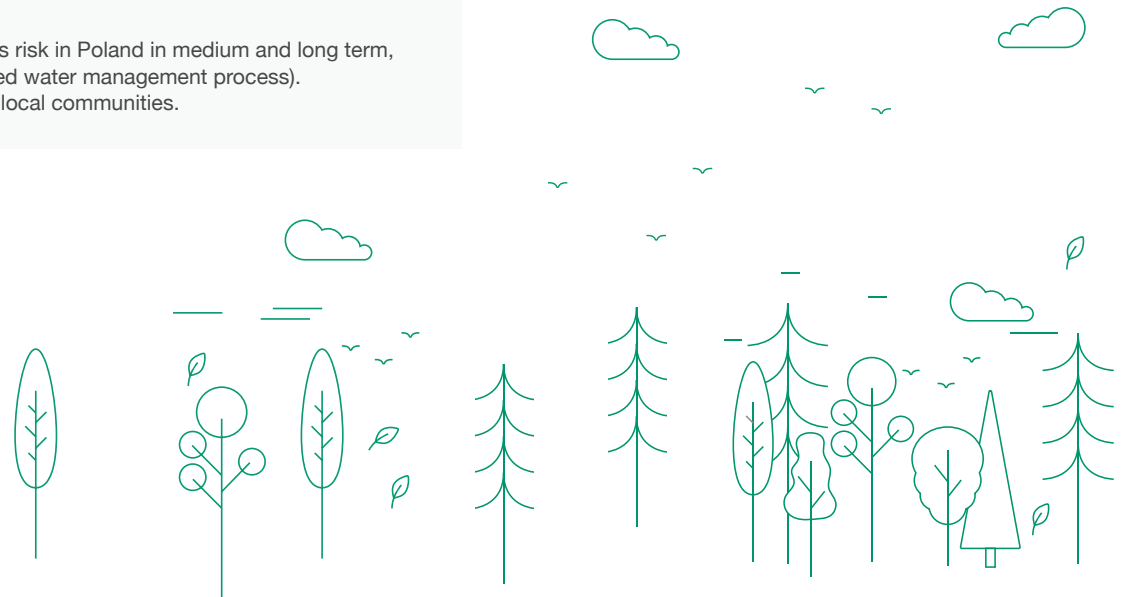


Source: EPP.

ANNEX 1 (CONTINUED)

Water management - materiality of risk		
PHYSICAL RISK	Low risk	100% of portfolio
<p>Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations has only limited impact on downstream water quality in terms of physical, chemical and biological parameters.</p>		
REGULATORY RISK	Low Risk	100% of portfolio
<p>The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.</p>		
REPUTATIONAL RISK	Medium risk	100% of portfolio
<p>The property is not a large water user. Nevertheless, recognizing a potential water stress risk in Poland in medium and long term, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand in local communities.</p>		

Source: Expert assessment based on information from EPP properties.

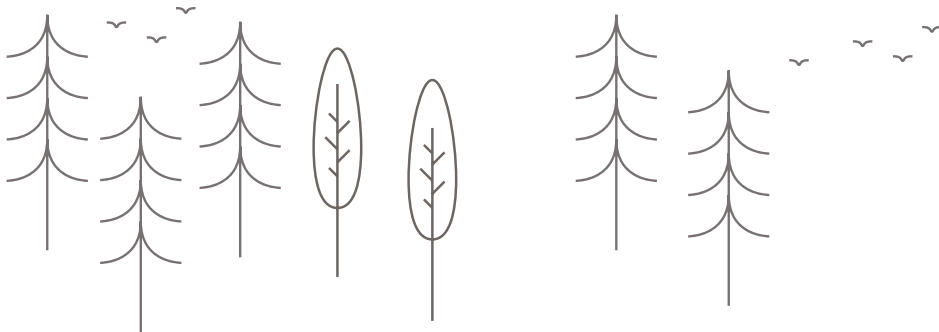


ANNEX 2

PHYSICAL CLIMATE RISKS - OUR PROPERTY LEVEL

Climate-related risks – physical risk assessment based on Munich RE database

OFFICE	Temperature-related		Wind-related				Water-related		
	Heat stress*	Forest/wildfires*	Storm (overall NATHAN risk score)	Extratropical storm	Tornado	Hail	Drought*	Heavy precipitation*	Flood*
Score Grades (see below):	Grades (Munich RE)	Grades (Munich RE)	NATHAN: The storm risk score	NATHAN score	NATHAN score	NATHAN score	Grades (Munich RE)	Grades (Munich RE)	Grades (Munich RE)
Astra Park	Low – Moderate (2.5/10)	Low – Moderate (2.2/10)	Medium (8)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Malta Office Park	Low – Moderate (3.2/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low (5)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
O3 Business Campus A&B	Low – Moderate (2.8/10)	Low – Moderate (2.2/10)	Medium (6)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (3.3)	Zone 100 – 100 year return period
O3 Business Campus C	Low – Moderate (2.8/10)	Low – Moderate (2.2/10)	Medium (6)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (3.3)	Zone 100 – 100 year return period
Oxygen	Low – Moderate (2.8/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Park Rozwoju I&II	Low – Moderate (3.5/10)	Low – Moderate (3/10)	Low (5)	Zone 1 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Symetris Business Park	Low – Moderate (3.2/10)	Low – Moderate (3/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk



ANNEX 2 (CONTINUED)

Climate-related risks – physical risk assessment based on Munich RE database

RETAIL	Temperature-related		Wind-related				Water-related		
	Heat stress*	Forest/wildfires*	Storm (overall NATHAN risk score)	Extratropical storm	Tornado	Hail	Drought*	Heavy precipitation*	Flood*
Score Grades (see below):	Grades (Munich RE)	Grades (Munich RE)	NATHAN: The storm risk score	NATHAN score	NATHAN score	NATHAN score	Grades (Munich RE)	Grades (Munich RE)	Grades (Munich RE)
Centrum Handlowe Echo Bełchatów	Low – Moderate (3.5/10)	Low – Moderate (3/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (2)	Low – Moderate (2.7)	Zone 0 – minimal flood risk
Centrum Handlowe Echo Przemysł	Low – Moderate (3.2/10)	Low – Moderate (2.2/10)	Medium (8)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (2.5)	Low – Moderate (3.3)	Zone 0 – minimal flood risk
Centrum King Cross Marcelin	Low – Moderate (3.2/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (2.5)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Galaxy	Low – Moderate (2.8/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Galeria Amber	Low – Moderate (3.5/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low (1)	Low – Moderate (2.7)	Zone 0 – minimal flood risk
Galeria Echo	Low – Moderate (2.5/10)	Low – Moderate (2.2/10)	Medium (8)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Galeria Młociny	Low – Moderate (3.5/10)	Low – Moderate (3/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (2)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Galeria Olimpia	Low – Moderate (3/10)	Low – Moderate (3/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (2)	Low – Moderate (2.7)	Zone 0 – minimal flood risk
Galeria Solna	Low – Moderate (2.2/10)	Low – Moderate (2/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (2.5)	Low – Moderate (2.7)	Zone 0 – minimal flood risk
Galeria Sudecka	Low – Moderate (3.5/10)	Low – Moderate (2/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low (1.5)	Low – Moderate (4)	Zone 0 – minimal flood risk
Galeria Tęcza	Low – Moderate (3.5/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low (1)	Low – Moderate (2.7)	Zone 100 – 100 year return period
Galeria Veneda	Low – Moderate (2.5/10)	Low – Moderate (2.2/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Outlet Park	Low – Moderate (2.8/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Park Handlowy Zakopianka	Low – Moderate (2.8/10)	Low – Moderate (2.2/10)	Medium (8)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (3.3)	Zone 0 – minimal flood risk
Pasaż Grunwaldzki	Low – Moderate (3.2/10)	Low – Moderate (2.8/10)	Low (5)	Zone 1 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low (1.5)	Low – Moderate (2.3)	Zone 100 – 100 year return period
Twierdza Kłodzko	Low – Moderate (2.5/10)	Low – Moderate (2/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low (1.5)	Low – Moderate (3.3)	Zone 0 – minimal flood risk
Twierdza Zamość	Low – Moderate (2.8/10)	Low – Moderate (2.5/10)	Low (5)	Zone 1 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (3)	Zone 0 – minimal flood risk
Wzorcownia Włocławek	Low – Moderate (3/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (2.5)	Low – Moderate (3)	Zone 0 – minimal flood risk

ANNEX 2 (CONTINUED)

Climate-related risks – physical risk assessment based on Munich RE database

MASTER LEASE	Temperature-related		Wind-related				Water-related		
	Heat stress*	Forest/wildfires*	Storm (overall NATHAN risk score)	Extratropical storm	Tornado	Hail	Drought*	Heavy precipitation*	Flood*
Score Grades (see below):	Grades (Munich RE)	Grades (Munich RE)	NATHAN: The storm risk score	NATHAN score	NATHAN score	NATHAN score	Grades (Munich RE)	Grades (Munich RE)	Grades (Munich RE)
M1 Bytom	Low – Moderate (3/10)	Low – Moderate (2.5/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (2.5)	Low – Moderate (3.3)	Zone 0 – minimal flood risk
M1 Czeladź	Low – Moderate (3.2/10)	Low – Moderate (2.5/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low (1.5)	Low – Moderate (2.7)	Zone 0 – minimal flood risk
M1 Częstochowa	Low – Moderate (3.5/10)	Low – Moderate (2.8/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (2.5)	Low – Moderate (3.3)	Zone 0 – minimal flood risk
M1 Kraków	Low – Moderate (2.8/10)	Low – Moderate (2.2/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (3.3)	Zone 100 – 100 year return period
M1 Łódź	Low – Moderate (3.2/10)	Low – Moderate (3/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (2)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
M1 Marki	Low – Moderate (3.5/10)	Low – Moderate (3/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (2)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
M1 Poznań	Low – Moderate (3.2/10)	Low – Moderate (3/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low (1.5)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
M1 Radom	Low – Moderate (3.2/10)	Low – Moderate (2.5/10)	Medium (8)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
M1 Zabrze	Low – Moderate (3.2/10)	Low – Moderate (2.5/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low (1.5)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Power Park Kielce	Low – Moderate (2.5/10)	Low – Moderate (2.2/10)	Medium (8)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low – Moderate (3)	Low – Moderate (2.3)	Zone 0 – minimal flood risk
Power Park Olsztyn	Low – Moderate (2.2/10)	Low – Moderate (2.2/10)	Low (5)	Zone 2 (0-5)	Low – Moderate (2/4)	Low – Moderate (3/6)	Low – Moderate (3.5)	Low – Moderate (2.3)	Zone 100 – 100 year return period
Power Park Tychy	Low – Moderate (3.2/10)	Low – Moderate (2.5/10)	Medium (7)	Zone 2 (0-5)	Low – Moderate (2/4)	Moderate – High (4/6)	Low (1.5)	Low – Moderate (2.7)	Zone 0 – minimal flood risk

*Risk assessment for temperature- and water-related risks (drought and heavy precipitation) are for 2030 in RCP 4.5. Assessment for other scenarios and time horizons are included in the property climate risk score cards in Annex 3. Risk of flood (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). Wind-related risks are based on Munich RE's NATHAN risk assessment tool (Natural Hazards Edition), which is based on a comprehensive collection of natural hazard data over 140 years of Munich RE's experience as a global leading reinsurer. Source: CBRE

LEGEND:

Heat stress, Forest / Wildfires, Drought, Heavy precipitation	Low (0.0 – 2.0)	Low – Moderate (2.1 – 4.0)	Moderate (4.1 – 6.0)	Moderate – High (4.1 – 8.0)	High (8.1 – 10.0)	
Storm (overall NATHAN risk score)	unknown	Low 0 – 5	Medium 6 – 15	High 16 – 34	Extreme 35 – 450	
Extratropical storm	Zone 0 < 80 km/h	Zone 1 81 – 120 km/h	Zone 2 121 – 160 km/h	Zone 3 161 – 200 km/h	Zone 4 > 200 km/h	
Tornado	Low	Low – Moderate	Low – Moderate	High		
Hail	Very Low	Low	Low – Moderate	Moderate – High	High	Very high
Flood	Zone 0 – minimal flood risk	Zone 500 – 500 year return period	Zone 500 – 500 year return period			

ANNEX 2 (CONTINUED)

Water Risk Assessment (based on WRI Aqueduct water risk tool)

OFFICE	City	Baseline Water Stress*	Drought Risk**	River Flood Risk***
Astra Park	Kielce	Low – Medium	Medium – High	Low
Malta Office Park	Poznań	Medium – High	Medium – High	Low – Medium
O3 Business Campus A&B	Kraków	Low – Medium	Medium – High	Low
Oxygen	Szczecin	Low	Medium – High	Medium – High
Park Rozwoju I&II	Warszawa	Low	Medium – High	Low
Symetris Business Park	Łódź	High	Medium – High	Low
RETAIL				
Centrum Handlowe Echo Przemysł	Przemysł	Low – Medium	Medium – High	Low – Medium
Galaxy Szczecin	Szczecin	Low	Medium – High	Medium – High
Galeria Amber	Kalisz	High	Medium – High	Low
Galeria Echo	Kielce	Low – Medium	Medium – High	Low
Galeria Młociny	Warszawa	Low	Medium – High	Low
Galeria Olimpia	Bełchatów	High	Medium – High	Low
Galeria Solna	Inowrocław	Medium – High	Medium – High	Low – Medium
Galeria Sudecka	Jelenia Góra	Low – Medium	Medium – High	Low – Medium
Galeria Tęcza	Kalisz	High	Medium – High	Low
Galeria Twierdza	Zamość	Medium – High	Medium – High	Low
Galeria Twierdza Kłodzko	Kłodzko	Low – Medium	Medium – High	Low
Galeria Veneda	Łomża	Low	Medium – High	Low
King Cross Marcelin	Poznań	Medium – High	Medium – High	Low – Medium
Outlet Park	Szczecin	Low	Medium – High	Medium – High
Park Handlowy Zakopianka	Kraków	Low – Medium	Medium – High	Low
Pasaż Grunwaldzki	Wrocław	Low – Medium	Medium – High	Low – Medium
Power Park Kielce	Kielce	Low – Medium	Medium – High	Low
Power Park Olsztyn	Olsztyn	Low	Medium – High	Low – Medium
Power Park Tychy	Tychy	Low – Medium	Medium – High	Low
Wzorcownia	Wrocław	Low	Medium – High	Low – Medium

Water Risk Assessment (based on WRI Aqueduct water risk tool)

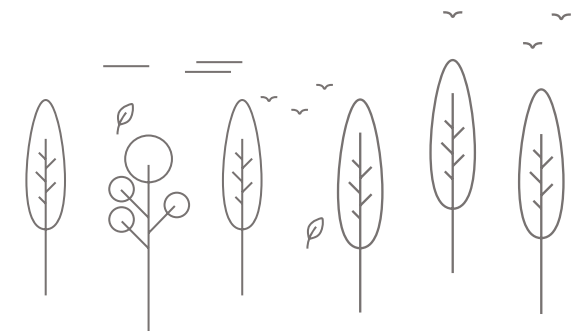
MASTER LEASE	City	Baseline Water Stress*	Drought Risk**	River Flood Risk***
M1 Bytom	Bytom	Low – Medium	Medium – High	Low
M1 Czeladź	Czeladź	Low – Medium	Medium – High	Low
M1 Częstochowa	Częstochowa	High	Medium – High	Low
M1 Kraków	Kraków	Low – Medium	Medium – High	Low
M1 Łódź	Łódź	High	Medium – High	Low
M1 Marki	Marki	Low	Medium – High	Low – Medium
M1 Poznań	Poznań	Medium – High	Medium – High	Low – Medium
M1 Radom	Radom	Low	Medium – High	Low

PLEASE NOTE that water risk assessment presented below provide information on water risks for specific locations of our properties. However, this physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business.

*Baseline water stress measures the ratio of total water withdrawals to available renewable surface and groundwater supplies. Water withdrawals include domestic, industrial, irrigation, and livestock consumptive and nonconsumptive uses. Available renewable water supplies include the impact of upstream consumptive water users and large dams on downstream water availability. Higher values indicate more competition among users.

**Drought risk measures where droughts are likely to occur, the population and assets exposed, and the vulnerability of the population and assets to adverse effects. Higher values indicate higher risk of drought.

***Riverine flood risk measures the percentage of the population expected to be affected by riverine flooding in an average year, accounting for existing flood-protection standards. Flood risk is assessed using hazard (inundation caused by river overflow), exposure (population in flood zone), and vulnerability. The existing level of flood protection is also incorporated into the risk calculation. It is important to note that this indicator represents flood risk not in terms of maximum possible impact, but rather as average annual impact. The impacts from infrequent, extreme flood years are averaged with more common, less newsworthy flood years to produce the “expected annual affected population.” Higher values indicate that a greater proportion of the population is expected to be impacted by riverine floods on average.



ANNEX 2 (CONTINUED)

Risk mitigation measures – energy efficiency

Standards and certificates

OFFICE	Management system	BREEAM International 2009 Europe Commercial / BREEAM International New Construction	BREEAM In Use Part 1: Asset Performance lub BREEAM New Construction	BREEAM In Use Part 2: Building Management	Valid EU Energy Performance Certification (EPC)
Astra Park	ISO 14001	–	Audit is in progress	Audit is in progress	2024-09-24
Malta Office Park	ISO 14001	–	Excellent	Excellent	2023-11-17
O3 Business Campus A&B	ISO 14001	Excellent	Audit is in progress	Audit is in progress	2026-03-17 (Stage I), 2027-05-18 (Stage II)
O3 Business Campus C	ISO 14001	Excellent	Audit is in progress	Audit is in progress	2028-01-29 (Stage III)
Oxygen	ISO 14001	–	Excellent	Excellent	2030-08-26
Park Rozwoju I&II	ISO 14001	Excellent	Audit is in progress	Audit is in progress	2024-01-09 (Stage I), 2025-02-25 (Stage II)
Symetris Business Park	ISO 14001	Excellent	Audit is in progress	Audit is in progress	2026-09-15 / 2027-10-13
RETAIL					
Centrum Handlowe Echo Bełchatów	ISO 14001	–	Planned in 2024	Planned in 2024	2026-04-19
Centrum Handlowe Echo Przemysł	ISO 14001	–	Planned in 2024	Planned in 2024	2022-04-12
Centrum King Cross Marcelin	ISO 14001	–	Very Good	Very good	2030-05-01
Galaxy	ISO 14001	–	Very Good	Excellent	2028-11-20
Galeria Amber	ISO 14001	Very Good	Audit is in progress	Audit is in progress	2023-06-23
Galeria Echo	ISO 14001	–	Very Good	Very good	2031-06-16
Galeria Młociny	ISO 14001	Very Good	Excellent	Excellent	2029-06-28
Galeria Olimpia	ISO 14001	–	Very Good	Excellent	2028-10-18
Galeria Solna	ISO 14001	Very Good	Audit is in progress	Audit is in progress	2023-02-19
Galeria Sudecka	ISO 14001	–	Very Good	Very good	2025-02-08
Galeria Tęcza	ISO 14001	–	Audit is in progress	Audit is in progress	2031-08-24
Galeria Veneda	ISO 14001	–	Very Good	Excellent	2022-11-27
Outlet Park	ISO 14001	–	Excellent	Excellent	2029-02-28 (Stage I-III), 2026-10-04 (Stage IV)
Park Handlowy Zakopianka	ISO 14001	–	Very Good	Very good	2030-01-08
Pasaż Grunwaldzki	ISO 14001	–	Excellent	Excellent	2024-07-28

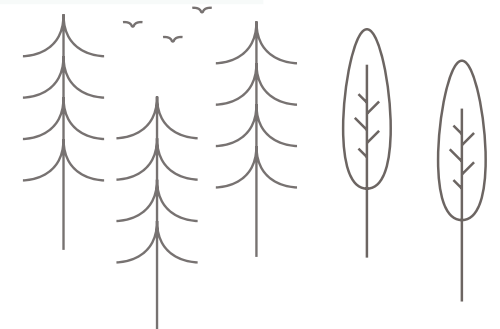
ANNEX 2 (CONTINUED)

Risk mitigation measures – energy efficiency

Standards and certificates

RETAIL	Management system	BREEAM International 2009 Europe Commercial / BREEAM International New Construction	BREEAM In Use Part 1: Asset Performance lub BREEAM New Construction	BREEAM In Use Part 2: Building Management	Valid EU Energy Performance Certification (EPC)
Twierdza Kłodzko	ISO 14001	Very good	Very Good	Very good	2029-03-31
Twierdza Zamość	ISO 14001	–	Excellent	Very good	2030-06-14
Wzorczonia Włocławek	ISO 14001	Excellent	Very Good	Very good	2029-10-28 (A), 2029-10-29 (B), 2019-08-06 (C), 2029-10-19 (D), 2032-06-17 (E), 2031-06-18 (Multikino)
MASTER LEASE					
M1 Bytom	–	–	Excellent	Outstanding	2032-12-14
M1 Czeladź	–	–	Excellent	Outstanding	2032-11-09
M1 Częstochowa	–	–	Excellent	Outstanding	2032-12-12
M1 Kraków	–	–	Excellent	Outstanding	2032-12-13
M1 Łódź	–	–	Excellent	Outstanding	2032-11-07
M1 Marki	–	–	Excellent	Outstanding	2032-12-12 (Main Building), 2031-11-08 (OBI EPS), 2032-01-19 (Polauto), 2031-12-16 (Car wash)
M1 Poznań	–	–	Excellent	Outstanding	2032-12-15
M1 Radom	–	–	Excellent	Outstanding	2032-12-13
M1 Zabrze	–	–	Excellent	Outstanding	2032-11-22
Power Park Kielce	–	–	Planned in 2025	Planned in 2025	2029-12-13
Power Park Olsztyn	–	–	Planned in 2025	Planned in 2025	–
Power Park Tychy	–	–	Planned in 2025	Planned in 2025	–

Source: EPP.



ANNEX 2 (CONTINUED)

Water management – materiality of risk

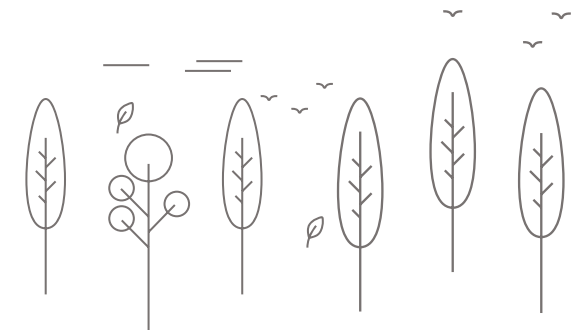
OFFICE	Physical risk	Regulatory risk	Reputational risk
Astra Park	Low risk	Low risk	Medium risk
Malta Office Park	Low risk	Low risk	Medium risk
O3 Business Campus A&B	Low risk	Low risk	Medium risk
O3 Business Campus C	Low risk	Low risk	Medium risk
Oxygen	Low risk	Low risk	Medium risk
Park Rozwoju I&II	Low risk	Low risk	Medium risk
Symetris Business Park	Low risk	Low risk	Medium risk
RETAIL			
Centrum Handlowe Echo Bełchatów	Low risk	Low risk	Moderate risk
Centrum Handlowe Echo Przemyśl	Low risk	Low risk	Medium risk
Centrum King Cross Marcelin	Low risk	Low risk	Medium risk
Galaxy	Low risk	Low risk	Medium risk
Galeria Amber	Low risk	Low risk	Medium risk
Galeria Echo	Low risk	Low risk	Medium risk
Galeria Młociny	Low risk	Low risk	Medium risk
Galeria Olimpia	Low risk	Low risk	Medium risk
Galeria Solna	Low risk	Low risk	Medium risk
Galeria Sudecka	Low risk	Low risk	Medium risk
Galeria Tęcza	Low risk	Low risk	Medium risk
Galeria Veneda	Low risk	Low risk	Medium risk
Outlet Park	Low risk	Low risk	Medium risk
Park Handlowy Zakopianka	Low risk	Low risk	Medium risk
Pasaż Grunwaldzki	Low risk	Low risk	Medium risk
Twierdza Kłodzko	Low risk	Low risk	Medium risk
Twierdza Zamość	Low risk	Low risk	Medium risk
Wzorcownia Włocławek	Low risk	Low risk	Medium risk

Water management – materiality of risk

MASTER LEASE	Physical risk	Regulatory risk	Reputational risk
M1 Bytom	Low risk	Low risk	Medium risk
M1 Czeladź	Low risk	Low risk	Medium risk
M1 Częstochowa	Low risk	Low risk	Medium risk
M1 Kraków	Low risk	Low risk	Medium risk
M1 Łódź	Low risk	Low risk	Medium risk
M1 Marki	Low risk	Low risk	Medium risk
M1 Poznań	Low risk	Low risk	Medium risk
M1 Radom	Low risk	Low risk	Medium risk
M1 Zabrze	Low risk	Low risk	Medium risk
Power Park Kielce	Low risk	Low risk	Medium risk
Power Park Olsztyn	Low risk	Low risk	Medium risk
Power Park Tychy	Low risk	Low risk	Medium risk

Source: Expert assessment based on information from EPP properties.

Risk mitigation measures for water management are analysed in development of EPP policy regarding protection of water resources. We expect the policy to be published in 2024, together with finalization of EU legislation in this respect.





Astra Park, Kielce

ANNEX 3

CLIMATE RISK CARDS – OUR PROPERTY LEVEL

Astra Park	Location:	Kielce, Poland
	Property type:	Office
	GLA:	14 269 m ²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	408	340	322	305	-25
Scope 2 (market based)	894	807	-	-	-100
Scope 1&2 (market based)	1 302	1 146	322	305	-77
Scope 3 (market based)	1 484	1 388	283	558	-62
TOTAL (market based)	2 786	2 534	604	863	-69

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.5	3.0
2050	2.8	3.2	3.8
2100	2.8	4.0	5.4

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.2	2.2
2050	2.5	2.8	2.8
2100	2.2	2.8	3.5

Wind

Storm

NATHAN risk score **Medium (8)**

NATHAN hazard score: No hazard of storm surge

Extratropical storm:
NATHAN score: 121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado:
NATHAN score: Zone 2/(1 – 4)
Low – Moderate

Hail:
NATHAN score: Zone 4/(1 – 6)
Moderate – High

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.5
2050	1.5	3.0	3.5
2100	1.5	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.7
2050	3.3	2.7	3.3
2100	3.3	3.3	3.7

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

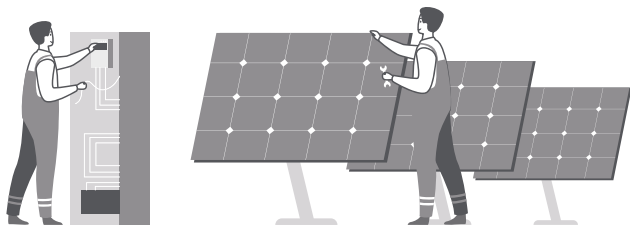
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		
score	-	-

EU Energy Performance Certification (EPC)	YES	2024-09-17
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
---	--

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Malta Office Park, Poznań

ANNEX 3 (CONTINUED)

Malta Office Park	Location:	Poznań, Poland
	Property type:	Office
	GLA:	29 225 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	127	43	8	12	-90
Scope 2 (market based)	1 289	1 706	20	110	-92
Scope 1&2 (market based)	1 416	1 748	28	122	-91
Scope 3 (market based)	2 735	2 628	1 080	1 016	-63
TOTAL (market based)	4 151	4 376	1 108	1 138	-73

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.2	3.0
2050	3.2	3.2	3.5
2100	3.2	4.0	5.0

Forest / Wildfires

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.8
2050	2.2	3.2	3.0
2100	2.8	3.2	3.5

Wind

Storm

NATHAN risk score

Low (5)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado:
NATHAN score

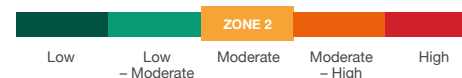
Zone 2/(1 – 4)
Low – Moderate

Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



No hazard of storm surge



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3	1.5	1.0
2050	2.5	2.0	4.0
2100	2.5	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.3
2050	3.0	2.3	3.0

Flood (River flood defended)

	RCP 2.6	RCP 4.5	RCP 8.5
2030	minimal risk	minimal risk	500 year return period
2050	minimal risk	minimal risk	500 year return period
2100	minimal risk	minimal risk	minimal risk

Flood (River flood undefended)

	RCP 2.6	RCP 4.5	RCP 8.5
2030	minimal risk	minimal risk	500 year return period
2050	minimal risk	minimal risk	500 year return period
2100	minimal risk	minimal risk	minimal risk

LEGEND:

Grades of the indices for Munich RE scenarios



Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Medium – High**

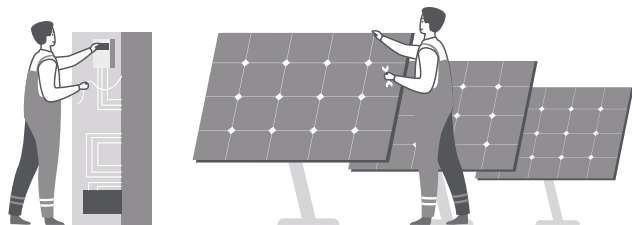
Drought Risk **Medium – High**

River Flood Risk **Low – Medium**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates

Valid until

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		
BREEAM IN USE		
Asset Performance	Excellent	2023-11-17
Building management	Excellent	

EU Energy Performance Certification (EPC)	24-09-11 (Bud A) / 24-09-14 (Bud B) / 19-10-16 / (Bud C) / 29-10-16 (Bud D) / 30-09-19 (Bud E) / 31-10-20 (Bud F)
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
---	--

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



O3 Business Campus, Kraków

ANNEX 3 (CONTINUED)

O3 Business Campus A&B	Location:	Kraków, Poland
	Property type:	Office
	GLA:	37 983 m ²

Carbon footprint (tCO ₂ e)* **					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	1	1	1	12	1810*
Scope 2 (market based)	2 852	2 403	21	15	-100
Scope 1&2 (market based)	2,852	2 404	21	27	-99
Scope 3 (market based)	4,241	3 327	770	604	-86
TOTAL (market based)	7 094	5 731	792	631	-91

*The GHG emission increase results from increase in occupation of the building and common areas.

**The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.8	2.8
2050	3.0	3.2	3.5
2100	2.8	4.0	5.2

Forest / Wildfires

Current	1.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.2
2050	2.0	2.8	2.5
2100	2.0	2.5	3.0

Wind

Storm

NATHAN risk score **Medium (6)**

NATHAN hazard score: No hazard of storm surge

Extratropical storm:
NATHAN score: 81 – 120 km/h
Zone 1/(0 – 4)
Low – Moderate

Tornado:
NATHAN score: Zone 2/(1 – 4)
Low – Moderate

Hail:
NATHAN score: Zone 4/(1 – 6)
Moderate – High

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.0	2.5
2050	3.0	2.5	3.0
2100	2.5	1.5	4.0

Heavy precipitation

Current	3.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3

Flood

River flood defended	Zone 100 – 100 year return period
River flood undefended	Zone 100 – 100 year return period

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

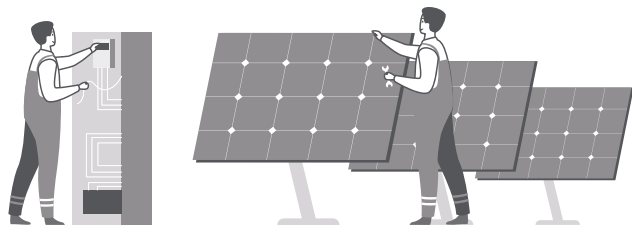
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates

Valid until

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		
BREEAM IN USE		
Asset Performance	in progress	
Building management		

EU Energy Performance Certification (EPC)	2026-03-17 (Stage I)
	2027-05-18 (Stage II)

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
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PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



O3 Business Campus, Kraków

ANNEX 3 (CONTINUED)

O3 Business Campus C	Location:	Kraków, Poland
	Property type:	Office
	GLA:	18 961 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	1	1	1	1	-22
Scope 2 (market based)	247	779	9	10	-96
Scope 1&2 (market based)	246	780	10	11	-96
Scope 3 (market based)	1 264	1 144	356	409	-68
TOTAL (market based)	1 512	1 924	367	420	-72

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.8	2.8
2050	3.0	3.2	3.5
2100	2.8	4.0	5.2

Forest / Wildfires

Current	1.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.2
2050	2.0	2.8	2.5
2100	2.0	2.5	3.0

Wind

Storm

NATHAN risk score

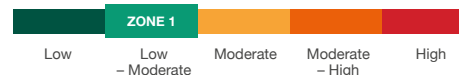
Medium (6)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

81 – 120 km/h
Zone 1/(0 – 4)
Low – Moderate



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.0	2.5
2050	3.0	2.5	3.0
2100	2.5	1.5	4.0

Heavy precipitation

Current	3.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3

Flood

River flood defended	Zone 100 – 100 year return period
River flood undefended	Zone 100 – 100 year return period

LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

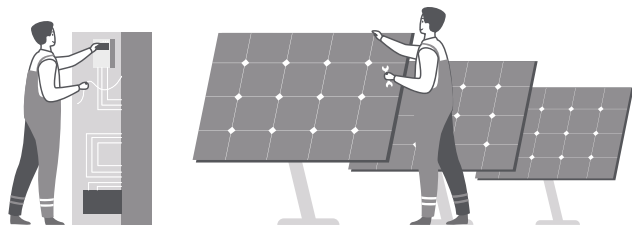
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates	Valid until
Management system accredited by ESG-related management standards	ISO 14001 2024-03-22
BREEAM Certification BREEAM IN USE Asset Performance Building management	in progress
EU Energy Performance Certification (EPC)	2028-01-29 (Stage III)

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Oxygen, Szczecin

ANNEX 3 (CONTINUED)

Oxygen	Location:	Szczecin, Poland
	Property type:	Office
	GLA:	13 926 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	-	2	9	4	-
Scope 2 (market based)	785	584	-	-	-100
Scope 1&2 (market based)	785	586	9	4	-100
Scope 3 (market based)	1 484	1 176	521	417	-72
TOTAL (market based)	2 268	1 762	530	421	-81

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.8	3.0
2050	3.0	3.2	3.2
2100	3.0	3.2	4.8

Forest / Wildfires

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.5
2050	2.5	3.0	3.0
2100	2.8	3.0	3.5

Wind

Storm

NATHAN risk score

Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
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NATHAN hazard score

No hazard of storm surge

Extratropical storm: NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado: NATHAN score

Zone 2/(1 – 4)
Low – Moderate

Hail: NATHAN score

Zone 3/(1 – 6)
Low – Moderate

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	1.5	3.0	0.5
2050	1.5	2.0	2.5
2100	3.5	1.0	2.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.3	2.7
2100	2.3	2.7	3.7

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

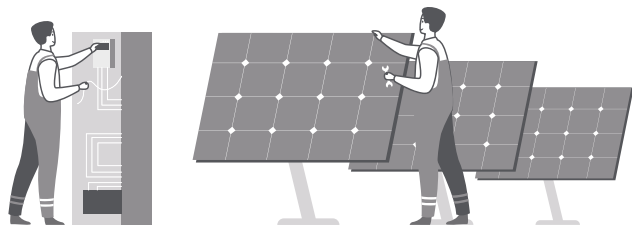
Drought Risk **Medium – High**

River Flood Risk **Medium – High**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 2024-03-22

BREEAM Certification
BREEAM IN USE
 Asset Performance Excellent
 Building management Excellent 2023-10-21

EU Energy Performance Certification (EPC) 2030-08-26

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow.
 Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk.
 Source: Expert assessment based on information from EPP properties.



Park Rozwoju, Warszawa

ANNEX 3 (CONTINUED)

Park Rozwoju I&II	Location:	Warszawa, Poland
	Property type:	Office
	GLA:	34 231 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	0,3	0,2	0,2	0,2	-26
Scope 2 (market based)	2 498	2 072	52	18	-99
Scope 1&2 (market based)	2 498	2 073	52	18	-99
Scope 3 (market based)	4 332	4 153	2 223	1 768	-59
TOTAL (market based)	6 830	6 225	2 276	1 786	-74

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.5	3.0
2050	2.8	3.2	3.8
2100	2.8	4.0	5.4

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.2	2.2
2050	2.5	2.8	2.8
2100	2.2	2.8	3.5

Wind

Storm

NATHAN risk score	Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
Low (5)				
NATHAN hazard score	No hazard of storm surge			
Extratropical storm: NATHAN score				
81 – 120 km/h Zone 1/(0 – 4) LOw – Moderate				
Tornado: NATHAN score				
Zone 2/(1 – 4) Low – Moderate				
Hail: NATHAN score				
Zone 4/(1 – 6) Moderate – High				

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.0	3.0
2050	2.0	1.0	3.5
2100	1.0	1.0	4.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.3
2050	2.3	2.7	2.7
2100	2.7	2.7	3.0

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

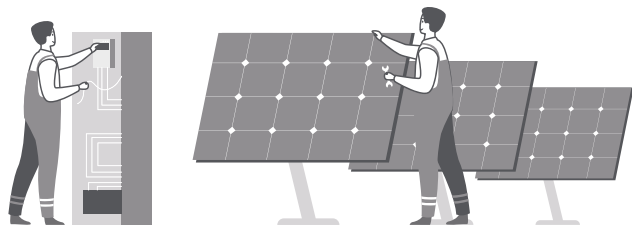
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates

Valid until

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		
BREEAM NEW CONSTRUCTION	Excellent	-
score		

BREEAM IN USE	Audit is in progress	
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EU Energy Performance Certification (EPC)	YES	2024-01-09 (Stage I) /2025-02-25 (Stage II)
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Symetris Business Park, Łódź

ANNEX 3 (CONTINUED)

Symetris Business Park	Location:	Łódź, Poland
	Property type:	Office
	GLA:	19 298 m²

Carbon footprint (tCO₂e) * *					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	
Scope 1	0,3	0,4	0,4	0,4	23*
Scope 2 (market based)	1 225	969	13	11	-99
Scope 1&2 (market based)	1 225	970	13	12	-99
Scope 3 (market based)	1 373	1 209	500	412	-70
TOTAL (market based)	2 598	2 179	513	424	-84

*The GHG emission increase results from increase in occupation of the building and common areas.

**The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.2	3.2
2050	3.2	3.5	4.0
2100	3.0	4.0	5.6

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	2.8
2050	2.2	3.0	3.2
2100	2.2	3.2	3.5

Wind

Storm

NATHAN risk score

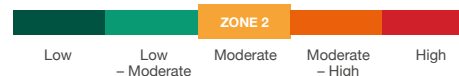
Medium (7)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:

NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:

NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.0	2.5
2050	2.0	2.0	3.0
2100	0.5	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.3	2.3
2050	2.3	2.7	3.0

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **High**

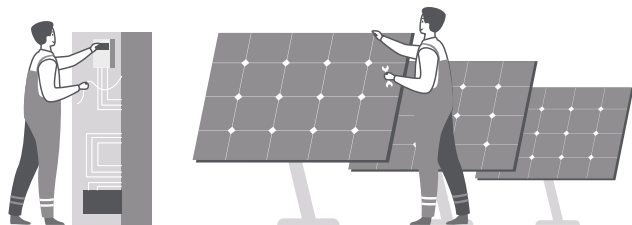
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 -

BREEAM Certification
BREEAM IN USE
score Audit is in progress -

EU Energy Performance Certification (EPC) 2026-09-15 /2027-10-13

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow.

Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk.

Source: Expert assessment based on information from EPP properties.



Centrum Handlowe Echo Bełchatów, Bełchatów

ANNEX 3 (CONTINUED)

Centrum Handlowe Echo Bełchatów	Location:	Bełchatów, Poland
	Property type:	Retail
	GLA:	11 324 m²

Carbon footprint (tCO₂e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	24	24	27	11	-55
Scope 2 (market based)	106	107	89	54	-50
Scope 1&2 (market based)	131	131	116	65	-51
Scope 3 (market based)	1 349	1 203	583	652	-52
TOTAL (market based)	1 480	1 334	699	717	-52

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress 3.5

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.5	3.5
2050	3.5	3.5	4.2
2100	3.5	4.2	5.6

Forest / Wildfires

Current	2.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	3.2
2050	2.8	3.0	3.2
2100	2.8	3.2	3.8

Wind

Storm

NATHAN risk score
Medium (7)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado:
NATHAN score

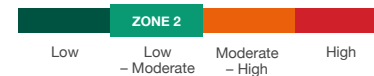
Zone 2/(1 – 4)
Low – Moderate

Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



No hazard of storm surge



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.0	2.5
2050	2.5	2.5	3.5
2100	1.0	1.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.7	2.7
2050	2.7	2.7	2.7
2100	2.7	2.7	3.7

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **High**

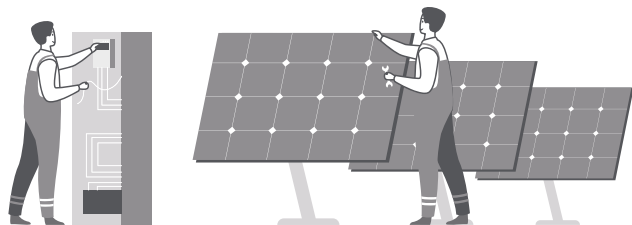
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 2024-03-22

BREEAM Certification
BREEAM IN USE
 Asset Performance Building management Planned in 2024

EU Energy Performance Certification (EPC) YES 2026-04-19

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Centrum Handlowe Echo Przemysł, Przemysł

ANNEX 3 (CONTINUED)

Centrum Handlowe Echo Przemysł	Location:	Przemysł, Poland
	Property type:	Retail
	GLA:	11 324 m²

Carbon footprint (tCO₂e)*

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	24	24	27	11	-55
Scope 2 (market based)	106	107	89	54	-50
Scope 1&2 (market based)	131	131	116	65	-51
Scope 3 (market based)	1 349	1 203	583	652	-52
TOTAL (market based)	1 480	1 334	699	717	-52

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.2	3.0
2050	3.2	3.2	3.5
2100	3.2	4.0	5.0

Forest / Wildfires

Current	1.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.2	2.2
2050	2.2	2.8	2.8
2100	2.0	2.8	3.2

Wind

Storm

NATHAN risk score **Medium (8)**

NATHAN hazard score No hazard of storm surge

Extratropical storm: NATHAN score 121 – 160 km/h Zone 2/(0 – 4) **Moderate**

Tornado: NATHAN score Zone 2/(1 – 4) **Low – Moderate**

Hail: NATHAN score Zone 4/(1 – 6) **Moderate – High**

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	2.5	3.0
2050	3.5	3.5	3.5
2100	0.5	2.5	4.5

Heavy precipitation

Current	3.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	4.0	3.3	3.7
2050	3.7	3.7	4.0
2100	4.0	4.0	4.3

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **High**

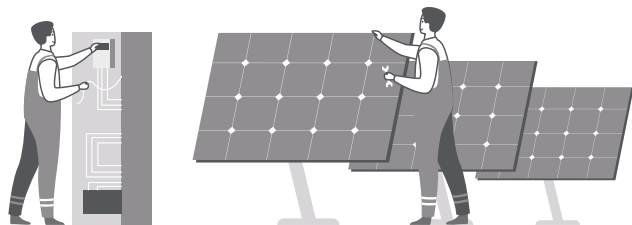
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates		Valid until
Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
BREEAM Certification BREEAM IN USE Asset Performance Building management	Planned in 2024	
EU Energy Performance Certification (EPC)	YES	2026-04-19

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



King Cross Marcelin, Poznań

ANNEX 3 (CONTINUED)

King Cross Marcelin	Location:	Poznań, Poland
	Property type:	Retail
	GLA:	45 149 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	
Scope 1	109	38	38	102	-6
Scope 2 (market based)	2 265	2 426	2 133	2 297	-1
Scope 1&2 (market based)	2 373	2 464	2 171	2 399	-1
Scope 3 (market based)	5 011	5 174	4 986	5 312	-6
TOTAL (market based)	7 384	7 638	7 158	7 711	-4

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.2	3.2
2050	3.2	3.5	4.0
2100	3.2	4.0	5.4

Forest / Wildfires

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	3.0
2050	2.8	3.2	3.2
2100	2.8	3.5	3.8

Wind

Storm

NATHAN risk score

Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
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NATHAN hazard score

No hazard of storm surge

Extratropical storm: NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado: NATHAN score

Zone 2/(1 – 4)
Low – Moderate

Hail: NATHAN score

Zone 3/(1 – 6)
Low – Moderate

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	3.0	1.5
2050	2.0	2.0	4.0
2100	2.0	2.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.3	2.7
2050	3.3	2.3	3.0
2100	3.0	3.3	3.3

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Medium – High**

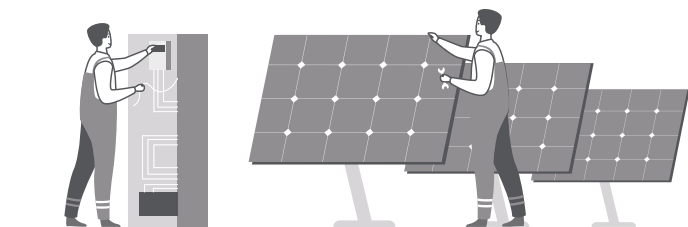
Drought Risk **Medium – High**

River Flood Risk **Low – Medium**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		2023-03-29
BREEAM IN USE		
Asset Performance	Very Good	
Building management	Very Good	

EU Energy Performance Certification (EPC)		2030-05-01
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	<ul style="list-style-type: none"> a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
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PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galaxy, Szczecin

ANNEX 3 (CONTINUED)

Galaxy	Location:	Szczecin, Poland
	Property type:	Retail
	GLA:	56 080 m²

Carbon footprint (tCO ₂ e)**					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	
Scope 1	3	3	21	12	290*
Scope 2 (market based)	4 783	4 437	3 724	4 385	-8
Scope 1&2 (market based)	4 786	4 440	3 745	4 396	-8
Scope 3 (market based)	13 233	10 089	9 081	10 863	-18
TOTAL (market based)	18 019	14 529	12 826	15 260	-15

*The GHG emission increase results from increase in occupation of the building and common areas.

**The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.8	3.0
2050	3.0	3.2	3.2
2100	3.0	3.2	4.8

Forest / Wildfires

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.5
2050	2.5	3.0	3.0
2100	2.8	3.0	3.5

Wind

Storm

NATHAN risk score

Low (5)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	1.5	3.0	0.5
2050	1.5	2.0	2.5
2100	3.5	1.0	2.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.3	2.7
2100	2.3	2.7	3.7

Flood

River flood defended: Zone 0 – minimal flood risk

River flood undefended: Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

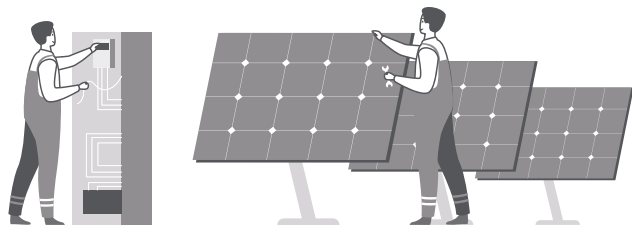
Drought Risk **Medium – High**

River Flood Risk **Medium – High**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 2024-03-22

BREEAM Certification
BREEAM IN USE
 Asset Performance Very Good
 Building management Excellent
 2023-05-27

EU Energy Performance Certification (EPC) 2028-11-20

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process. Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galeria Amber, Szczecin

ANNEX 3 (CONTINUED)

Galeria Amber	Location:	Kalisz, Poland
	Property type:	Retail
	GLA:	33 546 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	137	105	152	125	-9
Scope 2 (market based)	3 333	2 772	1 938	2 042	-39
Scope 1&2 (market based)	3 470	2 877	2 090	2 167	-38
Scope 3 (market based)	7 223	5 884	5 123	6 585	-9
TOTAL (market based)	10 693	8 761	7 213	8 751	-18

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.5	3.5
2050	3.5	3.5	4.0
2100	3.5	4.4	5.6

Forest / Wildfires

Current	2.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	3.2
2050	2.8	3.2	3.2
2100	2.8	3.2	3.8

Wind

Storm

NATHAN risk score

Low (5)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	1.0	2.0
2050	1.5	1.5	3.5
2100	1.0	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.7	2.3

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls).

Wind-related risks are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **High**

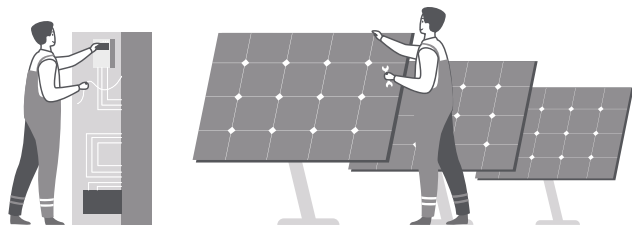
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification BREEAM NEW CONSTRUCTION Asset Performance Building management	Planned in 2023	-
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EU Energy Performance Certification (EPC)		2023-06-23
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galeria Echo, Kielce

ANNEX 3 (CONTINUED)

Galeria Echo	Location:	Kielce, Poland
	Property type:	Retail
	GLA:	71 218 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	122	130	132	132	8
Scope 2 (market based)	6 164	5 690	4 508	4 690	-24
Scope 1&2 (market based)	6 286	5 821	4 640	4 822	-23
Scope 3 (market based)	17 568	12 610	11 795	13 594	-23
TOTAL (market based)	23 855	18 430	16 435	18 416	-23

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.5	3.0
2050	2.8	3.2	3.8
2100	2.8	4.0	5.4

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.2	2.2
2050	2.5	2.8	2.8
2100	2.2	2.8	3.5

Wind

Storm

NATHAN risk score **Medium (8)**

NATHAN hazard score No hazard of storm surge

Extratropical storm: NATHAN score 121 – 160 km/h Zone 2/(0 – 4) **Moderate**

Tornado: NATHAN score Zone 2/(1 – 4) **Low – Moderate**

Hail: NATHAN score Zone 4/(1 – 6) **Moderate – High**

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.5
2050	1.5	3.0	3.5
2100	1.5	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.7
2050	3.3	2.7	3.3
2100	3.3	3.3	3.7

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

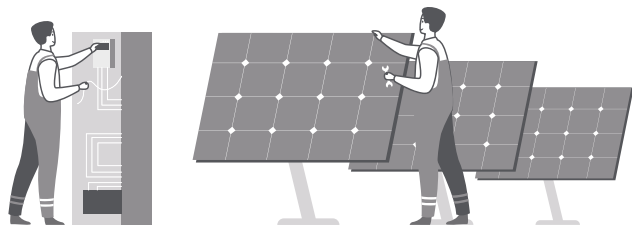
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates

Valid until

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		
BREEAM IN USE		
Asset Performance	Very Good	2023-09-07
Building management	Very Good	

EU Energy Performance Certification (EPC)		2031-06-16
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galeria Młociny, Warszawa

ANNEX 3 (CONTINUED)

Galeria Młociny	Location:	Warszawa, Poland
	Property type:	Retail
	GLA:	80 761 m²

Carbon footprint (tCO₂e)*

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	-	-	-	-	-
Scope 2 (market based)	4 820	8 486	5 867	7 252	51
Scope 1&2 (market based)	4 820	8 486	5 867	7 252	51
Scope 3 (market based)	6 379	16 006	17 052	17 272	171
TOTAL (market based)	11 200	24 492	22 918	24 524	119

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.5	3.2
2050	3.5	3.5	4.0
2100	3.2	3.5	5.4

Forest / Wildfires

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	2.8
2050	2.8	3.2	3.0
2100	2.5	3.2	3.5

Wind

Storm

NATHAN risk score **Medium (7)**

NATHAN hazard score: No hazard of storm surge

Extratropical storm: NATHAN score 121 – 160 km/h Zone 2/(0 – 4) **Moderate**

Tornado: NATHAN score Zone 2/(1 – 4) **Low – Moderate**

Hail: NATHAN score Zone 4/(1 – 6) **Moderate – High**

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.0	3.0
2050	1.0	1.0	3.5
2100	1.0	1.0	4.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.3
2050	2.3	2.7	2.7
2100	2.7	2.7	3.0

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

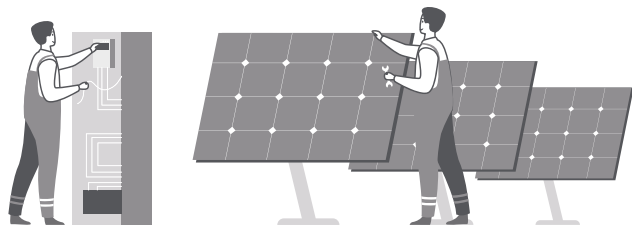
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 2024-03-22

BREEAM Certification
BREEAM IN USE
 Asset Performance Excellent
 Building management Excellent
 2023-07-05

EU Energy Performance Certification (EPC) 2029-06-28

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow.
 Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk.
 Source: Expert assessment based on information from EPP properties.



Galeria Olimpia, Bełchatów

ANNEX 3 (CONTINUED)

Galeria Olimpia	Location:	Bełchatów, Poland
	Property type:	Retail
	GLA:	21 142 m²

Carbon footprint (tCO₂e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	2	2	2	2	6
Scope 2 (market based)	1 046	1 023	914	903	-14
Scope 1&2 (market based)	1 047	1 025	916	904	-14
Scope 3 (market based)	3 196	3 742	4 020	3 807	19
TOTAL (market based)	4 243	4 767	4 935	4 711	11

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.8	2.8
2050	3.0	3.2	3.5
2100	2.8	4.0	5.2

Forest / Wildfires

Current	1.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.2
2050	2.0	2.8	2.5
2100	2.0	2.5	3.0

Wind

Storm

NATHAN risk score

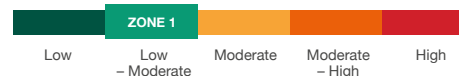
Medium (6)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 1/(0 – 4)
Moderate



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.0	2.5
2050	3.0	2.5	3.0
2100	2.5	1.5	4.0

Heavy precipitation

Current	3.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3
2100	3.3	3.3	4.3

Flood

River flood defended	Zone 100 – 100 year return period
River flood undefended	Zone 100 – 100 year return period

LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **High**

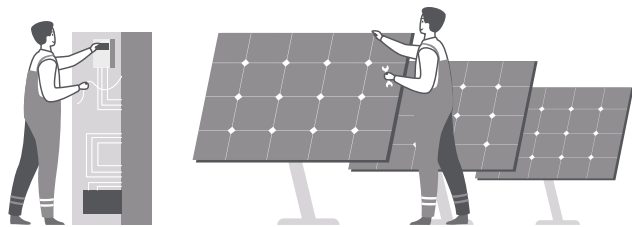
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification BREEAM IN USE Asset Performance	Very good	2023-05-04
Building management	Excellent	

EU Energy Performance Certification (EPC)	2032-10-18
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galeria Solna, Inowrocław

ANNEX 3 (CONTINUED)

Galeria Solna	Location:	Inowrocław, Poland
	Property type:	Retail
	GLA:	23 675 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	17	7	2	3	-84
Scope 2 (market based)	2 323	1 505	1 220	1 525	-34
Scope 1&2 (market based)	2 340	1 512	1 222	1 528	-35
Scope 3 (market based)	4 113	3 289	3 206	4 795	17
TOTAL (market based)	6 454	4 800	4 428	6 323	-2

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	3.0
2050	3.0	3.2	4.0
2100	3.0	4.0	5.0

Forest / Wildfires

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.8	2.8
2050	2.2	3.0	2.8
2100	2.5	3.2	3.5

Wind

Storm

NATHAN risk score

Low (5)

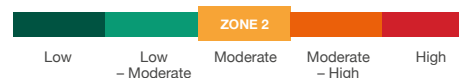
NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls).

Wind-related risks are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	2.5	1.5
2050	1.5	1.5	3.5
2100	2.5	1.5	4.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.7	2.7
2050	2.7	2.7	2.7
2100	2.3	2.7	3.0

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

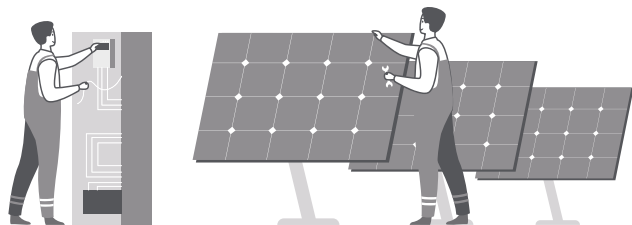
Water risks – assessment based on WRI

Baseline water stress	Medium – High
Drought Risk	Medium – High
River Flood Risk	Low – Medium

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates		Valid until
Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
BREEAM Certification BREEAM NEW CONSTRUCTION score	Excellent	-
EU Energy Performance Certification (EPC)		2023-02-19

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galeria Sudecka, Jelenia Góra

ANNEX 3 (CONTINUED)

Galeria Sudecka	Location:	Jelenia Góra, Poland
	Property type:	Retail
	GLA:	31 246 m²

Carbon footprint (tCO₂e)*

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	156	82	108	69	-56
Scope 2 (market based)	1 987	1 692	1 347	1 564	-21
Scope 1&2 (market based)	2 143	1 774	1 455	1 632	-24
Scope 3 (market based)	4 997	4 410	4 007	4 479	-10
TOTAL (market based)	7 140	6 184	5 462	6 111	-14

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	1.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.2
2050	2.5	2.5	3.0
2100	2.2	3.0	4.6

Forest / Wildfires

Current	1.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	1.8	2.0	2.0
2050	1.2	2.0	2.2
2100	1.5	2.2	2.5

Wind

Storm

NATHAN risk score
Medium (7)

NATHAN hazard score
Extratropical storm:
NATHAN score
121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score
Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score
Zone 4/(1 – 6)
Moderate – High



LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	1.0	1.5	3.0
2050	2.0	3.0	4.0
2100	2.0	3.0	5.5

Heavy precipitation

Current	3.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	4.3	4.0	3.7
2050	4.3	3.7	4.0
2100	4.3	3.7	4.3

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

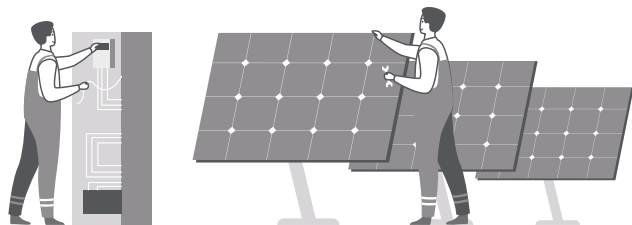
Drought Risk **Medium – High**

River Flood Risk **Low – Medium**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates		Valid until
Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
BREEAM Certification BREEAM IN USE Asset Performance Building management	Very good Very good	2023-05-04
EU Energy Performance Certification (EPC)		2025-02-08

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galeria Tęcza, Kalisz

ANNEX 3 (CONTINUED)

Galeria Tęcza	Location:	Kalisz, Poland
	Property type:	Retail
	GLA:	15 820 m²

Carbon footprint (tCO ₂ e)**					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	
Scope 1	2	2	9	5	169*
Scope 2 (market based)	900	1 185	879	907	1
Scope 1&2 (market based)	902	1 187	888	912	1
Scope 3 (market based)	2 052	2 444	2 220	2 370	16
TOTAL (market based)	2 954	3 631	3 108	3 282	11

*The GHG emission increase results from increase in occupation of the building and common areas.

**The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.5	3.5
2050	3.5	3.5	4.0
2100	3.5	4.4	5.6

Forest / Wildfires

Current	2.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	3.2
2050	2.8	3.2	3.2
2100	2.8	3.2	3.8

Wind

Storm

NATHAN risk score

Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
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NATHAN hazard score

No hazard of storm surge

Extratropical storm: NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado: NATHAN score

Zone 2/(1 – 4)
Low – Moderate

Hail: NATHAN score

Zone 3/(1 – 6)
Moderate – High

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	1.0	2.0
2050	1.5	1.5	3.5
2100	1.0	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.7	2.3
2050	2.7	2.7	2.7
2100	2.7	2.7	3.3

Flood

River flood defended	Zone 100 – 100 year return period
River flood undefended	Zone 100 – 100 year return period

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **High**

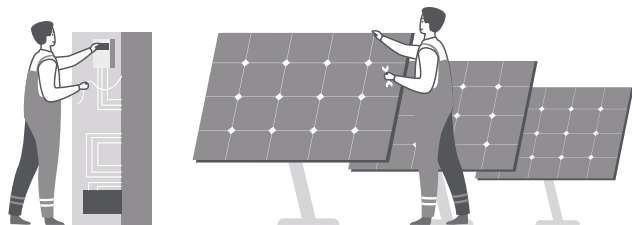
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		
-	-	-
Asset Performance	-	-
Building management	-	-

EU Energy Performance Certification (EPC)	2031-08-24
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Galeria Veneda, Łomża

ANNEX 3 (CONTINUED)

Galeria Veneda	Location:	Łomża, Poland
	Property type:	Retail
	GLA:	15 132 m ²

Carbon footprint (tCO₂e)*

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	70	53	50	42	-40
Scope 2 (market based)	858	806	703	736	-14
Scope 1&2 (market based)	928	859	753	778	-16
Scope 3 (market based)	2 034	1 783	2 639	3 274	61
TOTAL (market based)	2 963	2 642	3 392	4 052	37

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.5	2.8
2050	2.5	3.0	3.0
2100	2.5	3.0	5.0

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.5
2050	2.2	2.5	2.5
2100	2.5	2.5	3.2

Wind

Storm

NATHAN risk score

Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
-------------	-----------------	----------------	--------------------

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate

Hail:
NATHAN score

Zone 3/(1 – 6)
Moderate – High

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.0
2050	2.5	1.0	3.0
2100	1.5	2.5	4.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.3
2050	2.7	2.3	3.0
2100	2.3	3.0	3.3

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

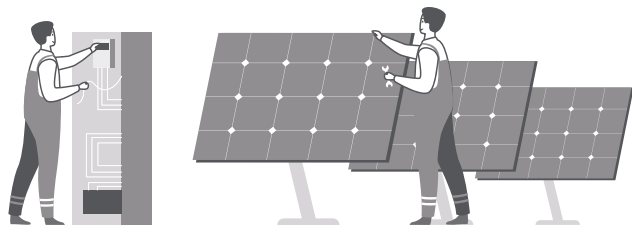
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification		
BREEAM IN USE		
Asset Performance	Very good	2023-05-04
Building management	Excellent	

EU Energy Performance Certification (EPC)	New EPC is in progress	2022-11-27
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Outlet Park, Szczecin

ANNEX 3 (CONTINUED)

Outlet Park	Location:	Szczecin, Poland
	Property type:	Retail
	GLA:	28 295 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	1	2	1	0,4	-73
Scope 2 (market based)	1 743	1 446	1 182	1 307	-25
Scope 1&2 (market based)	1 744	1 445	1 183	1 307	-25
Scope 3 (market based)	6 045	5 312	4 476	5 364	-11
TOTAL (market based)	7 789	6 757	5 659	6 672	-14

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.8	3.0
2050	2.8	3.2	3.5
2100	2.8	4.0	5.0

Forest / Wildfires

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.5
2050	2.2	3.0	3.0
2100	2.8	3.0	3.5

Wind

Storm

NATHAN risk score	<table border="1"> <tr> <td>Low (0 – 5)</td> <td>Medium (6 – 15)</td> <td>High (16 – 34)</td> <td>Extreme (35 – 450)</td> </tr> </table>	Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)		
Low (5)					
NATHAN hazard score	No hazard of storm surge				
Extratropical storm: NATHAN score					
121 – 160 km/h Zone 2/(0 – 4) Moderate					
Tornado: NATHAN score					
Zone 2/(1 – 4) Low – Moderate					
Hail: NATHAN score					
Zone 3/(1 – 6) Moderate – High					

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.0	3.0	1.0
2050	1.5	3.0	3.0
2100	4.0	2.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.3	2.7
2100	2.7	2.7	3.3

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

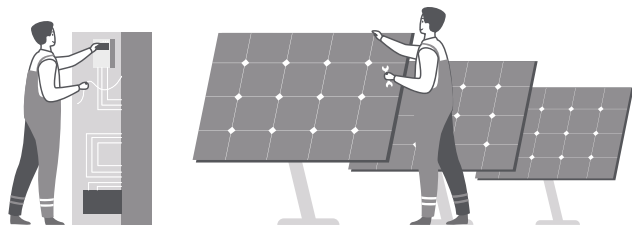
Drought Risk **Medium – High**

River Flood Risk **Medium – High**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 2024-03-22

BREEAM Certification
BREEAM IN USE
 Asset Performance Excellent 2023-12-24
 Building management Excellent

EU Energy Performance Certification (EPC) 2029-02-28 (etap I-III)
 2026-10-04 (etap IV)

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply
 a) PV installation planned (to the maximum capacity of the roof load)
 b) energy efficiency and
 c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow.
 Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk.
 Source: Expert assessment based on information from EPP properties.



Park Handlowy Zakopianka, Kraków

ANNEX 3 (CONTINUED)

Park Handlowy Zakopianka	Location:	Kraków, Poland
	Property type:	Retail
	GLA:	27 327 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	1 009	789	433	198	-80
Scope 2 (market based)	995	825	831	743	-25
Scope 1&2 (market based)	2 004	1 614	1 264	941	-53
Scope 3 (market based)	4 520	3 923	4 244	5 973	10
TOTAL (market based)	6 525	5 538	5 508	5 914	-9

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.8	2.8
2050	3.0	3.2	3.5
2100	2.8	4.0	5.2

Forest / Wildfires

Current	1.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.2
2050	2.0	2.8	2.5
2100	2.0	2.5	3.0

Wind

Storm

NATHAN risk score

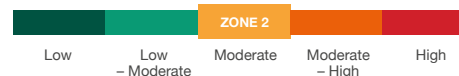
Medium (8)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.0	2.5
2050	3.0	2.5	3.0
2100	2.5	1.5	4.0

Heavy precipitation

Current	3.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3
2100	3.3	3.3	4.3

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

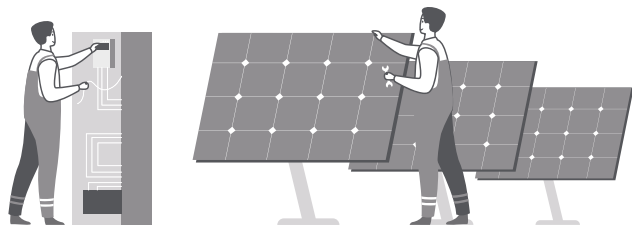
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 2024-03-22

BREEAM Certification
BREEAM IN USE
 Asset Performance Very good 2022-03-18
 Building management Very good

EU Energy Performance Certification (EPC) 2030-01-08

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Pasaż Grunwaldzki, Wrocław

ANNEX 3 (CONTINUED)

Pasaż Grunwaldzki	Location:	Wroclaw, Poland
	Property type:	Retail
	GLA:	48 185 m²

Carbon footprint (tCO₂e) * *					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	
Scope 1	150	148	346	275	83*
Scope 2 (market based)	6 590	5 587	4 428	4 745	-28
Scope 1&2 (market based)	6 740	5 735	4 774	5 010	-26
Scope 3 (market based)	13 794	11 270	9 523	10 973	-21
TOTAL (market based)	20 535	17 005	14 297	15 983	-22

*The GHG emission increase results from increase in occupation of the building and common areas.

**The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.2	3.2
2050	3.2	3.2	4.0
2100	3.2	4.0	5.6

Forest / Wildfires

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.8	3.0
2050	2.5	3.2	3.2
2100	3.0	3.5	3.8

Wind

Storm

NATHAN risk score

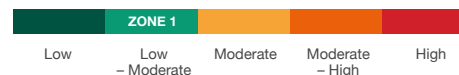
Medium (8)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:

NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:

NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls).

Wind-related risks are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.0	1.5	2.0
2050	1.0	2.5	4.0
2100	1.5	2.5	4.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.3	2.3
2100	3.3	3.3	3.3

Flood

River flood defended	Zone 100 – 100 year return period
River flood undefended	Zone 100 – 100 year return period

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

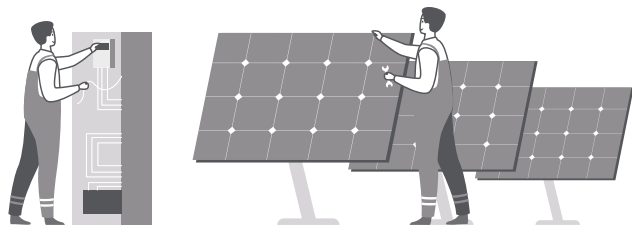
Water risks – assessment based on WRI

Baseline water stress	Low – Medium
Drought Risk	Medium – High
River Flood Risk	Low – Medium

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates		Valid until
Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Excellent	2023-02-03
EU Energy Performance Certification (EPC)		2024-07-28

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Twierdza Kłodzko, Kłodzko

ANNEX 3 (CONTINUED)

Twierdza Kłodzko	Location:	Kłodzko, Poland
	Property type:	Retail
	GLA:	23 038 m²

Carbon footprint (tCO ₂ e) **					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	
Scope 1	22	11	35	33	50*
Scope 2 (market based)	491	292	198	293	-40
Scope 1&2 (market based)	513	303	233	326	-37
Scope 3 (market based)	5 294	4 471	4 218	460	-16
TOTAL (market based)	5 807	4 774	4 451	4 786	-18

*The GHG emission increase results from increase in occupation of the building and common areas.

**The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	1.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.5	2.2
2050	2.5	2.5	3.0
2100	2.2	3.0	4.8

Forest / Wildfires

Current	1.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.0	2.0	2.2
2050	2.0	2.2	2.2
2100	2.0	2.2	2.8

Wind

Storm

NATHAN risk score **Medium (7)**

NATHAN hazard score: No hazard of storm surge

Extratropical storm: NATHAN score 121 – 160 km/h Zone 2/(0 – 4) **Moderate**

Tornado: NATHAN score Zone 2/(1 – 4) **Low – Moderate**

Hail: NATHAN score Zone 4/(1 – 6) **Moderate – High**

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	1.0	1.5	2.5
2050	0.5	2.0	3.5
2100	1.5	3.0	4.5

Heavy precipitation

Current	2.7		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3
2100	3.3	3.7	3.7

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

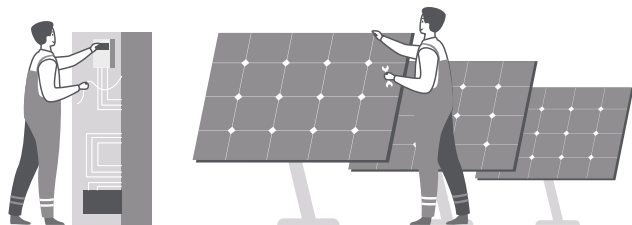
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification BREEAM IN USE		
Asset Performance	Excellent	2023-05-04
Building management	Excellent	

EU Energy Performance Certification (EPC)	2029-03-31
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Twierdza Zamość, Zamość

ANNEX 3 (CONTINUED)

Twierdza Zamość	Location:	Szczecin, Poland
	Property type:	Retail
	GLA:	28 138 m²

Carbon footprint (tCO ₂ e)* **					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	70	23	106	57	-18
Scope 2 (market based)	257	921	752	808	-16
Scope 1&2 (market based)	1 027	944	858	865	-16
Scope 3 (market based)	3 747	3 340	3 073	5 005	34*
TOTAL (market based)	4 775	4 285	3 931	5 870	23

*The GHG emission increase results from increase in occupation of the building and tenant's areas.

**The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.8	3.0
2050	3.0	3.2	3.8
2100	2.8	4.0	5.4

Forest / Wildfires

Current	1.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.5	2.2
2050	2.2	2.8	2.5
2100	2.5	2.8	3.5

Wind

Storm

NATHAN risk score

Low (5)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 1/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	3.0
2050	1.5	2.5	3.5
2100	1.0	3.0	4.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	3.0	3.0
2050	3.3	3.0	3.3
2100	3.0	3.3	3.3

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Medium – High**

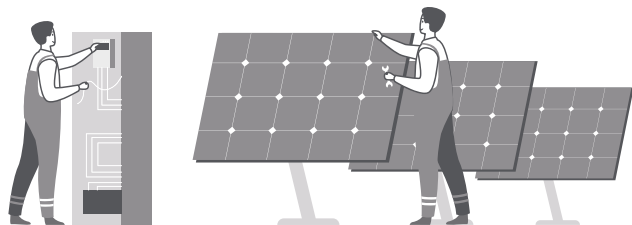
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	2024-03-22
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BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Very good	2023-03-10
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EU Energy Performance Certification (EPC)		2030-06-14
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



Wzorcownia Włocławek, Włocławek

ANNEX 3 (CONTINUED)

Wzorcownia Włocławek	Location:	Włocławek, Poland
	Property type:	Retail
	GLA:	25 433 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	2	2	1	1	-42
Scope 2 (market based)	1 103	1 393	963	984	-11
Scope 1&2 (market based)	1 105	1 394	964	985	-11
Scope 3 (market based)	4 557	3 407	3 323	3 892	-15
TOTAL (market based)	5 661	4 802	4 287	4 877	-14

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	3.0
2050	3.0	3.2	3.5
2100	3.0	3.5	5.0

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	2.2
2050	2.2	3.2	2.8
2100	2.5	3.2	3.5

Wind

Storm

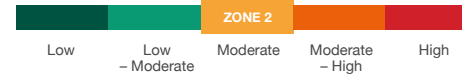
NATHAN risk score	Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
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Low (5)

NATHAN hazard score No hazard of storm surge

Extratropical storm: NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado: NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail: NATHAN score

Zone 3/(1 – 6)
Low – Moderate



LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	2.5	2.5
2050	1.5	2	3.5
2100	2	1.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	3.0	3.0
2050	3.0	3.0	3.0
2100	3.0	3.0	3.0

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

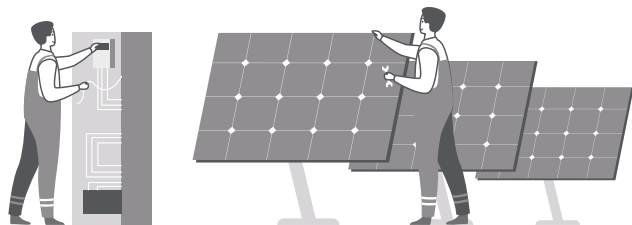
Drought Risk **Medium – High**

River Flood Risk **Low – Medium**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates	Valid until
Management system accredited by ESG-related management standards	ISO 14001 2024-03-22
BREEAM Certification BREEAM IN USE Asset Performance	Excellent (bud.A) Very good (bud.D) 2023-05-05
Building management	Very good
EU Energy Performance Certification (EPC)	2029-10-28 (A) 29-10-29 (B) / 19-08-06 (C) / 29-10-19 (D) / 31-06-17 (E) 31-06-18 (Multikino)

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow.

Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk.

Source: Expert assessment based on information from EPP properties.



M1, Bytom

ANNEX 3 (CONTINUED)

M1 Bytom	Location:	Bytom, Poland
	Property type:	Master Lease
	GLA:	27 277 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	-	-	-	-	-
Scope 2 (market based)	1 802	1 751	1 463	1 591	-12
Scope 1&2 (market based)	1 802	1 751	1 463	1 591	-12
Scope 3 (market based)	4 237	4 030	3 961	4 426	5
TOTAL (market based)	6 084	5 781	5 424	6 016	-0,4

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	3.0
2050	3.0	3.2	4.0
2100	3.0	4.0	5.4

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.5	2.8
2050	2.2	2.8	2.8
2100	2.2	2.8	3.5

Wind

Storm

NATHAN risk score

Low (5)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.5	2.0
2050	3.5	2.0	3.0
2100	1.5	2.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3
2100	3.3	3.3	3.7

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

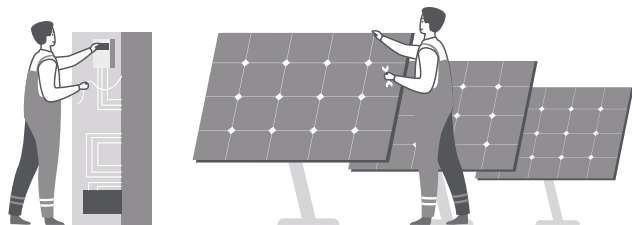
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification		
BREEAM IN USE		
Asset Performance	Excellent	2023-12-09
Building management	Outstanding	

EU Energy Performance Certification (EPC)	2032-12-14
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	<ul style="list-style-type: none"> a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
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PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Czeladź

ANNEX 3 (CONTINUED)

M1 Czeladź	Location:	Czeladź, Poland
	Property type:	Master Lease
	GLA:	50 036 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	227	184	174	118	-48
Scope 2 (market based)	3 098	2 985	2 400	2 726	-12
Scope 1&2 (market based)	3 325	3 169	2 574	2 844	-15
Scope 3 (market based)	7 622	7 216	7 146	8 145	7
TOTAL (market based)	10 947	10 385	9 720	10 989	0,4

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.2	3.0
2050	3.2	3.5	4.0
2100	3.2	4.0	5.4

Forest / Wildfires

Current	1.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.5	2.8
2050	2.5	2.8	2.8
2100	2.2	2.8	3.8

Wind

Storm

NATHAN risk score

Low (0 – 5)	Medium (6 – 15)	High (16 – 34)	Extreme (35 – 450)
-------------	-----------------	----------------	--------------------

NATHAN hazard score

No hazard of storm surge

Extratropical storm: NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado: NATHAN score

Zone 2/(1 – 4)
Low – Moderate

Hail: NATHAN score

Zone 3/(1 – 6)
Low – Moderate

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	1.5	2.5
2050	2.0	2.5	3.0
2100	1.5	2.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.7	2.7
2050	3.3	3.0	3.3
2100	3.0	3.3	3.7

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

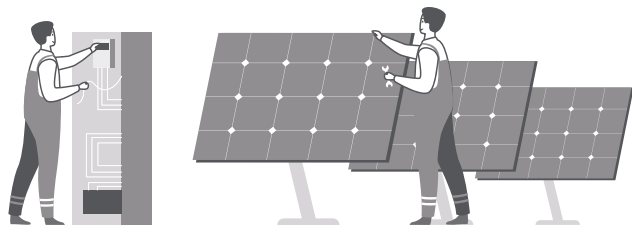
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Outstanding	2023-12-16
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EU Energy Performance Certification (EPC)		2032-11-09
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	<ul style="list-style-type: none"> a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
---	--

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Częstochowa

ANNEX 3 (CONTINUED)

M1 Częstochowa	Location:	Częstochowa, Poland
	Property type:	Master Lease
	GLA:	29 067 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	-	-	-	-	-
Scope 2 (market based)	1 920	1 866	1 559	1 695	-12
Scope 1&2 (market based)	1 920	1 866	1 559	1 695	-12
Scope 3 (market based)	4 515	4 298	4 222	4 717	5
TOTAL (market based)	6 435	6 164	5781	6 411	-0,4

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.5	3.2
2050	3.5	3.5	4.0
2100	3.2	4.2	5.6

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.8	2.8
2050	2.5	3.2	3.2
2100	2.5	3.2	3.5

Wind

Storm

NATHAN risk score

Low (5)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate

Tornado:
NATHAN score

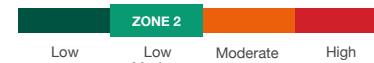
Zone 2/(1 – 4)
Low – Moderate

Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



No hazard of storm surge



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.5	2.0
2050	3.5	2.0	3.0
2100	1.5	2.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3
2100	3.3	3.3	3.7

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **High**

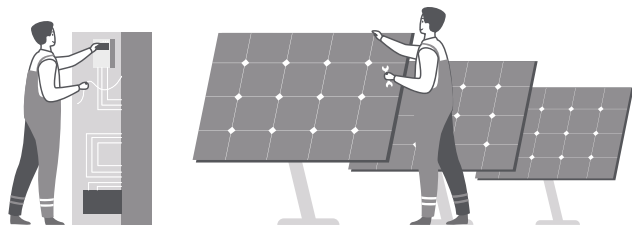
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 -

BREEAM Certification
BREEAM IN USE
 Asset Performance Excellent 2023-12-06
 Building management Outstanding

EU Energy Performance Certification (EPC) 2032-12-12

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply a) PV installation planned (to the maximum capacity of the roof load)
 b) energy efficiency and
 c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Kraków

ANNEX 3 (CONTINUED)

M1 Kraków	Location:	Kraków, Poland
	Property type:	Master Lease
	GLA:	48 631 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	-	-	-	-	-
Scope 2 (market based)	3 213	3 122	2 608	2 836	-12
Scope 1&2 (market based)	3 213	3 122	2 608	2 836	-12
Scope 3 (market based)	7 553	7 191	7 061	7 892	5
TOTAL (market based)	10 766	10 312	9 669	10 728	-0,4

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.8	2.8
2050	3.0	3.2	3.5
2100	2.8	4.0	5.2

Forest / Wildfires

Current	1.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.2
2050	2.0	2.8	2.5
2100	2.0	2.5	3.0

Wind

Storm

NATHAN risk score

Low (5)

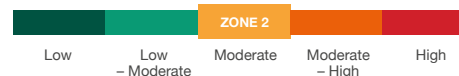
NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.0	2.5
2050	3.0	2.5	3.0
2100	2.5	1.5	4.0

Heavy precipitation

Current	3.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3
2100	3.3	3.3	4.3

Flood

River flood defended	Zone 100 – 100 year return period
River flood undefended	Zone 100 – 100 year return period

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

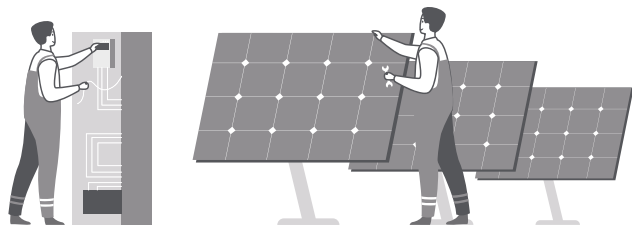
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Outstanding	2023-10-19
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EU Energy Performance Certification (EPC)		2032-12-13
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	<ul style="list-style-type: none"> a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
---	--

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Łódź

ANNEX 3 (CONTINUED)

M1 Łódź	Location:	Łódź, Poland
	Property type:	Master Lease
	GLA:	36 526 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	166	134	127	86	-48
Scope 2 (market based)	2 489	2 398	1 787	2 030	-19
Scope 1&2 (market based)	2 655	2 533	1 914	2 116	-20
Scope 3 (market based)	5 977	5 607	5 273	6 019	1
TOTAL (market based)	8 632	8 141	7 187	8 135	-6

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.2	3.2
2050	3.2	3.5	4.0
2100	3.0	4.0	5.6

Forest / Wildfires

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	2.8
2050	2.2	3.0	3.2
2100	2.2	3.2	3.5

Wind

Storm

NATHAN risk score

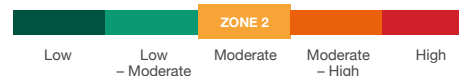
Medium (7)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.0	2.5
2050	2.0	2.0	3.0
2100	0.5	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.3	2.3
2050	2.3	2.7	3.0
2100	2.3	3.0	3.3

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks - assessment based on WRI

Baseline water stress **High**

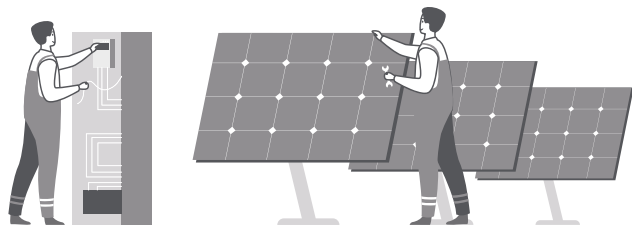
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures - energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Outstanding	2023-10-26
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EU Energy Performance Certification (EPC)		2032-11-07
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	<ul style="list-style-type: none"> a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
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PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Marki

ANNEX 3 (CONTINUED)

M1 Marki	Location:	Marki, Poland
	Property type:	Master Lease
	GLA:	44 100 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	200	162	154	104	-48
Scope 2 (market based)	2 813	2 200	1 943	2 208	-22
Scope 1&2 (market based)	3 013	2 363	2 097	2 311	-23
Scope 3 (market based)	6 868	5 680	6 237	7 286	6
TOTAL (market based)	9 881	8 043	8 333	9 597	-3

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.5	3.2
2050	3.5	3.5	4.0
2100	3.2	3.5	5.4

Forest / Wildfires

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.0	2.8
2050	2.8	3.2	3.0
2100	2.5	3.2	3.5

Wind

Storm

NATHAN risk score

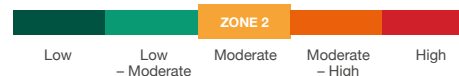
Medium (7)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:

NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:

NATHAN score

Zone 4/(1 – 6)
Moderate – High



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.0	3.0
2050	2.0	1.0	3.5
2100	1.0	1.0	4.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.3
2050	2.7	2.7	2.7
2100	2.7	2.7	3.0

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

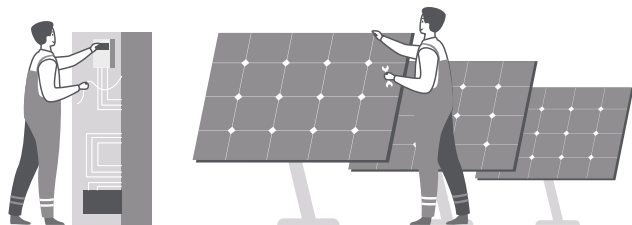
Drought Risk **Medium – High**

River Flood Risk **Low – Medium**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards ISO 14001 -

BREEAM Certification
BREEAM IN USE
 Asset Performance Excellent 2023-10-21
 Building management Outstanding

EU Energy Performance Certification (EPC) 32-12-12 (Main Building) / 31-11-08 (OBI EPC) 32-01-19 (Polauto) / 31-12-16 (Car wash)

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply
 a) PV installation planned (to the maximum capacity of the roof load)
 b) energy efficiency and
 c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Poznań

ANNEX 3 (CONTINUED)

M1 Poznań	Location:	Poznań, Poland
	Property type:	Master Lease
	GLA:	40 554 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	-	-	-	-	-
Scope 2 (market based)	2 852	2 769	2 366	2 582	-10
Scope 1&2 (market based)	2 852	2 769	2 366	2 582	-10
Scope 3 (market based)	6 612	6 292	6 255	7 002	6
TOTAL (market based)	9 463	9 062	8 621	9 584	1

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.2	3.0
2050	3.2	3.2	3.5
2100	3.2	4.0	5.0

Forest / Wildfires

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.8
2050	2.2	3.2	3.0
2100	2.8	3.2	3.5

Wind

Storm

NATHAN risk score

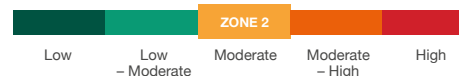
Medium (5)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	1.5	1.0
2050	2.5	2.0	4.0
2100	2.5	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.3
2050	3.0	2.3	3.0
2100	2.3	2.7	3.0

Flood

River flood defended: Zone 0 – minimal flood risk

River flood undefended: Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low (0.0 – 2.0)	Low – Moderate (2.1 – 4.0)	Moderate (4.1 – 6.0)	Moderate – High (6.1 – 8.0)	High (8.1 – 10.0)
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Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Medium – High**

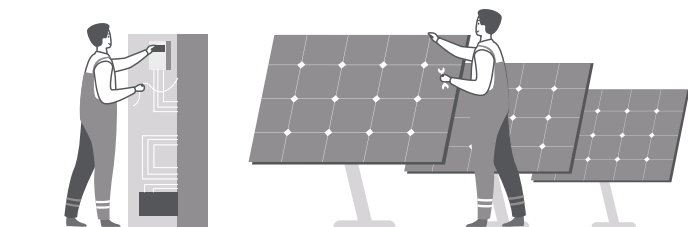
Drought Risk **Medium – High**

River Flood Risk **Low – Medium**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates

Valid until

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Outstanding	2023-12-14
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EU Energy Performance Certification (EPC)		2032-12-15
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Radom

ANNEX 3 (CONTINUED)

M1 Radom	Location:	Radom, Poland
	Property type:	Master Lease
	GLA:	36 128 m ²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	164	133	126	85	-48
Scope 2 (market based)	2 462	2 372	1 767	2 008	-19
Scope 1&2 (market based)	2 626	2 505	1 893	2 093	-20
Scope 3 (market based)	5 912	5 561	5 234	5 971	1
TOTAL (market based)	8 538	8 066	7 127	8 064	-6

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.5		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.2	3.2
2050	3.2	3.5	4.0
2100	3.0	4.0	5.4

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	2.5	2.5
2050	2.5	3.0	3.2
2100	2.2	3.2	3.5

Wind

Storm

NATHAN risk score

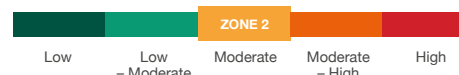
Medium (8)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



LEGEND:

Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.5	3.0	2.5
2050	1.0	2.5	4.0
2100	1.5	2.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.3
2050	2.3	2.3	2.3
2100	2.3	2.3	3.3

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

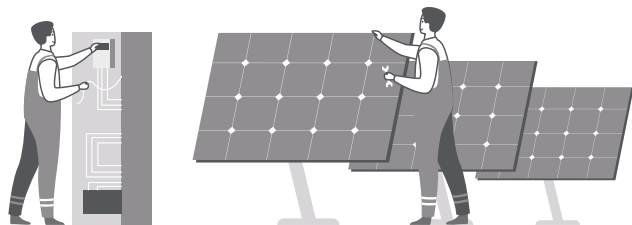
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Outstanding	2023-10-04
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EU Energy Performance Certification (EPC)		2032-12-13
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
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PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Zabrze

ANNEX 3 (CONTINUED)

M1 Zabrze	Location:	Zabrze, Poland
	Property type:	Master Lease
	GLA:	49 150 m ²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	-	-	-	-	-
Scope 2 (market based)	3 247	3 155	2 636	2 866	-12
Scope 1&2 (market based)	3 247	3 155	2 636	2 866	-12
Scope 3 (market based)	7 646	7 269	7 133	7 971	4
TOTAL (market based)	10 894	10 424	9 769	10 837	-1

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.2	3.0
2050	3.2	3.5	4.2
2100	3.2	4.2	5.4

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.5	2.8
2050	2.5	2.8	2.8
2100	2.2	2.8	3.8

Wind

Storm

NATHAN risk score

Low (5)

NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	1.5	2.5
2050	2.0	2.5	3.0
2100	1.5	2.5	3.5

Heavy precipitation

Current	2.7		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.3	3.3	3.3
2050	3.3	3.3	3.3
2100	3.3	3.3	3.7

Flood

River flood defended
Zone 0 – minimal flood risk

River flood undefended
Zone 0 – minimal flood risk

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Medium – High**

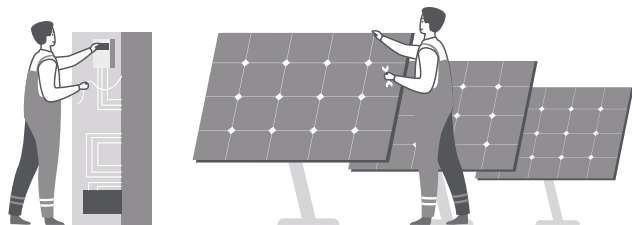
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification BREEAM IN USE Asset Performance Building management	Excellent Outstanding	2023-10-21
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EU Energy Performance Certification (EPC)		2032-11-22
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Kielce

ANNEX 3 (CONTINUED)

Power Park Kielce	Location:	Kielce, Poland
	Property type:	Master Lease
	GLA:	35 661 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	162	131	124	84	-48
Scope 2 (market based)	2 295	2 070	1 758	2 041	-11
Scope 1&2 (market based)	2 457	2 201	1 883	2 124	-14
Scope 3 (market based)	5 599	4 979	5 213	6 085	9
TOTAL (market based)	8 056	7 181	7 096	8 209	2

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	2.5	3.0
2050	2.8	3.2	3.8
2100	2.8	4.0	5.4

Forest / Wildfires

Current	2.0		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.2	2.2
2050	2.5	2.8	2.8
2100	2.2	2.8	3.5

Wind

Storm

NATHAN risk score **Medium (8)**

NATHAN hazard score: No hazard of storm surge

Extratropical storm: NATHAN score 121 – 160 km/h Zone 2/(0 – 4) **Moderate**

Tornado: NATHAN score Zone 2/(1 – 4) **Low – Moderate**

Hail: NATHAN score Zone 4/(1 – 6) **Moderate – High**

Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	3.0	2.5
2050	1.5	3.0	3.5
2100	1.5	2.0	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.3	2.3	2.7
2050	3.3	2.7	3.3
2100	3.3	3.3	3.7

Flood

River flood defended	Zone 0 – minimal flood risk
River flood undefended	Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

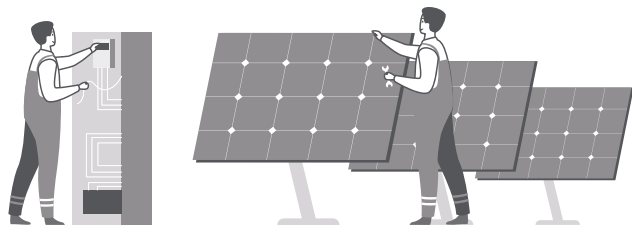
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification		
-		-
Asset Performance	-	-
Building management	-	-

EU Energy Performance Certification (EPC)	2029-12-13
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
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PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Olsztyn

ANNEX 3 (CONTINUED)

Power Park Olsztyn	Location:	Olsztyn, Poland
	Property type:	Master Lease
	GLA:	28 008 m²

Carbon footprint (tCO ₂ e)*					
Scope	FY2019 01-09-18 31-08-19	FY2020 01-09-19 31-08-20	FY2021 01-09-20 31-08-21	FY2022 01-09-21 31-08-22	% change FY2022/ FY2019
Scope 1	127	103	98	66	-48
Scope 2 (market based)	1 802	1 626	1 381	1 603	-11
Scope 1&2 (market based)	1 929	1 729	1 479	1 668	-14
Scope 3 (market based)	4 398	3 911	4 083	4 744	8
TOTAL (market based)	6 327	5 640	5 562	6 413	1

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.5
2050	2.2	2.8	3.0
2100	2.2	3.0	4.4

Forest / Wildfires

Current	1.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	2.2	2.2
2050	2.0	2.2	2.2
2100	2.2	2.2	2.8

Wind

Storm

NATHAN risk score

Low (5)

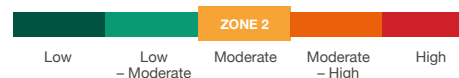
NATHAN hazard score

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



No hazard of storm surge



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 3/(1 – 6)
Low – Moderate



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.5	3.5	1.5
2050	2.0	0.5	3.0
2100	2.5	2.0	3.0

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.3	2.3
2050	2.7	3.0	3.0
2100	2.3	3.0	3.3

Flood

River flood defended	Zone 100 – 100 year return period
River flood undefended	Zone 100 – 100 year return period

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low**

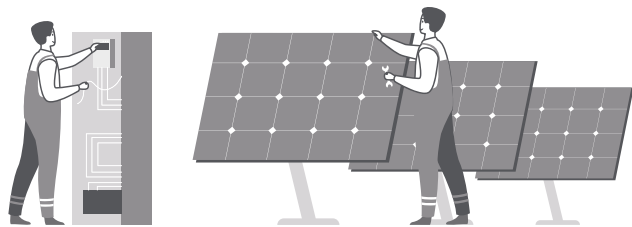
Drought Risk **Medium – High**

River Flood Risk **Low – Medium**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates **Valid until**

Management system accredited by ESG-related management standards	ISO 14001	-
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BREEAM Certification		
-	-	-
Asset Performance	-	-
Building management	-	-

EU Energy Performance Certification (EPC)		-
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Actions

Risk mitigation measures to prevent energy cost increases or lack of supply	<ul style="list-style-type: none"> a) PV installation planned (to the maximum capacity of the roof load) b) energy efficiency and c) cooperation with tenants
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PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters. **Low risk**

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards. **Low risk**

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process). Some reputational risk is related to the fact that the property is a recognizable brand to some locals. **Medium risk**

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.



M1, Tychy

ANNEX 3 (CONTINUED)

Power Park Tychy	Location:	Tychy, Poland
	Property type:	Master Lease
	GLA:	21 117 m²

Carbon footprint (tCO₂e)*

Scope	FY2019	FY2020	FY2021	FY2022	% change
	01-09-18 31-08-19	01-09-19 31-08-20	01-09-20 31-08-21	01-09-21 31-08-22	FY2022/ FY2019
Scope 1	96	78	74	50	-48
Scope 2 (market based)	1 359	1 226	1 041	1 208	-11
Scope 1&2 (market based)	1 455	1 304	1 115	1 258	-14
Scope 3 (market based)	3 316	2 949	3 068	3 555	7
TOTAL (market based)	4 770	4 252	4 183	4 813	1

*The reporting period of EPP's GHG emissions has been changed and a new one was established to fit the financial year of the company. The reporting period covered the timeframe from 1 of September 2021 till 31 of August 2022. Recalculation of historical GHG emissions has been adjusted for this period - in three years from September 2018 to August 2021.

The GHG (greenhouse gas) emissions were calculated according to the international methodology for calculating emissions for enterprises – Greenhouse Gas Protocol, and recommendations regarding carbon calculations, based on the following guidelines:

1. The Greenhouse Gas Protocol A Corporate Accounting and Reporting Standard Revised Edition – The GHG Protocol provides requirements and guidance for companies and other organizations preparing a corporate-level GHG emissions inventory.
2. GHG Protocol Scope 2 Guidance – The GHG Protocol standardizes how corporations measure emissions from purchased or acquired electricity, steam, heat and cooling.
3. Corporate Value Chain (Scope 3) Accounting and Reporting Standard – The GHG Protocol allows companies to assess their entire value chain emissions impact and identify where to focus reduction activities. For calculations, either the Inventory or Screening approach was used (with the Screening approach adopted only where the Inventory approach was not possible due to lack of data).
4. Guide to Scope 3 Reporting in Commercial Real Estate, UK Green Building Council.

Source: EPP.

ANNEX 3 (CONTINUED)

Climate-related risks – Physical risk assessment from the Munich RE database

Temperature

Heat Stress

Current	2.2		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.2	3.2	3.0
2050	3.2	3.5	4.0
2100	2.8	4.0	5.4

Forest / Wildfires

Current	1.8		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.8	2.5	2.8
2050	2.5	2.8	2.8
2100	2.2	2.8	3.8

Wind

Storm

NATHAN risk score

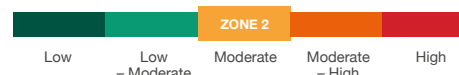
Medium (7)

NATHAN hazard score

No hazard of storm surge

Extratropical storm:
NATHAN score

121 – 160 km/h
Zone 2/(0 – 4)
Moderate



Tornado:
NATHAN score

Zone 2/(1 – 4)
Low – Moderate



Hail:
NATHAN score

Zone 4/(1 – 6)
Moderate – High



Water

Drought

	RCP 2.6	RCP 4.5	RCP 8.5
2030	3.0	1.5	2.5
2050	2.0	2.5	3.0
2100	1.5	2.5	3.5

Heavy precipitation

Current	2.3		
	RCP 2.6	RCP 4.5	RCP 8.5
2030	2.7	2.7	2.7
2050	3.3	3.0	3.3
2100	3.0	3.3	3.7

Flood

River flood defended Zone 0 – minimal flood risk

River flood undefended Zone 0 – minimal flood risk

LEGEND:
Grades of the indices for Munich RE scenarios

Low	Low – Moderate	Moderate	Moderate – High	High
(0.0 – 2.0)	(2.1 – 4.0)	(4.1 – 6.0)	(6.1 – 8.0)	(8.1 – 10.0)

Temperature- and water-related risks (drought and heavy precipitation) are assessed under three ICPP scenarios: RCP 2.6 – the scenario of reaching Paris Agreement goals (of limiting warming to below 2°C) by drastically cutting GHG emissions, RCP 4.5 – the scenario of slowly declining GHG emissions, leading to a rise in global average temperatures by approx. 2.4° C by 2100, RCP 8.5 – “business as usual” scenario that assumes continued rising GHG emissions, leading to much higher levels of warming (approx. 4.3° C). Assessment is made in 3 time horizons: 2030, 2050 and 2100. **Risk of flood** (under water-related risks) refers to future river flood risk and is based on river flood models for current conditions and assessment of flood risk changes derived from climate and hydrological models. The assessment of risk refers to flood zones: Zone 0 – minimal flood risk, Zone 500 – 500 year extreme flood return period (0.2% annual flood chance), Zone 100 – 100 year extreme flood return period (1% annual flood chance). The assessment is based on 2 indices: River Flood Undefended (not accounting for dykes and flood walls) and River Flood Defended (accounting for dykes and flood walls). **Wind-related risks** are based on Munich RE’s NATHAN risk assessment tool (Natural Hazards Edition), which is based on the comprehensive collection of natural hazards data over 140 years of Munich RE’s experience as a global leading reinsurer.

Same hazard rating for all scenarios and timeframes.
Source: CBRE

ANNEX 3 (CONTINUED)

Water risks – assessment based on WRI

Baseline water stress **Low – Medium**

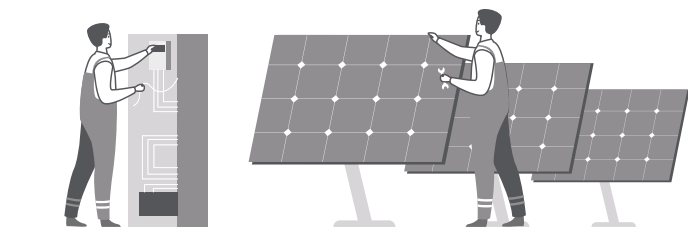
Drought Risk **Medium – High**

River Flood Risk **Low**

PLEASE NOTE: The water risk assessment presented above provides information on water risks for specific locations of our properties. This physical risk is not equally material to all sectors and additionally can be mitigated at the property level. Therefore, it does not imply direct risk for our business. In our risk analysis, we confront the assessment for the relevant water risk in a specific location with materiality of this risk for our operations and mitigation measures that reflect our strategy of transition to climate neutrality.

Source: WRI Aqueduct water risk tool.

Based on the group risk assessment of long-term climate change risks, EPP is working on adaptation plans for its properties. The strategy includes technical adaptation, water retention and cooperation with local communities. It is expected to be finalized on asset levels in 2025.



Risk mitigation measures – energy efficiency

Standards and certificates	Valid until
Management system accredited by ESG-related management standards	ISO 14001 -
BREEAM Certification	-
- Asset Performance	-
- Building management	-
EU Energy Performance Certification (EPC)	-

Actions

Risk mitigation measures to prevent energy cost increases or lack of supply

- a) PV installation planned (to the maximum capacity of the roof load)
- b) energy efficiency and
- c) cooperation with tenants

PLEASE NOTE: We are taking measures aiming to adopt green building practices and improve the climate resilience of our assets. These measures concentrate on improving the energy efficiency of our buildings and include adopting management standards as well as participating in building efficiency certification programs. These programs provide reliable and transparent third-party assessment of our buildings by external accreditation bodies. For all our assets, we are able to produce actual energy expenses. Additionally, for assets under our operational control (except of 12 properties under Master Lease), when improvements are planned, we are able to assess the projected energy consumption and related cash flow. Source: EPP

Water management – materiality of risk

Physical risk

Majority of water used at the property is for domestic purposes (drinking water & sanitation) with some used for processing or cleaning. Water quantity and/or quality is somewhat important (neutral) for this property (sanitary use). The property's operations have only limited impact on downstream water quality in terms of physical, chemical and biological parameters.

Low risk

Regulatory risk

The property does not face any heavy water-related regulation or legal enforcement (relative to other water users). The property meets legal wastewater quality standards.

Low risk

Reputational risk

The property is not a large water user. Nevertheless, recognizing a potential water stress risk, we are working to improve our water management practices (from an already established water management process. Some reputational risk is related to the fact that the property is a recognizable brand to some locals.

Medium risk

PLEASE NOTE: We assess the materiality of water risks for operations of our properties. This is based on expert assessment and information from our properties. We include information in 3 dimensions: (1) physical risk, (2) regulatory risk, (3) reputational risk. Source: Expert assessment based on information from EPP properties.

ANNEX 4

GLOSSARY OF TERMS AND ABBREVIATIONS

Term or abbreviation	Definition	Source (where relevant)
BMS	Building Management System	
BREEAM	Building Research Establishment Environmental Assessment Method is the world's leading science-based suite of validation and certification systems for a sustainable built environment.	CLICK HERE
CDP	CDP is a not-for-profit charity that runs the global disclosure system for investors, companies, cities, states and regions to manage their environmental impacts. The world's economy looks to CDP as the gold standard of environmental reporting, with the richest and most comprehensive dataset on corporate and city action.	CLICK HERE
COO	Chief Operating Officer	
EPC	Energy Performance Certificates provide information on the energy efficiency of buildings and recommended improvements.	
EPP, the company	EPP N.V.	
ERM framework	Enterprise Risk Management framework	

ANNEX 4 (CONTINUED)

Term or abbreviation	Definition	Source (where relevant)
ESG	Environmental, Social and Governance	
ESRS E3	European Sustainability Reporting Standard E3 Water and Marine resources issued by EFRAG, to be adopted by the European Commission by mid-2023	CLICK HERE
FY2022	EPP's (and Redefine's) financial year from 1 September 2021 to 31 August 2022	
GHG Protocol	The Greenhouse Gas Protocol establishes comprehensive global standardized frameworks to measure and manage greenhouse gas (GHG) emissions from private and public sector operations, value chains and mitigation actions. Building on a 20-year partnership between World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD), GHG Protocol works with governments, industry associations, NGOs, businesses and other organizations.	CLICK HERE
GHGs	Greenhouse gases are gases that absorb infrared radiation (net heat energy) emitted from the Earth's surface and reradiate it back to the Earth's surface, thus contributing to the greenhouse effect. GHGs include carbon dioxide, methane, nitrous oxide and fluorinated gases.	
GRESB	GRESB (formerly the Global Real Estate Sustainability Benchmark) provides validated ESG performance data and peer benchmarks for investors and managers to improve business intelligence, industry engagement, and decision-making.	CLICK HERE
GRI	Global Reporting Initiative provides the world's most widely used sustainability reporting standards. WRI has developed and delivered the global best practice for how organizations communicate and demonstrate accountability for their impacts on the environment, economy and people.	CLICK HERE
IPCC	Intergovernmental Panel on Climate Change is the United Nations body for assessing the science related to climate change.	CLICK HERE

ANNEX 4 (CONTINUED)

Term or abbreviation	Definition	Source (where relevant)
Net-zero carbon	A building is considered net-zero carbon when it is highly energy-efficient and its remaining energy use is from renewable energy (preferably on site but also off site where absolutely necessary) so that there are zero net carbon emissions on an annual basis (net-zero), or when the energy from renewable energy results in more energy being produced than what is used on site (net positive).	
RCP	Representative concentration pathways represent projected GHG emissions, RCP 1.9 is aligned to the 1.5°C emissions scenario, whereas RCP 2.6 is aligned to a 2°C emissions scenario.	CLICK HERE
REIT	Real Estate Investment Trust	
RES	Renewable energy sources	
SASB	Sustainability Accounting Standards Board standards guide the disclosure of financially material sustainability information by companies to their investors. Available for 77 industries, the standards identify the subset of ESG issues most relevant to financial performance in each industry.	CLICK HERE
SBTi	The Science Based Targets initiative drives ambitious climate action in the private sector by enabling organisations to set science-based emissions reduction targets. The SBTi is a partnership between CDP, the United Nations Global Compact, World Resources Institute (WRI) and the World Wide Fund for Nature (WWF).	CLICK HERE
Science-based targets	Science-based targets provide a clearly defined pathway for companies and financial institutions to reduce GHG emissions, which helps prevent the worst impacts of climate change and future-proofs business growth. Targets are considered science-based if they are in line with what the latest climate science deems necessary to meet the goals of the Paris Agreement – limiting global warming to 1.5°C above pre-industrial levels.	

ANNEX 4 (CONTINUED)

Term or abbreviation	Definition	Source (where relevant)
TCFD	The Financial Stability Board established the Task Force on Climate-related Disclosures to develop recommendations for more effective climate-related disclosures that (i) could promote more informed investment, credit and insurance underwriting decisions and (ii) in turn, would enable stakeholders to better understand the concentrations of carbon-related assets in the financial sector and the financial system’s exposures to climate-related risks	CLICK HERE
UN SDGs	The United Nations Sustainable Development Goals are a call to action for all countries – poor, rich and middle income – to promote prosperity while protecting the planet. They recognize that ending poverty must go hand-in-hand with strategies that build economic growth and address a range of social needs, including education, health, social protection and job opportunities, while tackling climate change and environmental protection.	CLICK HERE
WRI	World Resources Institute is a global research organization that works with governments, businesses, multilateral institutions and civil society groups to develop practical solutions that improve people’s lives and ensure nature can thrive. WRI’s mission is to move human society to live in ways that protect Earth’s environment and its capacity to provide for the needs and aspirations of current and future generations.	CLICK HERE



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