

Green

Bond Report



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2023

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Full List of Properties in
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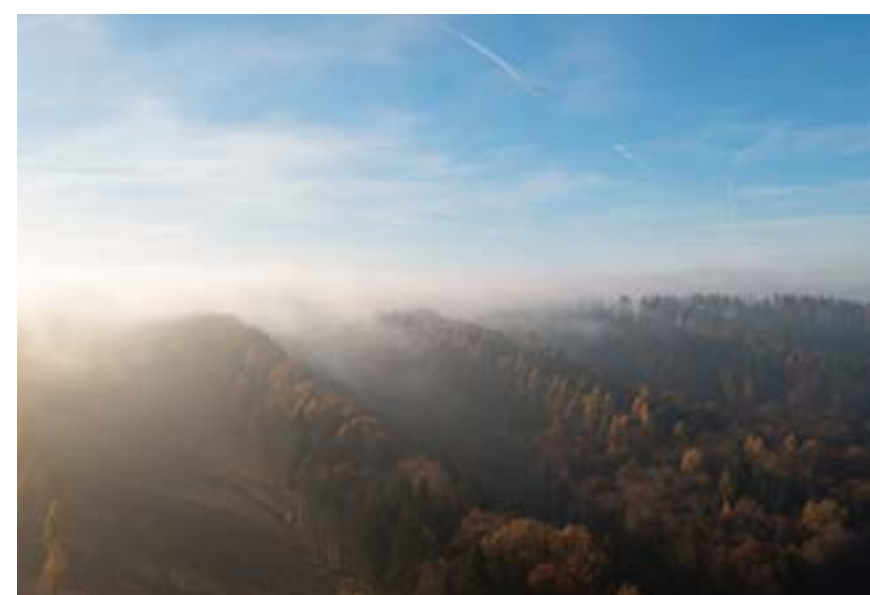
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Annual Review Letter
from SustainAnalytics

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ESG Strategy: Our Four Pillars

We have developed a four-pillar approach to systemise ESG topics that are material to our activities and have set clearly defined KPIs for each pillar to chart results. The pillars, which capture focus areas and represent interlinked groups of activities, align with targets set by the Paris Agreement and UN Sustainability Goals.



1 Striving to be Climate Positive

E

Goals

Carbon-neutral operations (corporate and operational) through:

- Energy-efficient design and operations
- Producing more energy than consumed
- Carbon sequestration

Parks that support biodiversity

Parks that support the natural water cycle



2 Embedding Parks in Communities

E / S

Goals

Parks that provide space and support community activities

Parks that are easily accessible

Parks that promote clean mobility



3 Stimulating Social Impact & Well-being

S / G

Goals

Parks that encourage healthy living

Inclusive parks that create opportunities for everyone

Create safe workplaces that support well-being and employee development



4 Conducting Business with Integrity

G

Goals

Conduct business with integrity

Ensure governance is in place to support business continuity and quick decision-making processes

Make ESG an integral part of business decisions

SDGs



Our Sustainability Vision 1/2



BREEAM Certified



We build industry-leading sustainable buildings with state-of-the-art materials and technologies. All of our new, own-built buildings are BREEAM-certified “Very Good” or better.



Four Pillars



Our commitment to ESG values is based on the following four pillars:

- 1. Striving be Climate Positive
- 2. Embedding Parks in Communities
- 3. Stimulating Social Impact and Well-being
- 4. Conducting Business with Integrity

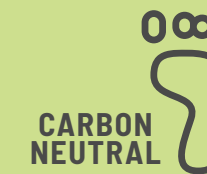


Climate Risks



CTP uses physical and transitional climate risk tools to ensure that our properties are improved to meet future climate requirements.

SBTi Initiative



Our carbon-reduction strategy is based on the Science-Based Targets initiative (SBTi). To reach our target, we primarily aim to:

By end of 2022 – full Scope 1 & 2 emissions calculated, including corporate and park operations.

By end of 2023 – Scope 3 emissions calculated. Carbon reduction initiatives ongoing.

2022 – Creation of energy business unit, acceleration of solar panel roll-out.



Our Sustainability Vision 2/2



Sustainability Initiatives



We have introduced a number of new sustainability initiatives at our parks and redoubled our existing park-based, sustainability-focused projects, such as:



Grey and Rain Water Systems



Since 2020 we are introducing water re-use technologies across our parks.



Solar-ready Roofs



All new buildings are constructed "solar ready". CTP currently owns solar plants in the Czech Republic, Romania, Hungary, Slovakia, Serbia, Poland and the Netherlands.



Smart Metering



As part of our operational efforts to reduce our CO2 footprint we will have installed smart metering in >95% of our properties by the end of 2024.



Low Energy LED Lighting



Low-energy LED lights are installed to replace incandescent and fluorescent lights; all new developments are equipped with LED lights, while skylights increase natural daylight.



400 MWp planned capacity by YE 2026



CTP's current overall installed solar-generating capacity is approximately 97 MWp (Q3-2023).



Life Cycle Analysis



We are implementing a system to track EPDs (Environmental Product Declarations) on all building materials procured, to establish a validated base for a Life Cycle Analysis of our properties.

Our Green Bond Framework: An Overview

CTP issues Green Bonds under the Green Bond Framework developed in September 2020, in accordance with the ICMA Green Bond Principles (2018).



1 Use of Proceeds

- Green buildings**
- BREEAM: Very Good or better
 - LEED: Gold or above
- Renewable power-generating capacity**
- Solar energy
 - Wind energy

2 Process for Project Evaluation and Selection

CTP's Green Bond Committee is responsible for:

- Reviewing and approving the selection of projects for the Green Asset Pool;
- Monitoring the Green Asset Pool;
- Removing from the Green Asset Pool projects that no longer meet the eligibility criteria;
- Reviewing and validating the Annual Report.

3 Management of Proceeds

Net proceeds from Green Bond issuances are allocated and managed by the Funding team.

Pending the allocation to the Green Asset Pool, net proceeds from Green Bond issuances may be temporarily invested or otherwise maintained in cash and cash equivalents.

CTP commits on a best-effort basis to reach full allocation within three years following a Green Bond issuance.

4 Reporting

Starting one year from issuance and until full allocation, Green Bond Reports are made publicly available annually on CTP's website, including:

- Allocation reporting
- An independent third-party verification of the internal tracking method and allocation of funds annually until full allocation.

Green Bond Features

The eight Green Bond issuances during the period 10/2020 – 01/2022 raised a total net amount of €4.25 billion, significantly decreasing our overall financing costs and extending maturities.

Issuance number	ISIN	Issued Amount (€)	Net Proceeds (€)	Net Proceeds Outstanding (€)	Issue Date	Maturity Date	Term of Notes (years)	Interest Basis	Type of rate
1 ⁽¹⁾	XS2238342484	650,000,000	645,170,500	329,533,240	1-Oct-20	1-Oct-25	5.0	2.125%	Fixed
2	XS2264194205	400,000,000	396,224,000	396,224,000	27-Nov-20	27-Nov-23	3.0	0.625%	Fixed
3	XS2303052695	500,000,000	496,914,997	496,914,997	18-Feb-21	18-Feb-27	6.0	0.750%	Fixed
4	XS2356029541	500,000,000	496,159,997	496,159,997	21-Jun-21	21-Jun-25	4.0	0.500%	Fixed
5	XS2356030556	500,000,000	494,444,997	494,444,997	21-Jun-21	21-Jun-29	8.0	1.250%	Fixed
6	XS2390530330	500,000,000	499,630,000	499,630,000	27-Sep-21	27-Sep-26	5.0	0.625%	Fixed
7	XS2390546849	500,000,000	496,965,000	496,965,000	27-Sep-21	27-Sep-31	10.0	1.500%	Fixed
8	XS2434791690	700,000,000	698,166,000	698,166,000	20-Jan-22	20-Jan-26	4.0	0.875%	Fixed
Total		4,250,000,000	4,223,675,491	3,908,038,231			5.6 ⁽²⁾	1.072% ⁽²⁾	

⁽¹⁾ CTP bought back €318 million of this bond, and the current outstanding value is €332 million.

⁽²⁾ Weighted average results for all eight Green Bond issuances.

Green Bond Net Proceeds Allocation

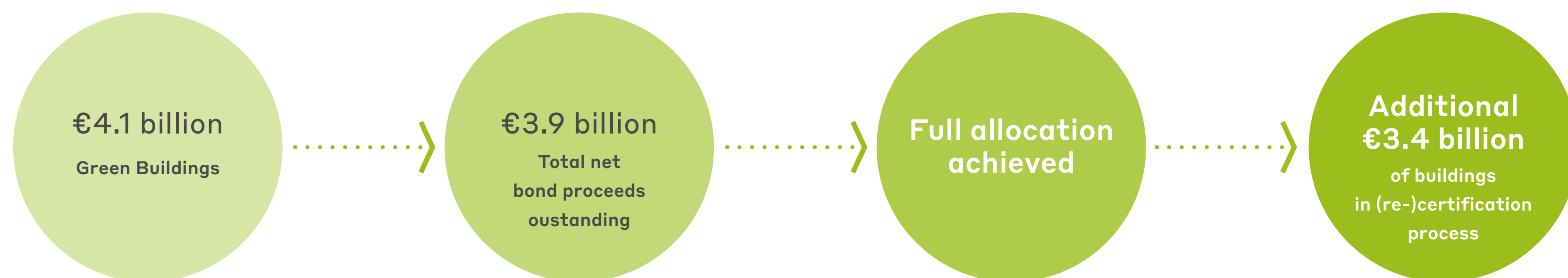
Net proceeds from all eight Green Bond issuances refinanced a selected pool of green buildings that met the use of proceeds criteria in the Green Bond Framework.

Green buildings were recognised at their market value as at 31 December 2022.

Proceeds have been fully allocated to the green buildings listed in Appendix 1.

A significant part (79%) of the net proceeds were allocated to the Czech Republic (52%) and Romania (27%).

Use of Proceeds Category	Certification Achieved	Certification Level Achieved	Number of Eligible Buildings	Gross Lettable Area of Eligible Buildings (sqm)	Net Bond Proceeds Allocation (€)	% of Net Bond Proceeds
Green buildings ⁽¹⁾	BREEAM	Outstanding	9	126,567	198,990,000	5.1%
		Excellent	53	1,285,044	1,305,481,343	33.4%
		Very Good	189	3,071,071	2,845,948,400	72.8%
Total allocation of net bond proceeds (€)					4,350,419,743	111.3%
Total allocation of net bond proceeds reported 2022 (€)					3,197,822,882	81.8% ⁽²⁾
Total net bond proceeds outstanding (€)					3,908,038,231	100.0%
Balance of unallocated net bond proceeds (€)					(442,381,512)	-11.3%

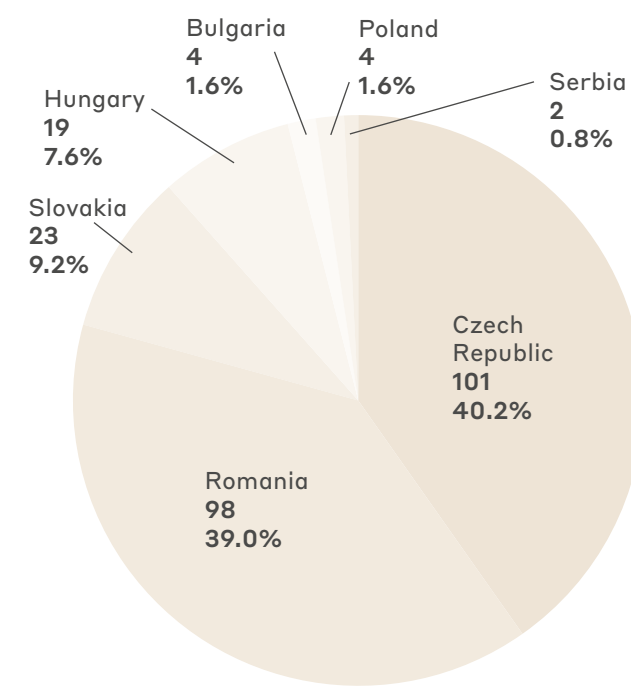


⁽¹⁾ As at 31 August 2023.

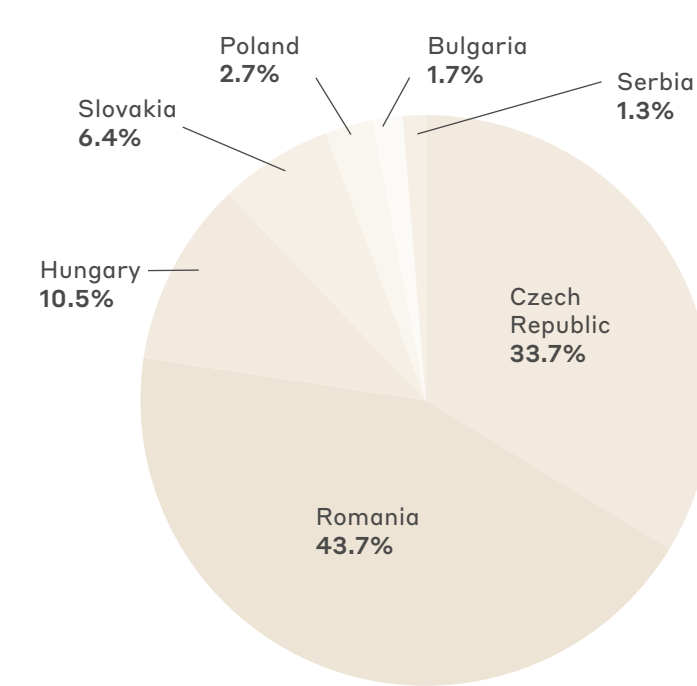
⁽²⁾ In 2022, we compared allocation to Total Net Proceeds Raised.

Green Asset Pool Characteristics

Green Asset Pool – Number of buildings by country



Green Asset Pool – GLA by country (%)

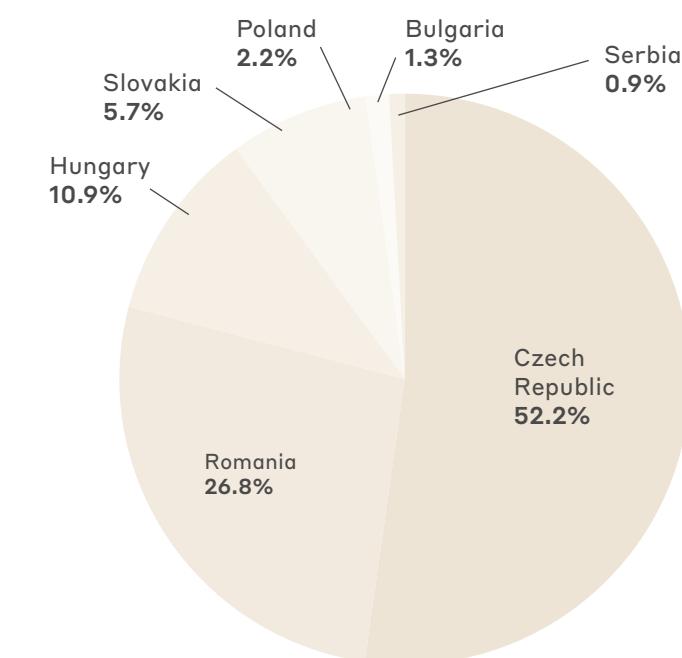


The majority of CTP’s Green Asset Pool is located in the Czech Republic (101 green buildings, 52.2% of the proceeds allocated).

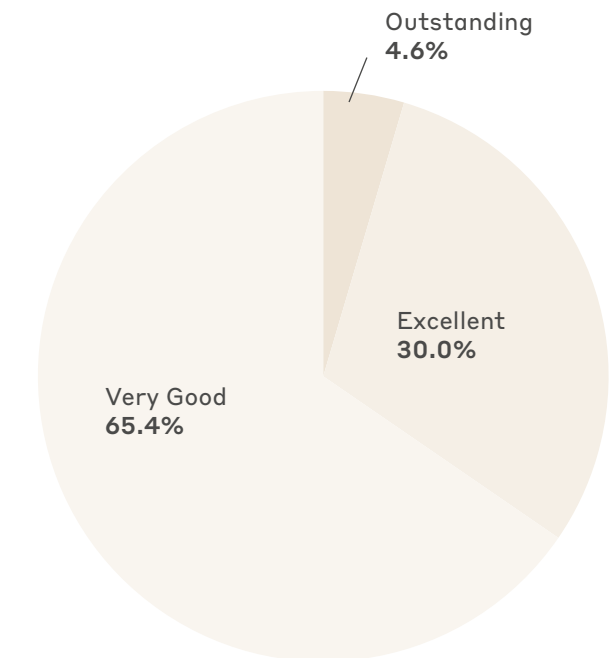
Romania has the second-highest concentration of green buildings (98 green buildings, 26.8% of the proceeds allocated).

65.4% of green buildings are rated Very Good, 30.0% are Excellent, and 4.6% are Outstanding (see case study no. 3 on page 12).

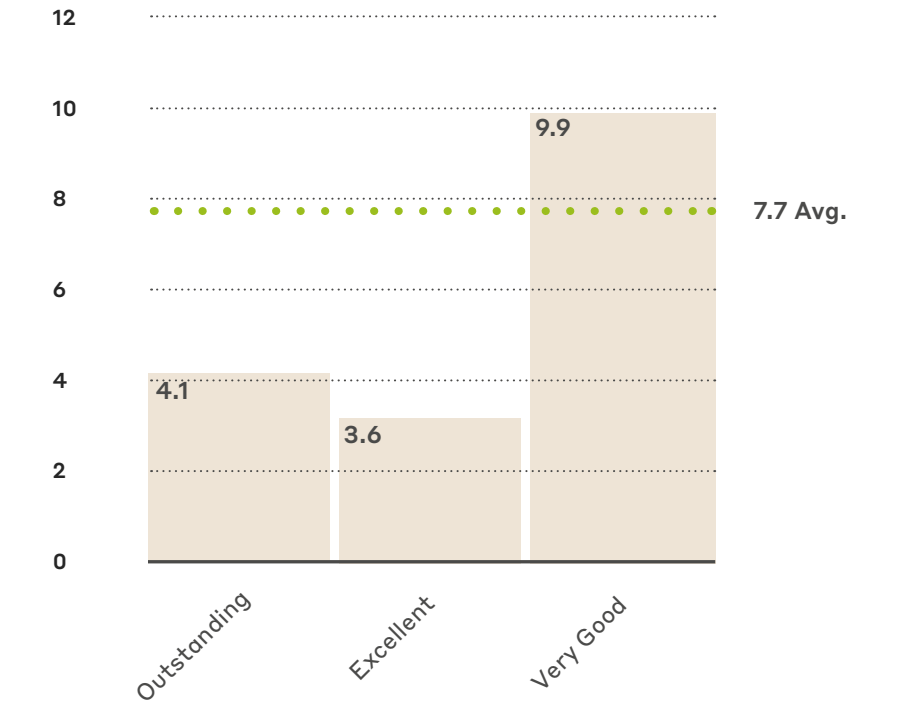
Green Asset Pool – Proceeds allocated in EUR by country (%)



Green Asset Pool – Rating (% , weighted by market value)



Green Asset Pool – Average building age (in years, weighted by market value)



The average building age (weighted by market value) of CTP’s green buildings rated Very Good is 9.9 years, rated Excellent 3.6 years, and rated Outstanding 4.1 years.

CTPARK
Bucharest West



GREEN FEATURES

BREEAM New Construction Excellent

BREEAM In-Use Part 1 Outstanding

The building consumes **46%** less energy compared to the national reference building.

All energy needed for operating the building, on an annual basis, is covered by the energy produced by the photovoltaic panels installed on the building. **Therefore, the building is considered net zero energy.**

The embodied carbon footprint is **460 kgCO₂/NLA**.

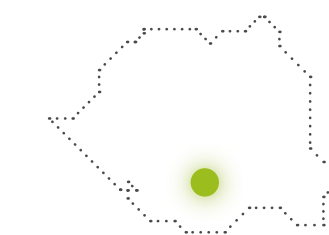
The operational carbon footprint is **977 kgCO₂/NLA**.⁽¹⁾

Water consumption is reduced using rainwater for toilets and urinals. According to the BREEAM calculation methodology, this reduces water consumption by **55.11%**.

Other green features:

- All office areas have ample daylight
- Numerous energy and water meters integrated in the BMS
- Parking spaces reserved for electric cars and equipped with charging stations
- Safe pedestrian routes
- 200 trees planted
- The biodiversity strategy also integrates two bird nests+feeders and two invertebrate nests+feeders

CTPark Bucharest West
Ion Ratiu Street 5
077096 Comuna Bolintin Deal
Judetul Giurgiu
Romania



RO



⁽¹⁾ 60 years building lifetime, 25 years PV lifetime assumed.



CTPARK

Warsaw South

BUILDING MSZ2



GREEN FEATURES

BREEAM New Construction Excellent

The building consumes **41%** less energy compared to the national reference building.

Water use reduced more than **60%** in comparison to the national reference building.

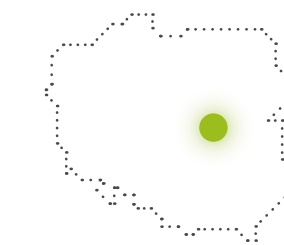
The embodied carbon footprint is **199 kgCO₂/NLA**.

More than **65%** of waste diverted from landfill at the construction stage.

50kWp of installed solar-power generating capacity.



CTPark Warsaw South
Tarczyńska 111B
96-320 Mszczonów
Poland



PL



CTPARK

Budapest West

GREEN FEATURES

BREEAM New Construction Outstanding

Gas-free development! A heat-pump system heats the warehouse and office area.

Integrated BMS controls the building's heating and cooling system; smart electricity and water meters installed.

Low water consumption for urinals and toilets.

Public transport connection, bus stop next to the building.

Covered bicycle storage.

500kWp PV system under construction.

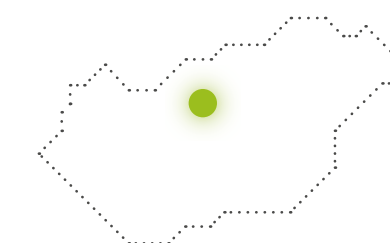
EV chargers available.

The building consumes 54% less energy compared to the national reference building.

BUILDING BIA5



CTPark Budapest West
Verebély László u.
2051 Biatorbágy
Hungary



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Full List of Properties in CTP's Green Asset Pool

1/7

No.	Park Name	Property Name	Country	GLA (sqm)	Certificate Number	Certification Scheme	Assessor Company	Valid until	Score (%)	Rating	Reference to Green Bond Report
1	CTPark Sofia Airport	SAR1	BG	14,460	BIU00008173-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/26/24	59.80%	VERY GOOD	
2	CTPark Sofia Airport	SAR2	BG	15,068	BIU00015078-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	7/11/26	79.30%	EXCELLENT	
3	CTPark Plovdiv Airport	PVA 1	BG	11,574	BIU00013576-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	5/25/26	59.10%	VERY GOOD	
4	CTPark Sofia East	SOE 7	BG	35,373	BIU00011213-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	5/2/25	64.20%	VERY GOOD	
5	CTPark Brno	A-01.1	CZ	11,928	BIU00013875-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	56.80%	VERY GOOD	
6	CTPark Brno	A-01.3	CZ	10,586	BIU00014772-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	59.60%	VERY GOOD	
7	CTPark Brno	A-02	CZ	31,765	BIU00014108-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	57.20%	VERY GOOD	
8	CTPark Brno	A-03.1	CZ	9,955	BIU00014352-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	74.30%	VERY GOOD	
9	CTPark Brno	A-04.1 (Incl. extension)	CZ	25,565	BIU00014298-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	90.60%	VERY GOOD	
10	CTPark Brno	A-04.2	CZ	24,229	BIU00014503-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	67.70%	VERY GOOD	
11	CTPark Brno	B-01.1	CZ	26,710	BIU00002874-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	5/31/25	65.90%	VERY GOOD	
12	CTPark Bor	B-12	CZ	93,094	BIU00000709-2.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	4/15/24	68.50%	VERY GOOD	
13	CTPark Lysá nad Labem	Building A	CZ	4,824	BIU00004716-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	5/23/24	66.60%	VERY GOOD	
14	CTPark Brno	C-01	CZ	27,417	BIU00014550-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	66.70%	VERY GOOD	
15	CTPark Brno	C-02.1	CZ	9,260	BIU00014672-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	65.10%	VERY GOOD	
16	Ponávka	C-08	CZ	2,776	BIU00005883-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	11/5/23	65.70%	VERY GOOD	
17	CTPark Česká Lípa	CEL-01	CZ	12,488	BIU00011422-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	68.70%	VERY GOOD	
18	CTPark Cheb	CHE-1	CZ	34,272	BIU00012263-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	10/2/25	56.00%	EXCELLENT	
19	CTPark Prague West	CHR-01	CZ	5,626	BREEAM-0072-9061	2016 New construction: Commercial	GRINITY	Final	56.00%	OUTSTANDING	
20	Ponávka	B-01	CZ	3,842	BIU00005719-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/14/23	70.70%	VERY GOOD	
21	Ponávka	B-02	CZ	3,735	BIU00005720-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/14/23	75.30%	VERY GOOD	
22	Ponávka	B-03	CZ	3,780	BIU00005721-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/14/23	75.10%	VERY GOOD	
23	Ponávka	B-04	CZ	3,843	BIU00005722-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/14/23	59.70%	VERY GOOD	
24	Ponávka	B-05	CZ	3,775	BIU00005723-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	10/6/23	66.10%	VERY GOOD	
25	Ponávka	B-06	CZ	4,049	BIU00005724-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/10/23	70.70%	VERY GOOD	
26	Ponávka	B-07	CZ	3,605	BIU00005725-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/10/23	60.10%	VERY GOOD	
27	Ponávka	B-08	CZ	1,543	BIU00005740-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/10/23	63.10%	VERY GOOD	
28	CTPark Modřice	AXIS A	CZ	5,487	BIU00004959-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	68.00%	VERY GOOD	
29	CTPark Modřice	AXIS B	CZ	5,560	BIU00004960-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	57.80%	VERY GOOD	
30	CTPark Ostrava	CTOffice C	CZ	5,152	BIU00007707-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	2/8/24	60.70%	EXCELLENT	
31	Ponávka	A-01	CZ	8,292	BREEAM-0053-5476	2009 Erupe Commercial: Offices	GRINITY	Final	64.10%	EXCELLENT	
32	Ponávka	A-02	CZ	9,033	BIU00002583-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/23/25	66.00%	EXCELLENT	
33	Vlněna	Bochnerův palác	CZ	2,021	BIU00005667-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/9/23	56.90%	VERY GOOD	
34	CTPark Brno	D-01	CZ	26,545	BIU00015169-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	57.00%	VERY GOOD	
35	CTPark Brno	D-02.1	CZ	53,091	BREEAM-0048-8049	International 2009 Europe Commercial: Offices	Arcadis Czech Republic s.r.o.	Final	59.00%	VERY GOOD	
36	CTPark Brno	D-04	CZ	21,756	BIU00014257-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	55.40%	EXCELLENT	
37	CTPark Brno	E-01	CZ	35,451	BIU00014663-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	55.20%	VERY GOOD	
38	CTPark Brno	E-02	CZ	20,988	BIU00002982-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	5/31/25	57.90%	VERY GOOD	
39	CTPark Brno	E-03	CZ	9,051	BIU00014263-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	55.10%	VERY GOOD	
40	CTPark Brno	F-01	CZ	15,527	BIU00002800-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	5/31/25	57.60%	VERY GOOD	

Note: List as of 31 August 2023.

Full List of Properties in CTP's Green Asset Pool

No.	Park Name	Property Name	Country	GLA (sqm)	Certificate Number	Certification Scheme	Assessor Company	Valid until	Score (%)	Rating	Reference to Green Bond Report
41	CTPark Brno	F-02	CZ	7,626	BIU00014460-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	60.20%	VERY GOOD	
42	CTPark Brno	F-04	CZ	6,120	BIU00014462-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	58.10%	VERY GOOD	
43	Hotel Plzeň	Hotel Plzeň	CZ	4,231	BIU00012138-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/20/26	60.20%	VERY GOOD	
44	Spielberk	IQ Building - C,D,E,F	CZ	44,575	BIU00005781-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/22/23	57.10%	VERY GOOD	
45	IQ Ostrava	IQ	CZ	26,120	BREEAM-0049-8584	2009 Erupe Commercial: Offices	GRINITY	Final	60.20%	EXCELLENT	
46	CTPark Kadaň	KA-01	CZ	19,078	BIU00004703-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	3/2/24	61.10%	VERY GOOD	
47	CTPark Kadaň	KA-02	CZ	8,768	BIU00009012-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	3/2/24	62.90%	VERY GOOD	
48	CTPark Kadaň	KA-05	CZ	24,987	BIU00004706-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	3/2/24	57.30%	VERY GOOD	
49	CTPark Prague Airport	KNE-01	CZ	18,475	BIU00009013-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	6/17/24	57.80%	VERY GOOD	
50	CTPark Prague Airport	KNE-02	CZ	18,689	BIU00009014-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	6/17/24	57.60%	VERY GOOD	
51	CTPark Prague Airport	KNE-03	CZ	19,248	BIU00009015-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	6/17/24	56.90%	VERY GOOD	
52	CTPark Prague Airport	KNE-04	CZ	1,468	BIU00009016-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	6/17/24	63.70%	VERY GOOD	
53	CTPark Modřice	MO-11	CZ	19,835	BIU00004951-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	55.10%	VERY GOOD	
54	CTPark Modřice	MO-12	CZ	13,353	BIU00004953-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	59.10%	VERY GOOD	
55	CTPark Modřice	MO-14	CZ	6,008	BIU00004955-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	59.40%	VERY GOOD	
56	CTPark Modřice	MO-15	CZ	9,616	BIU00004939-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	57.80%	VERY GOOD	
57	CTPark Modřice	MO-16	CZ	5,218	BIU00004956-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	59.80%	VERY GOOD	
58	CTPark Modřice	MO-17	CZ	21,901	BIU00004942-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/21/26	58.80%	VERY GOOD	
59	CTPark Modřice	MO-02	CZ	28,393	BIU00013662-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/31/26	88.61%	VERY GOOD	
60	CTPark Modřice	MO-03	CZ	10,480	BIU00004944-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	64.50%	VERY GOOD	
61	CTPark Modřice	MO-04	CZ	5,274	BIU00004945-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	2/8/24	64.50%	VERY GOOD	
62	CTPark Modřice	MO-06	CZ	12,914	BIU00013942-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/31/26	63.40%	VERY GOOD	
63	CTPark Mladá Boleslav II.	N-02	CZ	14,485	BIU00004719-1.2	In-Use International 2015 Part 1 - Asset Performance	GRINITY	12/19/23	63.40%	VERY GOOD	
64	CTPark Nový Jičín	NJ-02 (2.1, 2.2., 2.3)	CZ	28,039	BIU00014679-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ENVIROS	4/14/26	63.40%	VERY GOOD	
65	CTPark Prague East	NU-01	CZ	28,590	BIU00003438-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	11/21/23	57.20%	VERY GOOD	
66	CTPark Prague East	NUP-01	CZ	6,061	BIU00005476-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	10/6/23	55.90%	VERY GOOD	
67	CTPark Prague East	NUP-03	CZ	7,735	BIU00004772-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	9/7/23	75.70%	VERY GOOD	
68	CTPark Ostrava	O-19	CZ	13,190	BIU00014673-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GRINITY	3/30/26	92.10%	VERY GOOD	
69	CTPark Ostrava	O-24 CTBox A	CZ	2,533	BIU00004744-1.1	In-Use International 2015 Part 1 - Asset Performance	GRINITY	10/6/23	64.90%	VERY GOOD	
70	CTPark Přeštice	PRE-01	CZ	32,589	BIU00002270-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	8/1/25	55.80%	VERY GOOD	
71	CTPark Brno South	SA-01	CZ	16,623	BIU00014676-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ENVIROS	5/2/26	66.70%	VERY GOOD	
72	CTPark Brno South	SA-05	CZ	8,072	BIU00014675-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ENVIROS	3/11/26	89.60%	VERY GOOD	
73	Spielberk	Tower I	CZ	17,569	BREEAM-0047-8917	2009 Erupe Commercial: Offices	GRINITY	Final	72.40%	OUTSTANDING	
74	Spielberk	Villa G	CZ	5,042	BIU00005759-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/10/23	63.50%	VERY GOOD	
75	Spielberk	Villa H	CZ	5,086	BIU00005778-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/10/23	64.00%	VERY GOOD	
76	Spielberk	Villa J	CZ	4,972	BIU00005791-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/9/23	74.80%	VERY GOOD	
77	Spielberk	Villa K	CZ	4,719	BIU00005792-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/9/23	70.40%	VERY GOOD	
78	Spielberk	Villa L	CZ	4,744	BIU00005793-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/9/23	65.20%	VERY GOOD	
79	CTPark Zákupy	ZAK-01	CZ	15,881	BIU00004776-1.2	In-Use International 2015 Part 1 - Asset Performance	GRINITY	11/6/23	73.70%	VERY GOOD	
80	CTPark Zatec II	ZAT-01	CZ	3,189	BIU00004777-1.2	In-Use International 2015 Part 1 - Asset Performance	GRINITY	10/22/23	74.90%	VERY GOOD	

Note: List as of 31 August 2023.

Full List of Properties in CTP's Green Asset Pool

No.	Park Name	Property Name	Country	GLA (sqm)	Certificate Number	Certification Scheme	Assessor Company	Valid until	Score (%)	Rating	Reference to Green Bond Report
81	CTPark Cerhovice	CER-1	CZ	19,634	BIU00011309-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	8/1/25	75.90%	EXCELLENT	
82	CTPark Prague West	CHR-02	CZ	14,451	BREEAM-0080-8139	2016 New construction: Commercial	GRINITY	Final	79.00%	OUTSTANDING	
83	CTPark Brno	F-03	CZ	5,709	BIU00014461-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/6/26	75.30%	VERY GOOD	
84	CTPark Mladá Boleslav II.	N-01 (incl. ext.)	CZ	8,396	BIU00004718-1.2	In-Use International 2015 Part 1 - Asset Performance	GRINITY	12/18/23	55.50%	VERY GOOD	
85	CTPark Mladá Boleslav	MB-01	CZ	8,875	BIU00013506-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/21/26	71.50%	VERY GOOD	
86	CTPark Prague East	NU-03	CZ	12,938	BIU00009377-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	4/28/25	80.10%	OUTSTANDING	
87	Ponávka	A-03	CZ	8,745	BIU00005871-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	11/18/23	85.10%	EXCELLENT	
88	CTPark Ostrava	O-23	CZ	51,240	BIU00005384-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GRINITY	9/15/25	85.10%	VERY GOOD	
89	CTPark Blatnice	BL-2	CZ	28,063	BIU00011310-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/21/25	55.50%	VERY GOOD	
90	CTPark Prague East	NU-5	CZ	16,446	BIU00011435-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/21/26	63.10%	EXCELLENT	
91	CTPark Mladá Boleslav	MB-02	CZ	8,729	BIU00012711-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/30/26	58.30%	EXCELLENT	
92	CTPark Blučina	BLU-02 (UNIT A, B)	CZ	8,217	BIU00013102-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GRINITY	10/7/25	62.10%	VERY GOOD	
93	CTPark Brno Líšeň	ZET-3	CZ	7,719	BIU00012359-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	10/8/25	63.90%	EXCELLENT	
94	CTPark Plzeň	BP-25	CZ	5,250	BIU00011158-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	11/8/25	60.20%	EXCELLENT	
95	CTPark Brno Líšeň	ZET-2	CZ	7,851	BIU00012358-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	10/8/25	59.60%	EXCELLENT	
96	CTPark Bor	B-11	CZ	68,217	BIU00011423-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	5/2/25	60.20%	EXCELLENT	
97	CTPark Plzeň	BP-22	CZ	18,324	BIU00011155-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	11/8/25	62.40%	EXCELLENT	
98	CTPark Ostrava	O-26 (Unit A+B)	CZ	22,940	BIU00004746-1.2	In-Use International 2015 Part 1 - Asset Performance	GRINITY	12/21/23	58.40%	VERY GOOD	
99	CTPark Ostrava Poruba	OP-4	CZ	4,440	BIU00011095-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	12/6/25	58.50%	EXCELLENT	
100	CTPark Plzeň	BP-24	CZ	2,375	BIU00014302-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	59.60%	EXCELLENT	
101	Vlněna	Building E	CZ	6,452	BIU00013517-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/20/26	76.10%	EXCELLENT	
102	Ponávka	DOMEQ 2,3	CZ	2,751	BIU00011584-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	11/8/25	60.90%	OUTSTANDING	
103	Ponávka	DOMEQ 2,3	CZ	2,682	BIU00011584-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	11/8/25	73.10%	OUTSTANDING	
104	Vlněna	A+B	CZ	23,008	BIU00004084-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	11/8/25	76.60%	EXCELLENT	
105	Vlněna	C+D	CZ	19,641	BIU00007902-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	6/3/24	72.40%	EXCELLENT	
106	CTPark Budapest West	BIA-02	HU	16,441	BIU00015522-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	6/9/26	70.40%	EXCELLENT	
107	CTPark Arrabona	GYR-01 (incl. Ext)	HU	24,318	BIU00015807-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	6/26/26	73.20%	EXCELLENT	
108	CTPark Tatabánya	TBN-01	HU	28,156	BIU00002509-2.2	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	10/15/23	75.10%	EXCELLENT	
109	CTPark Budapest West	BIA-07	HU	10,400	BIU00015684-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	6/15/26	71.60%	EXCELLENT	
110	CTPark Székesfehérvár	SZF-01	HU	25,758	BIU00015877-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	7/11/26	59.40%	VERY GOOD	
111	CTPark Budapest South	DNH-01	HU	24,195	BIU00005671-1.2	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	4/5/24	73.40%	EXCELLENT	
112	CTPark Budapest West	BIA-06	HU	33,408	BIU00009020-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	5/23/24	74.20%	EXCELLENT	
113	CTPark Arrabona II	GYR-01 - ph III	HU	10,200	BIU00009018-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	5/23/24	73.20%	EXCELLENT	
114	CTPark Arrabona	GYR-03	HU	5,826	BIU00009021-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	6/10/24	75.50%	EXCELLENT	
115	CTPark Budapest East (Üllő)	ULL-05	HU	39,925	BIU00009027-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	3/29/24	73.00%	EXCELLENT	
116	CTPark Budapest South	DNH-02	HU	36,390	BIU00009028-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	9/14/23	73.20%	EXCELLENT	
117	CTPark Budapest East	ULL-06	HU	45,423	BIU00009026-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	5/4/24	79.20%	EXCELLENT	
118	CTPark Budapest West	BIA-05	HU	33,210	BIU00009019-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	5/19/24	87.70%	OUTSTANDING	Case Study no. 3
119	CTPark Vecsés	VCS-02	HU	35,997	BIU00009025-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	5/4/24	88.20%	OUTSTANDING	
120	CTPark Vecsés	VCS-01	HU	17,220	BIU00009023-1.1	In-Use International 2015 Part 1 - Asset Performance	GAMMA Properties Kft.	5/4/24	80.90%	EXCELLENT	

Note: List as of 31 August 2023.

Full List of Properties in CTP's Green Asset Pool

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No.	Park Name	Property Name	Country	GLA (sqm)	Certificate Number	Certification Scheme	Assessor Company	Valid until	Score (%)	Rating	Reference to Green Bond Report
121	CTPark Vecsés	VCS-03	HU	32,685	BIU00012157-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	1/20/26	72.80%	EXCELLENT	
122	CTPark Budapest East	ULL-07	HU	19,759	BIU00012441-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	4/18/26	73.40%	VERY GOOD	
123	CTPark Kecskemét	KEC-01	HU	11,528	BIU00013512-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	11/28/25	57.20%	VERY GOOD	
124	CTPark Komárom	KMR-05	HU	18,291	BIU00012513-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	GAMMA Properties Kft.	7/6/26	74.60%	VERY GOOD	
125	CTPark Howa Sp. z o.o.	ILL4	PL	39,898	BIU00011076-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	Enve Engineering Piotr Iwanowski	2/20/26	70.60%	EXCELLENT	
126	CTPark Opole	OPO4	PL	18,716	BIU00009518-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	GRINITY	11/16/25	72.30%	EXCELLENT	
127	CTPark Warsaw East	KOB1	PL	31,483	BIU00012796-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	WSP Polska Sp. z o.o.	2/24/26	64.30%	VERY GOOD	
128	CTPark Warsaw South (Mszczonów)	MSZ2A	PL	31,000	BREEAM-0093-5932	International 2016 New Construction: Commercial	JW+A	Final	75.70%	EXCELLENT	Case Study no. 2
129	CTPark Arad	AR 1	RO	45,612	BIU00004819-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	1/12/26	71.70%	EXCELLENT	
130	CTPark Bucharest	BUCH 1	RO	17,212	BIU00004929-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	70.30%	EXCELLENT	
131	CTPark Bucharest	BUCH 10 (Unit A-H)	RO	51,136	BIU00008069-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/25/24	79.60%	EXCELLENT	
132	CTPark Bucharest	BUCH 12	RO	22,297	BIU00004937-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	7/11/26	71.10%	EXCELLENT	
133	CTPark Bucharest	BUCH 13	RO	21,954	BIU00004938-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	68.00%	VERY GOOD	
134	CTPark Bucharest	BUCH 2 (A)	RO	39,623	BIU00004931-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	68.60%	VERY GOOD	
135	CTPark Bucharest	BUCH 3 (C)	RO	15,149	BIU00004930-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	67.80%	VERY GOOD	
136	CTPark Bucharest	BUCH 4 (D-1)	RO	28,879	BIU00004932-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	67.10%	VERY GOOD	
137	CTPark Bucharest	BUCH 5 (D-2)	RO	19,283	BIU00004933-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	65.90%	VERY GOOD	
138	CTPark Bucharest	BUCH 6 (F)	RO	7,715	BIU00004934-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	64.50%	VERY GOOD	
139	CTPark Bucharest	BUCH 7 (G)	RO	15,922	BIU00004935-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	66.10%	VERY GOOD	
140	CTPark Bucharest	BUCH 8	RO	2,598	BIU00004936-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	61.50%	VERY GOOD	
141	CTPark Bucharest West II	BUW 1	RO	13,933	BIU00004916-2.0	In-Use International Commercial V6	ADP	6/30/26	63.90%	VERY GOOD	
142	CTPark Bucharest West I	BUW 10	RO	67,715	BREEAM-0064-0342	International 2016 New Construction: Industrial Fully fitted	Aquarius Grup	Final	55.30%	VERY GOOD	
143	CTPark Bucharest West I	BUW 12	RO	32,421	BREEAM-0080-2058	International 2016 New Construction: Industrial Fully fitted	Aquarius Grup	Final	55.70%	VERY GOOD	
144	CTPark Bucharest West I	BUW 13	RO	8,738	BREEAM-0067-0836	International 2016 New Construction: Industrial Fully fitted	Aquarius Grup	Final	55.30%	VERY GOOD	
145	CTPark Bucharest West	BUW 14	RO	70,290	BREEAM-0075-9324	International 2016 New Construction: Industrial Fully fitted	Aquarius Grup	Final	57.10%	VERY GOOD	
146	CTPark Bucharest West	BUW 16	RO	88,786	BREEAM-0075-2600	International 2016 New Construction: Industrial Fully fitted	Aquarius Grup	Final	56.20%	VERY GOOD	
147	CTPark Bucharest West II	BUW 2	RO	10,592	BIU00004917-2.0	In-Use International Commercial V6	ADP	6/30/26	63.90%	VERY GOOD	
148	CTPark Bucharest West II	BUW 3	RO	10,076	BIU00004918-2.0	In-Use International Commercial V6	ADP	6/30/26	65.70%	VERY GOOD	
149	CTPark Bucharest West I	BUW 7 (DC1+DC2/DC1A+DC1B)	RO	54,432	BIU00004445-2.0	In-Use International Commercial V6	ADP	12/13/25	62.80%	VERY GOOD	
150	CTPark Bucharest West I	BUW 8 (DC3+DC4/DC2A+DC2B)	RO	52,732	BIU00004446-2.0	In-Use International Commercial V6	ADP	12/13/25	60.50%	VERY GOOD	
151	CTPark Deva	DE 1	RO	20,692	BIU00004814-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	12/23/25	64.50%	VERY GOOD	
152	CTPark Deva II	DEV 1 (A and B)	RO	25,697	BIU00004806-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	12/21/25	67.80%	VERY GOOD	
153	CTPark Pitesti	PIT 1	RO	23,046	BREEAM-0081-2529	International 2016 New Construction: Commercial	ADP	Final	71.60%	EXCELLENT	
154	CTPark Pitesti	PIT 2	RO	20,436	BREEAM-0081-2537	International 2016 New Construction: Commercial	ADP	Final	73.10%	EXCELLENT	
155	CTPark Sibiu	SU 1	RO	11,298	BREEAM-0088-5830	International 2016 New Construction: Commercial	ADP	Final	61.40%	VERY GOOD	
156	CTPark Timisoara	TIM 2 (TI 1)	RO	9,856	BIU00004818-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	12/23/25	63.20%	VERY GOOD	
157	CTPark Timisoara	TIM 1	RO	32,447	BIU00004815-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	12/23/25	72.40%	EXCELLENT	
158	CTPark Turda	TU 5	RO	10,366	BIU00004635-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/8/26	74.00%	EXCELLENT	
159	CTPark Salonta	SAL 1 (9912+4228m2)	RO	14,140	BIU00004821-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/8/26	65.00%	VERY GOOD	
160	CTPark Ineu	INE 1	RO	22,482	BIU00004820-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/8/26	60.60%	VERY GOOD	

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Full List of Properties in CTP's Green Asset Pool

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No.	Park Name	Property Name	Country	GLA (sqm)	Certificate Number	Certification Scheme	Assessor Company	Valid until	Score (%)	Rating	Reference to Green Bond Report
161	CTPark Pitesti	PIT 3	RO	6,082	BREEAM-0081-3527	International 2016 New Construction: Commercial	ADP	Final	72.90%	EXCELLENT	
162	CTPark Cluj	CLU 1 (Unit A, B, C)	RO	29,657	BREEAM-0080-2975	International 2016 New Construction: Commercial	ADP	Final	67.40%	VERY GOOD	
163	CTPark Bucharest West	BUW 15	RO	23,461	BREEAM-0077-5205	International 2016 New Construction: Industrial Fully fitted	Aquarius Grup	Final	58.40%	VERY GOOD	
164	CTPark Sibiu	SU 2	RO	13,569	BREEAM-0081-3543	International 2016 New Construction: Commercial	ADP	Final	61.90%	VERY GOOD	
165	CTPark Sibiu	SU 8	RO	13,373	BIU00004813-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	12/19/25	69.80%	VERY GOOD	
166	CTPark Bucharest West I	BUW17	RO	132,986	BREEAM-0084-4647	International 2016 New Construction: Commercial	ADP	Final	71.30%	EXCELLENT	
167	CTPark Bucharest	BUCH11	RO	28,150	BREEAM-0085-6906	International 2016 New Construction: Commercial	ADP	Final	71.80%	EXCELLENT	
168	CTPark Bucharest	BUCH 17	RO	12,158	BIU00004920-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	61.20%	VERY GOOD	
169	CTPark Bucharest	BUCH 18	RO	21,802	BIU00004921-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	7/6/26	65.50%	VERY GOOD	
170	CTPark Bucharest	BUCH 19 (O1)	RO	7,013	BIU00004922-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	68.40%	VERY GOOD	
171	CTPark Bucharest	BUCH 20 (Q1)	RO	7,765	BIU00004923-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	59.80%	VERY GOOD	
172	CTPark Bucharest	BUCH 22	RO	8,936	BIU00004927-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	72.00%	EXCELLENT	
173	CTPark Bucharest	BUCH 23	RO	8,626	BIU00004928-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	70.40%	EXCELLENT	
174	CTPark Bucharest	BUCH 24	RO	3,366	BIU00004925-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	64.80%	VERY GOOD	
175	CTPark Bucharest	BUCH 9	RO	33,107	BREEAM-0083-1057	International 2016 New Construction: Commercial	ADP	Final	64.90%	VERY GOOD	
176	CTPark Bucharest	BUCH 25	RO	20,373	BIU00005677-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	68.00%	VERY GOOD	
177	CTPark Bucharest	BUCH 26	RO	18,164	BIU00005678-2.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	65.20%	VERY GOOD	
178	CTPark Timisoara	TIM 3	RO	16,300	BREEAM-0088-5806	International 2016 New Construction: Commercial	ADP	Final	70.60%	EXCELLENT	
179	CTPark Bucharest	BUCH14	RO	22,269	BREEAM-0089-0673	International 2016 New Construction: Commercial	ADP	Final	63.30%	VERY GOOD	
180	CTPark Bucharest	BUCH 28	RO	9,846	BIU00007750-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	1/27/24	59.00%	VERY GOOD	
181	CTPark Bucharest	BUCH 29	RO	2,752	BIU00007784-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/17/24	59.30%	VERY GOOD	
182	CTPark Bucharest	BUCH 30	RO	5,130	BIU00007786-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/18/24	56.60%	VERY GOOD	
183	CTPark Bucharest	BUCH 39	RO	9,856	BIU00007795-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	59.40%	VERY GOOD	
184	CTPark Bucharest	BUCH 38	RO	7,832	BIU00007794-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	56.90%	VERY GOOD	
185	CTPark Bucharest	BUCH 37	RO	13,492	BIU00007793-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	57.00%	VERY GOOD	
186	CTPark Bucharest	BUCH 31	RO	6,495	BIU00007787-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	56.80%	VERY GOOD	
187	CTPark Bucharest	BUCH 33	RO	8,638	BIU00007789-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	59.40%	VERY GOOD	
188	CTPark Bucharest	BUCH 34	RO	10,619	BIU00007790-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/17/24	59.10%	VERY GOOD	
189	CTPark Bucharest	BUCH 36	RO	6,344	BIU00007792-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	55.90%	VERY GOOD	
190	CTPark Bucharest	BUCH 35	RO	4,118	BIU00007791-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	55.10%	VERY GOOD	
191	CTPark Bucharest	BUCH 32	RO	8,051	BIU00007788-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	2/8/24	56.60%	VERY GOOD	
192	CTPark Bucharest West	BUW20-21	RO	102,407	BREEAM-0088-1599	International 2016 New Construction: Commercial	ADP	Final	73.20%	EXCELLENT	Case Study no. 1
193	CTPark Bucharest	BUCH 21	RO	2,055	BREEAM-0092-9786	International 2016 New Construction: Commercial	ADP	FINAL	63.00%	VERY GOOD	
194	CTPark Bucharest West II	BUW 40	RO	38,694	BIU00007796-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	3/15/24	59.00%	VERY GOOD	
195	CTPark Bucharest West	BUW18	RO	1,343	BREEAM-0087-2242	International 2016 New Construction: Commercial	ADP	FINAL	85.20%	OUTSTANDING	
196	CTPark Caransebes	CSB1	RO	8,524	BIU00007898-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	3/25/24	61.70%	VERY GOOD	
197	CTPark Arad West	ARW 1	RO	6,294	BIU00007900-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	3/25/24	57.30%	VERY GOOD	
198	CTPark Timisoara South	TIS 1	RO	10,450	BIU00007899-1.2	In-Use International 2015 Part 1 - Asset Performance	ADP	4/22/24	57.80%	VERY GOOD	
199	CTPark Timisoara South	TIS 2	RO	14,819	BIU00009560-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	8/11/24	55.30%	VERY GOOD	
200	CTPark Timisoara	TIM4	RO	40,608	BREEAM-0088-5822	International 2016 New Construction: Commercial	ADP	Final	61.00%	VERY GOOD	

Note: List as of 31 August 2023.

Full List of Properties in CTP's Green Asset Pool

No.	Park Name	Property Name	Country	GLA (sqm)	Certificate Number	Certification Scheme	Assessor Company	Valid until	Score (%)	Rating	Reference to Green Bond Report
201	CTPark Arad North	ARN 1	RO	10,302	BIU00011031-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/3/25	57.10%	VERY GOOD	
202	CTPark Sibiu East	SUE 1	RO	21,153	BIU00010913-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	1/14/25	67.00%	VERY GOOD	
203	CTPark Sibiu East	SUE 2	RO	23,482	BIU00010914-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	1/14/25	60.20%	VERY GOOD	
204	CTPark Craiova East	CRE 1	RO	31,761	BIU00011025-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/3/25	59.60%	VERY GOOD	
205	CTPark Craiova East	CRE 2	RO	8,219	BIU00011030-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/3/25	55.50%	VERY GOOD	
206	CTPark Brasov West	BVW1	RO	7,124	BIU00012761-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/20/25	58.90%	VERY GOOD	
207	CTPark Timisoara	TIE1	RO	11,109	BIU00011307-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/24/25	64.40%	VERY GOOD	
208	CTPark Bucharest South II	BUS 1 - BUS 2	RO	26,588	BIU00012260-1.0	In-Use International 2015 Part 1 - Asset Performance	ADP	7/18/25	59.80%	VERY GOOD	
209	CTPark Turda	TU 4	RO	12,146	BREEAM-0088-5848	International 2016 New Construction: Commercial	ADP	Final	58.00%	VERY GOOD	
210	CTPark Brasov West	BVW2	RO	10,964	BIU00012785-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/20/25	59.70%	VERY GOOD	
211	CTPark Brasov West	BVW3	RO	10,037	BIU00012781-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/20/25	65.40%	VERY GOOD	
212	CTPark Brasov West	BVW4	RO	5,464	BIU00012782-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/20/25	63.20%	VERY GOOD	
213	CTPark Brasov West	BVW5	RO	15,924	BIU00011004-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/20/25	55.90%	VERY GOOD	
214	CTPark Brasov West	BVW6	RO	7,365	BIU00011000-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	12/13/25	66.70%	VERY GOOD	
215	CTPark Timisoara	TIE2	RO	5,095	BIU00012741-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/27/25	66.30%	VERY GOOD	
216	CTPark Timisoara	TIE3	RO	10,958	BIU00011001-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/31/25	58.80%	VERY GOOD	
217	CTPark Timisoara	TIE4	RO	13,407	BIU00011002-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	10/31/25	59.90%	VERY GOOD	
218	CTPark Timisoara	TIE5	RO	3,499	BIU00011003-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	11/2/25	55.40%	VERY GOOD	
219	CTPark Targu Mures	TGM1	RO	5,318	BIU00015577-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	7/6/26	56.80%	VERY GOOD	
220	CTPark Targu Mures	TGM2	RO	9,116	BIU00015576-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	7/6/26	59.80%	VERY GOOD	
221	CTPark Targu Mures	TGM3	RO	10,760	BIU00015575-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	7/6/26	58.50%	VERY GOOD	
222	CTPark Bucharest South II	BUS 3	RO	26,364	BIU00012261-1.0	In-Use International 2015 Part 1 - Asset Performance	ADP	7/18/25	56.70%	VERY GOOD	
223	CTPark Oradea North	ORN 1	RO	6,334	BIU00010915-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/14/25	59.20%	VERY GOOD	
224	CTPark Oradea North	ORN 2	RO	15,186	BIU00010916-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	2/12/25	61.40%	VERY GOOD	
225	CTPark Pitesti	PIT5	RO	8,072	BIU00015461-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	55.40%	VERY GOOD	
226	CTPark Bucharest Chitila	CHIT2	RO	9,071	BIU00013836-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	ADP	6/30/26	55.50%	VERY GOOD	
227	CTPark Kragujevac	KRG2	RS	29,385	BIU00009151-1.1	BREEAM In-Use	Arcadis Czech Republic s.r.o.	10/27/23	61.10%	VERY GOOD	
228	CTPark Belgrade North	NBC4	RS	28,631	BIU00008666-1.1	BREEAM In-Use	GRINITY	10/14/23	59.20%	VERY GOOD	
229	CTPark Bratislava	BRA-11	SK	7,411	BIU00004994-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/9/23	55.80%	VERY GOOD	
230	CTPark Bratislava	BRA-12 (incl. I)	SK	4,422	BIU00004995-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	3/25/24	58.20%	VERY GOOD	
231	CTPark Bratislava	BRA-13	SK	3,739	BIU00004996-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	3/30/24	57.60%	VERY GOOD	
232	CTPark Bratislava	BRA-15	SK	19,436	BIU00004998-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/22/23	56.80%	VERY GOOD	
233	CTPark Bratislava	BRA-05 (Phase I, II)	SK	14,627	BIU00004990-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	3/15/24	59.00%	VERY GOOD	
234	CTPark Bratislava	BRA-08	SK	4,135	BIU00004991-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	3/10/24	56.90%	VERY GOOD	
235	CTPark Bratislava	BRA-09	SK	6,221	BIU00004991-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	3/10/24	56.90%	VERY GOOD	
236	CTPark Krásno nad Kysucou	KNK-01	SK	10,617	BIU00005563-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	10/19/23	59.60%	VERY GOOD	
237	CTPark Trnava I	TRN-14 Unit A	SK	7,089	BIU00013607-1.0	In-Use International 2015 Part 1 - Asset Performance	CEVRE	11/28/25	55.80%	VERY GOOD	
238	CTPark Žilina	ZG-01 (Phase I, II)	SK	9,940	BIU00005521-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/16/23	60.70%	VERY GOOD	
239	CTPark Nové Mesto nad Váhom	NMV-01 (NM1 + extension)	SK	17,161	BIU00005393-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	9/10/23	55.90%	VERY GOOD	
240	CTPark Košice I	KSC-10 (Unit A, B, C, D)	SK	15,904	BIU00005571-1.2	In-Use International 2015 Part 1 - Asset Performance	CEVRE	10/8/23	55.40%	VERY GOOD	

Note: List as of 31 August 2023.

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Full List of Properties in CTP's Green Asset Pool

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No.	Park Name	Property Name	Country	GLA (sqm)	Certificate Number	Certification Scheme	Assessor Company	Valid until	Score (%)	Rating	Reference to Green Bond Report
241	CTPark Trnava I	TRN-09	SK	8,649	BIU00010898-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	7/27/25	71.00%	VERY GOOD	
242	CTPark Žilina Airport	ZAR-01	SK	2,810	BIU00010809-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	1/26/25	61.20%	VERY GOOD	
243	CTPark Žilina Airport	ZAR-02	SK	9,523	BIU00010810-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	1/26/25	65.00%	VERY GOOD	
244	CTPark Žilina Airport	ZAR-03	SK	11,561	BIU00010811-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/15/25	63.30%	VERY GOOD	
245	CTPark Bratislava	BRA4	SK	8,280	BIU00013583-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	3/21/26	75.40%	EXCELLENT	
246	CTPark Námestovo	NAM1	SK	46,545	BIU00012504-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	74.4%	VERY GOOD	
247	CTPark Námestovo	NAM2A	SK	29,166	BIU00012365-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	75.20%	VERY GOOD	
248	CTPark Námestovo	NAM4	SK	21,166	BIU00012363-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	74.8%	VERY GOOD	
249	CTPark Námestovo	NAM5	SK	5,234	BIU00012362-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	75.1%	VERY GOOD	
250	CTPark Námestovo	NAM6	SK	22,150	BIU00012361-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	77.0%	VERY GOOD	
251	CTPark Námestovo	NAM10	SK	3,070	BIU00012504-1.0	In-Use International Commercial V6 Part 1 - Asset Performance	CEVRE	6/30/26	74.4%	VERY GOOD	

Annual Review Letter from SustainAnalytics

SUSTAINANALYTICS

CTP Group

Type of Engagement: Annual Review
Date: 12 October 2023
Engagement Team:
 Nadia Djinnit, Nadia.Djinnit@morningstar.com,
 Stefan Spataru, Stefan.Spataru@morningstar.com

Introduction

Between October 2020 and January 2022, CTP Group ("CTP") issued eight green bonds (collectively, the "Green Bonds") under the CTP Green Bond Framework¹ (the "Framework") to finance or refinance projects in central and eastern Europe, the Netherlands, Austria and Germany, with the aim to reduce GHG emissions through green buildings. In October 2023, CTP engaged Sustainalytics to review the projects financed with proceeds from the issued green bonds and assess whether the projects met the use of proceeds criteria and the reporting commitments outlined in the Framework. Sustainalytics provided a Second-Party Opinion on the Framework in August 2020.² This is Sustainalytics' third annual review of the allocation and reporting of the bonds issued under the Framework, following previous reviews in August 2021 and September 2022.

Evaluation Criteria

Sustainalytics evaluated the projects and assets funded with proceeds from the Green Bonds based on whether they:

- Met the use of proceeds and eligibility criteria defined in the Framework; and
- Reported on at least one key performance indicator (KPI) for each use of proceeds category defined in the Framework.

Table 1: Use of Proceeds Categories, Eligibility Criteria and Associated KPIs

Use of Proceeds Category	Eligibility Criteria	KPIs
Green Buildings	<ol style="list-style-type: none"> Existing buildings owned and managed by CTP that have received one of the below certifications ("Existing Buildings"): <ul style="list-style-type: none"> Building Research Establishment Environmental Assessment Method (BREEAM): Outstanding, Excellent or Very Good; Leadership in Energy and Environmental Design (LEED): Platinum or Gold; Other equivalent internationally and/or nationally recognized certifications. Investments in or expenditures related to construction, development and upgrades of new properties that have received or are expected to receive the below certifications ("New Construction Project"): <ul style="list-style-type: none"> BREEAM: Outstanding, Excellent or Very Good; LEED: Platinum or Gold; 	<ul style="list-style-type: none"> Number and floor space of Existing Buildings meeting the eligibility criteria BREEAM certification level (Outstanding, Excellent or Very good) LEED certification level (Gold or Platinum) Estimated annual CO₂ emissions avoided (tCO₂) from CTP's own operations Estimated water savings Quantity of electricity used for EVs Reduction of non-recyclable waste

¹ CTP "Green Bond Framework", at: <https://www.ctp.eu/files/2020/09/CTP-Green-bond-framework.pdf>
² Sustainalytics, "Second-Party Opinion, CTP Group" (2020), at: <https://www.sustainalytics.com/corporate-solutions/sustainable-finance-and-lending/published-projects/project/ctp-group/ctp-group-green-bond-framework-second-party-opinion/ctp-group-green-bond-framework-second-party-opinion.pdf>

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Renewable Energy	Other equivalent internationally and/or nationally recognized certifications. New or existing investments in or expenditures on the acquisition, development, construction and/or installation of renewable energy production units. Renewable energy can include (but are not limited to): <ul style="list-style-type: none"> Solar energy projects owned and/or managed by the Issuer or one of its affiliates. Wind-related energy projects. 	<ul style="list-style-type: none"> Total installed capacity (MW) Estimated annual CO₂ emissions avoided (tCO₂) through local zero emission power sources
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Issuer's Responsibility

CTP is responsible for providing accurate information and documentation relating to the details of the funded projects, including description of projects, amounts allocated and project impact.

Independence and Quality Control

Sustainalytics, a leading provider of ESG research and ratings, conducted the verification of the use of proceeds from CTP's Green Bonds. The work undertaken as part of this engagement included collection of documentation from CTP and review of said documentation to assess conformance with the CTP Green Bond Framework.

Sustainalytics relied on the information and the facts presented by CTP. Sustainalytics is not responsible nor shall it be held liable for any inaccuracies in the opinions, findings or conclusions herein due to incorrect or incomplete data provided by CTP.

Sustainalytics made all efforts to ensure the highest quality and rigor during its assessment process and enlisted its Sustainability Bonds Review Committee to provide oversight of the review.

Conclusion

Based on the limited assurance procedures conducted,³ nothing has come to Sustainalytics' attention that causes us to believe that, in all material respects, the reviewed projects do not conform with the use of proceeds criteria and reporting commitments in the CTP Green Bond Framework. CTP has disclosed to Sustainalytics that the proceeds from the Green Bonds were fully allocated as at 30 August 2023.

³ Sustainalytics limited assurance process includes reviewing the documentation relating to the details of the funded projects, including description of projects, their estimated and realized costs and impact, as provided by the issuing entity, which is responsible for providing accurate information. Sustainalytics has not conducted on-site visits to projects.

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Detailed Findings

Table 2: Detailed Findings

Framework Requirements	Procedure Performed	Factual Findings	Error or Exceptions Identified
Use of Proceeds Criteria	Verification of the projects funded with proceeds from the Green Bonds to determine if projects aligned with the use of proceeds criteria outlined in the Framework.	All projects reviewed complied with the use of proceeds criteria.	None
Reporting Criteria	Verification of the projects funded with proceeds from the Green Bonds to determine if impact of projects was reported in line with the KPIs outlined in the Framework. For a list of KPIs reported, please refer to Appendix 1.	All projects reviewed reported on at least one KPI per use of proceeds category.	None

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Appendices

Appendix 1: Allocation and Reported Impact

As at 30 August 2023, CTP reached full allocation of the Green Bonds' net proceeds. CTP has used a portfolio approach, managing the net proceeds of the Green Bonds on an aggregate basis. The allocation and reported impact take into account all green buildings completed and certified as at 30 August 2023.

Table 3: Green Bonds' Issuance

Green Bond Number	Issuance date	Issuance Amount (EUR)	Net Proceeds (EUR)	Net Proceeds Outstanding (EUR)
Green Bond 1	1 October 2020	650,000,000	645,170,500	329,533,240 ⁴
Green Bond 2	27 November 2020	400,000,000	396,224,000	396,224,000
Green Bond 3	18 February 2021	500,000,000	496,914,997	496,914,997
Green Bond 4	21 June 2021	500,000,000	496,159,997	496,159,997
Green Bond 5	21 June 2021	500,000,000	494,444,997	494,444,997
Green Bond 6	27 September 2021	500,000,000	499,630,000	499,630,000
Green Bond 7	27 September 2021	500,000,000	496,965,000	496,965,000
Green Bond 8	20 January 2022	700,000,000	698,166,000	698,166,000
Total		4,250,000,000	4,223,675,491	3,908,038,231

Table 4: Net Proceeds Allocation Balance

	Amount (EUR)	Share of Net Proceeds Outstanding
Net proceeds Outstanding	3,908,038,231	100%
Total Allocation of Net Proceeds	4,310,727,400	110.3%

Table 5: Allocation and Reported Impact by Eligibility Criteria

Use of Proceeds Category	Certification Achieved	Certification Level Achieved	Number of Eligible Buildings	Gross Lettable Area (m ²)	Net Bond Proceeds Allocation (EUR)	Share of Net Bond Proceeds
Green Buildings ⁵	BREEAM	Outstanding	9	126,567	198,990,000	5.1%
		Excellent	53	1,285,044	1,265,789,000	32.4%
		Very Good	189	3,071,071	2,845,948,400	72.8%
Total			251	4,482,682	4,310,727,400	110.3%

⁴ CTP has repurchased EUR 318 million of Green Bond 1, resulting in the current face value being EUR 332 million.
⁵ No allocation was made under the Renewable Energy category.

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The issuer is fully responsible for certifying and ensuring the compliance with its commitments, for their implementation and monitoring.

In case of discrepancies between the English language and translated versions, the English language version shall prevail.

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About Sustainalytics, a Morningstar Company

Sustainalytics, a Morningstar Company, is a leading ESG research, ratings and data firm that supports investors around the world with the development and implementation of responsible investment strategies. For more than 30 years, the firm has been at the forefront of developing high-quality, innovative solutions to meet the evolving needs of global investors. Today, Sustainalytics works with hundreds of the world's leading asset managers and pension funds who incorporate ESG and corporate governance information and assessments into their investment processes. Sustainalytics also works with hundreds of companies and their financial intermediaries to help them consider sustainability in policies, practices and capital projects. With 17 offices globally, Sustainalytics has more than 1500 staff members, including more than 500 analysts with varied multidisciplinary expertise across more than 40 industry groups.

For more information, visit www.sustainalytics.com
 Or contact us contact@sustainalytics.com

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