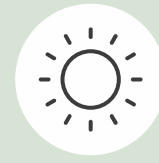


Environmental Policy

Effective date : 11. 06. 2022
Last modified: 08. 12. 2025
Approved: Richard Wilkinson, Group CFO



Introduction

CTP is a dynamic, fast-growing organisation with a fully integrated operating platform operating internationally, led by local management teams. Group level tasks are executed by CTP International. The whole organisation is led by Group Leadership Team. The proven expertise and comprehensive market intelligence of the CTP team form the core of our competitive advantage and our ability to provide shareholders with superior and sustainable returns.

The management of CTP recognizes the necessity to satisfy our customers overall needs. High standards and professionalism in this aspect assures the best quality, keeping us ahead of competitors and ensuring the continuous prosperity of the company. CTP regards environmental protection and energy management as not just a substantial part of our business philosophy but also a reflection of our attitude towards common values. Therefore, all business activities are conducted in an environment-friendly way. CTP collaborates with stakeholders within its value chain to achieve its goals.

Scope

This policy pertains to all operations and activities of CTP N.V. and its subsidiaries. This includes the management, purchase, sale, refurbishment, and development of real estate in all countries of operation. It also applies to the management and operation of the real estate portfolio that the Company manages, even where it does so for third parties. All employees and individuals working in the organisation's name must know and follow the content of this document.

Roles & Responsibilities

The Board of Directors is responsible for integrating and complying with this policy.

The group ESG Team is responsible for setting goals and targets related to this policy. The Country Heads are responsible for regularly obtaining data to measure performance against the goals and targets.

The Country Heads are responsible for communicating this policy to their teams and shall ensure these teams are familiar with its contents, goals, and targets.

Furthermore, the Board of Directors is responsible for allocating the resources needed to comply with this policy and achieve the goals and targets aligned with the environmental topics of the company.

Areas

Energy and Greenhouse Gas Emissions (Climate change mitigation)

Energy and Greenhouse Gas (GHG) Emissions are important aspects of the building sector. CTP has the ambition to reaching Climate Neutrality by 2050 as part of its efforts to mitigate Climate Change caused by the emission of greenhouse gases. Energy and GHG are addressed through improved energy efficiency, and the production and purchase of energy from renewable sources. CTP acts to reduce own emissions (Scope 1 and 2) and supports clients in reduction of their emissions (Scope 3).

Climate Change risk and adaptation

CTP acknowledges ongoing climate change. To ensure the resilience of its properties and clients' business continuity, risk analysis is performed for all properties. Based on this analysis, the need for mitigation measures is monitored and introduced where needed.

Water

Water is becoming scarce in many European countries. CTP uses limited amounts of water in its operations and during building construction. Water is mostly used at the operational stage of buildings by CTP clients.

Circular economy

Material inflow

For the construction of CTP buildings, a substantial number of materials, including concrete, steel, etc, are used. Proper design and selection of materials and solutions is critical to limit negative impacts of its production.

Material outflow (Waste management)

CTP is aware of and manages the waste generated by its operations. Waste generation occurs during the construction and building operational phases. Construction waste is CTPs responsibility. The waste generated during the operational phases falls under the responsibility of clients.

Biodiversity

CTP develops and manages buildings located in multiple ecosystems. The development process affects existing ecosystems. It is important to consider during the design phase to ensure environmental quality is improved on surrounding areas.

Environmental actions

- CTP introduced "ESG New Projects Requirements," a set of requirements for developing new projects that cover all environmental aspects and ensure alignment with EU Taxonomy.
- CTP defines pathways for its energy consumption and reduction of GHG emissions, setting out strategies, measures, and actions to ensure alignment with these pathways at both corporate and portfolio levels.
- CTP installs on-site renewable energy sources on new and existing buildings, including CTSolar.
- CTP procures electricity from renewable energy sources and assists clients in doing so.

- CTP introduces low water flow systems in buildings, and where reasonable, installs grey and rainwater systems to reuse water.
- CTP looks for opportunities to promote materials with a high recycled content and low embodied carbon footprints through dialogue with its major suppliers. CTP expects suppliers to provide EPDs to improve transparency on materials.
- To ensure efficient management and the highest possible shares of reusing and recycling CTP promotes requirements presented in specific credits of BREEAM certification and applicable parts of EU Taxonomy.
- CTP incorporates waste management practices into its construction activities to manage construction waste. To responsibly manage operational waste, CTP designs and executes buildings accordingly.
- CTP involves qualified ecologists in development and property management activities and follows their recommendations ensuring biodiversity is maintained or, where feasible, improved.
- CTP certifies its projects in internationally recognized multicriteria environmental certification schemes targeting the highest levels.
- CTP follows the principles of ISO 14001 (Environmental Management) and ISO 50001 (Energy Management) with certification implemented in selected countries.

Environmental aspects in the value chain

CTP is taking action to improve environmental performance both upstream and downstream in the value chain.

Upstream: CTP suppliers must comply with the environmental standards outlined in the Company's Supplier Code of Conduct. CTP collaborates continuously with stakeholders in its value chain to improve environmental impact. Where needed and possible, CTP assists its suppliers in achieving common goals. CTP requirements apply to materials used in developing new buildings. CTP actively seeks materials that reduce embedded carbon and promotes materials with lower life cycle costs.

Downstream: CTP views its renewable energy strategy as beneficial for tenants, helping them achieve their GHG reduction goals. CTP can become a supplier of renewable energy to tenants.

Continuous improvement

CTP follows the principles of continuous improvement, plan, do, check, act. This approach ensures the company remains flexible and prompt to changes in development, technical evolution, changes in our customer's needs and expectations, and other business requirements. The Company adapts to these changes and applies recent technologies and services accordingly.

Reporting noncompliance

To report noncompliance please send an email to: compliance@ctp.eu. For further guidance please visit: <https://ctp.eu/ctp-policies/how-to-report-a-concern/>