

## ENVIRONMENTAL POLICY

Approved by members of the management board of Summus Capital OÜ

on 5<sup>th</sup> of June 2023

Sustainability is a natural part of Summus Capital OÜ's (hereinafter: **Summus Capital** or the **Company**) business and actions. Summus Capital is aware of the negative impact of its activities on the environment. The Company is committed to implement high standards of environmental performance throughout its whole real estate portfolio.

Summus Capital works actively with all properties, employees and clients with regard to everything from certification to energy consumption in order to turn assets into future-proof via long-term initiatives in day-to-day operations. The Company aims to minimise the negative impacts of its activities on biodiversity and habitat.

Following are the steps and initiatives that Summus Capital has identified as necessary in order to accomplish the goal:

- Decrease energy performance in long term close to 100 kwh/m<sup>2</sup> per year with some sector specific exemptions. For example retail and healthcare.
- In long term achieve 95 per cent environmentally certified portfolio. The certificates shall be obtained either from LEED or BREEAM.
- Increase the share of green electricity used in all properties. In long term 90 per cent of used energy shall be from renewable sources, such as solar, wind and hydro.
- Raise the share of green heating used in all properties. In long term 80 per cent from used heating shall be from renewable sources.
- Reduce the carbon dioxide emission's footprint significantly. As a medium term goal it is aimed to reduced the carbon dioxide emissions to 11200 tonnes. In long perspective the goal is to reach net-zero carbon emissions.
- Increase the amount of recycled garbage. The long term goal is to increase the amount of recycled garbage to 70%.
- Reduce water consumption. Measure water consumption and analyse and develop strategy to reduce the amount of water consumed.
- Perform environmental audits as part of our pre-purchase due diligence process in order to ensure the environmental compliance of new acquisitions or our ability to achieve such compliance.
- Encourage our talent and human resources to promote the incorporation of environmental consciousness into our day-to-day operations.

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- Conduct periodic assessments on the environmental performance of Summus Capital using explicitly specified targets.
- Augment the environmental consciousness of our employees, contractors and tenants by providing trainings and educative materials.
- Inform about this environmental policy all who may be impacted by our day-to-day operations, including our employees, partners, contractors, tenants, local communities etc.
- Create an environment that encourages innovation by applying good environmental management practices, staying abreast of technological developments and using green products, materials, processes and technologies where available and economically viable.

The environmental policy is applicable to all of the employees and management and supervisory board of Summus Capital and its subsidiaries. The environmental policy is applicable throughout the whole real-estate portfolio of Summus Capital.

The environmental policy is to be reviewed and updated on an annual basis or when necessary.