

SUMMUS CAPITAL

SUMMUS CAPITAL CONTINUED ITS TRANSITION
FROM A BALTIC-FOCUSED INVESTOR TO A BROADER
CENTRAL EUROPEAN REAL ESTATE MARKET PLAYER

SUSTAINABILITY REPORT 2025

Business name:	Summus Capital OÜ
Main field of activity:	Real estate investment holding company
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Beginning of financial year:	01.01.2025
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Legal form:	Private limited company
Auditor:	KPMG Baltics OÜ

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LAKESIDE / POLAND

1. SUSTAINABILITY

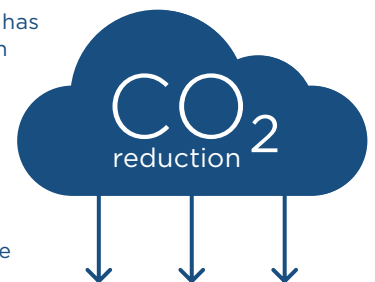
Summus Group continues to expand its diversified, high-value real estate portfolio across the Baltic States and Poland, focusing on sustainable office, retail, industrial, and medical properties. Summus Group continuously improves its ESG performance through regular monitoring of sustainability indicators, stakeholder engagement and periodic updates of sustainability targets.

Summus Group successfully reduced its energy consumption from 251 kwh/m² to 159 kwh/m² by applying Green Formula Capital management principles. The monetary effect of such efficiency increase is approximately EUR 2.8 million in savings. From the start, the assets certification of the Group increased from 67% to 96%. The assets are now more sustainable for tenants, clients and employees.

Since 2021, Summus Group has made significant progress in reducing carbon emissions, achieving a 79% decrease from 18 528 tonnes CO₂-eq to 3 979 tonnes CO₂-eq in 2025 Market-based method.

This reduction highlights the dedication of the Group to reaching net-zero carbon emissions by 2040, with a primary focus on Scope 1 and Scope 2 reductions.

Ongoing investments in energy efficiency, renewable energy integration and sustainable property management are driving the transition toward climate-neutral operations.



EXECUTIVE SUMMARY: SUSTAINABILITY REPORT 2025

Category	Key highlights 2025	Comparison to 2024	Key improvements & targets
Sustainability strategy	Strengthened ESG integration in investment decisions, enhanced governance frameworks and improved sustainability reporting.	ESG integration was in early stages in 2023-2024.	Increased focus on aligning with EU Taxonomy and CSRD compliance.
Energy efficiency	Energy consumption reduced to 159 kWh/m ² , achieving EUR 2.8M in savings.	2021: 251 kWh/m ² 2024: 195.9 kWh/m ²	Target to reduce energy consumption by an additional 10% by 2026.
GHG emissions reduction	Total emissions 3 979 tonnes CO ₂ -eq (<i>Market-based method</i>). Scope 3 emissions tracking expanded.	2021 emissions: 18 528 tonnes CO ₂ -eq. 2024 emissions: 6 717 tonnes CO ₂ -eq <i>Market-based method</i> .	Reduce Scope 1 & 2 emissions by 90% by 2040. Scope 3 emissions tracking to be expanded.
Renewable energy adoption	88% of energy sourced from renewables, further investments in solar power.	2024: Previously 87%.	Targeting 90% renewable energy by 2025. Expansion of solar projects across properties.
Certifications	96% of assets certified (BREEAM, WELL, LEED).	2023: 86% certified. 2024: 89% certified.	96% certification target by 2025, focusing on Riga Plaza renewal.
Water management	Portfolio water intensity 0.34 m ³ /m ² .	Water intensity per m ² improved by 5.57%.	Reduce water consumption per m ² by 3-5% annually through efficiency measures. Focus on water intensity metrics (m ³ per GFA m ²).
Waste management & circular economy	Comprehensive waste data collection covering Estonia, Poland, Latvia and Lithuania.	2023: No systematic waste tracking. 2024: Started waste tracking	100% waste data collection coverage. Integration into Scope 3 calculations.
Tenant & community engagement	Enhanced sustainability-driven tenant programmes; increased community investments.	2024: Structured tenant engagement programmes.	Improve tenant satisfaction index from 79 to 85.
Social responsibility & employee well-being	Employee satisfaction index: 85. Work-life balance & DEI initiatives enhanced. Set up of Engagement Policy and Action Plan.	2023: structured well-being was set up. 2024: Employee satisfaction index: 85.	Target 90% employee satisfaction by 2026, with expanded DEI programmes.
Governance & compliance	Strengthened ESG governance; compliance with EU Taxonomy & CSRD.	ESG governance structures and processes were being established and formalised.	Implementation of supplier screening (40% by 2026, 90% by 2030).
GRESB benchmarking	Score 82, Score increased by +11 points, increase by 15.5%	2023: score 66. 2024: score 71.	Target 85 points in 2026, focusing on certified assets and emissions reduction.

Looking ahead, Summus Group will further align with the EU Taxonomy and CSRD compliance. The Group aims to reduce its energy consumption, target 90% renewable energy usage and expand solar projects, with an increased focus on tracking Scope 1 and Scope 2 emissions, targeting carbon neutrality by 2040. Summus Group remains dedicated to responsible real estate investments, ensuring that every addition to its portfolio meets the highest sustainability and governance standards.

By adhering to the EU Taxonomy and global ESG frameworks, Summus Group upholds the highest sustainability standards in real estate investments, ensuring compliance with evolving regulations and market expectations.

Summus Group operates a structured ESG management system that monitors environmental performance indicators, supports implementation of sustainability initiatives and ensures continuous improvement across the portfolio.

1.1. SUSTAINABILITY STRATEGY

COMMITMENT TO SUSTAINABILITY

Summus Group integrates Environmental, Social and Governance (ESG) principles into its investment strategy, ensuring responsible decision making that aligns with global sustainability standards. The Group prioritises environmental stewardship, social responsibility and sound governance to enhance long-term value for stakeholders.

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SUSTAINABLE INVESTMENT APPROACH

The strategy of Summus Group extends beyond acquiring energy-efficient assets to transforming existing properties into environmentally responsible and high-performance buildings. The focus is on optimising energy use, minimising the ecological footprint and achieving high sustainability certifications, which also support access to green financing opportunities.

Recognising the role of the real estate sector in addressing climate challenges, the Group actively reduces its carbon emissions and promotes energy efficiency across its portfolio.

These initiatives align with the Intergovernmental Panel on Climate Change (IPCC) recommendations, reinforcing the responsibility of the Group in mitigating environmental impact.

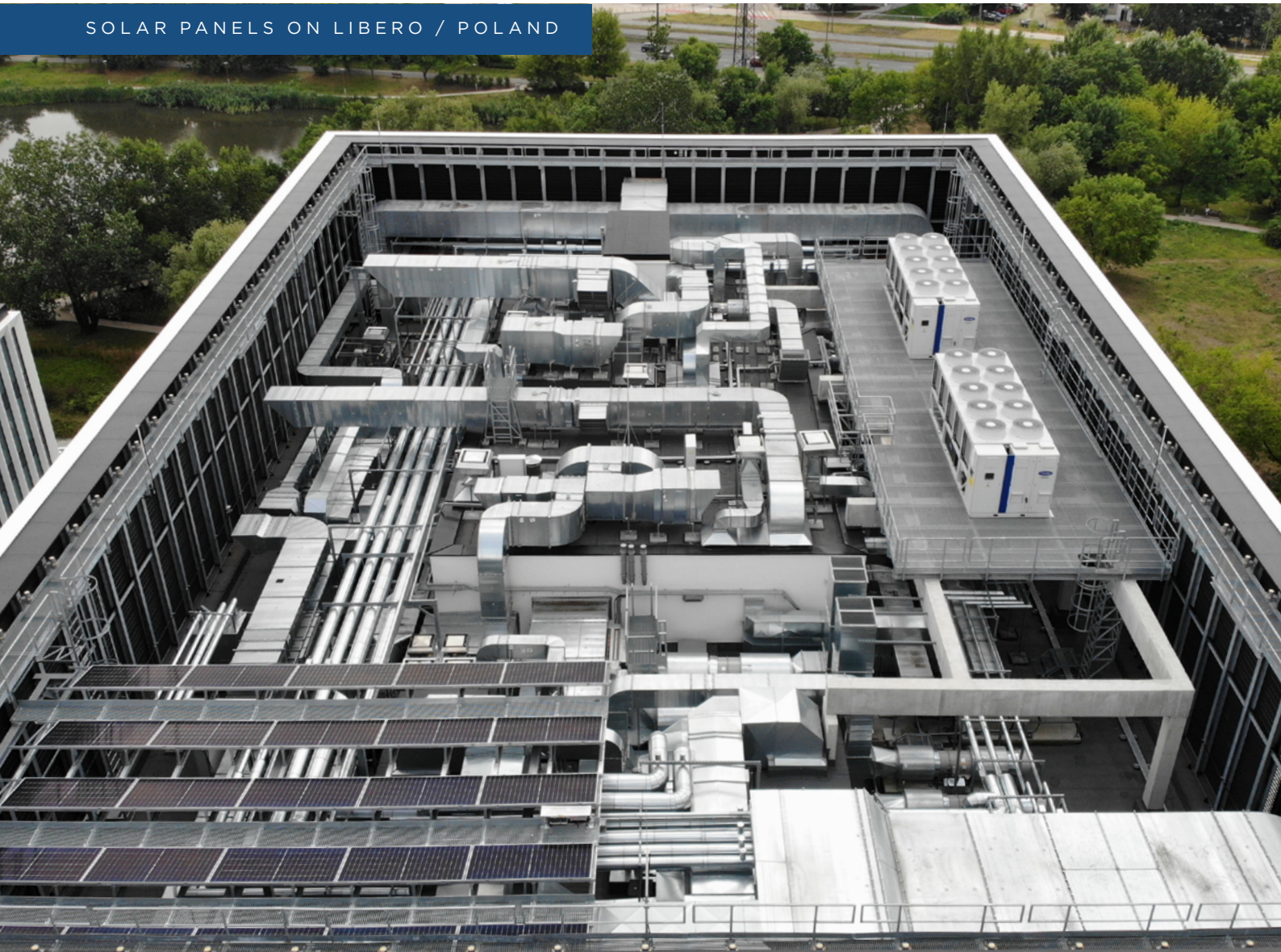
TRANSPARENCY AND ESG REPORTING

To maintain accountability, Summus Group participates in sustainability benchmarks, such as the Global Real Estate Sustainability Benchmark (GRESB). Regular reporting and assessments ensure that the ESG initiatives are measurable, transparent and continuously improved.

Summus Group is proactively refining its ESG management practices to meet regulatory and investor expectations for sustainability disclosures.

The Sustainability Report serves as a comprehensive overview of Summus Group's commitment to sustainability. It highlights the dedication of the Group to embedding long-term Environmental, Social and Governance (ESG) goals within its investment and business operations. By transparently outlining its objectives, initiatives and achievements, Summus Group aims to foster trust among stakeholders and align its activities with global sustainability standards. The report underscores the importance of responsible decision-making in creating lasting value for the environment, society and investors.

SOLAR PANELS ON LIBERO / POLAND



ESG VISION AND MISSION

Summus Group aims to drive long-term sustainable growth by reducing its environmental impact, strengthening governance frameworks and fostering inclusive economic development. Through strategic investments and responsible asset management, the Group seeks to attract socially responsible investors and reinforce its commitment to a sustainable future.



MEELIS ŠOKMAN
HEAD OF SUSTAINABILITY

‘Investors, tenants and employees are at the core of our commitment to integrating ESG principles across our operations. By aligning investments with global sustainability goals, we ensure regulatory compliance, create a measurable impact and meet expectations while delivering long-term value.’

A dedicated ESG specialist, Project Manager Elena Kuslap, is responsible for the implementation and coordination of ESG activities across the Summus Group portfolio. Her role includes the regular collection, monitoring, and analysis of energy, water, waste, and emissions data across all assets. She supports sustainability reporting, including GRESB, EU Taxonomy, and the Annual Report, and coordinates ESG initiatives in collaboration with property managers and external advisors. She also oversees climate-related data management and decarbonisation monitoring, including tracking energy consumption, renewable electricity sourcing, CO₂ emissions and climate risk indicators across the portfolio, and works with property managers and external consultants to identify emission reduction opportunities, monitor performance against climate targets and support the implementation of energy efficiency measures. Meelis Šokman provides internal oversight of ESG and climate-related activities across the portfolio, ensuring alignment with the Group’s sustainability strategy and objectives.

SUSTAINABILITY OBJECTIVES AND TARGETS

KEY OBJECTIVES INCLUDE:

- Reducing carbon emissions and improving energy efficiency.
- Enhancing social responsibility through community engagement and tenant well-being programmes.
- Strengthening governance frameworks to ensure transparency and ethical decision-making.
- Aligning investments with global ESG standards and reporting frameworks.

ENVIRONMENTAL OBJECTIVES:

- Achieve carbon neutrality across all operations by 2040.
- Enhance energy efficiency and resource optimisation within the portfolio assets of the Group.
- Invest in renewable energy projects and sustainable infrastructure that reduce greenhouse gas emissions.

SOCIAL OBJECTIVES:

- Promote diversity, equity and inclusion in the workplace and among business partners.
- Support local communities by prioritising investments with measurable social benefits.
- Uphold employee well-being and safety standards across all operations.

GOVERNANCE OBJECTIVES:

- Maintain transparent and ethical corporate practices.
- Align decision-making processes with internationally recognised ESG standards.
- Monitor environmental performance indicators - including energy consumption, greenhouse gas emissions, water use and waste generation - at portfolio level using a centralised data collection framework.

ELENA KUSLAP
PROJECT MANAGER



INTEGRATION OF ESG INTO CORPORATE STRATEGY

Summus Group integrates the ESG principles into corporate strategy, embedding sustainability in investment decisions, risk assessments and strategic planning. The Group ensures compliance with the EU Taxonomy and global ESG frameworks, guiding resource allocation and business operations.

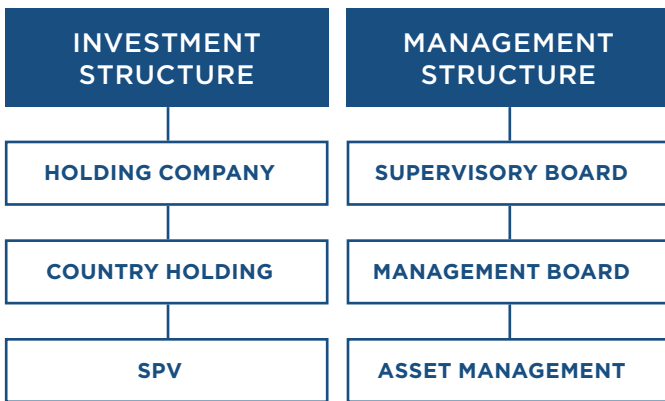
Sustainability oversight lies with the Supervisory Board and the Management Board, supported by Green Formula Capital. ESG considerations shape decision-making from risk assessment to performance evaluations, ensuring transparency and accountability. Board meetings regularly review and refine the ESG strategies to ensure alignment with the Group’s commitments.

Summus Group is committed to fostering inclusivity through ESG-focused training, equitable opportunities and mentorship programmes in collaboration with Green Formula Capital and Zenith Family Office.

1.2. GOVERNANCE AND LEADERSHIP

SUSTAINABILITY GOVERNANCE STRUCTURE

Summus Group maintains a dedicated governance framework to oversee ESG implementation. The Supervisory Board and the Management Board, advised by Green Formula Capital, integrate ESG factors into corporate strategy, performance evaluation and investment decisions.



The sustainability vision of the Group is embedded in its core business strategy, prioritising carbon reduction, improvements in labour practice and diversity. Action plans focus on energy efficiency, waste reduction and community engagement, ensuring sustainability is integral to operations, supply chain management and corporate culture.

The sustainability initiatives of Summus Group enhance financial performance by reducing costs, mitigating risks and improving energy efficiency, strengthening corporate reputation and investor confidence. The Group has also implemented comprehensive policies and training programmes to address human rights concerns, including a whistleblowing system for confidential reporting.

Aligned with the European Sustainability Reporting Standards (ESRS), Summus Group ensures that ESG disclosures adhere to relevance, reliability and comparability principles. The Group navigates the emerging trends in sustainable construction, AI-driven property management (with R8 HVAC-systems) and shifting work cultures, while integrating regulatory changes to reduce emissions.

Summus Group adapts to climate change, economic shifts and technological advancements, prioritising financial transition risks and integrating sustainability into real estate strategies. By investing in sustainable technologies and green initiatives, the Group secures a competitive edge, while meeting responsible investment expectations.

POLICIES AND COMMITMENTS (ENVIRONMENTAL, SOCIAL AND GOVERNANCE)

Summus Group upholds strong ESG policies, ensuring compliance with environmental regulations, human rights principles and ethical business conduct. These efforts align with the United Nations Sustainable Development Goals, reinforcing the commitment of the Group to global sustainability.

The Group prioritises reducing its carbon footprint, recycling and waste reduction, aiming to minimise landfill waste, while improving resource efficiency in buildings and operations.

To combat climate change, Summus Group integrates renewable materials and sustainable practices, targeting carbon neutrality by 2040 from the 2021 levels, in line with global best practices.

Aligned with the Sustainable Development Goal 11, the Group develops and manages sustainable urban environment, optimising resource use, enhancing energy efficiency and fostering community well-being.

Summus Group promotes sustained economic growth through ethical labour practices, fair work conditions and partnerships that support local economies and community development.

The Group prioritises indoor environmental quality, ensuring clean air, optimal lighting and active design strategies to enhance well-being and productivity.

Summus Group maintains high corporate governance standards, ensuring transparency, zero tolerance for corruption and ethical business practices that strengthen peaceful and just societies.



RISK MANAGEMENT AND COMPLIANCE

Summus Group acknowledges the requirement to comply with the Corporate Sustainability Reporting Directive (CSRD) and continues developing its ESG data collection and reporting systems in preparation for future regulatory requirements. The Group has already implemented key elements of ESRS-aligned reporting, including double materiality assessment, greenhouse gas accounting and enhanced ESG governance structures. Consequently, in 2023, a double materiality assessment process was created.

This process aims to identify the ESG issues that are financially material to business and have a significant impact on the environment and society.

In this report, the approach of Summus Group to describing material topics is informed by an analysis of sector-wide issues deemed important, based on peer reviews and a thorough examination of the most pertinent ESG themes within the industry. This ensures that disclosures are relevant and aligned with the broader sustainability landscape in which the Group operates.

SUSTAINABLE PROCUREMENT AND RESPONSIBLE SUPPLY CHAIN

Summus Group integrates environmental, social and governance considerations into its procurement and supplier selection processes and encourages suppliers to follow responsible business practices.

As a real estate investment and asset management company, Summus Group relies on a wide network of service providers, including property managers, construction contractors, technical maintenance providers and other professional partners. The Group expects its suppliers and contractors to comply with applicable environmental, labour and governance standards.

Key principles of Summus Group’s responsible procurement approach include:

SUPPLIER SCREENING AND DUE DILIGENCE

Suppliers are assessed during procurement and contract management processes to ensure compliance with relevant environmental, social and governance requirements. Particular attention is given to health and safety practices, labour standards, regulatory compliance and environmental management.

ENVIRONMENTAL RESPONSIBILITY IN THE SUPPLY CHAIN

The Group encourages suppliers to support energy efficiency improvements, responsible waste management, circular economy practices and the use of environmentally responsible materials where applicable.

HUMAN RIGHTS AND LABOUR STANDARDS

Summus Group expects its suppliers and contractors to respect internationally recognised labour standards, including fair working conditions, non-discrimination, the prohibition of child labour and protection of human rights.

COMPLIANCE AND ETHICAL BUSINESS CONDUCT

Suppliers are expected to operate in accordance with applicable anti-corruption, anti-money laundering and ethical business conduct standards. Procurement processes are designed to ensure transparency, fair competition and responsible decisionmaking.

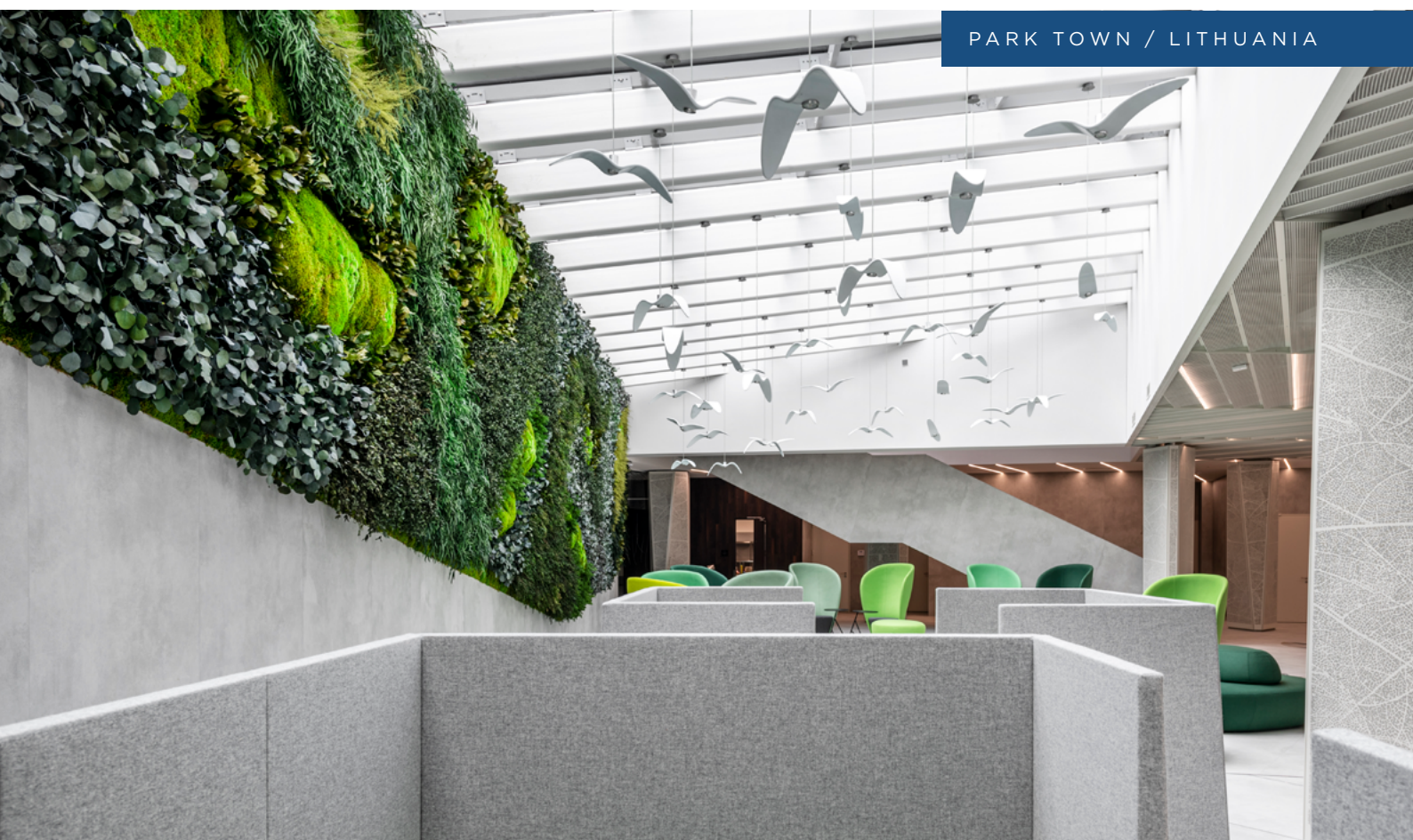
CONTINUOUS IMPROVEMENT AND MONITORING

The Group is gradually strengthening its supplier monitoring and screening processes with the objective of increasing ESG coverage across its supplier base. Supplier sustainability performance is reviewed periodically as part of procurement and risk management practices.

Summus Group conducts its operations in accordance with internationally recognised responsible business principles, including the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights.

RESPONSIBLE BUSINESS CONDUCT

Summus Group conducts its operations in accordance with internationally recognised responsible business principles, including the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights.



PARK TOWN / LITHUANIA



RIGA PLAZA / LATVIA

DOUBLE MATERIALITY ASSESSMENT PROCESS BASED ON THE EFRAG GUIDANCE

Summus Group, in alignment with the European Sustainability Reporting Standards (ESRS) E1 is committed to environmental stewardship as a core principle of its business strategy. This commitment ensures that sustainability risks, opportunities and impacts are integrated into financial and operational decision-making processes.

To uphold this commitment, Summus Group has implemented a Double Materiality Assessment, which evaluates both impact materiality (how the Group affects people and the environment) and financial materiality (how sustainability issues affect the financial performance of the Group).

The assessment is structured into four key stages:

UNDERSTANDING THE CONTEXT

- Reviewing business plans, strategies, financial reports and investor expectations.
- Assessing the Group’s activities, products, services and geographic reach.
- Mapping business relationships, supply chains and stakeholder networks.
- Analysing regulatory and legal frameworks relevant to sustainability.
- Evaluating stakeholder engagement efforts and identifying key affected parties.

IDENTIFICATION OF IROS (IMPACTS, RISKS AND OPPORTUNITIES)

- Identifying environmental, social and governance-related impacts.
- Creating an extensive list of sustainability-related risks and opportunities for further analysis.

DETERMINATION OF MATERIAL IROS

- Setting materiality thresholds based on the severity and likelihood of risks.
- Defining materiality criteria for financial risks and opportunities, considering impact magnitude.
- Validating the assessments through comprehensive stakeholder engagement.

ASSESSING MATERIALITY OF INFORMATION

- Determining relevant ESRS standards and disclosure requirements.
- Evaluating disclosure materiality based on significance and decision usefulness.

MATERIAL IMPACTS

The materiality assessment of Summus Group has been completed and has reached its final stage. All material impacts identified throughout the process have been systematically incorporated into the sustainability reporting framework.

Future reporting will continue to reflect any emerging material considerations as part of an ongoing evaluation process.

Within its operations, Summus Group applies the ESRS 2 SBM-3 environmental considerations, focusing on:

- Energy consumption: prioritising the energy efficiency of buildings and favouring renewable over non-renewable energy resources.
- GHG emissions: monitoring both direct and indirect greenhouse gas emissions from construction and renovation processes, as well as ongoing building maintenance, striving for reductions.
- Water usage: property management policies focus on optimising water use efficiency.
- Waste management: employing and continuously improving waste reduction, recycling and disposal strategies across the portfolio.

By integrating these assessment processes into its corporate strategy, Summus Group aims to ensure compliance with the latest EFRAG guidance while driving meaningful sustainability improvements across its operations.

GOVERNANCE KEY PERFORMANCE

In the Governance aspect of the ESG framework, the Supervisory Board and the Management Board of Summus Group play a critical role in overseeing the KPI-s, targets and strategic actions. These elements are rigorously reviewed on a quarterly basis, guiding the initiatives of the subsequent period.

The commitment of the Group to data integrity is evident through meticulous data collection processes, bolstered by precise methodologies and automated systems, ensuring accuracy and alignment with the ESG frameworks. Such diligence underpins the credibility of the Group's ESG disclosures.

Both the Management Board and the Supervisory Board maintain an active role in monitoring the ESG performance, ensuring that strategies deliver the desired outcomes. This involves a continuous cycle of reviewing the ESG metrics, identifying improvement opportunities and adjusting the ESG approaches accordingly.

ANTI-MONEY LAUNDERING (AML)

AML procedures are essential for Summus Group, reinforcing the integrity and legality of financial dealings within the real estate sector. They are integral to the regulatory compliance and ethical business operations of the Group, safeguarding against financial crimes and solidifying the standing as a trustworthy and responsible market participant.

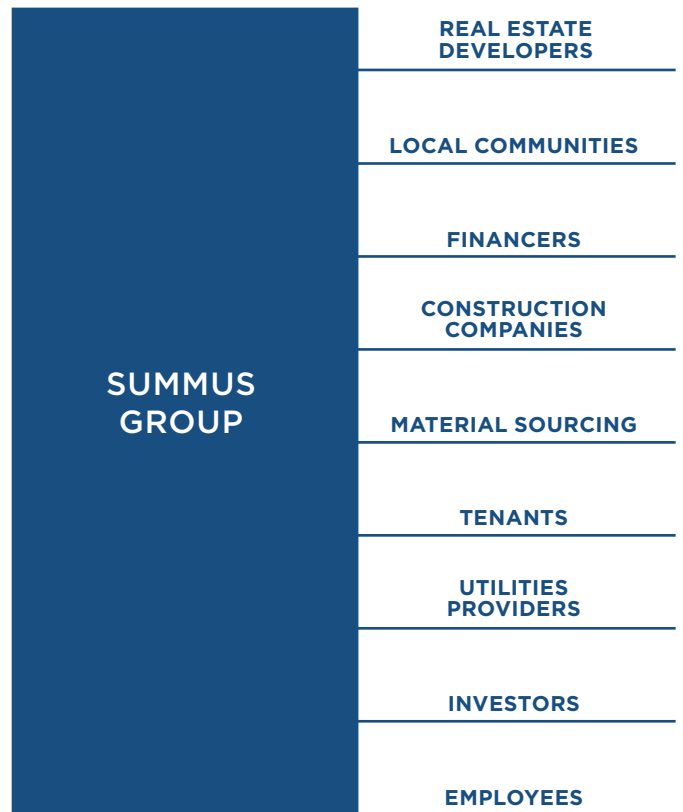
At Summus Group, AML practices are vital in preventing the misuse of the Group companies in financial crimes, thereby protecting the reputation and financial stability of the Group.

The procedures applied by Summus Group include:

- Customer Due Diligence (CDD): verification of the identities of clients, such as buyers, sellers, tenants and contractors, assessing their risk levels for potential money laundering or terrorist financing activities.
- Enhanced Due Diligence (EDD): for the clients presenting higher risks, like politically exposed persons (PEPs) or those with unusual transaction patterns, a thorough due diligence is conducted to gain a comprehensive understanding of their background and business relations.
- Suspicious Activity Monitoring: transaction monitoring systems detect signs of irregularities, prompting further investigation into unexplained funds or atypical transaction behaviours.
- Internal Controls: to ensure AML compliance, the Group has implemented stringent internal controls, including employee training on AML protocols, appointing a compliance officer and performing regular risk assessments.
- Record Keeping: detailed records of all transactions, customer verification details and pertinent documentation are meticulously maintained as part of real estate management services.
- Reporting: any identified suspicious activities are promptly reported to the appropriate legal or financial authorities.

Through these structured AML strategies, Summus Group maintains a proactive approach to prevent financial misconduct and to promote a secure financial environment within its operations.

STAKEHOLDER ENGAGEMENT AND PARTNERSHIPS



Summus Group prioritises sustainability throughout its value chain, meeting evolving stakeholder expectations and aligning with the EU Taxonomy and CSRD regulations.

SUSTAINABLE SUPPLY CHAIN & PROPERTY MANAGEMENT

The Group sources sustainable materials, minimising waste, energy use and emissions while considering the full lifecycle of building materials. Strategic partnerships and tenant engagement promote sustainability.

Effective property management and acquisitions support the ESG goals, attracting responsible investors and reducing environmental and social risks.

STAKEHOLDER-CENTRIC INITIATIVES

The efforts include energy-efficient renovations, enhanced employee benefits and flexible work options for service providers. As Summus relies on outsourced services, these measures improve workforce well-being. Additionally, community development programmes are shaped with direct local input, reinforcing the ESG goals and sustainable portfolio growth.

1.3. ENVIRONMENTAL IMPACT

ESG INTEGRATION & STRATEGIC ALIGNMENT

Summus Group systematically identifies and prioritises key ESG impacts to align its real estate portfolio with sustainability objectives and stakeholder expectations. Through materiality assessments, benchmarking and stakeholder engagement, the Group focuses on energy efficiency, sustainability certifications and risk mitigation, ensuring ESG integration across its operations.

RISK & IMPACT ASSESSMENT

A comprehensive evaluation of regulatory trends, market shifts and technological advancements informs the strategic direction of the Group. ESG risks and opportunities are assessed based on their impact and likelihood, guiding decisions that drive the most significant sustainability improvements and risk mitigation efforts.

MATERIALITY & LONG-TERM VALUE

Summus Group conducts annual materiality assessments to adapt to the evolving ESG landscapes, ensuring that sustainability remains embedded in its business model. By integrating environmental and social impact evaluations, the Group enhances financial performance, governance and long-term stakeholder value.

ENERGY EFFICIENCY AND RENEWABLE ENERGY INITIATIVES

Through a comprehensive series of initiatives and strategic optimisations since the start of the programme, total energy consumption has been reduced. These efficiency measures have delivered tangible financial savings of EUR 2.8 million for the Group and its stakeholders, reinforcing a strong commitment to sustainable and responsible asset management. At the start of the targeted energy efficiency programme, the property portfolio of the Group had an energy efficiency benchmark of 251 kWh/m². Through optimisation efforts, this has now improved to 159 kWh/m², reflecting significant progress in reducing energy consumption.

ESG FOCUS AREAS

Key sustainability priorities include energy efficiency, sustainable certifications, water and waste management and broader social and governance considerations tailored to the Baltic region and Poland.

STRATEGIC ENERGY UPGRADES

Rīga Plaza shopping centre was awarded 3rd place in the category “Most Energy-Efficient Public Building” at the national competition “Most Energy-Efficient Building in Latvia 2025.” The recognition reflects the asset’s continued focus on improving operational efficiency and reducing energy consumption.

The achievement is supported by a structured programme of technical upgrades and energy optimisation measures implemented at the property. Recent initiatives include the phased replacement of escalators with new models delivering up to 30% higher energy efficiency, as well as the installation of a 408 kWp rooftop solar PV plant, marking a significant step towards greater energy independence. The newly installed solar park utilises next-generation photovoltaic technology that delivers approximately 15% higher energy yield compared to previous generation panels. The system is expected to generate around 361 MWh of renewable electricity annually, enabling the centre to cover up to 80% of electricity demand during sunny periods. The installation also features an innovative mounting solution designed to minimise structural load on the roof while ensuring long-term operational stability.

CLIMATE ACTION & SUSTAINABILITY INITIATIVES

Climate-related risks and opportunities are integrated into investment decisionmaking, asset management and the Group’s long-term portfolio strategy.

Energy efficiency: ongoing investments in advanced HVAC and real-time energy management systems. Increased energy audits enhance property performance, particularly within the Baltic portfolio.

Renewable energy: expansion of on-site clean energy generation, including solar energy projects following the successful installation at the Veerenni Health Centre.

Waste reduction: development of ambitious waste management strategies for improved waste minimisation.

GHG emissions tracking: advanced data analysis tools for precise carbon tracking, including a focus on electric vehicle infrastructure and building efficiency.

HVAC & sensor upgrades: replacement of CO₂ and pressure sensors, along with motion sensors for energy conservation.

FUTURE COMMITMENTS

Climate transition plan: evaluating long-term emission reduction strategies.

Scope 3 emissions tracking: public disclosure of carbon footprint data and expansion of emissions tracking beyond Scope 1 & 2.

Portfolio energy performance: preparing a comprehensive energy intensity review to achieve higher sustainability classifications across assets.

Summus Group remains committed to reducing its environmental impact, improving energy efficiency and driving long-term sustainability in real estate operations.

SUSTAINABILITY & RENEWABLE ENERGY COMMITMENT

- Energy efficiency: adoption of energy-saving technologies and expansion of renewable energy sources.
- Green electricity: targeting 90% renewable energy usage across all assets.



Summus Group integrates ESG objectives into its real estate strategy through stakeholder engagement, materiality assessments and industry benchmarking. The priorities include energy efficiency and sustainability certifications, ensuring alignment with long-term goals and stakeholder expectations. Transparent ESG reporting reinforces sustainability, social responsibility and long-term value creation, demonstrating a strategic commitment to responsible investment and environmental impact reduction.

CARBON FOOTPRINT AND GHG EMISSIONS REDUCTION

Goal: Monitoring and reducing Scope 1 and Scope 2 and Scope 3 emissions.

Goal: Targeting carbon neutrality by 2040 through sustainable infrastructure investments.

Summus Group prioritizes carbon footprint reduction, energy efficiency, sustainable certifications (BREEAM/LEED), water and waste management, tenant engagement, and ethical governance. These priorities are tailored to regional challenges in the Baltics and Poland. Management oversight and cross-functional collaboration ensure strategic alignment, while external assurance reinforces ESG credibility and transparency in reporting.

WATER MANAGEMENT

Goal: improve water efficiency and reduce consumption across properties.

KEY ACTIONS:

- Install rainwater collection systems for landscaping and toilet flushing.
- Implement smart irrigation controls to adjust watering based on weather conditions.
- Replace outdated plumbing with leak-resistant, high-efficiency systems.
- Launch water conservation awareness campaigns for tenants and visitors.
- Benchmark water usage against best practices and set annual reduction targets.

WASTE MANAGEMENT AND CIRCULAR ECONOMY PRACTICES

Goal: strengthening waste reduction and recycling programmes.

KEY ACTIONS:

- Recycling programme: clearly labelled bins for paper, plastic, glass and organic waste in retail centres.
- Food waste management: implement composting systems in food courts to reduce waste and emissions.
- Sustainable packaging: collaborate with vendors and tenants to reduce packaging and promote biodegradable or recyclable materials.
- Monitoring & reporting: track waste volume and diversion rates, with annual sustainability reporting.
- Target: increase waste diversion yearly, prioritising recycling and reuse over landfill disposal.



CIRCULAR ECONOMY PRACTICES

In 2025, Nordika Shopping Centre continued to expand its circular economy initiatives, strengthening waste reduction practices and promoting more sustainable consumption patterns among visitors and tenants.

Building on its existing recycling infrastructure, the centre further improved the efficiency of cardboard and packaging waste collection. The previous smaller sorting containers were replaced with a high-capacity press container, enabling significantly larger volumes of cardboard to be collected and recycled. Through a partnership with the recycling company Grigeo, the collected material is now directed more efficiently into the recycling stream, reducing landfill waste and supporting circular material flows.

Nordika also continued promoting reuse and responsible consumption through its collection stations, which remained popular among visitors. These stations allow customers to leave clothing, toys and household goods, extending the lifecycle of everyday items and reducing waste. During 2025, several tonnes of reusable items were donated through these initiatives, helping to reduce unnecessary consumption and promote a culture of reuse.

In addition, Nordika strengthened its efforts to reduce operational waste by encouraging tenants to adopt more sustainable: packaging solutions and by promoting digital receipts and paperless communication. As part of these initiatives, the share of tenants participating in waste sorting and recycling programmes increased, reflecting growing engagement with circular economy practices.

Through these initiatives, Nordika Shopping Centre continues to play an active role in promoting circular economy practices and fostering more sustainable consumer behaviour within the community.

PHYSICAL AND TRANSITION RISKS

CLIMATE RISK MANAGEMENT

Summus Group integrates climate adaptation and sustainability strategies to enhance portfolio resilience, aligning with the GRESB and ESRS E1 frameworks to meet the evolving regulations.

HEAT STRESS MITIGATION

- Advanced cooling systems, high-efficiency HVAC and reflective materials minimise heat absorption.
- Regular maintenance and infrastructure upgrades optimise performance during extreme heat.

ADAPTATION TO RISING TEMPERATURES

- Enhanced insulation for energy efficiency.
- Energy-efficient windows for better thermal control.
- Passive cooling (shading systems, natural ventilation).
- Sustainable, heat-resistant materials for durability.

FLOOD RISK & RISING SEA LEVELS

- Elevating infrastructure to prevent water damage.
- Water-resistant materials to enhance durability.
- Stormwater drainage systems for heavy rainfall.
- Collaboration with local authorities on sea-level rise risks.

REGULATORY & COMPLIANCE RISKS

- Monitoring EU & national regulations (carbon pricing, energy efficiency).
- Aligning compliance strategies to mitigate financial risks.

TECHNOLOGICAL INNOVATION

- Smart building technologies for energy optimisation.
- Renewable energy solutions (solar panels, battery storage).
- Data-driven asset management for predictive maintenance.

MARKET OPPORTUNITIES IN GREEN INVESTMENTS

- Expanding green-certified assets for sustainability and efficiency.
- Enhancing energy performance to reduce costs & emissions.
- Strengthening market position through leadership in sustainable real estate.

Summus Group proactively mitigates risks, leverages sustainability trends and enhances asset value through climate resilience strategies.

ESG INTERACTION WITH STRATEGY AND BUSINESS MODEL

Summus Group aligns environmental factors with business strategies, ensuring that the ESG goals drive both sustainability and profitability. The Group invests in green building materials, renewable energy and energy-efficient designs, adhering to the BREEAM and LEED standards for compliance and transparency. Stakeholder engagement with tenants, investors and communities fosters collective sustainability efforts.

RISK MANAGEMENT STRATEGY

Summus Group integrates physical and transition risk management into its long-term strategy:

- Risk identification – environmental scanning and scenario analysis to detect emerging risks.
- Risk assessment – evaluating financial, operational and reputational impacts.
- Stakeholder engagement – collaboration with investors, tenants, regulators and communities to align expectations.
- Strategic integration – embedding risk mitigation into investment decisions and asset management.

By prioritising climate resilience and sustainability, Summus Group ensures its portfolio remains adaptable, future-proof and aligned with global best practices, reinforcing long-term growth while mitigating regulatory and climate-related risks.



1.4. SOCIAL RESPONSIBILITY AND PERFORMANCE

EMPLOYEE WELL-BEING AND TRAINING

The operational model of Summus Group is distinct in that it has rather limited in-house staff; instead, the Group extensively relies on its main service partners, Green Formula Capital (GFC) and Zenith Family Office (Zenith), for workforce needs. When the Group refers to its ‘employees,’ it refers to the dedicated teams from these trusted partners. Their staff are considered an extension of Summus Group, integral to its business and the high-quality service it provides to customers.



It is important to clarify that the welfare of these individuals, working under the banners of GFC and Zenith, is of paramount importance to the Group. Summus Group is committed to ensuring that these partners treat their staff with fairness and integrity. This commitment translates into enforcing standards for appropriate wages, benefits, training, health and safety – all reflecting the ethical and legal standards upheld by the Group.

The approach of Summus Group to employee relations within its value chain focuses on creating a positive work environment championed by its partners. The Group strives to support opportunities for professional growth and personal well-being. The Group advocates practices that support diversity, equity and inclusion, recognising the importance of a respectful and welcoming workplace for all individuals employed by its partners.

EMPLOYEE ENGAGEMENT FRAMEWORK

In 2025, Summus Group formally adopted an Employee Engagement Policy to establish a structured, transparent and measurable approach to monitoring satisfaction, well-being and organisational culture. The framework includes:

- An annual anonymous employee engagement survey
- Year-on-year KPI tracking
- Formal management review of results
- Documented action planning and quarterly monitoring
- Transparent communication of outcomes to employees.

Although these surveys are currently concentrated on the employees of Green Formula Capital and Zenith, there is a plan to expand the scope in the future to include other partners providing cleaning, security and other services. Based on survey results, Summus Group approved a structured Employee Engagement Action Plan for 2026. The results will be meticulously analysed to identify areas for improvement, with the aim of enhancing overall job satisfaction and engagement within the extended workforce.

ADEQUATE WAGES

The partners of Summus Group analyse the wages of other companies within the same industry for similar positions and responsibilities. They review the relevant industry data from sources such as government statistics, industry publications and salary surveys. This information provides a benchmark to assess whether employee compensation remains competitive and fair. With any new hiring HR industry professionals make a market comparison.

Additionally, the partners of the Group regularly review employee compensation and benefits to ensure that they remain competitive and aligned with industry standards, while supporting the retention of top talent. Employers also consider feedback from employees regarding their compensation and benefits to address any concerns and make improvements where necessary.

TRAINING AND SKILLS DEVELOPMENT

Summus Group offers various opportunities for self-improvement, including individualised training plans, self-development and team events.

Individualised training plans refer to the customised learning programmes created for employees based on their skills, goals and the needs of the organisation. These plans include various methods of learning such as attending workshops, courses, online training and mentoring programmes. In some cases, personal coaching is provided.

Self-development and team events provide employees with opportunities to learn from one another, collaborate and build relationships with colleagues. These events range from team-building exercises to group workshops, seminars and conferences. They enable employees to develop a range of skills such as communication, leadership, problem-solving, psychology and teamwork, which are essential for their professional growth and advancement.

DIVERSITY, EQUITY AND INCLUSION INITIATIVES

NATIVE LANGUAGE SPOKEN AMONG EMPLOYEES

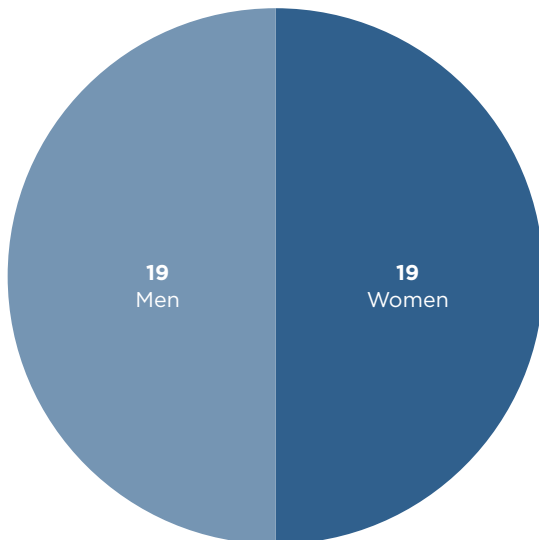
Estonian	31%
Lithuanian	11%
Latvian	11%
Russian	31%
Polish	16%
Total	100%

Through its partners, Summus Group engages employees across a range of age groups, including younger professionals who bring fresh perspectives and ideas, as well as more experienced employees who can provide mentorship and guidance to their colleagues. At the same time, like many other companies,

Summus Group has a higher share of employees in the 30-50 age range, which is associated with productivity, experience and career development. In terms of gender diversity, Summus Group strives to have balanced representation of men and women across all levels of the organisation, including leadership positions.

Group	Men %	Women %	Total %
18-25	0%	0%	0%
26-33	5.3%	13.2%	18.4%
34-41	5.3%	10.5%	15.8%
42-49	21.1%	13.2%	34.2%
50-57+	18.4%	13.2%	31.6%
Total	50%	50%	100%

NUMBER OF EMPLOYEES BY GENDER



TENANT AND COMMUNITY ENGAGEMENT PROGRAMMES

POLICIES AND STRATEGY

Summus Group's commitment to local communities is embedded in its policies, which mandate active engagement and positive impact in the areas where the Group operates. The strategy of the Group focuses on supporting community development through initiatives that improve the local infrastructure, enhance the quality of life and stimulate economic growth. Community impacts are managed through regular consultation with local stakeholders to understand their needs and aligning community investment with these insights.

TARGETS

The targets of Summus Group are set with the ambition of creating measurable benefits for local communities. These include:

- Partnering with local organisations or initiatives.
- Expanding the scope and reach of the community service activities conducted by the Group.
- Launching new community development projects that address local needs, such as improving public spaces and supporting educational programmes.
- Increasing the number of sponsored events, scholarships and training opportunities for the locals, particularly in areas like sports, arts and education.
- Prioritising suppliers from the local community.

2025 PROGRESS AND KPI-S

In 2025, Summus Group made significant strides in reinforcing its ties with local communities:

- The Group increased community investments compared to the previous year.
- Summus Group reinforced its commitment to local communities by supporting talented young tennis players from Estonia, Latvia and Lithuania. Through this initiative, the Group contributes to the development of future champions, fostering excellence and dedication in international competitions.

SUMMUS FAMILY



COMMUNICATION AND ACTION PLAN

TENANTS

Communication	Expectations	Action plan
Tenant feedback surveys Social media service hotlines Regular day-to-day correspondence Newsletters	Professionally managed properties, ensuring they are well-maintained, secure and generate optimal returns. Summus Group is expected to provide them with timely and accurate financial reports, communicate effectively and address any concerns or issues promptly.	Summus Group has implemented various strategies to efficiently manage properties, such as using advanced property management software, comprehensive tenant services, regular inspections and effective communication through regular updates and reports. Summus Group has also established responsive customer service protocols to ensure client satisfaction.

SUPPLIERS

Communication	Expectations	Action plan
Regular meetings and day-to-day communication	Fair and transparent procurement practices, timely payments, clear specifications and requirements, and a collaborative relationship.	Summus Group has established transparent procurement procedures that follow industry standards, provide clear specifications and requirements and ensure timely payments. Summus Group has built strong and long-term relationships with suppliers based on mutual trust and respect.

FINANCIERS

Communication	Expectations	Action plan
Regular reporting and meetings	Prudently managed funds, payment of interest and principal on time, complying with all relevant regulations and requirements.	Summus Group has implemented various financial management strategies such as maintaining a healthy balance sheet, sustainable loan-to-value level, effective cash flow management and complying with regulatory requirements. Summus Group has also established regular communication channels with financiers, providing them with timely and accurate financial reports and updates. Summus Group bonds are listed on Nasdaq Baltic Bond List and First North Stock Exchange that adds to the transparency requirements.

LOCAL COMMUNITIES

Communication	Expectations	Action plan
Community meetings	Local CSR initiatives and collaboration with local NGOs.	Summus Group addresses community needs such as job creation, environmental conservation and social welfare.

INVESTORS/OWNERS

Communication	Expectations	Action plan
Regular reporting and meetings	Generation of consistent and growing profits, provision of regular updates and disclosures, effective risk management and long-term value creation	Summus Group has implemented various strategies including the development of a long-term strategic plan, diversifying its portfolio, managing risks effectively and ensuring transparency and accountability through regular updates and disclosures. The Group established robust governance and oversight mechanisms to protect investor interests and support the generation of sustainable returns. Summus Group holds regular quarterly Supervisory Board meetings and weekly Management Board meetings that follow the principles of good governance. Summus Group has commissioned an outside revision provider in addition to the financial audit required by law. ESG performance and sustainability strategy are overseen by the Supervisory Board and the Management Board, which review sustainability performance and targets on a regular basis.

**SUMMUS FAMILY****HEALTH AND SAFETY STANDARDS**

Maintaining compliance with workplace safety regulations and implementing robust health initiatives.

The partners of Summus Group provide a comfortable office environment for their employees with ergonomic furniture, good lighting, comfortable temperatures and low noise levels. Employees have access to amenities such as a kitchen or break room, a nearby gym or exercise facility and free snacks or drinks.

The entity proactively seeks out partnerships with local health and wellness organisations, such as hospitals, clinics, gyms, yoga studios and wellness centres. These partnerships enable the entity to organise joint events, workshops and seminars on health and wellness topics that are open to both tenants and the wider community. These events include fitness classes, nutrition workshops, mental health awareness programmes and other relevant activities that promote the physical, mental and emotional well-being of the community.

However, even in a comfortable office environment, potential hazards may still arise, also including risks relevant to subcontractors. Possible hazards could include:

- **Electrical hazards:** faulty wiring, overloaded power sockets or exposed wiring can lead to electrical shocks or fires.
- **Ergonomic hazards:** prolonged sitting or standing, improper posture or repetitive motions can cause musculoskeletal disorders, such as back pain, carpal tunnel syndrome or tendonitis.
- **Indoor air quality:** poor ventilation or exposure to pollutants, such as mould or chemicals from cleaning supplies, may lead to respiratory problems or other health issues.
- **Psychological hazards:** high levels of stress, harassment or bullying may negatively impact the mental health and well-being of the employees.

The partners of Summus Group place a high priority on the health and well-being of their employees. Monthly compensation for health and training expenses is provided to employees in accordance with Estonian law. Potential workplace hazards are proactively identified and mitigated to ensure the safety and well-being of the team. This includes regular safety audits, training sessions on safe work practices and the implementation of robust policies and procedures to reduce the risk of workplace accidents and injuries.

The key components of an occupational safety management system (OSMS) include:

- **Policy:** a written statement that outlines the organisation's commitment to workplace safety and health.
- **Planning:** the identification and assessment of potential hazards in the workplace, as well as the development of strategies to mitigate these risks.
- **Implementation:** the deployment of the policies and procedures developed in the planning stage, including the allocation of resources, training of employees and establishment of communication channels.
- **Measurement and evaluation:** the monitoring and measuring the effectiveness of the OSMS in identifying and controlling workplace hazards.
- **Review and improvement:** a continuous process of reviewing and improving the OSMS to ensure its ongoing effectiveness and to adapt to changes in the workplace and the external environment.

WORK-LIFE BALANCE

As the employees of the partners of Summus Group are highly motivated and result-oriented, it is important to ensure that they maintain a good work-life balance.

The partners of the Group support employees in maintaining a good work-life balance with several measures, including:

- Flexible working arrangements: employees may work from home or may benefit from part-time or jobshare opportunities. A hybrid working model, combining office and remote work, is supported and communication and collaboration across teams are actively promoted.
- Paid time off: the employees receive paid leave for vacations, personal days and holidays. Additionally, paid parental leave is available for new mothers and fathers.
- Wellness: financial support for wellness, such as contributing to gym memberships and mental health support.
- Childcare support: employees are entitled to parental leave and a flexible schedule. Children and domestic animals are welcome in the office.
- Monitoring leave: the use of leave, such as parental or sick leave, is monitored to ensure that the employees are taking the necessary time to rest and recharge.

1.5. ECONOMIC RESPONSIBILITY

Summus Group integrates the best ESG practices and sustainable finance frameworks into its investment strategies, ensuring long-term value while complying with the EU Taxonomy, BREEAM and LEED standards.

FINANCIAL PERFORMANCE LINKED TO ESG METRICS

Summus Group embeds ESG metrics in its financial evaluations to enhance transparency and sustainability.

THE KEY APPROACHES INCLUDE:

- GRESB-aligned sustainability reporting.
- Assessing rental income stability and asset appreciation based on energy efficiency and green certifications.
- Monitoring energy performance and carbon footprint compliance with the EU Green Deal goals.
- Leveraging smart building technologies to improve resource management.

This ESG-driven financial strategy strengthens portfolio resilience, investor appeal and long-term profitability.

REDUCING CARBON FOOTPRINT AND ADVANCING TOWARDS CARBON-NEUTRAL PROPERTY MANAGEMENT

Summus Group is committed to sustainable property management, aligning its operations with international climate targets to support the transition to a low-carbon economy. The Group’s strategy focuses on reducing greenhouse gas emissions across all scopes and increasing energy efficiency within portfolio. In 2025, Summus Group’s greenhouse gas (GHG) emissions were externally verified in accordance with ISO 14064-3 and calculated following the GHG Protocol methodology. The verification confirmed full portfolio coverage across all operational assets.

GREENHOUSE GAS EMISSIONS BREAKDOWN AND REDUCTION PROGRESS 2021-2025

Scope	Activity Type	GHG Emissions (tonnes CO ₂ e)
Scope 1	Fuels	642
	Fugitive emissions	209
	Scope 1 - total	851
Scope 2 <i>Location-based method</i>	Purchased electricity	5 120
	Purchased heat	1 174
	Scope 2 - total	6 294
Scope 2 <i>Market-based method</i>	Purchased electricity	834
	Purchased heat	1 174
	Scope 2 - total	2 008
Scope 3 <i>Location-based method</i>	Total directly managed	10 864
	Total indirectly managed	3 244
	Scope 3 - total	14 109
Scope 3 <i>Market-based method</i>	Electricity tenant, mTCO ₂	896
	DH tenant mTCO ₂	224
	Scope 3 - total	1 120
<i>Location-based</i>	Total emissions Scope 1, Scope 2 and Scope 3	21 254
TOTAL Scope 1 and Scope 2 <i>Market-based method</i>		2 859
TOTAL Scope 1 and Scope 2 and Scope 3 <i>Market-based method</i>		3 979

TRANSPARENT FINANCIAL AND ESG REPORTING

Summus Group ensures transparency in its financial and ESG reporting by following international sustainability frameworks for accurate and comparable disclosures.

KEY COMMITMENTS:

- GRESB participation: annual sustainability assessments to benchmark the ESG performance.
- EU taxonomy compliance: ensuring that the investment activities align with sustainable investment regulations.
- Financial reporting integration: embedding the ESG metrics in the financial statements to meet investor and regulatory expectations.
- Green finance & investments: aligning financing with green bonds and sustainable strategies to fund ESG-driven projects.

LONG-TERM VALUE CREATION

The investment philosophy of Summus Group is built on creating long-term value for shareholders, tenants and society by:

- Prioritising high-performance sustainable buildings that enhance asset value and rental yield.
- Implementing tenant engagement programmes to encourage energy-saving behaviour and increase sustainability awareness.
- Ensuring that building operations and management align with carbon neutrality goals and circular economy principles.
- Strengthening partnerships with stakeholders, policymakers and industry leaders to promote sustainable urban development.

By incorporating these principles of economic responsibility into its investment strategy, Summus Group ensures that its real estate portfolio delivers strong financial returns, resilient asset value and a positive environmental impact.

1.6. KEY PERFORMANCE INDICATORS (KPI-S)

ENVIRONMENTAL PERFORMANCE METRICS (ENERGY, GHG, WATER, WASTE)

COMMITMENT TO CLIMATE GOALS

As part of its sustainability strategy, Summus Group has set targets in accordance with the below 2°C goal of the Paris Agreement, with a focus on mitigating operational emissions and enhancing energy efficiency. The Group aims to:

Reduce Scope 1 and Scope 2 emissions by 90% by 2040 from a designated base year.

Monitor and progressively lower Scope 3 emissions, particularly those associated with tenant energy consumption, supply chains.

Achieve carbon neutrality in property management by 2040, striving for at least a 90% reduction in direct emissions while implementing offset measures for any remaining emissions.

EMISSION REDUCTION AND ENERGY EFFICIENCY INITIATIVES

Summus Group has significantly reduced its CO₂ emissions through:

- Expanding renewable energy, particularly solar panel installations.
- Enhancing building automation for efficient HVAC, lighting and energy monitoring.
- Optimising insulation, heat recovery and cooling systems to lower energy demand.
- Implementing energy-saving technologies, including smart metering and LED lighting.
- Using low-impact refrigerants to minimise emissions from cooling systems.

STRATEGIC INVESTMENTS IN RENEWABLE ENERGY

- Expanding solar capacity across the portfolio.
- Partnering with district heating providers and renewable energy suppliers.
- Carbon offset initiatives to neutralise residual emissions.
- Green financing to support sustainable infrastructure investments.



RECENT ESG MILESTONES

Summus Group was successful in decreasing its energy consumption from 251 kwh/m² to 159 kwh/m² following the Green Formula Capital management principles. The monetary effect of such efficiency increase is approximately EUR 2.2 million. Since the start of the programme, the share of assets certification of the Group increased from 67% to 96%. The assets now provide a more sustainable and higher-quality environment for tenants, clients and employees.

Total emissions in 2025 were 3 979 tonnes CO₂-eq.

Total emissions in 2024 were 6 717.82 tonnes CO₂-eq.

Total emissions in 2021 amounted to 18 528 tonnes CO₂-eq

CARBON EMISSIONS REDUCTION

In the latest reporting period, Summus Group achieved a significant reduction in carbon emissions across its portfolio. This progress is primarily attributed to the application of more precise emission factors and an increased share of renewable energy.

IMPACT OF RENEWABLE ENERGY CONTRACTS

According to the input data for 2025. The portfolio maintained a high share of renewable sourcing with 88% green electricity. This has resulted in a substantial decrease in the overall CO₂ footprint of the portfolio method compared to the previous year.

This represents a reduction of approximately 64% over the three-year period.

The most notable decrease was observed in Scope 2 emissions, which include purchased electricity and heat. The shift towards renewable electricity has had a significant impact, reducing indirect emissions and reinforcing Summus Group’s commitment to carbon neutrality and sustainability.

By continuously refining its energy procurement strategies and applying enhanced reporting methodologies, Summus Group remains committed to minimising its environmental impact and aligning with its long-term sustainability targets.

SOCIAL PERFORMANCE METRICS (EMPLOYEE ENGAGEMENT, TENANT SATISFACTION)

Goal: conduct tenant satisfaction surveys and implement sustainability-driven improvements.

KEY INITIATIVES:

- Effective communication: regular newsletters, email updates and online portals provide tenants with important property information.
- Quick issue resolution: dedicated channels for maintenance requests and complaints build trust and improve satisfaction.
- Community engagement: social events, workshops and recreational activities foster positive tenant experience.
- Feedback-driven improvements: regular surveys help identify tenant needs and guide property management improvements.

PROGRAMME IMPLEMENTATION:

- Assessing tenant satisfaction: surveys and feedback forms track tenant concerns and service effectiveness.
- Enhancing property management: upgrading maintenance processes, security measures and common areas.
- Continuous monitoring & adjustments: regular reporting ensures ongoing improvements and adaptation to tenant needs.

Outcome: a proactive approach that enhances tenant relationships, improves retention and strengthens long-term property value.

SUSTAINABILITY INTEGRATION IN OPERATIONS

Summus Group aligns business processes with ESG goals, ensuring sustainable practices in resource optimisation, energy-efficient investments and responsible procurement.

GOVERNANCE COMMITMENT

ESG performance is accurately reported and communicated to investors, tenants and employees. Sustainability criteria are embedded in employee training and development programmes. This strategy reinforces long-term sustainability, operational excellence and stakeholder trust.

To establish verifiable targets for material issues including climate and nature, Summus Group has set the following targets:

SHORT-TERM TARGETS:

- Reduce energy consumption additionally by 10% within 2 years using 2021 as a baseline.
- Improve the GRESB rating significantly to reach TOP 25% of the peer group.

LONG-TERM TARGETS:

- Achieve carbon neutrality standards by 2040, with a detailed plan for energy efficiency, renewable energy procurement and carbon offsetting.
- Ensure 100% of new investments are in buildings with at least the BREEAM or LEED certification.
- Implement advanced smart building technologies across 75% of the portfolio by 2030, enhancing energy efficiency, reducing operational costs and improving tenant comfort and safety.


To ensure that the sustainability targets of Summus Group deliver a tangible impact, targets will be accompanied by specific expected outcomes and clear baselines. This approach extends beyond direct operations to include both upstream and downstream activities, for example, engaging suppliers and tenants in energy, waste and water reduction efforts to amplify the impact.


The Group will ensure transparent reporting on progress towards these targets, providing details of strategies for addressing challenges and outline the future plans to achieve these ambitious goals. This comprehensive approach to sustainability, summarised in the following table, will extend beyond the immediate operations of the Group and fosters a broader commitment to sustainability.

PARK TOWN / LITHUANIA



GOVERNANCE METRICS

Metric	Status 2025	Target 2026	Target 2035
Energy efficiency (kWh/m²)	159	153	100
Key achievements	In 2025, the portfolio recorded total energy consumption of 54 665 MWh, corresponding to overall energy intensity of 159 kWh/m ² . The previous energy efficiency target of 187 kWh/m ² for 2025 was achieved, reflecting a 10% reduction in energy consumption compared to 2021 levels, alongside lower carbon emissions and increased use of renewable energy.	New target: reduce energy intensity to 153 kWh/m ² , with a focus on high-impact assets Libero, Riga Plaza and Lakeside through energy optimization, mandatory Energy Labels and CRREM reporting, and deployment of renewable energy solutions such as solar PV, solar carports, wind potential and energy storage. Future efficiency gains will focus on automation, lighting upgrades, and technical system enhancements. The Group is also exploring external funding sources and subsidies to support these investments.	By 2035, Summus Group aims to achieve full energy independence by implementing solar power, wind energy and energy storage solutions, alongside mandatory energy labels across all properties.
Taxonomy	30%	50%	75%
Taxonomy compliance (% of assets aligned)	Libero (shopping centre), Lakeside (Office building) and React (Office building) are compliant with EU Taxonomy requirements. In 2024, the EU Taxonomy alignment level reached 15%. As a result, the previously set 2025 target of 25% has been achieved.	A new target of 50% EU Taxonomy alignment has been set for 2026. The Group continues to assess and align additional assets with the Taxonomy criteria, although regulatory updates may affect the implementation timeline.	Goal: By 2035, align 75% of assets through investments in renewable energy, efficiency projects and green building certifications.
Certification	96%	96%	100%
	In 2025, Rīga Plaza achieved a "Very Good" rating under BREEAM. Following this certification, 96% of Summus Group portfolio is now BREEAM certified, marking the highest level of certification coverage in the Group's history.	However, older and smaller assets (De La Gardie, Stora and Mediq) will not undergo certification due to feasibility constraints. 2026 target: maintain the current certification coverage and upgrade ratings where possible.	By 2035, Summus Group targets 100% certification, prioritising updates for the BREEAM In-Use and LEED certification, aligning with investor and banking standards.
Share of green electricity	88%	95%	100%
(%)	The portfolio improved its share of renewable electricity sourcing to 88%, compared to 87% in 2024, maintaining a high level of green electricity across the portfolio.	Summus Group is close to meeting its target, with a few remaining assets in Estonia still requiring conversion.	Full coverage of green electricity.
Water consumption	0,34 m³/m²	0,33 m³/m²	-10%
(m ³)	Portfolio total water consumption amounted to 117 267 m ³ , with a water intensity of approximately 0.34 m ³ /m ² . While total portfolio water consumption in 2024 was 104 050 m ³ , year-on-year comparison of absolute figures is not fully representative due to significant changes in portfolio composition during the reporting period, including the selling of certain assets and the acquisition of new properties.	Future performance monitoring will increasingly focus on water intensity metrics (m ³ per GFA m ² ; GFA – Gross Floor Area) rather than absolute volume. Future goals include improving efficiency per GFA m ² , with a 3-5% reduction targeted annually through water-saving technologies and optimised management.	Integrating watersaving technologies, optimising management strategies and promoting responsible use among tenants and employees. These efforts align with the EU Taxonomy requirements, enhancing sustainability, reducing environmental impact and contributing to global water conservation goals.
Waste management data collection %	97%	100%	100%
% of properties with complete waste data, connected to Scope 3 emissions	Summus Group has implemented a comprehensive waste data collection process across Poland, Latvia and Lithuania, with Estonia in progress, moving towards 100% waste tracking to support accurate Scope 3 emissions calculations and GRESB and EU Taxonomy reporting.	Target is to achieve 100% complete waste tracking, enabling accurate Scope 3 emissions for 2027 calculations and waste intensity benchmarks for future.	By 2035, fully digitalised waste reporting and improved segregation & recycling practices will be in place.

Metric	Status 2025	Target 2026	Target 2035
CO₂ emission tonnes per year	3 979	3 000	Carbon neutrality by 2040
Total CO₂ emissions (tonnes/year) <i>Market-based method</i>	Summus Group's portfolio GHG data for Scope 1, Scope 2 and selected Scope 3 emissions is externally verified in accordance with ISO 14064-3. Since 2021, the Group has reduced CO ₂ emissions by 79%, reaching 6 718 tonnes in 2024. As a result, the 2025 target of keeping emissions below 6 500 tonnes has been achieved, with Scope 1 and Scope 2 emissions remaining a key focus area.	Summus Group aims to reduce total CO ₂ emissions to 3 000 tonnes (per year), focusing on reductions in Scope 2 and tenant-related Scope 3 emissions through increased renewable electricity sourcing, tenant engagement, and energy efficiency improvements. In addition, the Group will ensure consistent calculation of Gross Floor Area (GFA) using recognised standards such as BOMA Z65.1 or IPMS 2 to improve the accuracy and comparability of emissions intensity metrics.	By 2035, Summus Group aims for 90% Scope 1 and 2 reductions from the 2021 levels, transitioning energy-intensive buildings to low-carbon district heating and geothermal while exploring carbon offset mechanisms. Carbon neutrality by 2040.
Green leases	12%	18%	70%
(% of portfolio)	Level remained the same in 2025 as 2024.	By 2026, all new and renewed leases will include sustainability clauses, targeting 18-20% green leases.	Target will be met gradually when lease contracts end or needs to be changed. The Polish Green Lease clauses are in process.
Customer satisfaction index	79	85	90
Index	The survey was conducted in the second half of 2025. A property manager-led improvement programme has been developed.	Next survey is planned for the second quarter of 2026. Looking ahead, the objective for 2026 is to establish a standardised tenant engagement and feedback cycle across all countries, ensuring consistent methodology, unified reporting, and measurable improvement tracking. The intention is to consolidate best practices identified in 2025.	Satisfied tenants tend to remain with the Group for extended periods and are less sensitive to pricing changes.
Employee satisfaction index	85	90	95
Index	A survey was conducted in the first half of 2025, yielding positive results. An improvement programme has been established in response.	Next survey is planned for the second quarter of 2026. Based on the survey results, Summus Group has approved a structured Employee Engagement Action Plan for 2026.	The Group believes that happy and motivated employees create more value for the Group and its clients.
Suppliers screening	20%	40%	90%
(% of suppliers)	Structure and content are legally prepared. Screening process is in place. Meeting held with Poland in regards how to implement Suppliers Screening procedure.	Implementation of supplier screening by 40% of key counterparties to strengthen responsible procurement and risk management across the portfolio. Supported by supplier screening training for Property Managers to strengthen the implementation of responsible procurement practices.	Implement the screening process in all Countries.
GRESB	82 points	85 points	Top 25%
 G R E S B Points	The GRESB score reached 82 points, compared to 71 points in 2024. Score increased by +11 points (+15.5%). As a result, the 2025 target of 80 points has been successfully achieved.	The Group has addressed gaps in last year's application and is preparing for the 2026 submission. Key priorities include reducing energy consumption, increasing certified assets, improving energy ratings, enhancing waste data collection and maximizing self-generated solar electricity while cutting CO ₂ emissions. New target has been set at 85 points.	The long-term objective of the Group is to achieve a ranking within the top 25% of peer group, aiming for approximately 85 points.
Conclusion	Summus Group remains committed to long-term sustainability, energy efficiency and ESG compliance, ensuring financial and operational resilience. The Group has significantly reduced its CO ₂ emissions, improved its green certification coverage and expanded its energy-efficient initiatives. By 2035, Summus Group aims to integrate green financing and EU taxonomy compliance across its operations. Summus Group aims to achieve net-zero carbon dioxide emissions in its property management operations by 2040.		

1.7. EUROPEAN UNION TAXONOMY

Summus Group monitors the development of the EU Taxonomy framework and assesses the alignment of its real estate activities with the Taxonomy criteria, particularly under economic activity **7.7 - Acquisition and ownership of buildings**.

While the Group continues to prepare its internal reporting systems for future regulatory requirements, formal Taxonomy reporting obligations may be phased in gradually depending on the implementation timeline of the Corporate Sustainability Reporting Directive (CSRD).

SCOPE AND ALIGNMENT WITH THE EU TAXONOMY FOR ALL ENVIRONMENTAL OBJECTIVES

Summus Group follows the EU Taxonomy framework for transparent sustainability reporting, enhancing compliance through:

- BREEAM and LEED certifications
- Stakeholder engagement
- Smart building technologies for energy efficiency

To mitigate climate risks (e.g., extreme weather, changing tenant demands), the Group invests in asset resilience, adapts management strategies and integrates climate scenarios:

- RCP2.6: low-emission, best-case strategy (below 2°C goal).
- RCP4.5 & RCP6.0: moderate risk adaptation.
- RCP8.5: high-risk, stress-testing extreme conditions.

Using SSP frameworks, Summus Group balances sustainability investments with economic trends, ensuring portfolio resilience and regulatory alignment for long-term growth.

1.8. CERTIFICATIONS AND RECOGNITION

BREEAM AND LEED CERTIFICATIONS

Summus Group is committed to sustainability and energy efficiency in its properties. The Group actively pursues internationally recognised certifications such as BREEAM and LEED to ensure high environmental performance and sustainable operations. Below is an overview of the current certification status of the Group’s properties across different regions, along with future certification goals and energy class ratings.



Country	Project	Certification	Level Now
Estonia	Veereni 51	LEED O+M	Gold
	Veereni 53	LEED O+M	Gold
Latvia	Riga Plaza	BREEAM In-Use	Very Good
	DEPO	BREEAM In-Use	Very Good
Lithuania	Nordika	BREEAM In-Use	Very Good
	PT East	BREEAM NC 2016	Excellent
	PT West	BREEAM NC 2016	Excellent
Poland	BOD	BREEAM In-Use	Good
	React	BREEAM NC 2016	Excellent
	React	WELL	Platinum
	Lakeside	BREEAM	Outstanding
	Lakeside	WELL	Gold
	Libero	BREEAM In-Use	Outstanding

Summus Group continues to pursue the highest standards of environmental performance by actively improving the certification levels of its assets. Through ongoing investments in energy efficiency and sustainability, the Group aims to deliver long-term benefits for stakeholders while reducing its environmental footprint.

PARK TOWN / LITHUANIA



AWARDS AND INDUSTRY RECOGNITION

Summus Group was awarded 2nd place in the Nasdaq Baltic Awards 2025 for Best Investor Relations on the First North Market, reflecting its dedication to transparency, responsible investment and sustainable growth in the Baltic real estate sector.



The Group emphasizes that strong investor relations align with the ESG principles, ensuring stakeholder engagement while fostering a resilient, future-proof portfolio. Summus Group remains committed to corporate governance, sustainability and investor communication.

1.9. PROPERTY IMPROVEMENTS

RIGA PLAZA SHOPPING CENTRE

SOCIAL RESPONSIBILITY & COMMUNITY IMPACT:

- Free childcare lectures for parents.
- Supporting Kids Hospital with pumpkins on Halloween night.
- Greeting Rīgas 2nd hospital nurses on International Nurses Day.
- Donations: pet shelter campaigns, sugar diabetes, blood donation drives and breast cancer awareness.
- Sensory-friendly 'quiet hour' for visitors with sensitivities.
- Pet-friendly mall welcoming furry companions.
- Free running trainings on Saturday mornings on March, April and May. Motivating local community to be active.
- Election station in Riga Plaza premises on Municipal elections that were held across Latvia on 7 June 2025
- Safety day for pupils reminding about safety on street and internet.

SUSTAINABILITY & WASTE REDUCTION:

- Reusable shopping bags replaced with plastic bags in stores.
- H&M and LAUTUS garment collection for reuse.
- Recycling stations for bottles, textiles, electronics and hazardous waste.
- Seasonal decorations rented instead of purchased.

GREEN ENERGY & EFFICIENCY:

- Ongoing BMS system monitoring for optimised climate control.
- Modernised energy-efficient equipment.
- 100% green electricity and EV charging stations for visitors.
- Two sets of new efficient escalator installed.
- Photovoltaic panel installation for 406kW

Riga Plaza continues its commitment to sustainability, community well-being and a greener future.



RIGA PLAZA / LATVIA

NORDIKA SHOPPING CENTRE

In 2025, several major projects were implemented at Nordika to further support sustainable mobility and responsible resource management.

A new electric vehicle charging station by Eleport was installed. As a result, visitors to Nordika can now charge their electric vehicles through two different service providers, thereby increasing accessibility and supporting the adoption of more sustainable modes of transport.

In addition, the cardboard collection system was improved. The previous small-capacity sorting containers were replaced with a high-capacity press container, and an agreement was concluded with Grigeo for the removal of a significantly larger volume of cardboard for recycling. Through this initiative, Nordika strengthened its waste management practices and actively supports recycling.

Furthermore, a Bolt scooter charging station was installed on Nordika premises. As such infrastructure had not previously been available, this development enables visitors during the warmer season to reach the shopping centre using environmentally friendly micro-mobility solutions instead of cars or public transport.

MAJOR MILESTONE IN COST EFFICIENCY IN DAMME SHOPPING CENTRE

During Summus Group's ownership, Damme delivered consistent operational results and attractive investment returns. By October 2025, the property had generated year-to-date net operating income (NOI) of approximately €2.6 million, a significant increase compared with €1.8 million in 2022, when the centre was acquired.

Operational improvements during the holding period also significantly enhanced the building's energy efficiency. Over three years, the Energy Performance Indicator decreased from 321.4 kWh/(m²·y) in 2022 to 236.7 kWh/(m²·y) in 2024, representing a 26% reduction in energy intensity, with a further 10% decrease achieved by mid-2025. These measures made Damme one of the fastest-improving assets in terms of energy performance within Summus Group portfolio, while also improving the environment for tenants, visitors, and for a greener future.

In September 2023, the building management system (BMS) was optimised, significantly reducing the building's heating energy consumption. The measured reduction in heating energy alone reached 49.5% after the improvements were implemented. The decrease was so notable that the district heating company contacted the centre's management to confirm that the building's heating system was functioning properly after observing the sudden drop in energy consumption.

The property demonstrated strong profitability supported by long-term leases and a resilient tenant mix. With total invested equity of approximately EUR 9.3 million, the investment generated significant value during the holding period, multiplying the investment by 1.9x during the holding period.

1.10. FUTURE OUTLOOK

LONG-TERM SUSTAINABILITY VISION

Summus Group is committed to a long-term sustainability roadmap, setting specific targets to drive carbon neutrality, renewable energy adoption and social impact by 2040 and beyond. This vision is anchored in the strategic efforts of the Group to reduce environmental impact, improve operational efficiency and enhance asset value through sustainable innovation.

A detailed commitment statement and timeline have been established to achieve net-zero carbon emissions across the real estate portfolio of Summus Group.

THE APPROACH INCLUDES:

- **Milestones and reduction targets:** a phased plan for implementing energy-efficient measures across properties, with clear reduction targets for GHG emissions, energy consumption and operational carbon footprint.
- **Renewable energy integration:** expansion of solar panel and wind energy solutions to optimise power generation and reduce reliance on fossil fuels.
- **Technology-driven sustainability:** adoption of automation and AI-based monitoring systems to enhance energy efficiency and optimise operational performance.
- **Certification and ESG compliance:** ongoing efforts to secure BREEAM, LEED and other green building certifications to validate sustainable performance.
- **Social and community impact:** a commitment to diversity, inclusion and social engagement programmes to ensure that the sustainability efforts of Summus Group extend beyond environmental goals.

FUTURE VISION FOR SUSTAINABLE REAL ESTATE

Summus Group envisions a smart and sustainable future for its portfolio, integrating cutting-edge green technologies to drive operational efficiency and long-term value creation.

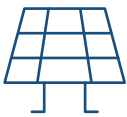
KEY INITIATIVES INCLUDE:

- **Solar and wind energy** – expanding renewable energy generation to enhance energy resilience and cost savings.
- **Energy efficiency and AI automation** – implementing intelligent automation systems to optimise energy consumption and reduce waste.
- **EV chargers and solar carports** – investing in EV infrastructure to support green mobility and sustainability goals.
- **Energy storage and grid optimisation** – exploring battery storage solutions to maximise renewable energy utilisation.
- **High-efficiency buildings** – targeting top 15% energy consumption performance through advanced building designs and smart management solutions.

STRATEGIC IMPACT: LOWER COSTS AND HIGHER VALUE

These initiatives aim to reduce operational expenses (OPEX), increase net operating income (NOI) and drive valuation growth across Summus Group's portfolio, ensuring long-term financial and environmental sustainability.

BUILDING IS ENERGY EFFICIENT AND PRODUCES ENERGY FOR ITS OWN USE



SOLAR PANELS

Solar PV peaks at noon and is not available at night.



WIND ENERGY

Wind is often stronger in the winter, available at night and peaks in the late afternoon, when peak pricing is highest.



AUTOMATION AND MONITORING SYSTEM



AI



ENERGY LABEL



CERTIFICATE



EV CHARGERS



SOLAR CARPORT



ENERGY CONSUMPTION TOP 15%



ENERGY STORAGE



OPEX DECREASE / NOI INCREASES / VALUATION INCREASES

STRATEGIC ROADMAP TO NET-ZERO EMISSIONS

SCOPE 1
START 2021

Use of Purchased energy
Comprehensive inventory of GHG emissions for Scopes 1
Established emission reduction targets in alignment with the Paris Agreement



SCOPE 2
START 2021

Collecting consumption data: heating, cooling, electricity, water



SCOPE 3
START 2025

Value chain emissions
Tenant electricity consumption, indirectly managed assets energy use, waste management emissions, business travel and service providers (progressively added)



Strategies emphasizing reduction of indirect emissions in the value chain

STRATEGIC ROADMAP TO NET-ZERO EMISSIONS

SCOPE 1



Operational emissions

Fuel use, refrigerants and building operations
Inventory and reduction programme implemented

Start **2021**

SCOPE 2



Purchased energy

Electricity and district heating monitoring
Renewable electricity procurement and efficiency

Start **2021**

SCOPE 3



Value chain emissions

Tenant electricity, indirectly managed assets and waste
Progressive expansion of Scope 3 categories

Start **2025**

NEXT PHASE



Decarbonisation of value chain

Green leases, supplier engagement
Circular economy and tenant energy programmes

2025 PORTFOLIO MARKET BASED EMISSIONS:

Scope 1 + 2 _____ **2 859 tCO₂e**
Scope 1 + 2 + 3 _____ **3 979 tCO₂e**

COMMITMENT TO NET-ZERO EMISSIONS

In alignment with global climate initiatives and the Paris Agreement, Summus Group is steadfast in its commitment to achieving net-zero carbon dioxide emissions in its property management operations by 2040. This commitment encompasses both Scope 1 and Scope 2 emissions, targeting climate-neutral property management.

EMISSION REDUCTION TARGETS:

Scope 1 and 2 emissions: Summus Group aims to reduce absolute Scope 1 and 2 GHG emissions, using 2021 as the base year.

FOCUS:

- Sourcing 100% renewable energy.
- Achieving environmental certifications for all properties, aiming for BREEAM 'Excellent' ratings.
- Implementing green leases to cover at least 75% of newly signed lettable space.

In 2025, Summus Group included Scope 3 emissions in its mandatory reporting. GHG inventory was performed in accordance with World Business Council for Sustainable Development Greenhouse Gas protocol. Groups' primary focus remains on reducing Scope 1 and Scope 2 emissions, with a strong commitment to achieving measurable reductions within these categories. GHG data verification is based on ISO 14064-3.

RENEWABLE ENERGY INTEGRATION:

Transition to clean energy: Summus Group is actively expanding its renewable energy portfolio, with a focus on solar, wind, and hydroelectric power. The aim is to supply both Group operations and tenants with sustainable energy sources, thereby reducing dependence on fossil fuels.

Investment in innovation: By investing in cutting-edge technologies and forming strategic partnerships, the Group seeks to improve energy efficiency and reduce its overall carbon footprint.

SUSTAINABLE PRACTICES AND CIRCULAR ECONOMY:

Resource optimisation: Summus Group implements circular economy principles throughout its operations to minimise waste and maximise resource efficiency.

Supply chain engagement: Summus Group works closely with suppliers and partners to promote sustainable practices and reduce emissions across its supply chain.

MONITORING AND REPORTING:

Transparency: Progress towards environmental targets will be disclosed on a regular basis to ensure transparency and maintain accountability to all stakeholders.

Continuous Improvement: Through the use of data-driven insights, Summus Group continuously evaluates and adjusts its strategies to meet or exceed emission reduction objectives.

Summus Group recognises that achieving net-zero emissions is a complex and evolving journey. The Group remains committed to this goal and actively collaborates with industry stakeholders, regulatory bodies, and communities to contribute to a more sustainable future.

EMERGING TRENDS AND RISKS

CLIMATE CHANGE AND REGULATORY DEVELOPMENTS

Trend: Increasing climate policies, carbon taxation and ESG regulations (e.g., EU Green Deal, CSRD, SFDR) require real estate companies to enhance energy efficiency, reduce carbon emissions and ensure transparent ESG reporting.

Risk: Non-compliance with regulations could lead to penalties, reputational damage and reduced access to investment capital.

TRANSITION TO RENEWABLE ENERGY AND ENERGY SECURITY

Trend: Rising demand for clean energy, grid modernisation and battery storage to mitigate energy price volatility and reliance on fossil fuels.

Risk: High initial investment costs and energy supply uncertainties could challenge real estate portfolios reliant on traditional energy sources.

TECHNOLOGICAL ADVANCEMENTS AND SMART BUILDINGS

Trend: Adoption of AI, IoT and automation in energy management, security and operational efficiency.

Risk: Cybersecurity threats, data privacy concerns and technology implementation costs may pose risks to digital transformation strategies.

EVOLVING INVESTOR AND TENANT PREFERENCES

Trend: A shift towards green-certified buildings, flexible workspaces and ESG-driven investment strategies.

Risk: Failure to meet sustainability expectations could lead to lower occupancy rates, reduced asset valuation and increased difficulty in securing financing.

SUPPLY CHAIN AND CONSTRUCTION COST PRESSURES

Trend: Material shortages, inflation and geopolitical instability impacting real estate development costs.

Risk: Rising operational and capital expenditures could affect return on investment and slow project execution.

STRATEGIC RESPONSE TO EMERGING RISKS

To mitigate these risks, Summus Group is:

- Strengthening its climate resilience strategies and accelerating carbon reduction initiatives.
- Increasing investments in renewable energy, energy storage and efficiency technologies.
- Expanding AI-driven asset management to enhance operational efficiency and tenant experience.
- Engaging with investors, regulators and tenants to align with evolving ESG expectations.
- Adopting sustainable procurement practices to reduce supply chain risks.

By proactively addressing these emerging trends and risks, Summus Group ensures its long-term resilience, competitive advantage and contribution to a sustainable future.

1.11. SUSTAINABILITY REPORT SUMMARY

Summus Group, in collaboration with Green Formula Capital, is advancing ESG management in response to evolving regulations. Due to regulatory changes and operational considerations, the full implementation timeline may be adjusted. Reporting aligns with regulatory requirements and materiality assessments, ensuring transparency and adherence to sustainability and responsible investment principles, driven by increasing investor demand for transparency and socially responsible investing. Additionally, the Group's strong governance framework ensures compliance with the EU Taxonomy and the Corporate Sustainability Reporting Directive (CSRD), reinforcing transparency and accountability in the Group's ESG initiatives.

In 2025, significant progress was made in optimising heating efficiency, advancing energy-saving initiatives and enhancing sustainability across the portfolio.

Since the beginning of the energy efficiency drive, portfolio efficiency has improved from 251 kWh/m² to 159 kWh/m², demonstrating substantial progress in reducing environmental impact.

Future efforts will be directed toward further optimising energy use, expanding renewable energy adoption and aligning with the EU sustainability standards. Innovation and strategic investment will remain key in enhancing efficiency, reducing emissions and fostering a greener, more resilient future. Sustainability certifications have been expanded, with 96% of assets now certified under the BREEAM, WELL and LEED standards.

Progress in water and waste management continues, with a structured roadmap targeting 100% waste data collection and efficiency improvements by 2026.

Looking ahead, the focus will remain on renewable energy, enhanced tenant and community engagement, and the implementation of digital solutions for improved energy and resource management. Through strong governance, strategic investment and industry leadership, Summus Group aims to establish new benchmarks in sustainable real estate, delivering long-term benefits for investors, tenants and society while making a meaningful environmental impact.

