

February 2022

Our commitment to the environment



**Neinor Homes, SA.; Governance Risk and Compliance
Castellana, 20; 6th Floor; 28046 Madrid; Tel: 912 875 130**

Committed to the environment



Neinor Homes assumes a firm commitment to protecting the environment and to sustainable building

Why is the real estate sector relevant for protection of the environment?

- The **real estate sector is crucial** in the transition to a low-carbon economy.
- **Buildings account for 40% of global energy consumption** and emit approximately the same amount of carbon emissions.

What is Neinor Homes' role in protecting the environment?

- Since its incorporation, Neinor Homes **has spearheaded environmental protection in the sector.**
- The company **leads a sustainable transformation process**, which is necessary in an eminently traditional market.
- The company is **committed to sustainable building**, staying ahead and differentiating itself from its competitors.

All Neinor Homes' residential properties are eco-efficient, offering maximum energy efficiency and comfort.

What is our commitment?

Neinor Homes in its **2022-2025 Sustainability Plan** and in its **Environment, Quality and Innovation Policy**, which is publicly available on its corporate website, commits to **protecting the environment and preventing pollution** by:

- Developing **sustainable, resilient and energy efficient projects** using materials, designs, technologies and construction processes that respect people and the environment.
- **Reducing the environmental impact of our offices**, cutting the use of resources and increasing environmental performance.

Commitment to the main international initiatives to protect the environment



Neinor Homes commits to fulfilling the Ten Principles of the UN Global Compact



Neinor Homes commits to taking measures that contribute to achieving the goals of the Paris Agreement



Neinor Homes commits to contributing to the Sustainable Development Goals, especially those most closely linked to its activity:



What form does our commitment take?



Responsible management

- ✓ **2022-2025 Sustainability Plan**
- ✓ **Environment, Quality and Innovation Policy**
- ✓ **Campaigns to raise environmental awareness** to lower energy and paper consumption
- ✓ **Paperless policy** since 2017 with recommendations to reduce consumption
- ✓ We use **green energy** to power our Bilbao, Barcelona, Córdoba, Valencia and Málaga offices
- ✓ **Adaptation of all Neinor Homes' work centres** to permit the recycling of any type of waste



Collaboration with experts

- ✓ Member of the **Advisory Board of BREEAM®**, the benchmark sustainable building certificate



- ✓ We are the **only property developer in Europe** to have provided with residential buildings to the Green Building Council's European taxonomy project.



- ✓ We participate in the European working group of the **CPEA (Climate Positive Europe Alliance)** to improve the sustainability of buildings
- ✓ Member of numerous **sector associations** and **start-ups** aimed at sustainable innovation



Results and recognition

- ✓ **ISO 14001** certification for Environmental Management
- ✓ **ISO 9001** certification for Quality Management
- ✓ **Increase of only 10% in energy consumption:** 305,913 KWh consumed in 2021, despite having increased the workforce by 13%
- ✓ **Reduction in paper consumption:** 19% compared to 2020 and 51% compared to 2019
- ✓ Neinor Homes is the Spanish property developer that has presented the **most BREEAM® certifications** in recent years

BREEAM®, the benchmark certificate

BREEAM® is the **benchmark international certificate in sustainable building**. Its aim is to measure, assess and weight the levels of a building's sustainability at all of its stages.

What is BREEAM®?

- ✓ It measures the **overall environmental sustainability of buildings**, going beyond eco-efficiency.
- ✓ It contributes to **lowering the environmental impact** of projects and **improving occupants' quality of life**.
- ✓ It assesses a total of **49 requirements** in 10 different categories.
- ✓ BREEAM® is the **most widespread home certification in Spain**.


BREEAM is the most widely used sustainability certification in Spain





BREEAM-certified buildings in Spain.

Why is it so important for Neinor Homes?

A BREEAM®-certified building ensures that its users and the environment benefit from the following aspects:

 **Health:** BREEAM® buildings have an **internal atmosphere** with positive repercussions on the user's **quality of life** due to their air quality, views to the outside, lighting and noise levels.

 **Savings:** a BREEAM®-certified building means 50-70% lower **energy consumption**, up to a 40% decrease in **water consumption** and a 7-8% reduction in operating and maintenance costs.

 **Care of the planet:** as well as **cutting energy consumption**, BREEAM® contributes to **minimising CO2 emissions**. The certified buildings facilitate access to public transport, promote the use of bicycles, have storage before waste collection and treatment, use refrigerants and insulation materials with a low heating potential, etc.

The differential value of buildings certified with BREEAM® is key for builders' and users' satisfaction, having a positive impact on Neinor Homes' business.

Neinor Homes, the company with the most BREEAM® certifications in Spain

Neinor Homes' commitment to the environment is reflected in the fact that most of **Neinor Homes' residential properties consider the requirements** of the prestigious **BREEAM®** certificate of sustainability.

Neinor Homes has more BREEAM®-certified developments than all the rest of its direct competitors together. These developments account for 63% of Neinor Homes' revenues.

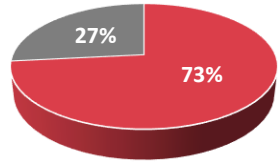
The certifications of Neinor Homes

- ✓ **34%** of the **developments** that have obtained the final BREEAM® certification **in Spain correspond to Neinor Homes.**
- ✓ **48%** of the **developments delivered in 2021** are **BREEAM®** certified.
- ✓ **25%** of the **developments under construction** include the requirements to obtain **BREEAM®** certification.
- ✓ **24%** of our developments have the **AA Energy Certificate.**
- ✓ **67%** of our developments have **BA / BB Energy Certificate.**
- ✓ **70.79%** of the **developments delivered since the company was founded** have the final **BREEAM®** certificate or are in the process of being certified.
- ✓ **46%** of the **developments delivered since the company was founded** have the **“Good” certification** and **6.7%** have the **“Very Good” certification**, representing more than 8,000 homes.
- ✓ **18%** of the **developments delivered since the company was founded** are in the process of certification.

Its ongoing commitment to BREEAM® certification, included in the 2022-2025 Sustainability Plan, has made Neinor Homes the leading property developer in sustainability in Spain.

2018

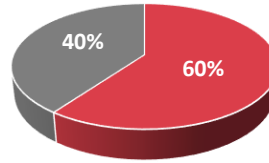
By revenue (thousand €)



■ Ingresos Breeam ■ Ingresos No Breeam

Breeam revenues	278.786
Non-Breeam revenues	101.200
Total revenues	379.986

By # of project

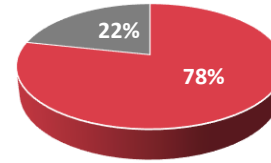


■ Breeam ■ No Breeam

Breeam	15
Non-Breeam	10
Total projects	25

2019

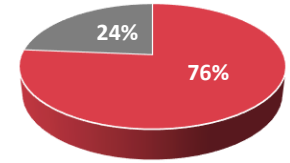
By revenue (thousand €)



■ Ingresos Breeam ■ Ingresos No Breeam

Breeam revenues	383.265
Non-Breeam revenues	105.592
Total revenues	488.857

By # of project

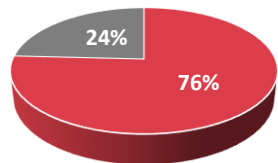


■ Breeam ■ No Breeam

Breeam	29
Non-Breeam	9
Total projects	38

2020

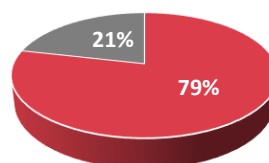
By revenue (thousand €)



■ Ingresos Breeam ■ Ingresos No Breeam

Breeam revenues	434.391
Non-Breeam revenues	138.563
Total revenues	572.954

By # of project

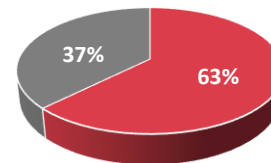


■ Breeam ■ No Breeam

Breeam	44
Non-Breeam	12
Total projects	56

2021

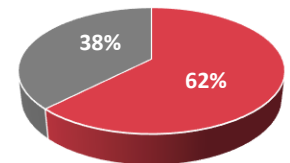
By revenue (thousand €)



■ Ingresos Breeam ■ Ingresos No Breeam

Breeam revenues	573.739
Non-Breeam revenues	343.289
Total revenues	917.028

By # of units*



■ Breeam ■ No Breeam

Breeam	1.797
Non-Breeam	1.083
Total units	2.880

* We consider segregation by number of units to be more reasonable, since a greater number of projects is not indicative of greater sustainability (e.g., 20 projects of 10 units vs. 10 projects of 20 units would be at the same level when viewed from the point of view of the units, whereas if we only looked at the number of projects, we would have a vision that is not the real one).