

DECARBONISATION STRATEGY

BACKGROUND

As part of its ESG strategy, Árima has been analysing its carbon footprint since 2019 – its first full year in business since the Company was founded in June 2018. Following 2020, a year in which the COVID-19 pandemic affected the habits of both the occupiers at our properties and the team based at our head offices, we have continued to gather the information needed to measure our CO₂ emissions impact.

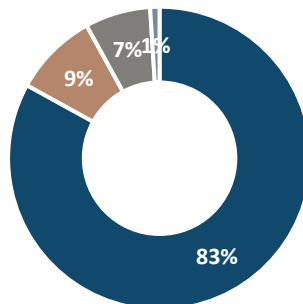
DATA ANALYSIS — OPERATIONAL CARBON

Using data from 2021, by which time the majority of our tenants were returning to the office and to pre-pandemic consumption patterns, we carried out an in-depth study to assess the impact that the Company had had in terms of greenhouse gas emissions since it was first created.

Given the nature of our portfolio, a high percentage of our operational carbon footprint (using the GHG Protocol's location-based method) comes from the energy consumed by our tenants in the private areas they occupy.

CARBON FOOTPRINT 2021

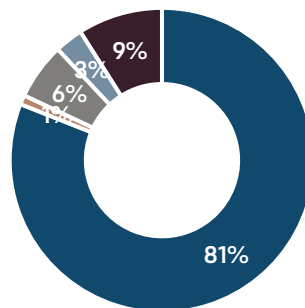
■ Private areas ■ Refrigerant gas ■ Common areas ■ Corporate



Having established the source of the majority of our impact, we went on to identify the assets in our portfolio contributing most to this. We concluded that the cold storage logistics facility in San Agustín de Guadalix accounts for 81% of our portfolio's emissions coming from private areas, and 67% of Árima's total carbon footprint.

CARBON FOOTPRINT 2021- PRIVATE AREAS

■ GLX ■ M39 ■ PLY ■ PRD ■ RMA



MEASURES IMPLEMENTED — OPERATIONAL CARBON

The Company's property management team has proposed a series of ambitious measures to improve this facility's energy efficiency and reduce its consumption by between 40% and 60%.

- 1.2 Mw of solar panels.
- LED lighting and motion sensors.
- Thermal insulation measures.
- Digital management for energy consumption.

The following measures are currently being rolled out in occupied office properties:

- Updating Building Management Systems (BMS) and installing new control systems that allow energy consumption to be tracked more closely.
- Increasing the capacity of solar panels.
- Installation of electric vehicle charging points.
- Site inspections by an independent third party to identify potential efficiency improvements.
- Analysis of the positive impact brought by planting vegetation in green spaces.



THE VISION FOR EXCELLENCE

Árима continues to implement measures designed to raise awareness and promote a better use of resources:

- Green clauses in the lease agreements signed with tenants.
- Electricity supply with a Guarantee of Renewable Origin for the common areas in buildings under its operational control.
- Twice-yearly Newsletter for tenants informing of key sustainability highlights.
- ESG Supplier Certification Programme.

DATA ANALYSIS — EMBODIED CARBON

Conscious of the high impact of construction work on emissions, in 2022 Árима began measuring the embodied carbon associated with stages A1-A3 of the building life cycle for its refurbishment projects.

Together with the higher energy efficiency rating obtained following a refurbishment, this assessment allows us to calculate the number of years of use needed to compensate for the emissions associated with a building's construction, based on the reduction in operational emissions achieved as a result of the improvements made.

Through such assessments, we hope to further reduce our environmental impact by introducing greater sustainability to the refurbishment process and, by carrying out these refurbishments, improve the energy efficiency of our assets once occupied.

REGULATORY FRAMEWORK AND TRENDS

While they all share the common goal of impact reduction, the available guidance on decarbonisation is very broad, with various different proposed timelines and commitments.

Árима uses the European Green Deal (December 2019) as its reference, which sets out the EU's strategy for achieving carbon neutrality by 2050, part of the roadmap for fulfilling its commitments under the Paris Agreement. The European Climate Law, adopted in June 2021, has turned this political aspiration into a legal obligation for the EU.

The Fit for 55 package aims to convert the Green Deal's ambitions into legislation.

The package is a set of proposals to review legislation on climate, energy and transport and put in place new legislative initiatives to ensure EU legislation is aligned with the EU's climate objectives.

Árима has studied these objectives and incorporated them into its decarbonisation strategy, pre-empting the legislation.



THE VISION FOR EXCELLENCE

TARGETS

2030

- Reduce net operational carbon emissions based on area occupied (CO₂/sqm) by at least 55% compared to 2019 across the Company's portfolio.
- 40% of our portfolio supplied by energy with Guarantees of Origin.
- Increase energy efficiency by 36%-39% where refurbishments are carried out.

2050: Carbon neutral

FRAMEWORK ROADMAP

- Comprehensive monitoring of emissions (operations and embedded).
- Set annual targets with monitoring by the ESG Committee.
- Efficiency analysis with independent experts on buildings in operation.
- Dissemination throughout the supply chain on energy efficiency.

Árma has used all the above to map out its decarbonisation strategy, defining concrete and measurable objectives that can be incorporated into the rest of its corporate strategy, allowing the Company to minimise the emissions impact of its operations.