

Environmental Policy

Object	The purpose of this Policy is to align the principles and guidelines of the Group Montepino and its management with respect for the environment and environmental legislation.
Outreach	MONTEPINO LOGISTICA SOCIMI, S.A. ('MONTEPINO LOGISTICA' or the 'MONTEPINO LOGISTICA'), S.A. ('MONTEPINO LOGISTICA' or the ("Company"), all its investee companies and Valfondo Gestión, S.L. ("Management Company").
Responsible	Administrative body.

Versions

Version	Date	Content of the amendment
0.0	12/12/2022	Initial drafting of the document.
0.1	15/05/2022	Adaptation of the policy to new corporate name of the company Society.

1. INTRODUCTION

MONTEPINO LOGISTICA, all its subsidiaries and the Management Company (hereinafter "MONTEPINO") have integrated sustainability in its business model and is aware of the environmental impacts generated by its business activity, both in the projects it executes and in the operation of its work centres. For this reason, it is the intention of MONTEPINO to commit itself to the protection of the environment in line with the provisions of its ESG Policy and the Agenda 2030 and the Sustainable Development Goals of the United Nations Organisation.

2. SCOPE AND SCOPE OF APPLICATION

This Environmental Policy has been approved by the Management Company at the proposal of MONTEPINO's sustainability department. It is the responsibility of all the people who form part of MONTEPINO to comply with and enforce the commitments contained in this Policy in the exercise of their functions and responsibilities.

MONTEPINO will make every effort to enforce the commitments contained in this Policy, ensuring that it is reflected in operational procedures and ensuring its internal and external dissemination.

Similarly, the entities collaborating in the execution of the projects that form part of MONTEPINO's activity and all the actors involved in its supply chain must commit themselves to the contents of this Policy.

3. OBJECTIVE

Through this document, MONTEPINO aims to establish the environmental principles and guidelines to ensure, in a sustainable development logic, the protection of the environment and compliance with laws or other general provisions protecting the environment in all the activity carried out by MONTEPINO. This environmental policy is part of MONTEPINO's ESG Strategy and contributes to its achievement, as well as its associated objectives.

4. COMMITMENTS

MONTEPINO, in line with its purpose of environmental protection and pollution prevention, establishes the present Policy and adopts the following commitments in all its processes:

1. Ensure compliance with **environmental legislation and regulations** and their application requirements in the countries where it operates and collaborate with the competent authorities;
2. Integrate **environmental risk management** in decision-making and in the development of its activities, applying the necessary preventive measures;
3. Identify and assess the **significant environmental aspects and impacts** produced as a consequence of its activity and incorporate the necessary measures for their mitigation;
4. Strengthen the commitment to **mitigate and adapt to climate change**, promoting business development oriented towards sustainability and proposing solutions that seek operational excellence with the least impact on the ;
5. Monitor the Greenhouse Gas emissions produced as a result of the development of its activity and thus find opportunities for improvement to achieve the "**Net Zero Carbon**" goals established in its roadmap towards the **decarbonisation** of the existing and future portfolio. The associated emission reduction plans are defined in the company's ESG Strategic Plan, which adopts the 2030 Agenda and the Sustainable Development Goals as a reference framework;
6. To focus on innovation in our developments, in search of solutions that improve **energy efficiency**;
7. Integrate **circular economy** criteria in the development of all activities, promoting responsible consumption and sustainable use of resources and ensuring the correct and diligent management of waste;
8. Establish measures to improve **water** efficiency and reduce the water footprint of assets;

9. Integrate the minimisation of impacts on **biodiversity** into project design and subsequent operations;
10. Reduce the impacts generated in the **supply chain** by involving and assessing its suppliers and contractors in environmental protection;
11. Work on **training and awareness-raising** for employees and their in favour of environmental protection;
12. Allocate the necessary **resources** for the correct application of this Policy.
13. Periodically assess the performance of its asset portfolio as part of the process of **continuous improvement**, promoting best practices in the field of environmental management and in order to achieve the commitments set out in this Policy.

MONTEPINO thus expresses its intentions and responsibilities to fulfil and enforce the commitments made by the company in this Environmental Policy.

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