

Object	Establishing the principles and commitments to sustainability and integrating the ESG criteria in the value chain.
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	05/06/2021	Initial drafting of the document.
1.0	23/09/2021	Revision comprehensive review of Environmental Policy, Social and from Government Corporate.
1.1	17/05/2022	Review of the ESG Policy with the aim of strengthening compliance with commitments. ESG of the Company.
1.2	15/05/2023	Adaptation of the ESG Policy to the new company name of the Company.

1. INTRODUCTION

This Environmental, Social and Corporate Governance Policy (the "**ESG Policy**") has been approved by the Board of Directors of MONTEPINO LOGISTICA, forming part of internal regulations of the Company, its subsidiaries and the Management Company (all of them, collectively "**MONTEPINO**" as this is the trademark under the group of operates).

Given that sustainability presides over MONTEPINO's business approach, this ESG Policy stems from its commitment to the sustainable development of the business, in accordance with the 2030 Agenda and the Sustainable Development Goals established by the United Nations, as well as to the creation of long-term value for all its **stakeholders**, including its investors, customers, employees, suppliers and communities where it operates, among others.

2. SCOPE OF APPLICATION

This ESG Policy applies to the Management Body, directors, officers, employees, representatives and collaborators of MONTEPINO without exception, regardless of their position, responsibility or geographical location (the "**Subject Persons**").

Likewise, MONTEPINO shall ensure that its suppliers, distributors and any natural or legal persons with whom it has business relations of any, insofar as it is in MONTEPINO's interest, adopt the necessary or appropriate measures to ensure fair market behaviour, respecting the environmental, social and corporate governance principles and commitments set out in this ESG Policy.

3. OBJECTIVE

The objective of this ESG Policy is to establish the fundamental principles and lines of action of MONTEPINO to promote and achieve a responsible management of its activity in line with the creation of value for all its stakeholders.

MONTEPINO will provide the necessary means to enforce the commitments contained in this ESG Policy and to develop an ethical culture of integrity.

and regulatory compliance, ensuring that it is made public and disseminated internally and externally, thus sharing its commitment to sustainability with all Subject Persons.

4. GENERAL ESG PRINCIPLES

MONTEPINO is committed to the integration of sustainability principles in all aspects and areas of the Company's and its subsidiaries' activities, this ESG Policy is aligned with its global strategy and reflects MONTEPINO's commitment to integrate sustainability in all aspects of the business.

MONTEPINO's ESG Policy is driven by the stated mission to "shape the development of the logistics industry by harnessing the power of our platform and equipment to generate value for our customers and make a difference in the wider community.

In this sense, MONTEPINO develops its business model committed to the responsible management of its business project, ensuring strict compliance with current legislation and committed to the integration of sustainability in all its areas, through following values:

Excellence, Professionalism, Leadership, Flexibility, Commitment and Transparency.

5. COMMITMENTS

MONTEPINO's customers and investors are at the centre of its business and sustainability strategy. In this respect, MONTEPINO works with the priority of creating solutions that are beneficial for its customers and provide a sustainable return for its investors. This is why MONTEPINO voluntarily undertakes the following commitments to sustainability, grouped around 5 priority strategic pillars:

1. Corporate Governance.
2. Creation and management of sustainable buildings.
3. Long-lasting and trusted commitment to the community.
4. Customer and investor satisfaction and loyalty.
5. Investment in the development and protection of its employees.

1. Corporate Governance:

MONTEPINO has established a series of Codes and Policies of Good Governance which, together with the applicable legislation in force, guarantee the development of the business under strict standards of business ethics.

- Promote transparency at all levels and a commitment to zero tolerance of corruption in all its operations.
- Ensure data protection of stakeholders and cybersecurity aspects.
- Include ESG criteria in processes.
- Monitor, evaluate and measure ESG performance.
- Promote a culture of sustainability with all stakeholders.
- Integrate the Principles for Responsible Investment promoted by the United Nations.
- Promote transparency in procurement processes, taking into account sustainability in the selection of suppliers.

2. Creation and management of sustainable buildings.

MONTEPINO is committed to developing and managing sustainable buildings, for which it has set itself the following objectives

- Ensure compliance with laws or other general provisions protecting the .
- To be a benchmark in the environmental sector, with a portfolio that is 100% certified under environmental standards.
- Promote the integration of innovative solutions for energy efficiency, the reduction of greenhouse gas emissions and the protection of habitats and biodiversity.
- Measuring the environmental impact of assets and reducing their environmental footprint, making efficient use of resources and ensuring the monitoring of the consumption of the different assets.

emissions and waste generated through the implementation of compliance targets.

- Standardise and homogeneously implement the purchasing strategy under sustainability criteria.

3. Long-lasting and trusted commitment to the community.

In order to achieve this, MONTEPINO will have, among others, the following main objectives:

- To contribute to the development of skills in the communities where it is implemented, through the promotion of education and training.
- Investing in the local economy.
- Promote social actions for the benefit of the community.

4. Customer and investor satisfaction and loyalty.

For the development of the business, MONTEPINO, being aware of the importance of customer and investor loyalty in the development of the business, undertakes to:

- To ensure the well-being of its tenants, offering them personalised attention.
- To guarantee the quality and technical safety of the buildings, always promoting innovation and the range of services offered.

Continuous improvement is ensured with the help of a proactive two-way and transparent communication channel and the monitoring of customer and investor satisfaction.

5. Investing in the development and protection of its employees.

MONTEPINO has also set a number of objectives to meet the needs of its employees:

- Respect workers' labour rights and promote a safe working environment that ensures the health and well-being of employees.
- Offer a complete remuneration package, taking into account a compensation formula that encompasses the needs of all the profiles that make up the team.

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- Create an attractive working environment that ensures the personal and professional development of employees.
 - Facilitate mechanisms for flexibility in working conditions to facilitate the reconciliation of work, family and personal life .
 - Develop instruments to strengthen the identification, attraction, development and retention of people's talent, where equality, diversity and inclusion do not encounter barriers.
 - To promote knowledge management through the development and implementation of training plans adapted to the needs of MONTEPINO's staff.
 - Promote a constant and effective dialogue with employees.

6. MANAGEMENT OBJECTIVES

In order to advance in the achievement of the sustainability commitments acquired, MONTEPINO will manage its activity through the implementation of different tools that allow to incorporate ESG criteria in decision making and management, to advance in the implementation and compliance with the ESG Policy in a way that guarantees:

- Diagnosis of risks related to non-compliance with this ESG Policy.
- The establishment of continuous improvement measures in its value chain.
- The implementation of actions to monitor compliance with it.

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