

ESG POLICY approved by the Board of Directors on 2.6.2026

1. Objectives of the Policy

The objective of this ESG Policy is to establish a framework that guides AGIB Real Estate in integrating sustainability, ethical practices, and responsible governance across its operations and investment activities. Through this policy, AGIB Real Estate aims to:

- Minimize its environmental impact and promote sustainable real estate practices.
- Foster inclusive, safe, and supportive environments for all stakeholders.
- Ensure high standards of corporate governance, transparency, and accountability.
- Create long-term value for our shareholders, tenants, employees, and local communities.

This policy reflects AGIB Real Estate's commitment to aligning its business model with internationally recognized ESG principles and contributing to global sustainable development goals.

2. Scope

This ESG Policy applies to:

- **All AGIB Real Estate employees, management, and board members**, who are expected to uphold and support ESG principles in their roles.
- **All geographies and markets** where AGIB Real Estate operates.
- **Partners, suppliers, and contractors**, who are encouraged to align with AGIB's ESG values in their interactions with the company.

The policy covers activities across the property life cycle—from acquisition and development to operations and disposal—and applies to both existing assets and new investments.

3. ESG Commitments

AGIB Real Estate is committed to implementing the following ESG principles:

Environmental:

- Reduce greenhouse gas emissions and energy consumption in our buildings through efficiency measures and renewable energy sources.
- Promote sustainable construction practices and use of eco-friendly materials taking into account climate risk exposure of our portfolio.
- Improve waste management (paper, plastic, etc.), recycling and water conservation across all properties

- Foster sustainable mobility by encouraging the use of bicycles and public transportation, and by providing infrastructure such as bike parking, electric vehicle charging stations, and easy access to transit networks.

Social:

- Promote customer satisfaction and loyalty by delivering high-quality, responsive services and maintaining transparent, long-term relationships with clients. Provide amenities to tenants and staff, enhancing comfort and engagement.
- Support employee development and wellbeing through continuous training, career growth opportunities, fair compensation, and a healthy work-life balance. We strive to create an environment where our people feel valued, empowered to contribute meaningfully, included in decision-making, and confident that their voices are heard.
- Foster a diverse, inclusive, and equitable workplace culture.
- Ensure long-term value creation and promote responsible relationships with suppliers by prioritizing those who demonstrate a strong commitment to ESG principles, and encouraging continuous improvement among all partners.
- Engage with local communities to generate positive social impact through responsible development and community initiatives, supporting charitable organizations and local community projects directly or through Fundación Infinorsa.

Governance:

- Integrate ESG criteria into investment decisions and risk management processes.
- Target financial and operational excellence by maintaining rigorous management systems, setting measurable objectives, and continuously improving business processes to enhance performance and sustainability.
- Promote ethical governance through a zero-tolerance policy toward corruption, bribery, fraud, and any form of unethical behavior, ensuring that all operations are guided by integrity and accountability.
- Ensure transparent reporting on ESG performance and continuous improvement.
- Achieve and maintain high standard environmental certifications for our entire portfolio.
- AGIB Real Estate is strongly dedicated to upholding leading tax practices and maintaining full transparency in our tax disclosures.