

NOVAL PROPERTY

re: purpose growth



Sustainability Highlights

Committed to creating value for our stakeholders

2021

Noval Property

At a glance

**Noval Property
is the 2nd largest
Greek REIC with
its main footprint
in Greece**

Noval Property is a new Real Estate Investment Company (REIC) regulated by the Hellenic Capital Markets Commission, established in 2019, active in real estate development and investment sectors. With a modern, diversified and versatile asset portfolio, with high marketability and a significant geographical distribution, Noval Property is currently the 2nd largest REIC in Greece as to property value.

Noval Property's operations focus on investing in real estate development and management. Most of its assets are located in Greece, and has a selective presence in Bulgaria. The real estate portfolio of Noval Property regards 44 assets, which include office buildings, shopping centres, residential and touristic properties (hotels), as well as industrial properties (mainly warehouses used for logistic purposes).



4

hospitality



2

mixed-use



6

retail



2

residential



8

offices



15

industrial



7

plots of land*

* In December 2021, Noval Property acquired through a joint venture with a real estate fund - the company "The Grid S.A." (shareholding: 50% Noval Property, 50% Brook Lane Capital)-, a land plot of approx. 16,000 m², located at 10-12 Himarras Str. and Amaroussiou Halandriou Str. in Maroussi (former Kodak property), which is in the early stages of development.



Our Portfolio Highlights

Real Estate development expertise in the commercial, office and hospitality sectors.



Retail



Hospitality



IKEA Megastore



Wyndham Grand Athens 5* Hotel



River West Shopping Centre



Wyndham Grand Athens 5* Hotel



Mare West Retail Park



Wyndham Grand Athens 5* Hotel

Noval Property's presence and leading role in the Greek Real Estate investment sector has been recognised from the beginning of its operation through prestigious awards for its business conduct and highly performing portfolio buildings.



Offices



Awards & Certifications



"The Orbit" Office Campus



"Butterfly" Office Building



"The Orbit" Office Campus

LEED certified properties of our portfolio

- Platinum LEED v4 BD+C Core & Shell Development certification - "The Orbit" Office Campus on Kifissias Avenue (GBA 39.667m²)
- Gold LEED v4 BD+C Core & Shell Development certification - "Butterfly" Office Building in Halandri (GBA 10.144m²)

Awards (2020 and 2021)

- "Property Investment Company of the Year" – 2021 Commercial Property Awards
- River West shopping centre – Gold award in the category "Commercial development/Retail New Development" for the development of the River West Open - 2021 Commercial Property Awards
- River West shopping centre – Gold award in the category "Facilities" for demonstrating high standards of health and safety in the facility management procedures – "Fire and Emergency Excellence Awards 2020"
- River West shopping centre – Bronze award in the category "Emergency response" for its excellent response to a likely incident - 2020 Commercial Property Awards
- "The Orbit" - Gold award for the 'Best New Development – Office' category, in the 2020 Commercial Property Awards
- "Butterfly" - Silver award in the 'Best Renovation – Office' category, in the 2020 Commercial Property Awards



Our sustainability approach



At Noval Property we are committed to having a positive influence on the Sustainable Development Goals of the United Nations (UN SDGs) and we conduct our business supporting several of the SDGs that are relevant to our sector. Our committed approach to sustainability is evident in all our operation decisions and constitutes a priority for the Company. Investing in green, low energy consumption buildings, awarded with prestigious international green certifications such as LEED (Leadership in Energy and Environmental Design), BREEAM (Building Research Establishment Environmental Assessment Method) and WELL Building Standard, actively showcases our dedication to enhancing the sustainability performance of our portfolio. In the same context, acquisition of existing buildings with a focus on prioritizing retrofitting activities to improve their energy and sustainability performance overall, confirms our understanding of the negative impacts our operation has on the environment and dictates our efforts to mitigate it.

Our Company's commitment and dedication towards investing in sustainable building assets was sealed in December 2021, with the issuance of the EUR 120million Green Bond, listed on the Athens Stock Exchange. The bond is aligned with the International Capital Market Association's (ICMA) Green Bond Principles and will be a vital mechanism that will strengthen corporate climate governance, while supporting transparency and integrity in the development of significant green capital market.

"To achieve our business goals in an effective way, we operate responsibly by ensuring accountability and transparency in all aspects of our business operations".

Sustainability is at the core of our strategy for future growth

Sustainability Policy key elements

Implementation at all levels and areas of our activities

Strict compliance with legislation - Full implementation of standards, policies, internal instructions applied by the Company

Open two-way communication with stakeholders to identify and meet needs and expectations

Providing a healthy and safe environment for our employees, partners, visitors, tenants and stakeholders

Protection of human rights and provision of an equal working environment

Continuous effort to reduce carbon footprint and preserve natural resources, through responsible actions and prevention measures according to Best Practices

Cooperation with local communities and support, in order for the Company to contribute to sustainable development of the local areas in which it operates

Constant pursuit of value creation through the development of certified buildings, under the highest international sustainability standards

Publish Sustainability report annually, in accordance with the EPRA Best Practice Recommendations and GRI Standards

Our commitments



Our sustainability performance







Our environmental footprint



Proper environmental management of our assets is one of our most important goals, deemed necessary for the viability of both our activities and business continuity.

At Noval Property, we are committed to integrating ESG issues in our policies and business practices, acknowledging best practices adopted by our stakeholders and the business community overall.

Our approach

We are committed to:

- taking actions to reduce our environmental footprint of our operations and business activities.
- investing in green newbuilt properties whilst also retrofitting preexisting ones.
- pollution prevention and control by taking actions in existing and new assets with the purpose of reinforcing circularity, including water recycling.
- minimise the impact that our assets have on the natural environment, including making reductions in the volume of waste, through prevention, reduction, recycling, and reuse.





Our People



Our human capital is essential for our success and development.

We strive to create a people first culture and make the safety of our people and tenants our top priority.

Our approach

At Noval Property, we seek to retain and attract diverse and qualified employees. All Noval Property's employees are encouraged to develop their skills and have equal opportunities to do so.

Ensuring occupational health and safety of our employees, tenants and business partners is essential for us. Our activities are in compliance with the national regulations for health and safety, both in operational and in the construction phase of our assets.





Our Communities



We create direct economic value for our stakeholders through our business activities, contributing to the economy, employment and to the society.

Our approach

Engagement with local communities is a crucial element in order to identify their needs and contribute to the development not only of assets, but also to create pro bono critical infrastructure that makes our cities more sustainable.

Special emphasis is given to the creation of green spaces in our properties, that contribute to the wellbeing of people working and visiting them, as well as upgrade aesthetically the neighborhoods.

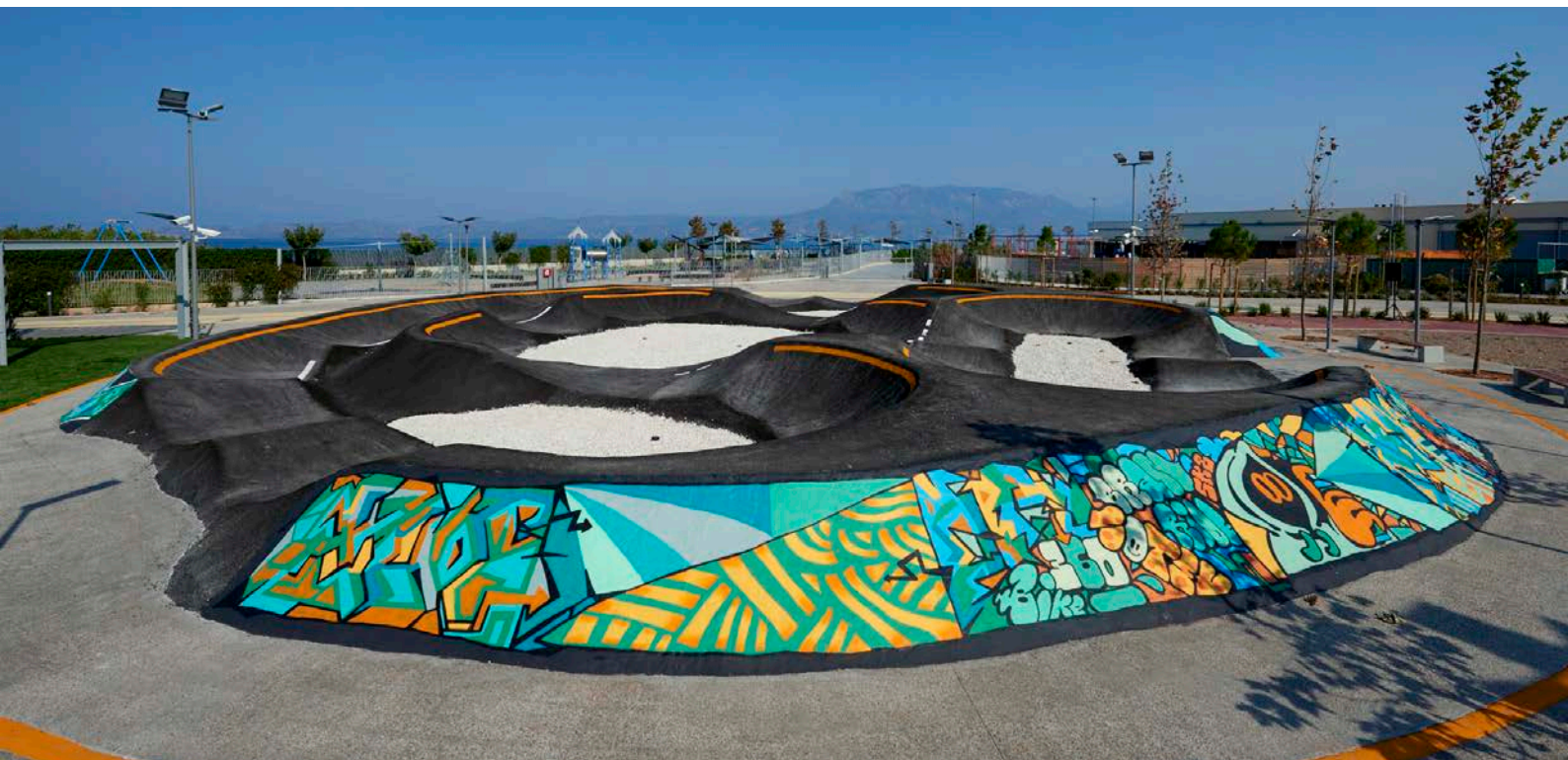
EPRA sustainability performance measures

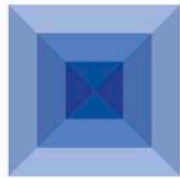
Environmental data for Noval Property portfolio (excluding Headquarters)

EPRA Sustainability Performance Measures (Environment)					Total portfolio	Offices	Retail	Hospitality	Industrial	Mixed-use
Impact Area	EPRA code	Unit		Indicator	Absolute performance (Abs)					
Energy	Elec-Abs	MWh	Electricity	for landlord shared services	6,012.67	1,440.46	2,535.11	20.85	567.57	1,448.68
				(sub)metered exclusively to tenants	16,775.32	1,377.26	8,400.31	1,869.46	3,772.21	1,356.08
				Total electricity consumption	22,787.99	2,817.72	10,935.41	1,890.31	4,339.78	2,804.76
				Proportion of total electricity consumption from renewable sources	0%	0%	0%	0%	0%	0%
	Fuels-Abs		Natural Gas	for landlord shared services	0.00	0.00	0.00	0.00	0.00	0.00
				(sub)metered exclusively to tenants	1,251.30	543.68	0.00	707.63	0.00	0.00
				Total fuel consumption	1,251.30	543.68	0.00	707.63	0.00	0.00
				Proportion of total fuels consumption from renewable sources	0%	0%	0%	0%	0%	0%
	Energy-Int	kWh/m²/year	Energy Intensity	Energy intensity	70.88	149.63	79.38	99.52	41.47	58.24
	No. of applicable properties			Energy and associated GHG disclosure coverage	21 out of 25	5 out of 7	3 out of 4	3 out of 3	8 out of 9	2 out of 2
%			Proportion of energy and associated GHG estimated	0%	0%	0%	0%	0%	0%	
GHG emissions	GHG-Dir-Abs	tonnes CO ₂ e	Direct	Scope 1	0.00	0.00	0.00	0.00	0.00	0.00
	GHG-Indir-Abs		Indirect	Scope 2	2,644.79	645.99	999.81	10.22	278.34	710.43
	GHG-Indir-Abs		Indirect	Scope 3	8,451.85	773.27	4,119.51	1,044.16	1,849.89	665.02
	GHG-Int	kgCO ₂ e/m²/year	GHG emissions intensity	Scope 1 and 2 emissions	11.87	68.74	9.52	6.96	3.35	29.73
Water	Water-Abs	cubic meters (m³)	Water	for landlord shared services	24,222.25	8,099.44	11,101.97	879.04	219.49	3,922.31
				(sub)metered exclusively to tenants	20,352.43	2,144.70	0.00	18,207.73	0.00	0.00
				Total amount of Water consumed	44,574.68	10,244.14	11,101.97	19,086.77	219.49	3,922.31
	Water-Int	litres/m²/year	Water intensity	Water intensity	198.15	731.67	87.23	731.15	6.52	164.15
	No. of applicable properties			Water disclosure coverage	15 out of 23	5 out of 7	3 out of 4	3 out of 3	2 out of 7	2 out of 2
	%			Proportion of Water estimated	0%	0%	0%	0%	0%	0%
Waste	Waste-Abs	tonnes	Hazardous	landlord generated	1.12	n/a	1.12	n/a	n/a	n/a
				generated exclusively from tenants	0.00	n/a	0.00	n/a	n/a	n/a
				Total hazardous waste generated	1.12	n/a	1.12	n/a	n/a	n/a
			Non-Hazardous	landlord generated	366.02	n/a	366.02	n/a	n/a	n/a
				generated exclusively from tenants	0.00	n/a	0.00	n/a	n/a	n/a
				Total non-hazardous waste generated	366.02	n/a	366.02	n/a	n/a	n/a
	%			Composted	n/a	n/a	n/a	n/a	n/a	n/a
	%			Landfilled	n/a	n/a	n/a	n/a	n/a	n/a
	No. of applicable properties			Waste disclosure coverage	3 out of 25	0 out of 7	3 out of 4	0 out of 3	0 out of 9	0 out of 2
	%			Proportion of Waste estimated	0%	0%	0%	0%	0%	0%

Environmental data for Noval Property's Headquarters

EPRA Sustainability Performance Measures (Environment)					HQ
Impact Area	EPRA code	Unit		Indicator	Absolute performance (Abs)
Energy	Elec-Abs	MWh	Electricity	Total consumed electricity	233.51
				Proportion of landlord obtained electricity from renewable sources	0%
	Fuels-Abs		Natural Gas	Total consumed natural gas	0.00
				Proportion of landlord obtained fuels from renewable sources	0%
	Energy-Int	KWh/m²/year	Energy Intensity	Landlord-obtained energy	140.25
	No. of applicable properties			Energy and associated GHG disclosure coverage	1
	%			Proportion of energy and associated GHG estimated	0%
GHG emissions	GHG-Dir-Abs	tonnes CO ₂ e	Direct	Scope 1	0.00
	GHG-Indir-Abs		Indirect	Scope 2	114.52
	GHG-Int	CO ₂ e/m²/year	GHG emissions intensity	Scope 1 and 2 emissions	68.78
Water	Water-Abs	cubic meters (m³)	Water	Total consumed water	749.76
	Water-Int	litres/m²/year	Water intensity	Landlord consumed water	450.31
	No. of applicable properties			Water disclosure coverage	1
	%			Proportion of Water estimated	0%
Waste	Waste-Abs	tonnes	Hazardous	landlord generated	n/a
			Non-Hazardous	landlord generated	n/a
	%			Composted	n/a
	%			Landfilled	n/a
	No. of applicable properties			Waste disclosure coverage	1
	%			Proportion of Waste estimated	0%





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