

C0. Introduction

C0.1

(C0.1) Give a general description and introduction to your organization.

CPI PROPERTY GROUP (hereinafter "CPIPG," the "Company" or together with its subsidiaries the "Group"), is the largest owner of income-generating real estate in the Czech Republic, Berlin, Poland and the CEE region. The Group is headquartered in Luxembourg and is listed on the Frankfurt Stock Exchange. CPIPG owns and operates a diversified, high-quality real estate portfolio valued at more EUR 20 billion (as of 31 December 2022). The Group operates in five key segments: office, retail, residential, hotels&resorts and complementary assets. With 855 commercial properties, more than 8,000 international and local tenants, and exposure to multiple geographies and property segments, CPIPG's portfolio is large and well-diversified.

We are proud of our active asset management and local teams: in every country where we operate, our teams have daily contact and close relationships with tenants.

Our property portfolio is supported by a conservative, investment-grade capital structure, with superb access to the international bond and bank markets.

Sustainability is central to everything we do, and the Group has made bold ESG commitments including environmental targets which are aligned to the Paris agreement. The Group endorses all 17 of the Sustainable Development Goals ("SDGs") as defined by the United Nations for the period 2015 – 2030, as well as the 2015 Paris Agreement within the United Nations Framework Convention on Climate Change. The Group contributes to the fulfilment of the SDGs in its operations.

The Group also acknowledges that maintenance of environmental and social standards leads to lower costs and increased value for both the Group and our stakeholders. The Group is committed to a responsible, comprehensive, pragmatic and sensible approach to ensure high standards in environmental, social and ethical matters. Environmental concerns are taken into consideration at all levels within the Group and in all matters, including all stages of the investment cycle, handling of natural materials, innovation, management of assets and procurement.

The Group is a member of the Czech Green Building Council (CZGBC, since March 2019). In November 2019 the Group was elected as a board member of CZGBC and in November 2021 was re-elected. The Group is also a member of the Polish Green Building Council (since 2021) and the Hungary Green Building Council. CPIPG participates in industry-level working groups and public inquires with respect to sustainability, regulatory and financial topics.

C0.2

(C0.2) State the start and end date of the year for which you are reporting data and indicate whether you will be providing emissions data for past reporting years.

Reporting year

Start date

January 1 2022

End date

December 31 2022

Indicate if you are providing emissions data for past reporting years

Yes

Select the number of past reporting years you will be providing Scope 1 emissions data for

3 years

Select the number of past reporting years you will be providing Scope 2 emissions data for

3 years

Select the number of past reporting years you will be providing Scope 3 emissions data for

3 years

C0.3

(C0.3) Select the countries/areas in which you operate.

- Austria
- Croatia
- Czechia
- France
- Germany
- Hungary
- Italy
- Poland
- Romania
- Russian Federation
- Serbia
- Slovakia
- Slovenia
- Switzerland
- United Kingdom of Great Britain and Northern Ireland

C0.4

(C0.4) Select the currency used for all financial information disclosed throughout your response.

EUR

C0.5

(C0.5) Select the option that describes the reporting boundary for which climate-related impacts on your business are being reported. Note that this option should align with your chosen approach for consolidating your GHG inventory.

Operational control

C-CN0.7/C-RE0.7

(C-CN0.7/C-RE0.7) Which real estate and/or construction activities does your organization engage in?

- New construction or major renovation of buildings
- Buildings management

C0.8

(C0.8) Does your organization have an ISIN code or another unique identifier (e.g., Ticker, CUSIP, etc.)?

Indicate whether you are able to provide a unique identifier for your organization	Provide your unique identifier
Yes, an ISIN code	LU0251710041

C1. Governance

C1.1

(C1.1) Is there board-level oversight of climate-related issues within your organization?

Yes

C1.1a

(C1.1a) Identify the position(s) (do not include any names) of the individual(s) on the board with responsibility for climate-related issues.

Position of individual or committee	Responsibilities for climate-related issues
Board-level committee	<p>In early 2019, CPIPG's Board of Directors created the Corporate Social Responsibility (CSR) Committee focusing on the supervision of sustainability strategy, social and environmental risks management, corporate social responsibility, green financing, and compliance matters for the Group. The members of the CSR Committee are appointed by the Board of Directors. The CSR Committee shall have at least five members. Any member of the CSR Committee may be removed with or without cause (ad nutum) by a simple decision of the Board of Directors.</p> <p>In 2022 the CSR Committee has been renamed to ESG Committee to better reflect its focus.</p> <p>The ESG Committee is composed of highly experienced and qualified professionals with an excellent track record, thorough knowledge of the Group and its business, and experience in ESG/CSR related matters. The ESG Committee is composed of a balanced mix of executive and independent directors as well senior managers across various functions and jurisdictions of the Group including finance, asset management and legal departments. As of 31 December 2022, the ESG Committee is comprised of five members: Group CFO; Director of Acquisitions, Asset Management & Sales, executive member of the Board of Directors; Group General Legal Counsel; Chairman of the ESG Committee (independent, nonexecutive member of the Board of Directors); and Group Sustainability Officer. The ESG Committee is presided by an independent member but given its specific role, the majority comprises of executive members. In 2022 the CSR Committee held four meetings.</p> <p>Within the mandate given by the Board of Directors, the ESG Committee in January 2022 approved the selection of Key Performance Indicators (KPIs) to be included in the sustainability-linked bond framework within the Group's Sustainability Finance Framework. Further, in July 2022, the ESG Committee approved the further tightening of our commitment to environmental goals and revision of our target to reduce greenhouse gas ("GHG") emissions intensity by 32.4% by 2030 versus baseline 2019 levels (across all scopes 1-3), up from the previous 30% target. As a result, CPIPG's environmental targets were validated by SBTi.</p> <p>Moreover, in 2021 the ESG Committee approved that annual bonus compensation of the Group top management will be linked to the ESG Committee's judgement of whether management is meeting the Group's environmental targets.</p>

C1.1b

(C1.1b) Provide further details on the board's oversight of climate-related issues.

Frequency with which climate-related issues are a scheduled agenda item	Governance mechanisms into which climate-related issues are integrated	Scope of board-level oversight	Please explain
Scheduled – some meetings	<p>Reviewing and guiding annual budgets</p> <p>Overseeing major capital expenditures</p> <p>Overseeing acquisitions, mergers, and divestitures</p> <p>Overseeing and guiding employee incentives</p> <p>Reviewing and guiding strategy</p>	<Not Applicable>	<p>In early 2019, CPIPG's Board of Directors created a Corporate Social Responsibility Committee focusing on the supervision of sustainability, environmental, corporate social responsibility, green financing, and compliance matters for the Group.</p> <p>In relation to the sustainability and environmental risks the CSR Committee focusing on the supervision of sustainability, environmental, corporate social responsibility, green financing, and compliance matters for the CPIPG's Group. CSR Committee also monitors and enhances savings in line with current strategies and objectives setting verifiable and measurable goals in pursuit of improvement of the ESG performance. In 2022 the CSR Committee has been renamed to ESG Committee to better reflect its focus area.</p> <p>Group Sustainability Officer briefs the board resp. ESG Committee about the climate-related issues on a regular basis. Group Sustainability Officer gets update from countries where CPIPG's Group operates based on regularly monthly meetings with the representatives from all countries.</p> <p>In 2022, the ESG Committee held four meetings. Within the mandate given by the Board of Directors, the ESG Committee in January 2022 approved the selection of Key Performance Indicators (KPIs) to be included in the sustainability-linked bond framework within the Group's Sustainability Finance Framework. Further, in July 2022, the ESG Committee approved the further tightening of our commitment to environmental goals and revision of our target to reduce greenhouse gas ("GHG") emissions intensity by 32.4% by 2030 versus baseline 2019 levels (across all scopes 1-3), up from the previous 30% target. As a result, CPIPG's environmental targets were validated by the Science-Based Target initiative as aligned with the Paris agreement, well below 2 degrees Celsius.</p>

C1.1d

(C1.1d) Does your organization have at least one board member with competence on climate-related issues?

Board member(s) have competence on climate-related issues	Criteria used to assess competence of board member(s) on climate-related issues	Primary reason for no board-level competence on climate-related issues	Explain why your organization does not have at least one board member with competence on climate-related issues and any plans to address board-level competence in the future
Row 1 Yes	The ESG Committee Chair, who is one of the Group's board members, has a great experience in the sustainability field. He is very interested in this topic, self-studies, follows the media and other published articles about climate related issues. He undertook internal ESG training in Q2/2022. Moreover, he participates at external conferences as a knowledgeable speaker.	<Not Applicable>	<Not Applicable>

C1.2

(C1.2) Provide the highest management-level position(s) or committee(s) with responsibility for climate-related issues.

Position or committee

Sustainability committee

Climate-related responsibilities of this position

Managing annual budgets for climate mitigation activities
Managing major capital and/or operational expenditures related to low-carbon products or services (including R&D)
Managing climate-related acquisitions, mergers, and divestitures
Providing climate-related employee incentives
Integrating climate-related issues into the strategy

Coverage of responsibilities

<Not Applicable>

Reporting line

Reports to the board directly

Frequency of reporting to the board on climate-related issues via this reporting line

Quarterly

Please explain

In early 2019, CPIPG's Board of Directors created a Corporate Social Responsibility Committee focusing on the supervision of sustainability, environmental, corporate social responsibility, green financing, and compliance matters for the Group.
In relation to the sustainability and environmental risks the CSR Committee focusing on the supervision of sustainability, environmental, corporate social responsibility, green financing, and compliance matters for the CPIPG's Group. CSR Committee also monitors and enhances savings in line with current strategies and objectives setting verifiable and measurable goals in pursuit of improvement of the ESG performance. In 2022 the CSR Committee has been renamed to ESG Committee to better reflect its focus area.

Position or committee

Chief Financial Officer (CFO)

Climate-related responsibilities of this position

Managing annual budgets for climate mitigation activities
Managing major capital and/or operational expenditures related to low-carbon products or services (including R&D)
Managing climate-related acquisitions, mergers, and divestitures
Providing climate-related employee incentives
Integrating climate-related issues into the strategy

Coverage of responsibilities

<Not Applicable>

Reporting line

CEO reporting line

Frequency of reporting to the board on climate-related issues via this reporting line

Quarterly

Please explain

CFO is directly involved in the ESG matters and the ESG decision-making process. He is very knowledgeable about ESG matters and is a member of the ESG Committee. Group Sustainability Officer reports directly to him.

C1.3

(C1.3) Do you provide incentives for the management of climate-related issues, including the attainment of targets?

	Provide incentives for the management of climate-related issues	Comment
Row 1	Yes	Within the mandate given by the Board of Directors, the ESG Committee approved that part of the annual bonus compensation of the Group top management was linked to the ESG's Committee's judgement of whether management is meeting the Group's environmental targets. In 2022 the Group's environmental targets were met so the annual bonus compensation was awarded.

C1.3a

(C1.3a) Provide further details on the incentives provided for the management of climate-related issues (do not include the names of individuals).

Entitled to incentive

Board/Executive board

Type of incentive

Monetary reward

Incentive(s)

Bonus – set figure

Performance indicator(s)

Progress towards a climate-related target

Achievement of a climate-related target

Reduction in emissions intensity

Incentive plan(s) this incentive is linked to

Both Short-Term and Long-Term Incentive Plan

Further details of incentive(s)

As the Executive Directors successfully met the Company's short-term and long-term environmental targets for year 2022, the annual bonus linked to the environmental targets was awarded by the ESG Committee held in March 2023.

Explain how this incentive contributes to the implementation of your organization's climate commitments and/or climate transition plan

The executive Directors are motivated to contribute and meet the Group's ESG targets by this incentive.

C2. Risks and opportunities

C2.1

(C2.1) Does your organization have a process for identifying, assessing, and responding to climate-related risks and opportunities?

Yes

C2.1a

(C2.1a) How does your organization define short-, medium- and long-term time horizons?

	From (years)	To (years)	Comment
Short-term	1	5	Visible future; actions certain or likely to occur. For real estate company, 5-year period is vital to plan, e.g. we plan CAPEX (Capital expenditure) for 5-year period each year.
Medium-term	5	10	Longer term planning and target setting. In accordance with decarbonization strategy and target planning by year 2030.
Long-term	10	30	In accordance with CPIPG's long-term / generational perspective and EU Green Deal and its carbon neutrality.

C2.1b

(C2.1b) How does your organization define substantive financial or strategic impact on your business?

CPI PROPERTY GROUP (hereinafter "CPIPG," the "Company" or together with its subsidiaries the "Group"), is the largest owner of income-generating real estate in the Czech Republic, Berlin, Poland and the CEE region. The Group is headquartered in Luxembourg and is listed on the Frankfurt Stock Exchange. CPIPG owns and operates a diversified, high-quality real estate portfolio valued at more EUR 20 billion (as of 31 December 2022). The Group operates in five key segments: office, retail, residential, hotels&resorts and complementary assets. With 855 commercial properties, more than 8,000 international and local tenants, and exposure to multiple geographies and property segments, CPIPG's portfolio is large and well-diversified.

The impact on our business is described in the Group Risk Universe and is divided into 6 categories (impact, quantitative impact, qualitative impact):

1. Very low impact: 0 - 40,000 EUR - Having no impact on tenants and having no impact on CPI brand value or CPI image. Resolution of the issue can be authorized by employees, no management intervention is necessary. Does not influence processes of other departments, causes just isolated internal issue. Can be resolved based on routines which have already been in place.

2. Low impact: 40,000 - 600,000 EUR - Having just short term impact on a small group of tenants. Having no impact on CPI brand value or CPI image. Can be resolved by lower level of line management (team leaders). Cannot significantly influence processes in CPI; nevertheless, can have impact on more departments. Has no permanent impact on CPI.

3. Medium impact: 600,000 - 2,400,000 EUR - Has no permanent impact on CPI. Can temporarily change tenants' attitude and their behavior on the market. Can adversely change CPI image. Is resolved by an individual Director. Can significantly influence internal CPI processes. Can have impact on a small group of tenants and can permanently break-up their links with CPI.

4. High impact: 2,400,000 - 8,000,000 EUR - Will disrupt relations with tenants. Will disrupt relations with banks. Will be resolved by Board of Directors. Can have significant impact on CPI financial outcomes. Can slightly harm CPI reputation. Can temporarily disrupt services for all tenants. The impact is permanent.

5. Very high impact: 8,000,000 - 32,000,000 EUR - Will have significant adverse impact on CPI reputation. Can disrupt key alliances, CPI relations with its significant partners can worsen. Will be resolved by Board of Directors and the owner.

Causes significant loss or damage. Some significant litigation can be lost. CPI market share can be lost due to the impact.

6. Critical impact: over 32,000,000 EUR - Collapse of key alliances (with developers, banks, majority holders of bonds, etc.). Permanent and significant impact on CPI business. CPI ability to continue in its business can be limited or lost. Significant loss of tenants.

CPI reputation can be damaged. CPI can become unable to get funding (get a bank loan) for its future business due to loss of confidence; thus, its continuity would be endangered or lost.

C2.2

(C2.2) Describe your process(es) for identifying, assessing and responding to climate-related risks and opportunities.

Value chain stage(s) covered

Direct operations
Upstream
Downstream

Risk management process

Integrated into multi-disciplinary company-wide risk management process

Frequency of assessment

More than once a year

Time horizon(s) covered

Short-term
Medium-term
Long-term

Description of process

CPIPG's comprehensive and proactive approach to risk management, including climate-related risk, is comprised of four principal processes: risk identification and assessment, measurement, control, and monitoring and reporting. These processes are applied to climate-related physical and transition risks by CPIPG's environmental subject matter experts. Once identified, climate-related risks are raised to the relevant segments to determine whether to accept, transfer or mitigate risks; develop mitigation plans as needed, and carry out regular monitoring and reporting. Risks are assessed on asset by asset basis at the property management level and reviewed regularly or when asset conditions change. This is then rolled up to Sustainability Officer to provide an updated organization wide view supported by group of experts for recommendation on implementation by management team subject to review and approval by CSR committee.

We follow a similar approach for identifying climate-related opportunities. Opportunities are evaluated by the relevant segments and managed through CPIPG's internal processes. CPIPG uses several additional approaches to understand and measure climate-related risks. These include among others: capital valuation, GHG emissions and energy use avoided, clean energy generated, etc. These approaches are used in combination with qualitative approaches such as industry and peer comparison.

Our approach to identifying, managing and mitigating our climate-related business risks includes ongoing analysis and client engagement. CPIPG's climate change risk and opportunity identification process is integrated in our risk management and governance framework.

The financial impact of climate-related opportunities is very difficult to quantify at this stage, but should include various cost savings (through more efficient buildings), financial savings (cheaper financing as the Group demonstrates improving environmental metrics) and reputational benefits for the Group.

C2.2a

(C2.2a) Which risk types are considered in your organization's climate-related risk assessments?

	Relevance & inclusion	Please explain
Current regulation	Relevant, always included	<p>The Group endorses all the 17 Sustainable Development Goals as defined by the United Nations for the period 2015–2030, as well as the 2015 Paris Agreement within the United Nations Framework Convention on Climate Change. The Group contributes to the fulfillment of the Sustainable Development Goals in all its operations.</p> <p>In 2018, CPIPG began working with the University Center for Energy Efficient Buildings (UCEEB) of the Czech Technical University in Prague. UCEEB helped CPIPG to establish and quantify environmental KPIs and advised CPIPG in setting up the regular monitoring, reporting and targeting process to align with GRI and EPRA environmental reporting guidelines.</p> <p>Through the partnership with the University the Group continuously works to improve its environmental performance and establish a strong EMS comprising processes and practices designed to promote environmental objectives.</p> <p>Since 2019 the Group has been in cooperation with CI3. CI3 is a organisation focused on sustainable development, education, publishing, science and research. CI3 is an accredited solution provider for CDP reporting.</p>
Emerging regulation	Relevant, always included	<p>Regulatory issues are taken very seriously by the Group, despite the fact that most of our business is not "regulated" as such. Internal legal teams support management in daily operations with respect to legislative and regulatory changes to minimize associated risks and due compliance is taken care of in relevant fields applicable to eh Group. In 2019, Dentons conducted a comprehensive review of all the Group's policies and procedures, which were published for the first time on our website.</p> <p>In 2019, the Group became a member of the Czech Green Building Council (CZGBC). The CZGBC was established in 2009 to support the principles of sustainable building. The CZGBC is a member of the European Regional Network of the World Green Building Councils and can influence EU legislation in its initial phase. It closely cooperates with the certification organizations operating LEED, BREEAM, DGNB and Czech SBTtoolCZ. Current activities are focused around: energy management and innovations, sustainable materials and waste, water management, healthy internal environment and brownfields/industrial. By participating in task groups with leading developers, consultants, engineers and manufacturers the Group gains practical insights into innovative solutions for effective property management and access to information on upcoming legislation and the process of EU law transposition to region.</p> <p>One of the Task Group called European and National Legislation supports the alliance Chance for Buildings. The Group creates a pool of knowledge and experience within the Council members and provides relevant and trustworthy arguments for dealing with key institutions in amending and drawing up national legislation, grant programmes, motivation tools and preparation of financial schemes using the Modernization Fund, RRF, JTF and other resources.</p> <p>Among main activities and achievements belong:</p> <ul style="list-style-type: none"> - Transposition of the amended European Energy Performance of Buildings (EPBD3) and Energy Efficiency (EED2) Directives. - Draft amendments to the Energy Management Act, the Energy Performance of Buildings Regulation and other decrees. - Drawing new and propose streamlining of existing subsidy programmes in the field of energy savings, high-quality internal environment or water management. - Dealing with non-financial reporting (sustainability reporting).
Technology	Relevant, always included	<p>CPIPG continually explores building technologies designed to improve environmental performance. Evaluation of new technologies is part of the Group's decision making process with regard to refurbishments and developments.</p> <p>CPIPG is a co-author of the new publication Innovative and smart green solutions in the buildings utilizing smart readiness indicator.</p> <p>Moreover, CPIPG is in dialogue with various suppliers regarding new technology solutions e.g. CHP units, PV, heat pumps, heat recovery units.</p>
Legal	Relevant, always included	<p>The Group has established a legal team at the central and local level to ensure proper implementation of legal services and compliance with applicable laws and regulations.</p> <p>Internal legal teams support management in daily operations with respect to ongoing transactions and legal relationships with clients, customers, banks, suppliers, administrative and governmental bodies, as well as courts. The legal teams monitor legislative changes and regulatory changes to minimise associated legal risks.</p> <p>Complex transactions, litigation as well as certain legal services are outsourced to reputable law firms to ensure obtaining of the highest standards of legal services and minimization of legal risks. Local legal departments provide regular litigation reports to the general counsel who reports directly to the CEO.</p>
Market	Relevant, always included	<p>Investors are more than ever focused on climate mitigation type investments. In 2021 CPIPG developed a Sustainable finance framework combining both Sustainability-linked bond framework and Green bond framework under which the Group has committed to use proceeds from green bonds to finance or refinance existing or future projects which improve the environmental performance of CPIPG's property portfolio and contribute to the Group's climate impact mitigation objectives. The Group recognize that management of environmental risks may directly affect value of the portfolio.</p>
Reputation	Relevant, always included	<p>The group believes that environmental performance is critical for the group's reputation on the market. CPIPG is one of the largest European issuers of green bonds, which emphasizes our focus on ESG issues and our long-term commitment to reporting on ESG topics.</p> <p>In order to avoid inappropriate or inaccurate publicity related to the Group, we disclose information concerning the Group and its work to the media (whether printed, broadcasted or on the internet) or otherwise to the public only through authorised persons and specific limited channels.</p> <p>We disclose only true, accurate and not misleading information. We also use only decent and ethical marketing and advertising.</p>
Acute physical	Relevant, always included	<p>Increased severity of extreme weather events, such as strong winds or flash floods may affect operation of assets. Combination of events may in rare cases result in malfunction of building systems and compromise its performance and occupational comfort (strong winds preventing sun louvers operation resulting in glare or higher heat gains from sun in working area; temporarily flooded pathways in case of heavy rainstorm etc). Thanks to CPIPG's strategic focus on major cities in continental Europe, there is a low likelihood of significant changes to the Group's activities due to tidal flooding, extreme temperature variations, aridity, demographic shifts, etc.</p>
Chronic physical	Relevant, always included	<p>The group portfolio consists of various asset types located mostly in urban areas that may experience longer-term shifts in climate patterns (heat islands) but mostly rising demand for lower carbon emissions and transition to low-carbon operation. Gradual transition of the portfolio and segments to ecologically sound assets will face limits challenges originated in the original design of the buildings.</p>

C2.3

(C2.3) Have you identified any inherent climate-related risks with the potential to have a substantive financial or strategic impact on your business?

Yes

C2.3a

(C2.3a) Provide details of risks identified with the potential to have a substantive financial or strategic impact on your business.

Identifier

Risk 1

Where in the value chain does the risk driver occur?

Downstream

Risk type & Primary climate-related risk driver

Emerging regulation	Carbon pricing mechanisms
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Primary potential financial impact

Increased indirect (operating) costs

Climate risk type mapped to traditional financial services industry risk classification

<Not Applicable>

Company-specific description

Transition to lower-carbon economy. Drivers of climate change, such as GHG emissions, are expected to be the focus of regulations (e.g. standards, emission limits, carbon prices), technology development, and market changes. These policy, market, and technology changes are estimated to represent medium-low risk for the Group's future earning capacity depending on environmental performance of the portfolio (emissions, energy, and water intensity) reflected in operation cost.

Time horizon

Medium-term

Likelihood

Likely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, an estimated range

Potential financial impact figure (currency)

<Not Applicable>

Potential financial impact figure – minimum (currency)

11470873.44

Potential financial impact figure – maximum (currency)

14489457.62

Explanation of financial impact figure

Financial impact has been evaluated as follows: carbon tax mechanism in place in 2027, EU ETS applicable for real estate sector. Carbon tax applies to S1+S2 emissions is estimated for property portfolio for 122,450 t CO2e in 2027 (on the trajectory of 46% decrease in absolute figure by 2030 based on SBTi calculations in line with the WB2D scenario, 154,822 t CO2e in 2022) + for farms and ski resorts for 4,328 t CO2e - unchanged from 2019 baseline. The total GHG emissions in 2030 is calculated of 126,778 t CO2e. Prediction for cost per one ton of CO2e between 90.48 - 114.29 EUR.

Minimum financial impact figure: 126,778 t CO2e * 90.48 EUR/ t CO2e = 11,470,873.44 EUR

Maximum financial impact figure: 126,778 t CO2e * 114.29 EUR/ t CO2e = 14,489,457.62 EUR

Evaluation factor is as follows (through 2030): continuous reduction in Group's energy consumption that would represent 32.4% reduction compared 2019 baseline.

Cost of response to risk

2412720

Description of response and explanation of cost calculation

The GHG reduction in scope 1 and 2 will be mainly caused by the green electricity purchase. In base year 2019 the majority of electricity is purchased by CPIPG derives from fossil fuels. Ale energy mix change may be the only option for existing buildings in use with technical limitations. Guarantee of Origin (GO) for renewable source makes energy slightly more expensive +€ 8 per MWh which means total cost of response was calculated as follows: 301,590 MWh (landlord's consumption) * 8 EUR/MWh = 2,412,720 EUR.

Additionally, GHG (Scope 1,2) calculation for 2030 would factor in major refurbishment projects due through 2030. It is estimated that these projects will significantly contribute to reduction of GHG in Scope 1,2. Additional climate mitigation steps would include increase % of green CPX allowing faster transition to low-carbon technology, increased % of on-site renewable energy production.

Comment

Costs will be the replacement of existing heating and exchange with heat pumps or climate neutral district heating. Costs will be partially covered by the maintenance expenses that would anyway require the exchange of these heating. Therefore additional costs will only be due to the price difference between the replacement of the current heating by something equal to the higher price of replacing the heating by heat pumps or other alternatives.

Identifier

Risk 2

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Emerging regulation	Enhanced emissions-reporting obligations
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Primary potential financial impact

Decreased revenues due to reduced demand for products and services

Climate risk type mapped to traditional financial services industry risk classification

<Not Applicable>

Company-specific description

Drivers of climate change, such as GHG emissions, are expected to be the focus of regulations (e.g. standards, emission limits, carbon prices), technology development and market changes. These policy, market, and technology changes are estimated to represent a risk for the Group's future earning capacity depending on the environmental performance of the portfolio (emissions, energy and water intensity) reflected in operational cost.

Time horizon

Medium-term

Likelihood

About as likely as not

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

1551724

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Potential financial impact has been evaluated with the use of CPIPG Risk Map Form. Calculation based on Czech Republic's figures (residual risk of CZK 11.25 M = EUR 450,000, the Group's figure estimated according to revenue geographical split - 29% of net business income is generated in the Czech Republic, which means the Group's potential financial impact figure is EUR 1,551,724.

Cost of response to risk

100000

Description of response and explanation of cost calculation

Regular and close following of the local/EU regulations including EU Taxonomy. Close cooperation with reputable experts on the market such as the University Center for Energy Efficient Buildings (UCEEB) of the Czech Technical University in Prague and the CI2 company (third party verification). Further and closer cooperation with the University Center for Energy Efficient Buildings (UCEEB) of the Czech Technical University in Prague or a similar organisation that advises CPIPG in setting up the regular monitoring, reporting and targeting process to align with all reporting guidelines. Through the partnership the Group enhances its environmental performance and establishes strong comprising processes and practices designed to promote ESG objectives. Response cost reflects the fact that cooperation with external experts well established in the environmental field reduces the risk of inaccurate data reporting which might result in hiring an extra resource(s) devoted solely to ESG reporting. Annual cost of the cooperation is EUR 100,000 .

Comment

The Group keeps endorsing all the 17 Sustainable Development Goals as defined by the United Nations for the period 2015–2030, as well as the 2015 Paris Agreement within the United Nations Framework Convention on Climate Change. The Group contributes to the fulfilment of the Sustainable Development Goals in all its operations.

Identifier

Risk 3

Where in the value chain does the risk driver occur?

Downstream

Risk type & Primary climate-related risk driver

Technology	Transitioning to lower emissions technology
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Primary potential financial impact

Increased direct costs

Climate risk type mapped to traditional financial services industry risk classification

<Not Applicable>

Company-specific description

Transition to lower-carbon economy. Drivers of climate change, such as emissions, are expected to be the focus of regulations (e.g., standards, emission limits, carbon prices), technology development, and market changes. These policy, market, and technology changes may result in an increase in the Group's indirect cost of energy supply and operating expenses depending on the emissions and energy intensity. Conventional controllable generation capacities will decline from 50 % to 30 % through 2050 therefore the fluctuating feed-in from renewable sources (wind, solar, hydro) will dominate and lead to more volatile prices. Due to the high share of fluctuating generation capacities electricity prices will become more volatile. Moreover, extremely high and extremely low prices will occur. Unexpected shifts in markets caused by global events such as pandemic and drops in fossil fuel prices may negatively affect returns on investments in low-carbon technology.

Time horizon

Medium-term

Likelihood

More likely than not

Magnitude of impact

Medium-low

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

12449433

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Severe extreme electricity prices can be anticipated in Europe from 2022 onwards. Evaluation considers % change in annual Group's electricity cost estimated for 2030 regionally (energy cost for 2030 would be estimated based on YoY change from 2020). Dependence on one energy source such as district heating (DH) may result in high operational cost with limited options for improvement in medium term. Potential financial impact figure is based on 2022 electricity consumption of the Group (946,581 MWh) and it's expressed per annum.

Cost of response to risk

5000000

Description of response and explanation of cost calculation

Future or long-term energy contracts with % premium with fixed unit cost EUR/MWh may offset fluctuations on energy market. Response cost would be estimated as % from estimated Group's electricity consumption and cost for medium and long term period. Evaluation takes into account investments in diversified on-site energy sources which may reduce risk from volatile energy market. Electrical energy savings measures like LED lightning and smart building technologies can reduce the amount of electrical energy used.

Comment

The Group's aim is to be less dependent on the energy suppliers and utilize the energy supply via own subsidiary CPI Energo and employment of own renewable sources.

This risk is connected to opportunity 6 listed below (Opp 6).

Identifier

Risk 4

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Current regulation	Mandates on and regulation of existing products and services
--------------------	--

Primary potential financial impact

Increased capital expenditures

Climate risk type mapped to traditional financial services industry risk classification

<Not Applicable>

Company-specific description

Risk of non-meeting the EU Taxonomy. Accelerated modernization of existing assets and building systems allowing portfolio transition to low-carbon performance in line with EU's requirements.

Time horizon

Medium-term

Likelihood

Likely

Magnitude of impact

Medium-low

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

324545

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Potential financial impact has been evaluated with the use of CPIPG Risk Map Form. Calculation based on Czech Republic's figures (target risk of CZK 2.4 M = EUR 94,118, the Group's figure estimated according to revenue geographical split - 29% of net business income is generated in the Czech Republic, which means the Group's potential financial impact figure is EUR 324,545.

Cost of response to risk

5000000

Description of response and explanation of cost calculation

Potential higher upfront cost in form of capital expenditure will be offset with lower O&M, governmental subsidies, beneficial green financing. Green CPX increases operation efficiency and reduces exposure to volatile energy cost. Response cost is subject to further evaluation.

Comment

Since 2020 we closely follow the EU Taxonomy development. We strive for green investments. Green CAPEX increases operation efficiency and reduces exposure to volatile energy cost. The CPIPG Sustainability Finance Framework is aligned with EU Taxonomy incorporating its criteria.

We need to get ready for the reporting - assuring data collection, checking data quality, setting the right reporting mechanism as part of the environmental impact reporting tool (ERT) which we already have in place.

Identifier

Risk 5

Where in the value chain does the risk driver occur?

Upstream

Risk type & Primary climate-related risk driver

Reputation	Increased stakeholder concern or negative stakeholder feedback
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Primary potential financial impact

Decreased access to capital

Climate risk type mapped to traditional financial services industry risk classification

<Not Applicable>

Company-specific description

Stakeholder expectations have greatly increased in relation to decarbonization and environmental protection. Ambitious sustainability standards are the building blocks of business reputation. Customers with environmental strategy and GHG emissions targets may prefer low-carbon building performance. Inability to retain tenants may in long term result in lower occupancy rates and stagnation of rental income. How the Group plans and invests in a transition to a low-carbon economy may positively or negatively affect perceptions about the organization and its reputation, which in turn may affect its future earning capacity, market valuation, employee relationships, and relationships with regulators and customers.

Part of CPIPG's Risk Universe A-08-01: Risk of adverse/negative Company Group publicity.

Time horizon

Long-term

Likelihood

Unlikely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

5275862

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Potential financial impact has been evaluated with the use of CPIPG Risk Map Form. Calculation based on Czech Republic's figures (inherent risk of CZK 39 M = EUR 1,529,412, the Group's figure estimated according to revenue geographical split - 29% of net business income is generated in the Czech Republic in 2022, which means the Group's potential financial impact figure is EUR 5,275,862.

Cost of response to risk

800000

Description of response and explanation of cost calculation

The Group informs about its commitments and goals and coordinate any such efforts with clients to exhaust any potential for any environmentally related improvement. In order to avoid any reputation risks it is necessary to train the employees to create the necessary awareness, as well as set up proper governance and processes. Therefore we consider the trainings costs as well as costs for certain governance and process measures. To calculate the cost of response to this risk the employee training and whistle blowing is taken into account (800,000 EUR).

Comment

The evaluation takes into account cost in the form of Landlord's contribution or CPX that targets environmental objectives. CIPIG is in close contact with its clients and periodically reviews their satisfaction and expectations.

Refits and fit-outs are an opportunity for CIPIG to discuss and review options for low-carbon upgrades with the clients.

Identifier

Risk 6

Where in the value chain does the risk driver occur?

Direct operations

Risk type & Primary climate-related risk driver

Emerging regulation	Enhanced emissions-reporting obligations
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Primary potential financial impact

Increased direct costs

Climate risk type mapped to traditional financial services industry risk classification

<Not Applicable>

Company-specific description

Transition to low-carbon economy. EU member states' failure to integrate environmental considerations. Inconsistencies in environmental disclosure, benchmarking and calculation methodology on suppliers' side that may cause YoY variations in reported Group's environmental performance.

Additionally, not meeting ESG reporting standards would have a direct effect on financing - Sustainability-linked Bond's coupon - 25 basis points step up, Sustainability-linked Loan's coupon - 5 basis points step up, Sustainability-linked Swap's coupon - 3 basis points step up.

Time horizon

Short-term

Likelihood

About as likely as not

Magnitude of impact

Low

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

1870200

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Potential financial impact has been evaluated with the use of CPIPG Risk Map Form.

Sustainability-linked Bond of EUR 700 M. Coupon step up of 25 bp means the potential financial impact figure of EUR 1,750,000.

Sustainability-linked Loan of EUR 100 M. Coupon step up of 5 bp means the potential financial impact figure of EUR 50,000.

Sustainability-linked Swap of EUR 234 M. Coupon step up of 3 bp means the potential financial impact figure of EUR 70,200.

Cost of response to risk

50000

Description of response and explanation of cost calculation

Response cost reflects the fact that cooperation with external experts well established in environmental field reduces the risk of inaccurate data reporting which might result in hiring extra resources devoting solely for environmental reporting.

The cost for a new employee for the 1-year period: 50,000 EUR

Comment

The Group is active on the financial markets and intends to issue more green financial instruments in the future.

C2.4

(C2.4) Have you identified any climate-related opportunities with the potential to have a substantive financial or strategic impact on your business?

Yes

C2.4a

(C2.4a) Provide details of opportunities identified with the potential to have a substantive financial or strategic impact on your business.

Identifier

Opp1

Where in the value chain does the opportunity occur?

Direct operations

Opportunity type

Resource efficiency

Primary climate-related opportunity driver

Move to more efficient buildings

Primary potential financial impact

Reduced indirect (operating) costs

Company-specific description

Transition to ecologically sound buildings brings many advantages. More resilient to weather patterns with higher asset valuation, lower operation cost providing room for rent increase, healthy working environment and lower GHG emissions in Scope 1&2 may appeal to tenants who may seek low Scope 3 GHG footprint.

Time horizon

Long-term

Likelihood

Very likely

Magnitude of impact

Medium-high

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

2190000

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Cost benefit is being evaluated and varies with every particular project. Increase in investment cost (0-12% increase in construction cost) is offset through increased asset value (0-30%), operating cost savings (25-30%), cooperation with tenants resulting in increased efficiency (5-15%) and higher productivity in healthy work environment.

Cost to realize opportunity

525413190

Strategy to realize opportunity and explanation of cost calculation

Cost benefit is being evaluated and varies with every particular project. Increased efficiency leads to reductions between 5-15% of operating costs and to a higher productivity in a healthy work environment.

Comment

This opportunity is part of the green measures identified by the Group in order to fulfil the Group's environmental targets.

Identifier

Opp2

Where in the value chain does the opportunity occur?

Downstream

Opportunity type

Resource efficiency

Primary climate-related opportunity driver

Other, please specify (Waste diverted from landfill and increased rate of recycling.)

Primary potential financial impact

Reduced indirect (operating) costs

Company-specific description

By reducing waste production and increasing waste streams the Group may reduce operational cost and increase revenue (selling certain waste streams directly to manufacturers). By doing so the Group's Scope 3 GHG footprint would be reduced.

Time horizon

Medium-term

Likelihood

Likely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, an estimated range

Potential financial impact figure (currency)

<Not Applicable>

Potential financial impact figure – minimum (currency)

330000

Potential financial impact figure – maximum (currency)

990000

Explanation of financial impact figure

The Group conducts waste production screening across its portfolio. First phase is taking place in Czech Republic with estimated cost reduction potential between 15% up to 45% (annual cost reduction of around 400,000 EUR) through improved waste management of tenants' and Group waste production. Estimate for the Czech portfolio is weighted with waste production of the reported area.

Cost to realize opportunity

200000

Strategy to realize opportunity and explanation of cost calculation

The calculation reflects arranging proper recycling facility at our assets. Also including additional resources needed for the proper recycling - both staff (EUR 80,000) and machinery (EUR 120,000).

Comment

This opportunity is part of the green measures identified by the Group in order to fulfil the Group's environmental targets.

Identifier

Opp3

Where in the value chain does the opportunity occur?

Downstream

Opportunity type

Resource efficiency

Primary climate-related opportunity driver

Reduced water usage and consumption

Primary potential financial impact

Reduced indirect (operating) costs

Company-specific description

Cost for m3 of potable water will increase exponentially in long term and will affect operational cost. Cost of potable water in Czech Republic and CEE is half compared to EU. It is expected that cost of m3 potable water will rise 2% YoY above inflation rate in most regions where CPI operates excluding Berlin. Optimization of its consumption is the Group priority. Realization of efficiency measures allow reducing impact on service charge.

Time horizon

Medium-term

Likelihood

Likely

Magnitude of impact

Medium-low

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

12991572

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Cost for m3 of potable water will increase exponentially in long term and will affect operational cost. Cost of potable water in Czech Republic and CEE is half compared to EU. It is expected that cost of m3 potable water will rise 2% YoY above inflation rate in most regions where CPI operates excluding Berlin. Optimization of its consumption is the Group priority. Realization of efficiency measures allow reducing impact on service charge. Calculation up to year 2050.

Cost to realize opportunity

4968000

Strategy to realize opportunity and explanation of cost calculation

Annual indirect cost savings through reduced water flow and water management systems is being evaluated and estimated in range 50,000 EUR . Annual saving estimate would factor in gradual cost increase across the portfolio (excluding Berlin) and the Group's reduction target.

Comment

This opportunity is part of the green measures identified by the Group in order to fulfil the Group's environmental targets.

Identifier

Opp4

Where in the value chain does the opportunity occur?

Direct operations

Opportunity type

Markets

Primary climate-related opportunity driver

Access to new markets

Primary potential financial impact

Increased access to capital

Company-specific description

Increased diversification of Group's financing.

Time horizon

Long-term

Likelihood

Likely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

10418675

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

The financial impact of climate-related opportunities is being evaluated, but is very difficult to quantify at this stage, but should include also financial savings (cheaper financing as the Group demonstrates improving environmental metrics) and reputational benefits for the Group.

Cost to realize opportunity

23356605

Strategy to realize opportunity and explanation of cost calculation

The company has to follow its ESG strategy in a transparent and comprehensible manner. The annual investments shall be in line with the linear spread costs to reach the ESG strategy until 2050.

Comment**Identifier**

Opp5

Where in the value chain does the opportunity occur?

Downstream

Opportunity type

Products and services

Primary climate-related opportunity driver

Other, please specify (Use of more efficient modes of transport.)

Primary potential financial impact

Other, please specify (Increased revenue.)

Company-specific description

Increased revenue from services linked to alternative modes of transport. Reduced Group's GHG emissions in Scope 3 category.

Time horizon

Long-term

Likelihood

Likely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

10418675

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

Per 2018/844/EU every parking lot with capacity >10 parking spaces is expected to have some provision for electric charging. There is approximately 21,980 parking places reported portfolio. Exact requirements are up to every local legislation, but will most likely result in electric charging capacity between 1/10 to 1/5 from parking capacity on site. This service may generate additional revenue from provided service.

Cost to realize opportunity

100000

Strategy to realize opportunity and explanation of cost calculation

The energy supplier carry out the cost to realize this opportunity, there is only an insignificant involvement (100,000 EUR) from the landlord's side.

Comment

CPIPG exercise pilots in this area, e.g. Olympia Shopping Centre in Plzeň, the Czech Republic with 22 brand new electric chargers.

Identifier

Opp6

Where in the value chain does the opportunity occur?

Direct operations

Opportunity type

Products and services

Primary climate-related opportunity driver

Development of new products or services through R&D and innovation

Primary potential financial impact

Reduced indirect (operating) costs

Company-specific description

Photovoltaics panels being installed on the roof, facade, parking lots and land.

Time horizon

Long-term

Likelihood

Very likely

Magnitude of impact

Medium

Are you able to provide a potential financial impact figure?

Yes, a single figure estimate

Potential financial impact figure (currency)

6950400

Potential financial impact figure – minimum (currency)

<Not Applicable>

Potential financial impact figure – maximum (currency)

<Not Applicable>

Explanation of financial impact figure

The potential impact is calculated based on the projected solar energy production multiplied by expected savings in electricity compared to the market price. This amount is planned to be achieved annually over the lifetime of the PV panels.

Cost to realize opportunity

70000000

Strategy to realize opportunity and explanation of cost calculation

The cost estimate is based on offers for installing the respective PV panels.

Comment

This opportunity is linked with the risk of transition to low-carbon economy described above (Risk 3).

C3. Business Strategy

C3.1

(C3.1) Does your organization’s strategy include a climate transition plan that aligns with a 1.5°C world?

Row 1

Climate transition plan

No, but our strategy has been influenced by climate-related risks and opportunities, and we are developing a climate transition plan within two years

Publicly available climate transition plan

<Not Applicable>

Mechanism by which feedback is collected from shareholders on your climate transition plan

<Not Applicable>

Description of feedback mechanism

<Not Applicable>

Frequency of feedback collection

<Not Applicable>

Attach any relevant documents which detail your climate transition plan (optional)

<Not Applicable>

Explain why your organization does not have a climate transition plan that aligns with a 1.5°C world and any plans to develop one in the future

The Group’s GHG emissions intensity reduction target has been developed as science-based, aligned with Paris Agreement climate goals to limit the global temperature increase versus pre-industrial levels to well below 2 degrees centigrade. This was submitted for validation by the Science Based Targets initiative (“SBTi”) in 2021 and in July 2022 approved by SBTi. Our organization strategy includes a transition plan, so it is influenced by climate-related risk and opportunities. This transition plan is currently aligned with Paris Agreement climate goals to limit the global temperature increase versus pre-industrial levels to well below 2 degrees centigrade. Within next 2 years the strategy will focused on the reduction and evaluation of the target. Based on this evaluation and in according to the Paris Agreement’s ambitious goal of limiting warming to 1.5 °C above pre-industrial levels CIPG will tight its environmental target to achieve the 1.5 °C temperature goal. The period of the 2 years is consistent with our Sustainability Finance Framework 2021 as an expected date for assessing target against the required trajectory of improvement.

Explain why climate-related risks and opportunities have not influenced your strategy

<Not Applicable>

C3.2

(C3.2) Does your organization use climate-related scenario analysis to inform its strategy?

	Use of climate-related scenario analysis to inform strategy	Primary reason why your organization does not use climate-related scenario analysis to inform its strategy	Explain why your organization does not use climate-related scenario analysis to inform its strategy and any plans to use it in the future
Row 1	Yes, qualitative and quantitative	<Not Applicable>	<Not Applicable>

C3.2a

(C3.2a) Provide details of your organization’s use of climate-related scenario analysis.

Climate-related scenario	Scenario analysis coverage	Temperature alignment of scenario	Parameters, assumptions, analytical choices

Climate-related scenario		Scenario analysis coverage	Temperature alignment of scenario	Parameters, assumptions, analytical choices
Physical climate scenarios	RCP 2.6	Company-wide	<Not Applicable>	<p>This scenario might be described as the best case for limiting anthropogenic climate change. It requires a major turnaround in climate policies and a start to concerted action in the next few years in all countries, both developing and developed.</p> <p>Global CO2 emissions peak by 2020 and decline to around zero by 2080. Concentrations in the atmosphere peak at around 440 ppm in mid century and then start slowly declining.</p> <p>Global population peaks mid century at just over 9 billion and global economic growth is high. Oil use declines but use of other fossil fuel increases and is offset by capture and storage of carbon dioxide. Biofuel use is high. Renewable energy (e.g. solar & wind) increases but remains low. Cropping area increases faster than current trends, while grassland area remain constant. Animal husbandry becomes more intensive. Forest vegetation continues to decline at current trends.</p> <p>The use of oil stays fairly constant in most scenarios, but declines in the RCP2.6 (as a result of depletion and climate policy). The use of non-fossil fuels increases in all scenarios, especially renewable resources (e.g. wind, solar), bio-energy and nuclear power. The main driving forces are increasing energy demand, rising fossil-fuel prices and climate policy. An important element of the RCP2.6 is the use of bio-energy and CCS, resulting in negative emissions (and allowing some fossil fuel without CCS by the end of the century).</p> <p>Parameters, assumptions</p> <ul style="list-style-type: none"> • Energy demand and mix – mainly energy consumption across different sources of primary energy. <p>Our journey</p> <ul style="list-style-type: none"> • Operating efficiency improvements • Energy efficient CAPEX • New developments complying with EU <p>The implications under scenarios are considered at a decade level and the scope is applied for whole operations.</p>
Physical climate scenarios	RCP 4.5	Company-wide	<Not Applicable>	<p>RCP4.5 is a scenario that stabilises radiative forcing at 4.5 W m⁻² in the year 2100 without ever exceeding that value and includes long-term, global emissions of greenhouse gases, short-lived species, and land-use-land-cover in a global economic framework.</p> <p>The imperative to limit emissions in order to reach this target drives changes in the energy system, including shifts to electricity, to lower emissions energy technologies and to the deployment of carbon capture and geologic storage technology. In addition, the RCP4.5 emissions price also applies to land use emissions; as a result, forest lands expand from their present day extent. The simulated future emissions and land use were downscaled from the regional simulation to a grid to facilitate transfer to climate models. While there are many alternative pathways to achieve a radiative forcing level of 4.5 W m⁻², the application of the RCP4.5 provides a common platform for climate models to explore the climate system response to stabilising the anthropogenic components of radiative forcing. Because the RCPs are based on previously existing scenarios documented in the open literature, each reflects a different set of underlying socioeconomic assumptions. RCP4.5 is a stabilisation scenario and thus assumes the imposition of emissions mitigation policies. RCP4.5 is derived from its own "reference", or "noclimate-policy", scenario. This reference scenario is unique to RCP4.5 and differs from RCP8.5 as well as from the reference scenarios associated with RCP6 and RCP2.6 (also referred to as RCP3PD).</p> <p>Parameters, assumptions</p> <ul style="list-style-type: none"> • Technology (parameters, performance relate to their cost, technologies like PV, electric vehicles). • Efficiency – aspects of efficiency according to clean energy transition. <p>Our journey</p> <ul style="list-style-type: none"> • Switching electricity from fossil fuel to renewable sources • Diversification of the energy sources (on-site power generation from non-renewable and renewable sources) <p>The implications under scenarios are considered at a decade level and the scope is applied for whole operations.</p> <p>Our Germany portfolio was analysed by inputting in the Carbon Risk Real Estate Monitor (CRREM) to assess climate risks. CRREM uses each country's baseline carbon intensity and the assumption of converging carbon intensities until 2050 to the 1.5°C and 2°C targets.</p>
Physical climate scenarios	RCP 6.0	Company-wide	<Not Applicable>	<p>The pathway in which radiative forcing is stabilised at approximately 6.0 W m⁻² after 2100 (the corresponding ECPs assuming constant concentrations after 2150);</p> <p>The RCP6.0 scenario uses a high greenhouse gas emission rate and is a stabilisation scenario where total radiative forcing is stabilised after 2100 by employment of a range of technologies and strategies for reducing greenhouse gas emissions. 6.0 W/m² refers to the radiative forcing reached by 2100.</p> <p>Parameters, assumptions</p> <ul style="list-style-type: none"> • Carbon price – faster development within technology and innovations. <p>Our journey</p> <ul style="list-style-type: none"> • Engaging with occupants, educating and cooperating with them on reducing CO2 emissions • Deeply involving our supply chain in our ESG strategy <p>The implications under scenarios are considered at a decade level and the scope is applied for whole operations.</p>

C3.2b

(C3.2b) Provide details of the focal questions your organization seeks to address by using climate-related scenario analysis, and summarize the results with respect to these questions.

Row 1

Focal questions

Focal questions of the objectives are:

- 1) What if there was a financial risk in relating to less lucrative bonds/loans?
 - The sufficient ambition of CO2 reduction target
- 2) What if the price of energy were to become extremely high?
 - Reduction of energy demand in portfolio
- 3) What if there was a carbon price of €100?
 - Increased input/operating costs for high carbon activities

All these focal questions relate to our journey "Decarbonization of our portfolio".

Results of the climate-related scenario analysis with respect to the focal questions

CPIPG developed its GHG reduction target for the future. In March 2021 this target was tightened, the Group announced its commitment to reduce GHG intensity by 30% by 2030 (across all emissions scopes 1-3) from 2019 baseline and transition all electricity purchased by the Group to 100% renewable sources by 2024. During June 2022 the Group's GHG emissions intensity reduction target has been tightened again as science-based, aligned with climate-related scenario analysis and Paris Agreement climate goals to limit the global temperature increase versus pre-industrial levels to well below 2 degrees centigrade. This tightened target (reduction GHG intensity by 32.4% by 2030, across all emissions scopes 1-3, from 2019 baseline) was approved by the Science Based Targets initiative ("SBTi") in July 2022. This tightened target aims to reduce energy demand in portfolio as well, because it is the highest carbon activity of Group. Energy consumption is according to GHG protocol divided in the scopes and all of the energy type used in portfolio is considered. Based on climate-related scenario analysis and Science Based Targets initiative, the indicative lines for predicted reduction in all emissions scopes (S1 - S3) were developed.

C3.3

(C3.3) Describe where and how climate-related risks and opportunities have influenced your strategy.

	Have climate-related risks and opportunities influenced your strategy in this area?	Description of influence
Products and services	Yes	Climate-related risks and opportunities belonged to the products and services are considered during reviewing and selecting new products and services or maintaining the current. We evaluate their return through their life span and their impact on environment as both operation efficiency and low environmental impact contribute to the Group environmental strategy and targets in GHG emissions and water reduction. Standardization of products and their performance in line with the Group's environmental goals is in process. For example – based on audits in 2021 was decided to develop a pilot project for Czech portfolio the standardisation of energy meters (they will be passported and included in the online tool used for facility management), which allows the Group to more precisely evaluate the predicted and planned energy savings. Energy consumption is identified as the main contributor to GHG production across the Group. In terms of life cycle periods the buildings consume energy mainly during their operation. Therefore energy performance of the installed technology is crucial and is considered as one of the key parameters during procurement and selection of these new technologies. For that reason for example in directive "Selection of CPIPG suppliers" for Czech and Slovak portfolio is set up that the energy efficiency of products/services is one of the key evaluation criterion. The improvement of the energy efficiency within significant CAPEX items is annually evaluated and compared with the expected energy savings.
Supply chain and/or value chain	Yes	Risks and opportunities related to supply chain influence our strategy. According to climate-related risks the key stakeholders in our supply chain are our occupants and their operation in our portfolio (S3 emissions). So the Group recognises the importance of engaging with occupants, educating and cooperating with them on reducing environmental impacts. CPIPG therefore strive for tenants involvement through Green Memorandum (existing tenants) and Green Lease (new tenants). Green Lease principles are incorporated into standard lease forms and are considered for future renewals and new tenants. Several Green Leases have been already executed, such as Caggemini for the MAYHOUSE project in Prague. The Green Memorandum is also considered for existing tenants. In 2020, the anchor retail tenants were identified to start cooperation with, including Tesco, Ahold, Norma, BILLA, Penny Market, OBI, Bauhaus and Kaufland, representing approximately 10% of CPIPG's portfolio in terms of gross leasable area of built portfolio (m ²). Several tenants (Ahold, Norma, Penny Market, BILLA, Tesco, Kaufland – 250,000 m ²) have already signed the Green Memorandum as of December 2021. As another climate-related risk according to our supply chain are our energy suppliers and their performance. Since 2019, the Group has reported its environmental performance. During the data collection, through developed CPIPG robust online Environmental Impact Reporting Tool, we ask our energy suppliers to deliver their environmental data (emission factors), which are crucial for our disclosure calculations. We aim to reduce carbon emissions in accordance with our tightened science-based target. So the strategy is a diversification of the energy sources through installation of local on-site power generation (from non-renewable and renewable sources) . This on-site power generation are being reviewed as options for energy mix diversification and limiting exposure to volatility on energy market and on performance of our energy supplier in long term . Group also announced its commitment to transition all electricity purchased by the Group to 100% renewable sources by 2024.
Investment in R&D	Yes	CPIPG has developed internal environmental reporting platform, yet the primary focus is on evaluating the risks and opportunities relating to our operations, supply chain and existing services, ensuring our business strategy is aligned in accordance with these. A few examples of R&D projects/investments: cooperation with UCEEB (University Centre for Energy Efficiency Buildings) on Environmental strategy, environmental reporting, systematic solution for electric vehicle charging stations. Since 2019 the Group has been continuously in cooperation also with non-profit organisation Cl2. Cl2 is focused on sustainable development, education, publishing, science and research. Its aim is to promote sustainable development in cooperation. Cl2 is a regional partner for CDP reporting.
Operations	Yes	The carbon pricing system in some countries where we operate (e.g. Germany) already affects our operational costs, but the risk relating with the rising trend of the carbon pricing system in all other countries could result much higher increasing operational cost for our Group. For example, the same carbon price of €25/ton as is in Germany for 2021 (heating emissions) would in all countries where we operate increase operational costs to €1m (only fuels heating emissions). This carbon price will in addition gradually increase (€25/ton - €55/ton). In the next years, the fixed price will continuously rise to EUR30/tCO2e in 2022, EUR35/tCO2e in 2023, EUR45/tCO2e in 2024 and EUR55/tCO2e in 2025. In 2026, allowances will be auctioned in a price corridor ranging between EUR55-65/tCO2e. From 2027 onwards, allowance prices will be set by the market unless the government proposes a new price corridor in 2025. Between 2023 – 2026 the landlord has to pay 50% of the CO2-taxes. After 2026 the allocation of the taxes to landlord/tenant will be done depending on the efficiency class of the building. So we aim to reduce carbon emissions in accordance with our SBTi approved tightened target (reduction GHG intensity by 32.4% by 2030, across all emissions scopes 1-3, from 2019 baseline) through efficiency improvements in building operation and diversification not only of the heating sources. Because of tax allocation (tenant/landlord) after 2026 the gradual modernisation of aging buildings through CAPEX is critical to ensure optimal energy and cost efficiency. Group also announced its commitment to transition all electricity purchased by the Group to 100% renewable sources by 2024.

C3.4

(C3.4) Describe where and how climate-related risks and opportunities have influenced your financial planning.

Financial planning elements that have been influenced	Description of influence
Row 1 Revenues Direct costs Indirect costs Capital allocation Access to capital	<p>"Access to capital and Capital allocation":</p> <p>CPIPG is a publicly listed, investment grade rated company, with long-term access to international capital markets being fundamental to the success of the Group's long-term funding strategy. It is therefore especially important for CPIPG to respond to the demands and expectations of our stakeholders, who are increasingly prioritizing ESG matters and companies that have an established strategy towards climate change and managing climate-related risks. In response to this, CPIPG has made every effort to ensure the Group responds to these demands and expectations to ensure we maintain our standing with our stakeholders. In addition, the ability to become a frequent issuer of Green bonds and Sustainability-Linked Bonds provided the Group with the opportunity to help contribute towards our environmental and climate-change objectives, whilst also providing a new opportunity to diversify our funding base and access avenues of capital and investors.</p> <p>The Group has become the first real estate company from our region to issue its a green bond in 2019 and a groundbreaking sustainability-linked bond in 2022. In January 2022 CPIPG introduced our Sustainability Finance Framework combining both Sustainability-Linked and Green Bond Frameworks. Second Party Opinion from Sustainalytics was published in January 2022. The Framework has been developed in alignment with the 2021 Green Bond Principles and the 2020 Sustainability-Linked Bond Principles. This Framework has been established to support CPIPG's future issuance of sustainable financing instruments, including Green Bonds, Sustainability-Linked Bonds or a combination of the two. The Framework will be updated periodically in the future in line with the published Delegated Acts of the EU Taxonomy or to incorporate updates to these Principles. At least on an annual basis, until full allocation, CPIPG reports on issued Green Bonds in line with the ICMA GBP 2018 Harmonised Framework for Impact Reporting. Green Bond Impact reporting is provided on an annual basis as part of the Management Report with regard to the entire Green Bond portfolio and includes primarily the allocation of the net proceeds breakdown by Eligible Assets categories, a list of projects financed, the geographical distribution of eligible projects, as well as the share of financing versus refinancing.</p> <p>CPIPG recognises the important role that sustainable finance plays in supporting the transition to a low-carbon and more resource-efficient economy, and we have established ourselves as an active issuer of Green Bonds. Since October 2019, CPIPG has issued four green bonds in three currencies, placing it among a select group of corporate issuers. We have also decided to put in place a Sustainability-Linked Financing Framework to link our financing with our sustainability objectives and selected an ambitious sustainability target that is relevant, core, and material to our business. This should signal to our investors and stakeholders the strong commitment CPIPG has towards significantly reducing our carbon footprint and integrating our environmental objectives and financing strategy.</p> <p>"Direct and Indirect cost":</p> <p>It is in the Group's interest to design and develop its portfolio to be resilient for future, since efficient operation of buildings contributes towards reducing operating costs on a day to day basis e.g. energy consumption, as well as enhancing the lifespan of buildings, reducing the frequency of necessary capex investments required to upgrade buildings to necessary standards over time. Energy consumption is identified as the main contributor to GHG production across the Group. Energy consumption is during this time also crucial in direct and indirect cost because of the energy crisis and prices for kWh. Therefore energy performance of the installed technology is crucial and is considered as one of the key parameters during procurement and selection of these new technologies.</p> <p>The Group regularly reviews the operation of buildings to identify efficiency opportunities. Regular checks on consumption patterns take place throughout the majority of the portfolio, utilising the recently implemented energy management system in line with ISO 50001: 2019.</p> <p>Another checks on energy consumption is annually during the data collection process as a part of reporting the Group's environmental performance.</p> <p>Revenues:</p> <p>It is in the Group's interest to design and develop its portfolio to be resilient for the future, since efficient operation of buildings also contributes towards supporting tenant satisfaction and health, which are critical factors in retaining existing tenants, attracting new tenants, by making our properties more attractive than competing properties, ultimately enhancing the rental income generation of the Group. Our tenants are key partners and stakeholders that in general are also becoming more focused on environmental matters when it comes to choice of property, so it is essential that the Group meets the expectations of tenants, not just today but also for the future.</p> <p>As a Group we realise that for example green certification are for tenants more and more attractive, for some of them are these certification already mandatory requirements from headquarters for example. Therefore we as a Group focused also on the proportion of green-certified buildings, which increased in 2021.</p> <p>At the end of 2021, the share of certified buildings in our portfolio had increased to 33.0% of total value and 24.2% of total GLA, which represents a significant improvement of 7.2 p.p. and 1.3 p.p. respectively over 2020 figures.</p> <p>And for example CPIPG's subsidiary in Berlin, Gewerbesiedlungs-Gesellschaft mbH has an requirement, that all new developments will be certified at least BREEAM Excellent level.</p>

C3.5

(C3.5) In your organization's financial accounting, do you identify spending/revenue that is aligned with your organization's climate transition?

	Identification of spending/revenue that is aligned with your organization's climate transition	Indicate the level at which you identify the alignment of your spending/revenue with a sustainable finance taxonomy
Row 1	Yes, we identify alignment with a sustainable finance taxonomy	At both the company and activity level

C3.5a

(C3.5a) Quantify the percentage share of your spending/revenue that is aligned with your organization's climate transition.

Financial Metric

Revenue/Turnover

Type of alignment being reported for this financial metric

Alignment with a sustainable finance taxonomy

Taxonomy under which information is being reported

EU Taxonomy for Sustainable Activities

Objective under which alignment is being reported

Total across all objectives

Amount of selected financial metric that is aligned in the reporting year (unit currency as selected in C0.4)

90900000

Percentage share of selected financial metric aligned in the reporting year (%)

7.4

Percentage share of selected financial metric planned to align in 2025 (%)

Percentage share of selected financial metric planned to align in 2030 (%)

16

Describe the methodology used to identify spending/revenue that is aligned

The calculations were performed in accordance with IFRS in line with the consolidated financial statement.

In accordance with the Delegated Act on Art. 8 of the EU Taxonomy, the revenue KPI is based on the consolidated revenues of the Group and relates primarily to rental income and operating costs charged to tenants. The numerator of the revenue KPI is based on the taxonomy-aligned proportion of the relevant economic activity (4.1 – Electricity generation using solar photovoltaic technology; 4.8 – Electricity generation from bioenergy; 7.7 Acquisition and ownership of buildings) with reference to making a substantial contribution to the environmental objective climate change mitigation and climate change adaptation.

Financial Metric

CAPEX

Type of alignment being reported for this financial metric

Alignment with a sustainable finance taxonomy

Taxonomy under which information is being reported

EU Taxonomy for Sustainable Activities

Objective under which alignment is being reported

Total across all objectives

Amount of selected financial metric that is aligned in the reporting year (unit currency as selected in C0.4)

34000000

Percentage share of selected financial metric aligned in the reporting year (%)

10.6

Percentage share of selected financial metric planned to align in 2025 (%)

14

Percentage share of selected financial metric planned to align in 2030 (%)

19

Describe the methodology used to identify spending/revenue that is aligned

The key performance indicator capital expenditure (CapEx) is defined as the proportion of taxonomy-aligned capital expenditures (numerator) divided by the Group's total capital expenditures (denominator).

The denominator comprises additions to investment property, property under construction, owner-operated property, other tangible assets and intangible assets for the 2022 financial year before depreciation and amortisation and revaluations. In the denominator, additions resulting from business combinations are taken into account analogously. Our total capital expenditures essentially correspond to the sum of additions including changes in the scope of consolidation in accordance with the statement of changes in fixed assets,

The numerator includes capital expenditures related to assets or processes that are associated with taxonomy aligned proportions of economic activity 4.1, 4.8, and mainly 7.7. Here, the Group considered capital expenditures that are material to maintaining and performing the economic activity. The principle of allocation here is the generation of external revenues through the relevant economic activities.

Consequently, all capital expenditures in taxonomy-aligned properties are considered in the numerator of the performance indicator.

As demonstrating the acquisition of taxonomy-aligned products or services in line with CapEx category C was not feasible in the first year of taxonomy alignment reporting from the Group's perspective and no certificates to confirm taxonomy alignment have been implemented to date, the presentation of taxonomy aligned capital expenditures of category C is not possible at the present time. In order to avoid double counting of capital expenditures, the Group recognised capital expenditures which would fall under both category A and category C under category A, provided that they relate to properties in the rented portfolio.

Financial Metric

OPEX

Type of alignment being reported for this financial metric

Alignment with a sustainable finance taxonomy

Taxonomy under which information is being reported

EU Taxonomy for Sustainable Activities

Objective under which alignment is being reported

Total across all objectives

Amount of selected financial metric that is aligned in the reporting year (unit currency as selected in C0.4)

14600000

Percentage share of selected financial metric aligned in the reporting year (%)

6.6

Percentage share of selected financial metric planned to align in 2025 (%)

10

Percentage share of selected financial metric planned to align in 2030 (%)

15

Describe the methodology used to identify spending/revenue that is aligned

The key performance indicator operating expenditure (OpEx) is defined as the proportion of taxonomy aligned operating expenditures (numerator) divided by total operating expenditures (denominator). The classification of the operating expenditures can be derived analogously from the categories of capital expenditures.

Total operating expenditures consist of non-capitalised costs that relate to building renovation measures, maintenance and repair as well as any other direct expenditures in connection with the day-to-day servicing of investment property, property under construction and owner-operated property.

C3.5b

(C3.5b) Quantify the percentage share of your spending/revenue that was associated with eligible and aligned activities under the sustainable finance taxonomy in the reporting year.

Economic activity

Electricity generation using solar photovoltaic technology

Taxonomy under which information is being reported

EU Taxonomy for Sustainable Activities

Taxonomy Alignment

Taxonomy-eligible but not aligned

Financial metric(s)

Turnover

CAPEX

OPEX

Taxonomy-aligned turnover from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned turnover from this activity as % of total turnover in the reporting year

<Not Applicable>

Taxonomy-aligned turnover from this activity that substantially contributed to climate change mitigation as a % of total turnover in the reporting year

<Not Applicable>

Taxonomy-aligned turnover from this activity that substantially contributed to climate change adaptation as a % of total turnover in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned turnover from this activity in the reporting year (unit currency as selected in C0.4)

400000

Taxonomy-eligible but not aligned turnover from this activity as % of total turnover in the reporting year

0

Taxonomy-aligned CAPEX from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned CAPEX from this activity as % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-aligned CAPEX from this activity that substantially contributed to climate change mitigation as a % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-aligned CAPEX from this activity that substantially contributed to climate change adaptation as a % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned CAPEX associated with this activity in the reporting year (unit currency as selected in C0.4)

0

Taxonomy-eligible but not aligned CAPEX associated with this activity as % of total CAPEX in the reporting year

0

Taxonomy-aligned OPEX from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned OPEX from this activity as % of total OPEX in the reporting year

<Not Applicable>

Taxonomy-aligned OPEX from this activity that substantially contributed to climate change mitigation as a % of total OPEX in the reporting year

<Not Applicable>

Taxonomy-aligned OPEX from this activity that substantially contributed to climate change adaptation as a % of total OPEX in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned OPEX associated with this activity in the reporting year (unit currency as selected in C0.4)

0

Taxonomy-eligible but not aligned OPEX associated with this activity as % total OPEX in the reporting year

0

Type(s) of substantial contribution

<Not Applicable>

Calculation methodology and supporting information

Installation and operation of electricity generation facilities that produce electricity using solar photovoltaic (PV) technology. PV technology has been installed on several of our properties with the total annual energy production of 5,476,068 kWh (year 2022).

Technical screening criteria met

Yes

Details of technical screening criteria analysis

The activity generates electricity using solar PV technology. We believe that the technical screening criteria are met, however the detailed analysis will be performed during this year (therefore alignment was not reported in 2022 to be on the safe side).

Do no significant harm requirements met

Yes

Details of do no significant harm analysis

In accordance with the requirements of the relevant economic activities, the Group conducts a climate risk and vulnerability assessment at the site level for the entire economic activity in order to prevent significant harm to the environmental objective climate change adaptation. The specific climate-related hazards at the affected sites were substantiated using future projections. In doing so, a model of a time horizon until 2050 has been used so far assuming the worst-case scenario (RCP 8.5). The resulting adaptation measures will be reviewed in the 2023 financial year in order to further improve the resilience of the Group to physical climate risks through future investments.

Minimum safeguards compliance requirements met

Yes

Details of minimum safeguards compliance analysis

Since the European Commission has not specified a detailed approach for the application of the minimum social safeguards requirements in its most recently published FAQs, the Group has based the screening of the criteria on the OECD Guidelines for Multinational Enterprises, the United Nations Guiding Principles on Business and Human Rights including the ILO Fundamental Principles and Rights at Work and the International Charter of Human Rights as well as the recommendations of the Platform on Sustainable Finance (PSF) and their "Final Report on Minimum Safeguards" of October 2022.

In this context, the topics of human rights (including labour and consumer rights), anti-bribery and anticorruption, taxes and fair competition were addressed. All these topics are covered in the Group's rules, such as Code of Conduct for Suppliers, Code of Conduct for Tenants, Human Capital and Employment. These documents are also available on the external website: www.cpihg.com/en/sustainability.

Economic activity

Electricity generation from bioenergy

Taxonomy under which information is being reported

EU Taxonomy for Sustainable Activities

Taxonomy Alignment

Taxonomy-eligible but not aligned

Financial metric(s)

Turnover

CAPEX

OPEX

Taxonomy-aligned turnover from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned turnover from this activity as % of total turnover in the reporting year

<Not Applicable>

Taxonomy-aligned turnover from this activity that substantially contributed to climate change mitigation as a % of total turnover in the reporting year

<Not Applicable>

Taxonomy-aligned turnover from this activity that substantially contributed to climate change adaptation as a % of total turnover in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned turnover from this activity in the reporting year (unit currency as selected in C0.4)

1900000

Taxonomy-eligible but not aligned turnover from this activity as % of total turnover in the reporting year

0.2

Taxonomy-aligned CAPEX from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned CAPEX from this activity as % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-aligned CAPEX from this activity that substantially contributed to climate change mitigation as a % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-aligned CAPEX from this activity that substantially contributed to climate change adaptation as a % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned CAPEX associated with this activity in the reporting year (unit currency as selected in C0.4)

0

Taxonomy-eligible but not aligned CAPEX associated with this activity as % of total CAPEX in the reporting year

0

Taxonomy-aligned OPEX from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned OPEX from this activity as % of total OPEX in the reporting year

<Not Applicable>

Taxonomy-aligned OPEX from this activity that substantially contributed to climate change mitigation as a % of total OPEX in the reporting year

<Not Applicable>

Taxonomy-aligned OPEX from this activity that substantially contributed to climate change adaptation as a % of total OPEX in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned OPEX associated with this activity in the reporting year (unit currency as selected in C0.4)

0

Taxonomy-eligible but not aligned OPEX associated with this activity as % total OPEX in the reporting year

0

Type(s) of substantial contribution

<Not Applicable>

Calculation methodology and supporting information

Construction and operation of electricity generation installations that produce electricity exclusively from biomass. So far the Group owns and operates a biogas power plant at Statek Kravaře with total annual renewable energy production of 5,135,000 kWh (year 2022).

Technical screening criteria met

Yes

Details of technical screening criteria analysis

We believe that the technical screening criteria are met, however the detailed analysis will be performed during this year (therefore alignment was not reported in 2022 to be on the safe side).

Do no significant harm requirements met

Yes

Details of do no significant harm analysis

In accordance with the requirements of the relevant economic activities, the Group conducts a climate risk and vulnerability assessment at the site level for the entire economic activity in order to prevent significant harm to the environmental objective climate change adaptation. The specific climate-related hazards at the affected sites were substantiated using future projections. In doing so, a model of a time horizon until 2050 has been used so far assuming the worst-case scenario (RCP 8.5). The resulting adaptation measures will be reviewed in the 2023 financial year in order to further improve the resilience of the Group to physical climate risks through future investments.

Minimum safeguards compliance requirements met

Yes

Details of minimum safeguards compliance analysis

Since the European Commission has not specified a detailed approach for the application of the minimum social safeguards requirements in its most recently published FAQs, the Group has based the screening of the criteria on the OECD Guidelines for Multinational Enterprises, the United Nations Guiding Principles on Business and Human Rights including the ILO Fundamental Principles and Rights at Work and the International Charter of Human Rights as well as the recommendations of the Platform on Sustainable Finance (PSF) and their "Final Report on Minimum Safeguards" of October 2022.

In this context, the topics of human rights (including labour and consumer rights), anti-bribery and anticorruption, taxes and fair competition were addressed. All these topics are covered in the Group's rules, such as Code of Conduct for Suppliers, Code of Conduct for Tenants, Human Capital and Employment. These documents are also available on the external website: www.cpihg.com/en/sustainability.

Economic activity

Acquisition and ownership of buildings

Taxonomy under which information is being reported

EU Taxonomy for Sustainable Activities

Taxonomy Alignment

Taxonomy-eligible but not aligned

Financial metric(s)

Turnover

CAPEX

OPEX

Taxonomy-aligned turnover from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned turnover from this activity as % of total turnover in the reporting year

<Not Applicable>

Taxonomy-aligned turnover from this activity that substantially contributed to climate change mitigation as a % of total turnover in the reporting year

<Not Applicable>

Taxonomy-aligned turnover from this activity that substantially contributed to climate change adaptation as a % of total turnover in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned turnover from this activity in the reporting year (unit currency as selected in C0.4)

1132400000

Taxonomy-eligible but not aligned turnover from this activity as % of total turnover in the reporting year

88

Taxonomy-aligned CAPEX from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned CAPEX from this activity as % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-aligned CAPEX from this activity that substantially contributed to climate change mitigation as a % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-aligned CAPEX from this activity that substantially contributed to climate change adaptation as a % of total CAPEX in the reporting year

<Not Applicable>

Taxonomy-eligible but not aligned CAPEX associated with this activity in the reporting year (unit currency as selected in C0.4)

286700000

Taxonomy-eligible but not aligned CAPEX associated with this activity as % of total CAPEX in the reporting year

73.3

Taxonomy-aligned OPEX from this activity in the reporting year (unit currency as selected in C0.4)

<Not Applicable>

Taxonomy-aligned OPEX from this activity as % of total OPEX in the reporting year

<Not Applicable>

Taxonomy-aligned OPEX from this activity that substantially contributed to climate change mitigation as a % of total OPEX in the reporting year
<Not Applicable>

Taxonomy-aligned OPEX from this activity that substantially contributed to climate change adaptation as a % of total OPEX in the reporting year
<Not Applicable>

Taxonomy-eligible but not aligned OPEX associated with this activity in the reporting year (unit currency as selected in C0.4)
206400000

Taxonomy-eligible but not aligned OPEX associated with this activity as % total OPEX in the reporting year
79.7

Type(s) of substantial contribution
<Not Applicable>

Calculation methodology and supporting information

The economic activity is described as follows in the Climate Delegated Act (Annex I): "Buying of real estate and exercising ownership of that real estate" and thus corresponds to the core business activity of the Group, which aims to generate rental income from rented office buildings, retail parks and shopping centers. To analyse whether a building of the Group's portfolio makes a substantial contribution to the environmental objective climate change mitigation, the first step was to differentiate whether or not the application for a building permit for the respective building was submitted before 31 December 2020.

Technical screening criteria met
Yes

Details of technical screening criteria analysis

For buildings for which an application for a building permit was submitted before 31 December 2020, it was first examined whether the energy performance certificate (EPC) of the building shows an energy class. A substantial contribution to climate change mitigation is made if the energy class of the building is at least class A. This calculation method was applied to all countries relevant for the Group, apart from Poland and Germany. As no energy classes exist in these exceptional cases, an alternative calculation method was used here. Instead of the energy class, the primary energy demand (PED) of the building is considered, as is done for buildings for which the building permit application was submitted after 31 December 2020. If the nationally defined threshold value for nearly zero-energy buildings is undercut by at least 10%, this part of the criterion is also considered to be met. The Group currently refrains from an assessment based on the top 15% of the national or regional building stock in relation to primary energy demand due to lack of feasibility and data. For office buildings, retail parks and shopping centers with heating systems, systems for combined space heating and ventilation, air-conditioning systems or systems for combined air-conditioning and ventilation with more than 290 kW, it was subsequently examined whether they are efficiently operated.

For buildings for which the building permit application was submitted after 31 December 2020, it must be verified whether the primary energy demand of the respective building is at least 10% below the national threshold for nearly zero-energy buildings. In addition, it must be determined, whether the usable space of the building exceeds 5,000 sqm. If this is the case, these buildings must additionally undergo testing for airtightness and thermal integration upon completion, and the life cycle global warming potential (GWP) must be disclosed for each stage of the life cycle. Since there are currently no life cycle assessments for these properties, taxonomy alignment cannot yet be shown in this category.

Do no significant harm requirements met
Yes

Details of do no significant harm analysis

In accordance with the requirements of the relevant economic activities, the Group conducts a climate risk and vulnerability assessment at the site level for the entire economic activity in order to prevent significant harm to the environmental objective climate change adaptation. The specific climate-related hazards at the affected sites were substantiated using future projections. In doing so, a model of a time horizon until 2050 has been used so far assuming the worst-case scenario (RCP 8.5). The resulting adaptation measures will be reviewed in the 2023 financial year in order to further improve the resilience of the Group to physical climate risks through future investments. DNSH criteria regarding other environmental objectives are not planned for the economic activity 7.7 according to the Commission Delegated Regulation (EU) 2021/2139.

Minimum safeguards compliance requirements met
Yes

Details of minimum safeguards compliance analysis

Since the European Commission has not specified a detailed approach for the application of the minimum social safeguards requirements in its most recently published FAQs, the Group has based the screening of the criteria on the OECD Guidelines for Multinational Enterprises, the United Nations Guiding Principles on Business and Human Rights including the ILO Fundamental Principles and Rights at Work and the International Charter of Human Rights as well as the recommendations of the Platform on Sustainable Finance (PSF) and their "Final Report on Minimum Safeguards" of October 2022. In this context, the topics of human rights (including labour and consumer rights), anti-bribery and anticorruption, taxes and fair competition were addressed. All these topics are covered in the Group's rules, such as Code of Conduct for Suppliers, Code of Conduct for Tenants, Human Capital and Employment. These documents are also available on the external website: www.cpihg.com/en/sustainability.

C3.5c

(C3.5c) Provide any additional contextual and/or verification/assurance information relevant to your organization's taxonomy alignment.

In accordance with the E.U. Taxonomy Regulation and based on Annex I and Annex II of the supplementary delegated act on the climate targets of the EU taxonomy, by using the EU Taxonomy Compass, Group's has identified all activities and determined those that are deemed eligible for taxonomy based on the descriptions in the taxonomy:

4.1 – Electricity generation using solar

photovoltaic technology

4.8 – Electricity generation from bioenergy

7.7 – Acquisition and ownership of buildings

For 2021 only the activities being environmentally sustainable and therefore eligible for taxonomy were reported. For 2022 reporting of alignment based on technical screening criteria, together with fulfilling the minimum social safeguards related to human rights and social standards, is included and disclosed.

The Group's taxonomy eligibility and alignment of turnover, capital expenditures and operating expenses for 2022 relating to the environmental objectives of "climate change mitigation" and "adaptation to climate change" has been assessed and is disclosed in

the standardised reporting tables.

The calculations were performed in accordance with IFRS in line with the consolidated financial statement.

C4. Targets and performance

C4.1

(C4.1) Did you have an emissions target that was active in the reporting year?

Absolute target

Intensity target

C4.1a

(C4.1a) Provide details of your absolute emissions target(s) and progress made against those targets.

Target reference number

Abs 1

Is this a science-based target?

Yes, we consider this a science-based target, and we have committed to seek validation of this target by the Science Based Targets initiative in the next two years

Target ambition

Well-below 2°C aligned

Year target was set

2020

Target coverage

Company-wide

Scope(s)

Scope 1

Scope 2

Scope 3

Scope 2 accounting method

Market-based

Scope 3 category(ies)

Category 1: Purchased goods and services

Category 2: Capital goods

Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Category 4: Upstream transportation and distribution

Category 5: Waste generated in operations

Category 6: Business travel

Category 7: Employee commuting

Category 8: Upstream leased assets

Category 11: Use of sold products

Category 13: Downstream leased assets

Category 14: Franchises

Base year

2019

Base year Scope 1 emissions covered by target (metric tons CO2e)

39279

Base year Scope 2 emissions covered by target (metric tons CO2e)

164770

Base year Scope 3, Category 1: Purchased goods and services emissions covered by target (metric tons CO2e)

20712

Base year Scope 3, Category 2: Capital goods emissions covered by target (metric tons CO2e)

26030

Base year Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) emissions covered by target (metric tons CO2e)

479907

Base year Scope 3, Category 4: Upstream transportation and distribution emissions covered by target (metric tons CO2e)

375

Base year Scope 3, Category 5: Waste generated in operations emissions covered by target (metric tons CO2e)

76893

Base year Scope 3, Category 6: Business travel emissions covered by target (metric tons CO2e)

784

Base year Scope 3, Category 7: Employee commuting emissions covered by target (metric tons CO2e)

2641

Base year Scope 3, Category 8: Upstream leased assets emissions covered by target (metric tons CO2e)

9501

Base year Scope 3, Category 9: Downstream transportation and distribution emissions covered by target (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Category 10: Processing of sold products emissions covered by target (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Category 11: Use of sold products emissions covered by target (metric tons CO2e)

381

Base year Scope 3, Category 12: End-of-life treatment of sold products emissions covered by target (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Category 13: Downstream leased assets emissions covered by target (metric tons CO2e)

31323

Base year Scope 3, Category 14: Franchises emissions covered by target (metric tons CO2e)

866

Base year Scope 3, Category 15: Investments emissions covered by target (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Other (upstream) emissions covered by target (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Other (downstream) emissions covered by target (metric tons CO2e)

<Not Applicable>

Base year total Scope 3 emissions covered by target (metric tons CO2e)

649414

Total base year emissions covered by target in all selected Scopes (metric tons CO2e)

853463

Base year Scope 1 emissions covered by target as % of total base year emissions in Scope 1

89.78

Base year Scope 2 emissions covered by target as % of total base year emissions in Scope 2

99.55

Base year Scope 3, Category 1: Purchased goods and services emissions covered by target as % of total base year emissions in Scope 3, Category 1: Purchased goods and services (metric tons CO2e)

39.43

Base year Scope 3, Category 2: Capital goods emissions covered by target as % of total base year emissions in Scope 3, Category 2: Capital goods (metric tons CO2e)

100

Base year Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) emissions covered by target as % of total base year emissions in Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

99.73

Base year Scope 3, Category 4: Upstream transportation and distribution covered by target as % of total base year emissions in Scope 3, Category 4: Upstream transportation and distribution (metric tons CO2e)

100

Base year Scope 3, Category 5: Waste generated in operations emissions covered by target as % of total base year emissions in Scope 3, Category 5: Waste generated in operations (metric tons CO2e)

95.39

Base year Scope 3, Category 6: Business travel emissions covered by target as % of total base year emissions in Scope 3, Category 6: Business travel (metric tons CO2e)

100

Base year Scope 3, Category 7: Employee commuting covered by target as % of total base year emissions in Scope 3, Category 7: Employee commuting (metric tons CO2e)

100

Base year Scope 3, Category 8: Upstream leased assets emissions covered by target as % of total base year emissions in Scope 3, Category 8: Upstream leased assets (metric tons CO2e)

100

Base year Scope 3, Category 9: Downstream transportation and distribution emissions covered by target as % of total base year emissions in Scope 3, Category 9: Downstream transportation and distribution (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Category 10: Processing of sold products emissions covered by target as % of total base year emissions in Scope 3, Category 10: Processing of sold products (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Category 11: Use of sold products emissions covered by target as % of total base year emissions in Scope 3, Category 11: Use of sold products (metric tons CO2e)

100

Base year Scope 3, Category 12: End-of-life treatment of sold products emissions covered by target as % of total base year emissions in Scope 3, Category 12: End-of-life treatment of sold products (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Category 13: Downstream leased assets emissions covered by target as % of total base year emissions in Scope 3, Category 13: Downstream leased assets (metric tons CO2e)

100

Base year Scope 3, Category 14: Franchises emissions covered by target as % of total base year emissions in Scope 3, Category 14: Franchises (metric tons CO2e)

100

Base year Scope 3, Category 15: Investments emissions covered by target as % of total base year emissions in Scope 3, Category 15: Investments (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Other (upstream) emissions covered by target as % of total base year emissions in Scope 3, Other (upstream) (metric tons CO2e)

<Not Applicable>

Base year Scope 3, Other (downstream) emissions covered by target as % of total base year emissions in Scope 3, Other (downstream) (metric tons CO2e)

<Not Applicable>

Base year total Scope 3 emissions covered by target as % of total base year emissions in Scope 3 (in all Scope 3 categories)

86.98

Base year emissions covered by target in all selected Scopes as % of total base year emissions in all selected Scopes

89.29

Target year

2030

Targeted reduction from base year (%)

32.4

Total emissions in target year covered by target in all selected Scopes (metric tons CO2e) [auto-calculated]

576940.988

Scope 1 emissions in reporting year covered by target (metric tons CO2e)

47019

Scope 2 emissions in reporting year covered by target (metric tons CO2e)

107803

Scope 3, Category 1: Purchased goods and services emissions in reporting year covered by target (metric tons CO2e)

25385

Scope 3, Category 2: Capital goods emissions in reporting year covered by target (metric tons CO2e)

36256

Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) emissions in reporting year covered by target (metric tons CO2e)

335693

Scope 3, Category 4: Upstream transportation and distribution emissions in reporting year covered by target (metric tons CO2e)

1291

Scope 3, Category 5: Waste generated in operations emissions in reporting year covered by target (metric tons CO2e)

61006

Scope 3, Category 6: Business travel emissions in reporting year covered by target (metric tons CO2e)

812

Scope 3, Category 7: Employee commuting emissions in reporting year covered by target (metric tons CO2e)

2362

Scope 3, Category 8: Upstream leased assets emissions in reporting year covered by target (metric tons CO2e)

16094

Scope 3, Category 9: Downstream transportation and distribution emissions in reporting year covered by target (metric tons CO2e)

<Not Applicable>

Scope 3, Category 10: Processing of sold products emissions in reporting year covered by target (metric tons CO2e)

<Not Applicable>

Scope 3, Category 11: Use of sold products emissions in reporting year covered by target (metric tons CO2e)

1317

Scope 3, Category 12: End-of-life treatment of sold products emissions in reporting year covered by target (metric tons CO2e)

<Not Applicable>

Scope 3, Category 13: Downstream leased assets emissions in reporting year covered by target (metric tons CO2e)

24021

Scope 3, Category 14: Franchises emissions in reporting year covered by target (metric tons CO2e)

866

Scope 3, Category 15: Investments emissions in reporting year covered by target (metric tons CO2e)

<Not Applicable>

Scope 3, Other (upstream) emissions in reporting year covered by target (metric tons CO2e)

<Not Applicable>

Scope 3, Other (downstream) emissions in reporting year covered by target (metric tons CO2e)

<Not Applicable>

Total Scope 3 emissions in reporting year covered by target (metric tons CO2e)

505105

Total emissions in reporting year covered by target in all selected scopes (metric tons CO2e)

659926.385

Does this target cover any land-related emissions?

No, it does not cover any land-related emissions (e.g. non-FLAG SBT)

% of target achieved relative to base year [auto-calculated]

69.989587302728

Target status in reporting year

Underway

Please explain target coverage and identify any exclusions

For Property portfolio all scopes (S1-S3) including all relevant categories of scope 3 (3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.11, 3.13, 3.14) are covered. Direct carbon emissions from combustion of biofuels and/or biomass, and the relevant emissions are included in the target in line with SBTi methodology and target validation.

Ski resort and farms are excluded from the target due to completely different operational characteristics compared to property portfolio. GHG emissions from ski resort and farms account for 2.7% of scopes 1+2 and for 6.8% of scope 3 in the reporting year. The exclusions are in line with SBTi methodology and target validation.

Plan for achieving target, and progress made to the end of the reporting year

The Group has identified green measures to mitigate energy consumption. Energy consumption from buildings in operation is identified as the main contributor to GHG production across the Group. The Group develops and introduces specific measures to improve energy efficiency (and also reduce GHG emissions) throughout the portfolio, including:

1. Optimizing energy performance (via Energy Management)
2. Tenant involvement (via Green Leases)
3. Green Capital Expenditure (planned and future)
4. Electricity purchased from renewable sources
5. New development complying with net zero energy standard

List the emissions reduction initiatives which contributed most to achieving this target

<Not Applicable>

C4.1b

(C4.1b) Provide details of your emissions intensity target(s) and progress made against those target(s).

Target reference number

Int 1

Is this a science-based target?

Yes, and this target has been approved by the Science Based Targets initiative

Target ambition

Well-below 2°C aligned

Year target was set

2019

Target coverage

Company-wide

Scope(s)

Scope 1
Scope 2
Scope 3

Scope 2 accounting method

Market-based

Scope 3 category(ies)

Category 1: Purchased goods and services

Category 2: Capital goods

Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Category 4: Upstream transportation and distribution

Category 5: Waste generated in operations

Category 6: Business travel

Category 7: Employee commuting

Category 8: Upstream leased assets

Category 11: Use of sold products

Category 13: Downstream leased assets

Category 14: Franchises

Intensity metric

Metric tons CO2e per square meter

Base year

2019

Intensity figure in base year for Scope 1 (metric tons CO2e per unit of activity)

0.0054

Intensity figure in base year for Scope 2 (metric tons CO2e per unit of activity)

0.023

Intensity figure in base year for Scope 3, Category 1: Purchased goods and services (metric tons CO2e per unit of activity)

0.0029

Intensity figure in base year for Scope 3, Category 2: Capital goods (metric tons CO2e per unit of activity)

0.0036

Intensity figure in base year for Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e per unit of activity)

0.067

Intensity figure in base year for Scope 3, Category 4: Upstream transportation and distribution (metric tons CO2e per unit of activity)

0.005

Intensity figure in base year for Scope 3, Category 5: Waste generated in operations (metric tons CO2e per unit of activity)

0.01069

Intensity figure in base year for Scope 3, Category 6: Business travel (metric tons CO2e per unit of activity)

0.000109

Intensity figure in base year for Scope 3, Category 7: Employee commuting (metric tons CO2e per unit of activity)

0.000367

Intensity figure in base year for Scope 3, Category 8: Upstream leased assets (metric tons CO2e per unit of activity)

0.001321

Intensity figure in base year for Scope 3, Category 9: Downstream transportation and distribution (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in base year for Scope 3, Category 10: Processing of sold products (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in base year for Scope 3, Category 11: Use of sold products (metric tons CO2e per unit of activity)

0.00005296

Intensity figure in base year for Scope 3, Category 12: End-of-life treatment of sold products (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in base year for Scope 3, Category 13: Downstream leased assets (metric tons CO2e per unit of activity)

0.00435

Intensity figure in base year for Scope 3, Category 14: Franchises (metric tons CO2e per unit of activity)

0.0001203

Intensity figure in base year for Scope 3, Category 15: Investments (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in base year for Scope 3, Other (upstream) (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in base year for Scope 3, Other (downstream) (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in base year for total Scope 3 (metric tons CO2e per unit of activity)

0.090281

Intensity figure in base year for all selected Scopes (metric tons CO2e per unit of activity)

0.1186480314

% of total base year emissions in Scope 1 covered by this Scope 1 intensity figure

89.78

% of total base year emissions in Scope 2 covered by this Scope 2 intensity figure

99.55

% of total base year emissions in Scope 3, Category 1: Purchased goods and services covered by this Scope 3, Category 1: Purchased goods and services intensity figure
39.43

% of total base year emissions in Scope 3, Category 2: Capital goods covered by this Scope 3, Category 2: Capital goods intensity figure
100

% of total base year emissions in Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) covered by this Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) intensity figure
99.73

% of total base year emissions in Scope 3, Category 4: Upstream transportation and distribution covered by this Scope 3, Category 4: Upstream transportation and distribution intensity figure
100

% of total base year emissions in Scope 3, Category 5: Waste generated in operations covered by this Scope 3, Category 5: Waste generated in operations intensity figure
95.39

% of total base year emissions in Scope 3, Category 6: Business travel covered by this Scope 3, Category 6: Business travel intensity figure
100

% of total base year emissions in Scope 3, Category 7: Employee commuting covered by this Scope 3, Category 7: Employee commuting intensity figure
100

% of total base year emissions in Scope 3, Category 8: Upstream leased assets covered by this Scope 3, Category 8: Upstream leased assets intensity figure
100

% of total base year emissions in Scope 3, Category 9: Downstream transportation and distribution covered by this Scope 3, Category 9: Downstream transportation and distribution intensity figure
<Not Applicable>

% of total base year emissions in Scope 3, Category 10: Processing of sold products covered by this Scope 3, Category 10: Processing of sold products intensity figure
<Not Applicable>

% of total base year emissions in Scope 3, Category 11: Use of sold products covered by this Scope 3, Category 11: Use of sold products intensity figure
100

% of total base year emissions in Scope 3, Category 12: End-of-life treatment of sold products covered by this Scope 3, Category 12: End-of-life treatment of sold products intensity figure
<Not Applicable>

% of total base year emissions in Scope 3, Category 13: Downstream leased assets covered by this Scope 3, Category 13: Downstream leased assets intensity figure
100

% of total base year emissions in Scope 3, Category 14: Franchises covered by this Scope 3, Category 14: Franchises intensity figure
100

% of total base year emissions in Scope 3, Category 15: Investments covered by this Scope 3, Category 15: Investments intensity figure
<Not Applicable>

% of total base year emissions in Scope 3, Other (upstream) covered by this Scope 3, Other (upstream) intensity figure
<Not Applicable>

% of total base year emissions in Scope 3, Other (downstream) covered by this Scope 3, Other (downstream) intensity figure
<Not Applicable>

% of total base year emissions in Scope 3 (in all Scope 3 categories) covered by this total Scope 3 intensity figure
86.98

% of total base year emissions in all selected Scopes covered by this intensity figure
89.29

Target year
2030

Targeted reduction from base year (%)
32.4

Intensity figure in target year for all selected Scopes (metric tons CO2e per unit of activity) [auto-calculated]
0.0802060692264

% change anticipated in absolute Scope 1+2 emissions
46

% change anticipated in absolute Scope 3 emissions
28

Intensity figure in reporting year for Scope 1 (metric tons CO2e per unit of activity)
0.0065

Intensity figure in reporting year for Scope 2 (metric tons CO2e per unit of activity)
0.015

Intensity figure in reporting year for Scope 3, Category 1: Purchased goods and services (metric tons CO2e per unit of activity)
0.0035

Intensity figure in reporting year for Scope 3, Category 2: Capital goods (metric tons CO2e per unit of activity)
0.005

Intensity figure in reporting year for Scope 3, Category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e per unit of activity)

0.0467

Intensity figure in reporting year for Scope 3, Category 4: Upstream transportation and distribution (metric tons CO2e per unit of activity)

0.0002

Intensity figure in reporting year for Scope 3, Category 5: Waste generated in operations (metric tons CO2e per unit of activity)

0.0085

Intensity figure in reporting year for Scope 3, Category 6: Business travel (metric tons CO2e per unit of activity)

0.0001

Intensity figure in reporting year for Scope 3, Category 7: Employee commuting (metric tons CO2e per unit of activity)

0.0003

Intensity figure in reporting year for Scope 3, Category 8: Upstream leased assets (metric tons CO2e per unit of activity)

0.0022

Intensity figure in reporting year for Scope 3, Category 9: Downstream transportation and distribution (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in reporting year for Scope 3, Category 10: Processing of sold products (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in reporting year for Scope 3, Category 11: Use of sold products (metric tons CO2e per unit of activity)

0.0002

Intensity figure in reporting year for Scope 3, Category 12: End-of-life treatment of sold products (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in reporting year for Scope 3, Category 13: Downstream leased assets (metric tons CO2e per unit of activity)

0.0033

Intensity figure in reporting year for Scope 3, Category 14: Franchises (metric tons CO2e per unit of activity)

0.0001

Intensity figure in reporting year for Scope 3, Category 15: Investments (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in reporting year for Scope 3, Other (upstream) (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in reporting year for Scope 3, Other (downstream) (metric tons CO2e per unit of activity)

<Not Applicable>

Intensity figure in reporting year for total Scope 3 (metric tons CO2e per unit of activity)

0.0702

Intensity figure in reporting year for all selected Scopes (metric tons CO2e per unit of activity)

0.091742652

Does this target cover any land-related emissions?

No, it does not cover any land-related emissions (e.g. non-FLAG SBT)

% of target achieved relative to base year [auto-calculated]

69.9896099957074

Target status in reporting year

Underway

Please explain target coverage and identify any exclusions

For Property portfolio all scopes (S1-S3) including all relevant categories of scope 3 (3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.11, 3.13, 3.14) are covered. Direct carbon emissions from combustion of biofuels and/or biomass, and the relevant emissions are included in the target in line with SBTi methodology and target validation.

Ski resort and farms are excluded from the target due to completely different operational characteristics compared to property portfolio accounting for 2.7% of scopes 1+2 and for 6.8% of scope 3 in the reporting year. The exclusions are in line with SBTi methodology and target validation.

Plan for achieving target, and progress made to the end of the reporting year

The Group has identified green measures to mitigate energy consumption. Energy consumption from buildings in operation is identified as the main contributor to GHG production across the Group. The Group develops and introduces specific measures to improve energy efficiency (and also reduce GHG emissions) throughout the portfolio, including:

1. Optimizing energy performance (via Energy Management)
2. Tenant involvement (via Green Leases)
3. Green Capital Expenditure (planned and future)
4. Electricity purchased from renewable sources
5. New development complying with net zero energy standard

List the emissions reduction initiatives which contributed most to achieving this target

<Not Applicable>

C4.2

(C4.2) Did you have any other climate-related targets that were active in the reporting year?

Target(s) to increase low-carbon energy consumption or production

Net-zero target(s)

Other climate-related target(s)

C4.2a

(C4.2a) Provide details of your target(s) to increase low-carbon energy consumption or production.

Target reference number

Low 1

Year target was set

2021

Target coverage

Company-wide

Target type: energy carrier

Electricity

Target type: activity

Consumption

Target type: energy source

Renewable energy source(s) only

Base year

2020

Consumption or production of selected energy carrier in base year (MWh)

279537

% share of low-carbon or renewable energy in base year

3.3

Target year

2024

% share of low-carbon or renewable energy in target year

100

% share of low-carbon or renewable energy in reporting year

40.1

% of target achieved relative to base year [auto-calculated]

38.0558428128232

Target status in reporting year

Underway

Is this target part of an emissions target?

Yes, this target will contribute to the Group's reduction of GHG emissions and reduction of dependence on fossil fuels.

Is this target part of an overarching initiative?

Science Based Targets initiative

Please explain target coverage and identify any exclusions

Transition all electricity purchased by the Group to 100% renewable sources by 2024.

Plan for achieving target, and progress made to the end of the reporting year

CPIPG considers options for reducing the environmental impact of the energy it consumes, by purchasing low-carbon or renewable energy from suppliers and generating low-carbon or renewable energy onsite. The energy mix is a key focus in regions which have carbon-intensive national energy infrastructure.

CPIPG has committed to transition electricity purchased by the Group to 100% renewable sources by 2024. Some of CPIPG's assets already commenced green electricity purchases through green electricity contracts in 2020 and 2021 utilising Guarantees of Origin, which will be accelerated in future in light of the Group's 2024 target. Historically, purchased electricity has comprised 55-60% of the Group's overall energy mix, of which around half relates to electricity purchased directly by CPIPG.

The Group is also actively involved in other initiatives to increase renewable energy generation and optimise our energy mix:

- Through the Group's subsidiary in Berlin, we are the largest producer of solar energy in the city, owning 45,000 m² of photovoltaic (PV) area (6.2 MWp output), spanning across 65 buildings. Annual production of renewable energy amounted to 4,883 MWh in 2020, representing savings of 2,486 t CO₂ eq in 2020. The energy produced is sold to the grid.
- The Group recently acquired a biogas renewable energy plant with a power output of 600 kWp and annual production of 5,114 MWh which represented savings of 3,082 t CO₂ eq in 2020.

List the actions which contributed most to achieving this target

<Not Applicable>

C4.2b

(C4.2b) Provide details of any other climate-related targets, including methane reduction targets.

Target reference number

Oth 1

Year target was set

2018

Target coverage

Company-wide

Target type: absolute or intensity

Intensity

Target type: category & Metric (target numerator if reporting an intensity target)

Resource consumption or efficiency	Other, please specify (water consumption intensity)
------------------------------------	---

Target denominator (intensity targets only)

square meter

Base year

2018

Figure or percentage in base year

0.682

Target year

2030

Figure or percentage in target year

0.614

Figure or percentage in reporting year

0.586

% of target achieved relative to base year [auto-calculated]

141.176470588235

Target status in reporting year

Achieved

Is this target part of an emissions target?

Yes, this target contributes to the GHG emission target.

Is this target part of an overarching initiative?

Science Based Targets initiative – approved customer engagement target
Science Based targets initiative - other

Please explain target coverage and identify any exclusions

This is a company-wide target with no exclusion.

Plan for achieving target, and progress made to the end of the reporting year

<Not Applicable>

List the actions which contributed most to achieving this target

The Group strives to reduce the consumption of potable water at our assets. The green solutions employed as follows: low-flow fixtures, rainwater collection and utilization.

C4.2c

(C4.2c) Provide details of your net-zero target(s).

Target reference number

NZ1

Target coverage

Company-wide

Absolute/intensity emission target(s) linked to this net-zero target

Abs1

Int1

Target year for achieving net zero

2050

Is this a science-based target?

No, but we are reporting another target that is science-based

Please explain target coverage and identify any exclusions

This is a company-wide target with no exclusion. This target in line with the EU Climate neutral target.

Do you intend to neutralize any unabated emissions with permanent carbon removals at the target year?

Unsure

Planned milestones and/or near-term investments for neutralization at target year

<Not Applicable>

Planned actions to mitigate emissions beyond your value chain (optional)

Currently we do not have plans for mitigation of emissions beyond our value chain. Also there are not broadly accepted methodology for this option. In the future we might be able to run carbon removal projects on our sites.

C4.3

(C4.3) Did you have emissions reduction initiatives that were active within the reporting year? Note that this can include those in the planning and/or implementation phases.

Yes

C4.3a

(C4.3a) Identify the total number of initiatives at each stage of development, and for those in the implementation stages, the estimated CO2e savings.

	Number of initiatives	Total estimated annual CO2e savings in metric tonnes CO2e (only for rows marked *)
Under investigation	3	
To be implemented*	6	19000
Implementation commenced*	3	89799
Implemented*	5	89056
Not to be implemented	0	

C4.3b

(C4.3b) Provide details on the initiatives implemented in the reporting year in the table below.

Initiative category & Initiative type

Company policy or behavioral change	Change in purchasing practices
-------------------------------------	--------------------------------

Estimated annual CO2e savings (metric tonnes CO2e)

87000

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 2 (market-based)

Scope 3 category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Scope 3 category 13: Downstream leased assets

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

0

Investment required (unit currency – as specified in C0.4)

1518315

Payback period

No payback

Estimated lifetime of the initiative

Ongoing

Comment

Green electricity purchase utilized via Guarantees of origin.

Initiative category & Initiative type

Energy efficiency in buildings	Building Energy Management Systems (BEMS)
--------------------------------	---

Estimated annual CO2e savings (metric tonnes CO2e)

1507

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 2 (location-based)

Scope 2 (market-based)

Scope 3 category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Voluntary/Mandatory

Mandatory

Annual monetary savings (unit currency – as specified in C0.4)

1239247

Investment required (unit currency – as specified in C0.4)

35000

Payback period

<1 year

Estimated lifetime of the initiative

Ongoing

Comment

Energy management system according to ISO 50 001 implemented and certified in Czech Republic.

Initiative category & Initiative type

Energy efficiency in buildings	Maintenance program
--------------------------------	---------------------

Estimated annual CO2e savings (metric tonnes CO2e)

520

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1

Scope 2 (location-based)

Scope 2 (market-based)

Scope 3 category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

217830

Investment required (unit currency – as specified in C0.4)

82604290

Payback period

>25 years

Estimated lifetime of the initiative

16-20 years

Comment

Green capital expenditure (CAPEX) - Gradual modernisation of aging core building systems through CAPEX is continuously and critical to ensure optimal energy and cost efficiency. Typical examples of such measure implemented by the Group in select properties include advanced ventilation systems regulated based on current CO2 levels, intelligent lighting control systems, LED lighting with daylight and motion sensors etc.

Initiative category & Initiative type

Low-carbon energy generation	Solar PV
------------------------------	----------

Estimated annual CO2e savings (metric tonnes CO2e)

1.21

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1

Scope 2 (location-based)

Scope 2 (market-based)

Scope 3 category 3: Fuel-and-energy-related activities (not included in Scopes 1 or 2)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

288

Investment required (unit currency – as specified in C0.4)

1730000

Payback period

4-10 years

Estimated lifetime of the initiative

16-20 years

Comment

The Group already has solar power generation capacity, capable of producing about 37 MW. Total PV capacity installed across the Czech Republic is a little over 2 MW. This amount 2MW is included in calculation in this initiative.

Initiative category & Initiative type

Transportation	Company fleet vehicle replacement
----------------	-----------------------------------

Estimated annual CO2e savings (metric tonnes CO2e)

48.5

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 1

Scope 3 category 6: Business travel

Scope 3 category 7: Employee commuting

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency – as specified in C0.4)

0

Investment required (unit currency – as specified in C0.4)

320000

Payback period

No payback

Estimated lifetime of the initiative

3-5 years

Comment

CPIPG has set a target to replace the corporate vehicle fleet in the Czech Republic with plug-in hybrids by 2024. In addition, in the Czech Republic, a new benefit was introduced – reimbursement of annual public transport coupons to motivate for using public transport for commuting to work.

C4.3c**(C4.3c) What methods do you use to drive investment in emissions reduction activities?**

Method	Comment
Compliance with regulatory requirements/standards	CPIPG fully complies with the regulatory requirements and standards in the jurisdictions where it operates. Requirements and standards vary across the regions, are not always consistent and may lag behind the EU's targets. The EU's climate mitigation goals and EU Taxonomy is an integral part of the internal decision-making and management processes. CPIPG is member of the Czech Green Building Council ("CZGBC") and also closely cooperates with expert groups to gain necessary insights and know-how beyond regional regulatory requirements. As a long-term owner of real estate, new development projects are intended to be operated and owned by CPIPG indefinitely. It is therefore in the Group's interest to design and develop its portfolio to be resilient for the future. Through early stages of design development, CPIPG reviews feasibility of Nearly Zero Energy Buildings ("NZEB") and 10% improvement from this benchmark. NZCB is a standard CPIPG use for development of the projects in the pipeline.
Employee engagement	Climate mitigation goals are communicated across the group and every employee is encouraged to contribute to the Group's overall objectives where possible in their role. Successful pilot projects, studies or LCCAs are shared across the group to provide insights to innovative technologies and management methods. CPIPG developed an internal reporting platform that will allow managers (technical, property, asset) to review and analyse environmental impact of an asset and plan its performance. It is important for the Group to have employees' hands on the transition process to ensure and optimise the carbon intensity of our portfolio. In March 2021, the Company's Board of Directors resolved that part of the remuneration of top management will depend on the fulfilment of ESG related KPIs. The Board mandated the Committee to implement this decision. The CSR Committee approved that 5% of any discretionary annual bonus compensation of the Group top management will be linked to the CSR Committee's judgement of whether management is meeting the Group's environmental targets.
Financial optimization calculations	CPIPG looks for opportunities to review existing building standards and where reasonable go beyond best practice to implement new innovative and efficient systems that improve environmental performance while contributing to tenant satisfaction. Examples include studies for flexible lighting systems, lighting control based on daylight intensity, fresh air ventilation based on CO2 concentration, cooling and heating with high EER or energy recovery and water management technologies. When reviewing financial feasibility of a low-carbon solution, O&M cost and energy cost prediction through life span of the investment are factored in. We implement LCCA in early stages of design development.
Lower return on investment (ROI) specification	Through early stages of design development CPIPG reviews options for investment strategies, aligned with the EU Taxonomy, innovative approaches, best practice and local legislation. We review opportunities to generate returns over a long-term horizon, which may represent the life span of a building system (e.g. a minimum of 15 years), where ROI calculations are informative but not always the only key indicator to form investment decisions. We also analyse subsidies and beneficial green financing to maintain a suitable return on our investments that target climate mitigation.
Other (Occupiers' Engagement)	While the Group strives to provide a healthy and comfortable indoor environment for our tenants, occupant preferences have a significant impact on energy consumption and production of GHG. The Group recognizes the importance of engaging with occupants, educating and cooperating with them on reducing the environmental impact of the portfolio. Innovative systems above building standard are reviewed typically as part of the lease renewal process. CPIPG advises its clients on sustainable solutions that may positively impact the environment and increase working environment comfort while paying back within the period of a prolonged lease contract. Efficient AC systems, ventilation systems regulated based on CO2 levels or lighting intensity control systems and others are presented in a form of LCCA during the design brief phase for tenants' consideration. The Group is in close contact with clients and coordinate with their environmental strategies to support efforts in installing efficient building systems and sourcing renewable energy.

C4.5

(C4.5) Do you classify any of your existing goods and/or services as low-carbon products?

Yes

C4.5a

(C4.5a) Provide details of your products and/or services that you classify as low-carbon products.

Level of aggregation

Group of products or services

Taxonomy used to classify product(s) or service(s) as low-carbon

Green Bond Principles (ICMA)

Type of product(s) or service(s)

Buildings construction and renovation	Other, please specify (Certified green buildings - LEED, BREEAM, Green Key)
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Description of product(s) or service(s)

Only internationally recognized standards are considered such as LEED, BREEAM, Green Key certification. Total revenue from certified building in CPIPG's portfolio is based on the share of total value of the portfolio.

Eligibility criteria according to the CPIPG's Green Bond Framework:

Acquisition, construction or refurbishment of portfolio which meet recognised international sustainability standards, such as:

- BREEAM (Excellent and above)
- BREEAM In-Use (Very Good and above) when certified under the most recent version of the certification scheme
- LEED (Gold and above)

Have you estimated the avoided emissions of this low-carbon product(s) or service(s)

Yes

Methodology used to calculate avoided emissions

Other, please specify (Avoided emissions for our clients)

Life cycle stage(s) covered for the low-carbon product(s) or services(s)

Use stage

Functional unit used

Square meter of our portfolio (EPRA indicator)

Reference product/service or baseline scenario used

Reduced emissions compared to an energetically average building

Life cycle stage(s) covered for the reference product/service or baseline scenario

Use stage

Estimated avoided emissions (metric tons CO2e per functional unit) compared to reference product/service or baseline scenario

0.006

Explain your calculation of avoided emissions, including any assumptions

We have calculated energy consumption in "average building" in countries in our portfolio and compared it to measured emissions in our certified buildings. Energy saving were recalculated to the corresponding GHG emissions.

Revenue generated from low-carbon product(s) or service(s) as % of total revenue in the reporting year

22.19

C5. Emissions methodology

C5.1

(C5.1) Is this your first year of reporting emissions data to CDP?

No

C5.1a

(C5.1a) Has your organization undergone any structural changes in the reporting year, or are any previous structural changes being accounted for in this disclosure of emissions data?

Row 1

Has there been a structural change?

Yes, an acquisition

Name of organization(s) acquired, divested from, or merged with

Immofinanz AG, S Immo AG

Details of structural change(s), including completion dates

During 2021, CPIPG acquired first stakes in IMMOFINANZ and S IMMO. Ultimately, the IMMOFINANZ takeover was completed in May 2022, and the S IMMO takeover was completed in November 2022. After these acquiring the consolidation process started and including also the implementation of all the Group's policies.

C5.1b

(C5.1b) Has your emissions accounting methodology, boundary, and/or reporting year definition changed in the reporting year?

	Change(s) in methodology, boundary, and/or reporting year definition?	Details of methodology, boundary, and/or reporting year definition change(s)
Row 1	No	<Not Applicable>

C5.1c

(C5.1c) Have your organization's base year emissions and past years' emissions been recalculated as a result of any changes or errors reported in C5.1a and/or C5.1b?

	Base year recalculation	Scope(s) recalculated	Base year emissions recalculation policy, including significance threshold	Past years' recalculation
Row 1	Yes	Scope 1 Scope 2, location-based Scope 2, market-based Scope 3	<p>CPIPG's GHG Recalculation Policy in accordance with GHG Protocol was introduced in year 2021.</p> <p>CPI Property Group uses 2019 as the base year for the carbon footprint. The group will adjust the base year Greenhouse Gas (GHG) emissions inventory and/or one or more of the GHG emissions reduction targets to account for significant changes, described below, in the event of any changes that drive an increase/decrease in GLA of greater than 5%. The Group may also choose to recalculate its baseline and/or one or more of our GHG emissions reduction targets for changes less than 5%, especially when structural changes occur. The 5% variation is considered as a materiality threshold for GHG emissions by the GHG protocol1 as well as by the SBTi criteria.</p> <p>CPI Property Group is committed to ensuring that any future targets remain in line with a well-below 2oC trajectory and will obtain SBTi validation of any new targets set.</p> <p>For the avoidance of doubt, the Group will not recalculate the target in response to any organic growth or decline, defined as per the GHG Protocol as "increases or decreases in production output, changes in product mix, and closures and openings of operating units that are owned or controlled by the company."</p> <p>Structural changes that significantly impact our base year GHG emissions and may trigger the adjustment of the baseline include acquisitions, divestitures or mergers. When significant structural changes occur in the middle of a year, the current and baseline year will be recalculated for the entire year.</p> <p>Methodology changes Methodology changes include updated emission factors, improved data access or updated calculation methods or protocols. This includes any updated emissions scenarios. CPI Property Group currently uses the GHG Protocol, EPRA Guidelines, ISO14064-1: 2018 for the monitoring and reporting of CO2 emissions.</p> <p>Other changes In addition to structural and methodology changes, the Group could potentially recalculate the emissions and re-set targets for the following:</p> <ul style="list-style-type: none"> • Discovery of a significant error, or a number of cumulative errors. • Significant change in our organisational or operations boundaries may likewise result in the adjustment of the baseline <p>Timeline/Process In line with SBTi guidance, CPI Property Group will review targets annually and at minimum every five years. We publicly restate the baseline when the Group reports the latest carbon footprint for the previous financial year.</p>	Yes

C5.2

(C5.2) Provide your base year and base year emissions.

Scope 1

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

43750

Comment

Change due to GHG Recalculation Policy comparing to last year's submitted figures.

Scope 2 (location-based)

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

158655

Comment

Change due to GHG Recalculation Policy comparing to last year's submitted figures.

Scope 2 (market-based)

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

165511

Comment

Change due to GHG Recalculation Policy comparing to last year's submitted figures.

Scope 3 category 1: Purchased goods and services

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

52528

Comment

We include main purchased goods and services (in terms of volume, cost, impact on GHG, etc.) from 2022 reporting year. We have determined relevant list of goods and services based on screening of annual purchase record.

Method of GHG Calculation is spend-based method – estimates emissions for goods and services by collecting data on the economic value of goods and services purchased and multiplying it by relevant secondary (e.g., industry average) emission factors (e.g., average emissions per monetary value of goods). It is possible to combine it supplier-specific data from product-level GHG inventory from main suppliers.

Scope 3 category 2: Capital goods

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

26030

Comment

We include main purchased capital goods (such as remodels and refits of leased spaces, smaller refurbishments etc.) from 2022 reporting, which represents a significant improvement from last year submission.

..

All upstream (cradle-to-gate) emissions of purchased capital goods are included. Capital goods are final products that have an extended life and are used by the company to manufacture a product; provide a service; or sell, store, and deliver merchandise. In financial accounting, capital goods are treated as fixed assets or as plant, property, and equipment (PP&E). Examples of capital goods include equipment, machinery, buildings, facilities, and vehicles. In certain cases, there may be ambiguity over whether a particular purchased product is a capital good (to be reported in category 3.2) or a purchased good (to be reported in category 3.1).

The method of GHG calculation is the same as for category 3.1 - spend-based method and supplier-specific method.

Scope 3 category 3: Fuel-and-energy-related activities (not included in Scope 1 or 2)

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO₂e)

481180

Comment

Includes consumption of fuels and energy purchased (heat a electricity) in CPIPG's properties, that are outside CPIPG's operational control and HFCs installed on site that are outside CPIPG's operational control.

This category includes emissions related to the production of fuels and energy purchased and consumed by the reporting company in the reporting year that are not included in Scope 1 or Scope 2. Also includes consumption of fuels and energy purchased (heat a electricity) in CPIPG's properties, that are not under direct operational control.

Method of GHG Calculation:

- Supplier-specific method, which involves collecting data from fuels and energy purchased providers on upstream emissions (extraction, production, and transportation), transmission and distribution losses and generation of electricity consumed by the reporting company.
- Average-data method, which involves estimating emissions by using secondary (e.g., industry average) emission factors for upstream emissions per unit of consumption (e.g., kg CO₂e/kWh).

A key category for CPIPG's Scope 3 reporting.

Scope 3 category 4: Upstream transportation and distribution

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO₂e)

375

Comment

Emissions from third-party upstream transportation and distribution connected to the fit-out works in the reporting company's owned or controlled operations in the reporting year.

Scope 3 category 5: Waste generated in operations

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO₂e)

80605

Comment

Emissions from third-party disposal and treatment of waste generated in the reporting company's owned or controlled operations in the reporting year. This category includes emissions from disposal of both solid waste and wastewater. Waste treatment at facilities owned or controlled by the reporting company is accounted for in scope 1 and scope 2.

Method of GHG Calculation:

Waste-type-specific method is used, which involves using emission factors for specific waste types and waste treatment methods. Depending on the type of waste, the following greenhouse gases are generated in CPI:

- CO₂ (from degradation of both fossil and biogenic carbon contained in waste)
- CH₄ (principally from decomposition of biogenic materials in landfill)
- HFCs (from the disposal of refrigeration and air conditioning units).

These emissions of particular GHG were recalculated according to their contribution to global climate change (GWP) for the so-called equivalent carbon dioxide (CO₂e). This parameter represents the final unit of the company's carbon footprint.

Waste reporting has improved at our assets during the past years.

Scope 3 category 6: Business travel

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

784

Comment

Energy and fuels consumed through CPIPG car fleets were reported since 2020. 2019 figure is based on 2020 figures adjusted according to the intensity of use in years 2019 and 2020.

This category includes emissions from the transportation of employees for business related activities in vehicles owned or operated by third parties, such as aircraft, trains, buses, and private passenger cars. Emissions (refrigerants, oils, maintenance etc) from leased vehicles operated by the reporting company (CPIPG's car fleet) not included in Scope 1 are reported in category 3.6 category. Business trips by private cars are reported in 3.6 category. Private trips by private cars are not reported under GHG reporting. Well-to-tank (WTT) emissions from fuel consumption are reported under Scope 3.3 Category.

Method of GHG Calculation:

- Fuel-based method, which involves determining the amount of fuel consumed during business travel and applying the appropriate emission factor for that fuel.
 - Distance-based method, which involves determining the distance and mode of business trips, then applying the appropriate emission factor for the mode used.
- Note: CPIPG utilizes Fuel-based method for CPIPG's car fleet and Distance-based method for employees' private cars utilized for business travel or where info about fuel is missing.

Scope 3 category 7: Employee commuting

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

2641

Comment

This category includes emissions from the transportation of employees between their homes and their worksites. Emissions from employee commuting may arise from: Automobile travel, Bus travel, Rail travel, Air travel, Other modes of transportation (e.g., subway, bicycling, walking). 2019 figure is based on 2020 figures adjusted according to the intensity of use in years 2019 and 2020.

Method of GHG Calculation: Distance-based method, which involves collecting data from employees on commuting patterns (e.g., distance travelled and mode used for commuting) collected by questionnaire survey distributed to all employees. In next step data collected from questionnaire are calculated into emissions by applying appropriate emission factors for the modes used.

Scope 3 category 8: Upstream leased assets

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

9501

Comment

Category 3.8 includes emissions from the operation of assets that are leased by the reporting company in the reporting year and not already included in the reporting company's scope 1 or scope 2 inventories. This category is applicable only to companies that operate leased assets (i.e., lessees). For companies that own and lease assets to others (i.e., lessors), see category 3.13 (Downstream leased assets)

Method of GHG Calculation: Asset-specific method, which involves collecting asset-specific (e.g., site-specific) fuel and energy use data and process and fugitive emissions data or Scope 1 and Scope 2 emissions data from individual leased assets. These data are provided by internal environmental reporting tool of CPIPG. It concerns leased cars and leased property (confirmed hotels).

Upstream leased assets form part of our portfolio and are included in the disclosure.

Scope 3 category 9: Downstream transportation and distribution

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)**Comment**

This category is not applicable for the CPI Property Group.

Scope 3 category 10: Processing of sold products

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)**Comment**

This category is not applicable for the CPI Property Group.

Scope 3 category 11: Use of sold products

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

381

Comment

It includes sell of renewable electricity to the grid from the PV and biogas power plant.

Scope 3 category 12: End of life treatment of sold products

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)**Comment**

This category is not applicable for the CPI Property Group.

Scope 3 category 13: Downstream leased assets

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

31323

Comment

This category includes emissions from the operation of assets that are owned by the reporting company (acting as lessor) and leased to other entities in the reporting year that are not already included in scope 1 or scope 2. This category is applicable to lessors (i.e., companies that receive payments from lessees). Companies that operate leased assets (i.e., lessees) should refer to category 8 (Upstream leased assets).

Method of GHG Calculation: As a first step, it is necessary to identify assets owned by the CPI (acting as lessor) and leased to other entities. In the next step, fuel and energy use data and process and fugitive emissions data or Scope 1 and Scope 2 emissions data from these assets are collected. These data are provided by internal environmental reporting tool of CPI.

Includes emissions from the operation of assets that are owned by CPIPG (acting as lessor) and leased to other entities in the reporting year that are not already included in scope 1 or scope 2.

Scope 3 category 14: Franchises

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

866

Comment

Category 3.14 includes emissions from the operation of franchises not included in scope 1 or scope 2. A franchise is a business operating under a license to sell or distribute another company's goods or services within a certain location. This category is applicable to franchisors (i.e., companies that grant licenses to other entities to sell or distribute its goods or services in return for payments, such as royalties for the use of trademarks and other services). In case of CPIPG it applies to hotels that are operated as franchises.

Method of GHG Calculation: As a first step, it is necessary to identify assets owned by the CPI (acting as lessor) and franchised to other entities. In the next step, fuel and energy use data and process and fugitive emissions data or Scope 1 and Scope 2 emissions data from these assets are collected. These data are provided by internal environmental reporting tool of CPIPG.

Scope 3 category 15: Investments

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

60379

Comment

We report proportional Scope 1 and Scope 2 emissions from equity investments in the reporting year in this category (Investments). Proportional emissions from equity investments is allocated to the investor based on the investor's proportional share of equity in the investee.

GHG scope 1 and 2 emissions of the Globalworth company acquired in 2020 included here. 2019 figure is the same as 2020 figure due to applied GHG Recalculation Policy in 2020.

Scope 3: Other (upstream)

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

Comment

This category is not applicable for the CPI Property Group.

Scope 3: Other (downstream)

Base year start

January 1 2019

Base year end

December 31 2019

Base year emissions (metric tons CO2e)

Comment

This category is not applicable for the CPI Property Group.

C5.3

(C5.3) Select the name of the standard, protocol, or methodology you have used to collect activity data and calculate emissions.

EPRA (European Public Real Estate Association) guidelines, 2011

EPRA (European Public Real Estate Association) Sustainability Best Practice recommendations Guidelines, 2017

ISO 14064-1

The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

The Greenhouse Gas Protocol: Scope 2 Guidance

C6. Emissions data

C6.1

C6.1) What were your organization's gross global Scope 1 emissions in metric tons CO2e?

Reporting year

Gross global Scope 1 emissions (metric tons CO2e)

50638

Start date

January 1 2022

End date

December 31 2022

Comment

Scope 1 approach reporting is based on operational control. Under the operational control approach, CIPG accounts for 100% of the GHG emissions from operations over which it or one of its subsidiaries has operational control.

Scope 1 encompasses GHG emission from greenhouse gas sources (greenhouse gas source physical unit or process that releases a GHG into the atmosphere) owned or controlled by the organisation (Direct GHG emissions).

2022 is the fourth year of CDP reporting, all countries and segments are included in the GHG reporting.

The GHG emissions calculation includes assets of IMMOFINANZ and S IMMO. (In November 2022 the acquisition of IMMOFINANZ and S IMMO was completed.)

Past year 1

Gross global Scope 1 emissions (metric tons CO2e)

50155

Start date

January 1 2021

End date

December 31 2021

Comment

Scope 1 approach reporting is based on operational control. Under the operational control approach, CIPG accounts for 100% of the GHG emissions from operations over which it or one of its subsidiaries has operational control.

Scope 1 encompasses GHG emission from greenhouse gas sources (greenhouse gas source physical unit or process that releases a GHG into the atmosphere) owned or controlled by the organisation (Direct GHG emissions).

2021 was the third year of CDP reporting, all countries and segments are included in the GHG reporting.

2021 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023, because of IMMOFINANZ and S IMMO acquisitions in November 2022.

Past year 2

Gross global Scope 1 emissions (metric tons CO2e)

50086

Start date

January 1 2020

End date

December 31 2020

Comment

Scope 1 approach reporting is based on operational control. Under the operational control approach, CIPG accounts for 100% of the GHG emissions from operations over which it or one of its subsidiaries has operational control.

Scope 1 encompasses GHG emission from greenhouse gas sources (greenhouse gas source physical unit or process that releases a GHG into the atmosphere) owned or controlled by the organisation (Direct GHG emissions).

2020 was the second year of CDP reporting.

2020 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023 because of IMMOFINANZ and S IMMO acquisitions in November 2022.

Past year 3

Gross global Scope 1 emissions (metric tons CO2e)

43750

Start date

January 1 2019

End date

December 31 2019

Comment

Scope 1 approach reporting is based on operational control. Under the operational control approach, CIPG accounts for 100% of the GHG emissions from operations over which it or one of its subsidiaries has operational control.

Scope 1 encompasses GHG emission from greenhouse gas sources (greenhouse gas source physical unit or process that releases a GHG into the atmosphere) owned or controlled by the organisation (Direct GHG emissions).

2019 was the first year of CDP reporting. 2019 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023 because of IMMOFINANZ and S IMMO acquisitions in November 2022.

C6.2

(C6.2) Describe your organization’s approach to reporting Scope 2 emissions.

Row 1

Scope 2, location-based

We are reporting a Scope 2, location-based figure

Scope 2, market-based

We are reporting a Scope 2, market-based figure

Comment

Scope 2 approach reporting is based on operational control. Under the operational control approach, CIPG accounts for 100% of the GHG emissions from operations over which it or one of its subsidiaries has operational control.

Scope 2 accounts for GHG emissions from the generation of purchased electricity/heat that is consumed under CIPG’s operational control. In ski resorts the GHG emissions from energy consumption considers also energy for the operation of the ski resort facilities including ski lifts, pumping of water for snowmaking and snowmaking itself.

Dual reporting of electricity consumption is obligatory in the framework of GHG Protocol: Location-based and market-based methods. CIPG reports both values separately. Location-based factors are sourced from the European Environmental Agency (EEA) database for a given country of operation – CO2 emission intensity for electricity generation. Market-based factors are sourced from electricity and central heating suppliers. In case emission factors from suppliers were not available, residual mix values or location-based factors were used as proxies.

C6.3

(C6.3) What were your organization’s gross global Scope 2 emissions in metric tons CO2e?

Reporting year

Scope 2, location-based

111252

Scope 2, market-based (if applicable)

108512

Start date

January 1 2022

End date

December 31 2022

Comment

Scope 2 includes energy indirect greenhouse gas emissions. GHG emission from the generation of imported electricity, heat or steam consumed by the organisation (Energy indirect GHG emissions) are reported here.

2022 is the fourth year of CDP reporting, all countries and segments are included in the GHG reporting.

The GHG emissions calculation includes assets of IMMOFINANZ and S IMMO. (In November 2022 the acquisitions of IMMOFINANZ and S IMMO was completed.)

Past year 1

Scope 2, location-based

129976

Scope 2, market-based (if applicable)

124055

Start date

January 1 2021

End date

December 31 2021

Comment

Scope 2 includes energy indirect greenhouse gas emissions. GHG emission from the generation of imported electricity, heat or steam consumed by the organisation (Energy indirect GHG emissions) are reported here.

2021 is the third year of CDP reporting, all countries and segments are included in the GHG reporting.

2021 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023 because of IMMOFINANZ and S IMMO acquisitions in November 2022.

Past year 2

Scope 2, location-based

139506

Scope 2, market-based (if applicable)

136945

Start date

January 1 2020

End date

December 31 2020

Comment

Scope 2 includes energy indirect greenhouse gas emissions. GHG emission from the generation of imported electricity, heat or steam consumed by the organisation (Energy indirect GHG emissions) are reported here.

2020 was the second year of CDP reporting.

2020 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023 because of IMMOFINANZ and S IMMO acquisitions in November 2022.

Past year 3

Scope 2, location-based

158655

Scope 2, market-based (if applicable)

165511

Start date

January 1 2019

End date

December 31 2019

Comment

Scope 2 includes energy indirect greenhouse gas emissions. GHG emission from the generation of imported electricity, heat or steam consumed by the organisation (Energy indirect GHG emissions) are reported here.

2019 was the first year of CDP reporting.

2019 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023 because of IMMOFINANZ and S IMMO acquisitions in November 2022.

C6.4

(C6.4) Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1, Scope 2 or Scope 3 emissions that are within your selected reporting boundary which are not included in your disclosure?

No

C6.5

(C6.5) Account for your organization's gross global Scope 3 emissions, disclosing and explaining any exclusions.

Purchased goods and services

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

53694

Emissions calculation methodology

Supplier-specific method
Spend-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

Please explain

We include main purchased goods and services (in terms of volume, cost, impact on GHG, etc.) from 2022 reporting year. We have determined relevant list of goods and services based on screening of annual purchase record.

Method of GHG Calculation is spend-based method – estimates emissions for goods and services by collecting data on the economic value of goods and services purchased and multiplying it by relevant secondary (e.g., industry average) emission factors (e.g., average emissions per monetary value of goods). It is possible to combine it supplier-specific data from product-level GHG inventory from main suppliers.

Capital goods

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

36256

Emissions calculation methodology

Spend-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

Please explain

We include main purchased capital goods (such as remodels and refits of leased spaces, smaller refurbishments etc.) from 2022 reporting.

All upstream (cradle-to-gate) emissions of purchased capital goods are included. Capital goods are final products that have an extended life and are used by the company to manufacture a product; provide a service; or sell, store, and deliver merchandise. In financial accounting, capital goods are treated as fixed assets or as plant, property, and equipment (PP&E). Examples of capital goods include equipment, machinery, buildings, facilities, and vehicles. In certain cases, there may be ambiguity over whether a particular purchased product is a capital good (to be reported in category 3.2) or a purchased good (to be reported in category 3.1).

The method of GHG calculation is the same as for category 3.1 - spend-based method and supplier-specific method.

Fuel-and-energy-related activities (not included in Scope 1 or 2)

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

337040

Emissions calculation methodology

Supplier-specific method

Average data method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

70

Please explain

Includes consumption of fuels and energy purchased (heat a electricity) in CPIPG's properties, that are outside CPIPG's operational control and HFCs installed on site that are outside CPIPG's operational control.

This category includes emissions related to the production of fuels and energy purchased and consumed by the reporting company in the reporting year that are not included in Scope 1 or Scope 2. Also includes consumption of fuels and energy purchased (heat a electricity) in CPIPG's properties, that are not under direct operational control.

Method of GHG Calculation:

- Supplier-specific method, which involves collecting data from fuels and energy purchased providers on upstream emissions (extraction, production, and transportation), transmission and distribution losses and generation of electricity consumed by the reporting company.

- Average-data method, which involves estimating emissions by using secondary (e.g., industry average) emission factors for upstream emissions per unit of consumption (e.g., kg CO2e/kWh).

A key category for CPIPG's Scope 3 reporting.

Upstream transportation and distribution

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

1291

Emissions calculation methodology

Average data method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

10

Please explain

Emissions from third-party upstream transportation and distribution connected to the fit-out works in the reporting company's owned or controlled operations in the reporting year.

Waste generated in operations

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

72272

Emissions calculation methodology

Waste-type-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

70

Please explain

Emissions from third-party disposal and treatment of waste generated in the reporting company's owned or controlled operations in the reporting year. This category includes emissions from disposal of both solid waste and wastewater. Waste treatment at facilities owned or controlled by the reporting company is accounted for in scope 1 and scope 2.

Method of GHG Calculation:

Waste-type-specific method is used, which involves using emission factors for specific waste types and waste treatment methods. Depending on the type of waste, the following greenhouse gases are generated in CPI:

- CO₂ (from degradation of both fossil and biogenic carbon contained in waste)
- CH₄ (principally from decomposition of biogenic materials in landfill)
- HFCs (from the disposal of refrigeration and air conditioning units).

These emissions of particular GHG were recalculated according to their contribution to global climate change (GWP) for the so-called equivalent carbon dioxide (CO₂e).

This parameter represents the final unit of the company's carbon footprint.

Waste reporting has improved at our assets during the past years.

Business travel

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

812

Emissions calculation methodology

Fuel-based method

Distance-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

80

Please explain

Energy and fuels consumed through CPIPG car fleets were reported since 2020.

This category includes emissions from the transportation of employees for business related activities in vehicles owned or operated by third parties, such as aircraft, trains, buses, and private passenger cars. Emissions (refrigerants, oils, maintenance etc) from leased vehicles operated by the reporting company (CPIPG's car fleet) not included in Scope 1 are reported in category 3.6 category. Business trips by private cars are reported in 3.6 category. Private trips by private cars are not reported under GHG reporting. Well-to-tank (WTT) emissions from fuel consumption are reported under Scope 3.3 Category.

Method of GHG Calculation:

- Fuel-based method, which involves determining the amount of fuel consumed during business travel and applying the appropriate emission factor for that fuel.
- Distance-based method, which involves determining the distance and mode of business trips, then applying the appropriate emission factor for the mode used.

Note: CPIPG utilizes Fuel-based method for CPIPG's car fleet and Distance-based method for employees' private cars utilized for business travel or where info about fuel is missing.

Employee commuting

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

2362

Emissions calculation methodology

Distance-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

80

Please explain

This category includes emissions from the transportation of employees between their homes and their worksites. Emissions from employee commuting may arise from: Automobile travel, Bus travel, Rail travel, Air travel, Other modes of transportation (e.g., subway, bicycling, walking).

Method of GHG Calculation: Distance-based method, which involves collecting data from employees on commuting patterns (e.g., distance travelled and mode used for commuting) collected by questionnaire survey distributed to all employees. In next step data collected from questionnaire are calculated into emissions by applying appropriate emission factors for the modes used.

Upstream leased assets

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

16094

Emissions calculation methodology

Asset-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

80

Please explain

Category 3.8 includes emissions from the operation of assets that are leased by the reporting company in the reporting year and not already included in the reporting company's scope 1 or scope 2 inventories. This category is applicable only to companies that operate leased assets (i.e., lessees). For companies that own and lease assets to others (i.e., lessors), see category 3.13 (Downstream leased assets).

Method of GHG Calculation: Asset-specific method, which involves collecting asset-specific (e.g., site-specific) fuel and energy use data and process and fugitive emissions data or Scope 1 and Scope 2 emissions data from individual leased assets. These data are provided by internal environmental reporting tool of CPIPG. It concerns leased cars and leased property (confirmed hotels).

Upstream leased assets form part of our portfolio and are included in the disclosure.

Downstream transportation and distribution

Evaluation status

Not relevant, explanation provided

Emissions in reporting year (metric tons CO2e)

<Not Applicable>

Emissions calculation methodology

<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

Please explain

This category is not relevant for the landlord and real estate owner.

Processing of sold products

Evaluation status

Not relevant, explanation provided

Emissions in reporting year (metric tons CO2e)

<Not Applicable>

Emissions calculation methodology

<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

Please explain

This category is not relevant for the landlord and real estate owner.

Use of sold products

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

1317

Emissions calculation methodology

Average data method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

10

Please explain

This category includes sell of renewable electricity to the grid from the PV and biogas power plant.

End of life treatment of sold products

Evaluation status

Not relevant, explanation provided

Emissions in reporting year (metric tons CO2e)

<Not Applicable>

Emissions calculation methodology

<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

Please explain

This category is not relevant for the landlord and real estate owner.

Downstream leased assets

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

24021

Emissions calculation methodology

Supplier-specific method

Average data method

Fuel-based method

Waste-type-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

70

Please explain

This category includes emissions from the operation of assets that are owned by the reporting company (acting as lessor) and leased to other entities in the reporting year that are not already included in scope 1 or scope 2. This category is applicable to lessors (i.e., companies that receive payments from lessees). Companies that operate leased assets (i.e., lessees) should refer to category 8 (Upstream leased assets).

Method of GHG Calculation: As a first step, it is necessary to identify assets owned by the CPI (acting as lessor) and leased to other entities. In the next step, fuel and energy use data and process and fugitive emissions data or Scope 1 and Scope 2 emissions data from these assets are collected. These data are provided by internal environmental reporting tool of CPI.

Includes emissions from the operation of assets that are owned by CPIPG (acting as lessor) and leased to other entities in the reporting year that are not already included in scope 1 or scope 2.

Franchises

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

866

Emissions calculation methodology

Supplier-specific method

Average product method

Fuel-based method

Waste-type-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

70

Please explain

Category 3.14 includes emissions from the operation of franchises not included in scope 1 or scope 2. A franchise is a business operating under a license to sell or distribute another company's goods or services within a certain location. This category is applicable to franchisors (i.e., companies that grant licenses to other entities to sell or distribute its goods or services in return for payments, such as royalties for the use of trademarks and other services). In case of CPIPG it applies to hotels that are operated as franchises.

Method of GHG Calculation: As a first step, it is necessary to identify assets owned by the CPI (acting as lessor) and franchised to other entities. In the next step, fuel and energy use data and process and fugitive emissions data or Scope 1 and Scope 2 emissions data from these assets are collected. These data are provided by internal environmental reporting tool of CPIPG.

Investments

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

59667

Emissions calculation methodology

Asset-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

Please explain

We report proportional Scope 1 and Scope 2 emissions from equity investments in the reporting year in this category (Investments). Proportional emissions from equity investments is allocated to the investor based on the investor's proportional share of equity in the investee.

Our calculation includes the Group's share of Globalworth's emissions, representing 32.3% of 2022 GHG scope 1 and 2 emissions. Globalworth was acquired in 2020.

Other (upstream)

Evaluation status

Not relevant, explanation provided

Emissions in reporting year (metric tons CO₂e)

<Not Applicable>

Emissions calculation methodology

<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

Please explain

No other (upstream) category of GHG emissions was identified within CPIPG's business.

Other (downstream)

Evaluation status

Not relevant, explanation provided

Emissions in reporting year (metric tons CO2e)

<Not Applicable>

Emissions calculation methodology

<Not Applicable>

Percentage of emissions calculated using data obtained from suppliers or value chain partners

<Not Applicable>

Please explain

No other (downstream) category of GHG emissions was identified within CPIPG's business.

C6.5a

(C6.5a) Disclose or restate your Scope 3 emissions data for previous years.

Past year 1

Start date

January 1 2021

End date

December 31 2021

Scope 3: Purchased goods and services (metric tons CO2e)

55814

Scope 3: Capital goods (metric tons CO2e)

32283

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

407869

Scope 3: Upstream transportation and distribution (metric tons CO2e)

976

Scope 3: Waste generated in operations (metric tons CO2e)

86277

Scope 3: Business travel (metric tons CO2e)

727

Scope 3: Employee commuting (metric tons CO2e)

2214

Scope 3: Upstream leased assets (metric tons CO2e)

10449

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

741

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

25228

Scope 3: Franchises (metric tons CO2e)

866

Scope 3: Investments (metric tons CO2e)

57574

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

2021 was the third year of CDP reporting, all countries and segments are included in the GHG reporting.

2021 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023, because of IMMOFINANZ and S IMMO acquisitions during 2022.

Past year 2

Start date

January 1 2020

End date

December 31 2020

Scope 3: Purchased goods and services (metric tons CO2e)

55374

Scope 3: Capital goods (metric tons CO2e)

27809

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

338430

Scope 3: Upstream transportation and distribution (metric tons CO2e)

851

Scope 3: Waste generated in operations (metric tons CO2e)

67059

Scope 3: Business travel (metric tons CO2e)

777

Scope 3: Employee commuting (metric tons CO2e)

2424

Scope 3: Upstream leased assets (metric tons CO2e)

9099

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

342

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

28484

Scope 3: Franchises (metric tons CO2e)

2095

Scope 3: Investments (metric tons CO2e)

60379

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

2020 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023, because of IMMOFINANZ and S IMMO acquisitions during 2022.

Past year 3

Start date

January 1 2019

End date

December 31 2019

Scope 3: Purchased goods and services (metric tons CO2e)

52528

Scope 3: Capital goods (metric tons CO2e)

26030

Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2) (metric tons CO2e)

481180

Scope 3: Upstream transportation and distribution (metric tons CO2e)

375

Scope 3: Waste generated in operations (metric tons CO2e)

80605

Scope 3: Business travel (metric tons CO2e)

784

Scope 3: Employee commuting (metric tons CO2e)

2641

Scope 3: Upstream leased assets (metric tons CO2e)

9501

Scope 3: Downstream transportation and distribution (metric tons CO2e)

Scope 3: Processing of sold products (metric tons CO2e)

Scope 3: Use of sold products (metric tons CO2e)

381

Scope 3: End of life treatment of sold products (metric tons CO2e)

Scope 3: Downstream leased assets (metric tons CO2e)

31323

Scope 3: Franchises (metric tons CO2e)

866

Scope 3: Investments (metric tons CO2e)

60379

Scope 3: Other (upstream) (metric tons CO2e)

Scope 3: Other (downstream) (metric tons CO2e)

Comment

2019 GHG figures were recalculated in accordance with GHG Recalculation policy in early 2023, because of IMMOFINANZ and S IMMO acquisitions during 2022.

C-CN6.6/C-RE6.6

(C-CN6.6/C-RE6.6) Does your organization assess the life cycle emissions of new construction or major renovation projects?

	Assessment of life cycle emissions	Comment
Row 1	Yes, both qualitative and quantitative assessment	CPIPG is mainly owner of the existing real estate, development is the minor focus area for the Group. However, Life cycle emissions are assessed on selected development projects through Life Cycle Assessment (LCA). The Group has made a commitment to systematically carry out LCA for major new real estate projects to monitor its environmental impact through its development activities. This approach is driven by increasing demand and expectations from CPIPG's investors for environmental performance disclosure as defined through Global reporting standards. By monitoring and reporting on GHG production from new developments CPIPG positions itself among leading real estate owners and developers in region.

C-CN6.6a/C-RE6.6a

(C-CN6.6a/C-RE6.6a) Provide details of how your organization assesses the life cycle emissions of new construction or major renovation projects.

	Projects assessed	Earliest project phase that most commonly includes an assessment	Life cycle stage(s) most commonly covered	Methodologies/standards/tools applied	Comment
Row 1	New construction and major renovation projects meeting certain criteria (please specify) (Real estate projects that equal or are larger than 10,000 m2.)	Construction	Cradle-to-grave	EN 15804 ISO 14040/44 One Click LCA	Life Cycle Assessment considers the whole life cycle of the building, including manufacturing, transport, use and final disposal of the resources required for the delivery of the building functions for the whole period which the assessment covers. Evaluation period is set to 50 years.

C-CN6.6b/C-RE6.6b

(C-CN6.6b/C-RE6.6b) Can you provide embodied carbon emissions data for any of your organization's new construction or major renovation projects completed in the last three years?

	Ability to disclose embodied carbon emissions	Comment
Row 1	Yes	CPIPG has committed to calculate LCA since Q1 2019. Projects that were in construction phase at that time were not assessed, construction of several projects in 2020 were postponed due to COVID-19 pandemic. During 2022, LCA for a two ongoing development projects was carried by the support of external consultants in the Czech portfolio. The outputs are important for the quantifying our material efficiency approach in new developments.

C-CN6.6c/C-RE6.6c

(C-CN6.6c/C-RE6.6c) Provide details of the embodied carbon emissions of new construction or major renovation projects completed in the last three years.

Year of completion

2022

Property sector

Residential

Type of project

New construction

Project name/ID (optional)

KOLBEN PARK 1. ETAPA OBJEKT C

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 3B – Residential

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

597.6

% of new construction/major renovation projects in the last three years covered by this metric (by floor area)

14.48

Methodologies/standards/tools applied

EN 15804

ISO 14040/44

One Click LCA

Comment

Life Cycle Assessment considers the whole life cycle of the building, including manufacturing, transport, use and final disposal of the resources required for the delivery of the building functions for the whole period which the assessment covers.

The assessment has been carried out with One Click LCA software. The software includes curated and verified global and local databases. Evaluation period is set to 50 years.

LCA results are obtained using methodology called characterisation, which describes environmental impact of a given emission. One Click LCA implements multiple characterisation methodologies. When no specific methodology is mandated, One Click LCA implements for European customers the CML 4.1. IA characterisation methodology (as set out in EN 15804+A1), and for North American customers the TRACI 2.1. methodology defined by United States Environmental Protection Agency. This project is residential building with 26 071,0 m2 (IPMS 3B).

Year of completion

2022

Property sector

Office

Type of project

New construction

Project name/ID (optional)

Nova Zbrojovka D4

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 3 – Office

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

646.5

% of new construction/major renovation projects in the last three years covered by this metric (by floor area)

7.73

Methodologies/standards/tools applied

EN 15804

ISO 14040/44

One Click LCA

Comment

Life Cycle Assessment considers the whole life cycle of the building, including manufacturing, transport, use and final disposal of the resources required for the delivery of the building functions for the whole period which the assessment covers.

The assessment has been carried out with One Click LCA software. The software includes curated and verified global and local databases. Evaluation period is set to 50 years.

LCA results are obtained using methodology called characterisation, which describes environmental impact of a given emission. One Click LCA implements multiple characterisation methodologies. When no specific methodology is mandated, One Click LCA implements for European customers the CML 4.1. IA characterisation methodology (as set out in EN 15804+A1), and for North American customers the TRACI 2.1. methodology defined by United States Environmental Protection Agency. This project is office building with 13 923,0 m2 (IPMS 3).

C6.7

(C6.7) Are carbon dioxide emissions from biogenic carbon relevant to your organization?

Yes

C6.7a

(C6.7a) Provide the emissions from biogenic carbon relevant to your organization in metric tons CO2.

	CO2 emissions from biogenic carbon (metric tons CO2)	Comment
Row 1	28298	This amount of GHG emissions accounts for farm production including biogas power plant and biofuels as a source of heating.

C6.10

(C6.10) Describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tons CO2e per unit currency total revenue and provide any additional intensity metrics that are appropriate to your business operations.

Intensity figure

0.000124

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

159150

Metric denominator

unit total revenue

Metric denominator: Unit total

1282000000

Scope 2 figure used

Market-based

% change from previous year

36.41

Direction of change

Decreased

Reason(s) for change

Change in renewable energy consumption
Other emissions reduction activities
Acquisitions

Please explain

We follow our environmental strategy and target to reduce GHG intensity of our property portfolio. Several green measures were implemented during reporting year, therefore the GHG intensity decreased according to the planned GHG reduction trajectory.

Intensity figure

35.06

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

159150

Metric denominator

full time equivalent (FTE) employee

Metric denominator: Unit total

4540

Scope 2 figure used

Market-based

% change from previous year

8.64

Direction of change

Decreased

Reason(s) for change

Other emissions reduction activities
Acquisitions

Please explain

We follow our environmental strategy and target to reduce GHG intensity of our property portfolio. Several green measures were implemented during reporting year, therefore the GHG intensity decreased according to the planned GHG reduction trajectory. The GHG emissions calculation also includes assets of IMMOFINANZ and S IMMO as well as the number of their employees. (In November 2022 the acquisitions of IMMOFINANZ and S IMMO was completed.)

Intensity figure

0.022811

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

154821.7

Metric denominator

square meter

Metric denominator: Unit total

6787274.98

Scope 2 figure used

Market-based

% change from previous year

33.88

Direction of change

Decreased

Reason(s) for change

Change in renewable energy consumption

Other emissions reduction activities

Acquisitions

Please explain

Intensity figures is calculated only for property portfolio, excluding farms and ski resorts which have a specific operation. Figures for 2021 were recalculated in order to get comparable results. The reason for the change is that we follow our environmental strategy and targets to reduce GHG intensity of our property portfolio. The GHG emissions calculation also includes assets of IMMOFINANZ and S IMMO. (In November 2022 the acquisitions of IMMOFINANZ and S IMMO was completed.) Several green measures were implemented during reporting year, therefore the GHG intensity decreased according to the planned GHG reduction trajectory. Additionally, total intensity figure (S1+S2+S3) decreased in the reporting year by 12.38% (2021: 0.105 t CO2e/sqm; 2022: 0.092 t CO2e/sqm).

The intensity target relates to the Group's property portfolio excluding Farms and Ski resorts. It also reflects the expanded scope of emissions categories included in our reporting for 2021 and 2022 (categories 3.1, 3.2, 3.6, and 3.7). The only category of scope 3 which is not included in the intensity calculation is 3.15 – Investments where we have limited control of operation. The intensity is measured as total GHG emissions divided by referenced GLA of property portfolio including biogas power plant.

C7. Emissions breakdowns

C7.1

(C7.1) Does your organization break down its Scope 1 emissions by greenhouse gas type?

Yes

C7.1a

(C7.1a) Break down your total gross global Scope 1 emissions by greenhouse gas type and provide the source of each used greenhouse warming potential (GWP).

Greenhouse gas	Scope 1 emissions (metric tons of CO2e)	GWP Reference
CO2	44161	IPCC Fifth Assessment Report (AR5 – 100 year)
CH4	23	IPCC Fifth Assessment Report (AR5 – 100 year)
N2O	102	IPCC Fifth Assessment Report (AR5 – 100 year)
HFCs	6352	IPCC Fifth Assessment Report (AR5 – 100 year)

C7.2

(C7.2) Break down your total gross global Scope 1 emissions by country/area/region.

Country/area/region	Scope 1 emissions (metric tons CO2e)
Czechia	13324
Germany	12980
Poland	1995
Hungary	7291
Romania	2588
Slovakia	2810
Croatia	841
Italy	6824
Switzerland	1238
United Kingdom of Great Britain and Northern Ireland <i>GHG emissions are included in scope 3 - only indirectly managed properties.</i>	0
Russian Federation	3
France <i>GHG emissions are included in scope 3 - only indirectly managed properties.</i>	0
Austria	741
Serbia	2
Slovenia <i>GHG emissions are included in scope 3 - only indirectly managed properties.</i>	0

C7.3

(C7.3) Indicate which gross global Scope 1 emissions breakdowns you are able to provide.

By business division

C7.3a

(C7.3a) Break down your total gross global Scope 1 emissions by business division.

Business division	Scope 1 emissions (metric ton CO2e)
Office	21957
Retail parks	1898
Shopping centers	11118
Retail Complementary	320
Hotels	5827
Logistics	57
Residential	4480
CPI HQ (car fleet)	826
Farms	2916
Ski resorts	1238

C7.5

(C7.5) Break down your total gross global Scope 2 emissions by country/area/region.

Country/area/region	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
Czechia	45230	43500
Germany	10831	7751
Poland	38798	41147
Hungary	1972	2062
Romania	1597	567
Slovakia	995	1060
Italy	6933	8862
Croatia	2272	2767
Switzerland	22	39
United Kingdom of Great Britain and Northern Ireland <i>GHG emissions are included in scope 3 - only indirectly managed properties.</i>	0	0
Russian Federation	541	541
France <i>GHG emissions are included in scope 3 - only indirectly managed properties.</i>	0	0
Austria	1929	182
Serbia	131	32
Slovenia <i>GHG emissions are included in scope 3 - only indirectly managed properties.</i>	0	0

C7.6

(C7.6) Indicate which gross global Scope 2 emissions breakdowns you are able to provide.

By business division

C7.6a

(C7.6a) Break down your total gross global Scope 2 emissions by business division.

Business division	Scope 2, location-based (metric tons CO2e)	Scope 2, market-based (metric tons CO2e)
Office	53791	54296
Retail parks	2163	2024
Shopping centers	29822	27634
Retail Complementary	2336	1983
Hotels	19560	19292
Logistics	5	7
Residential	2820	2534
CPIPG HQ (car fleet)	0	0
Farms	732	702
Ski resorts	22	39

C7.7

(C7.7) Is your organization able to break down your emissions data for any of the subsidiaries included in your CDP response?

Yes

C7.7a

(C7.7a) Break down your gross Scope 1 and Scope 2 emissions by subsidiary.

Subsidiary name

S IMMO AG

Primary activity

Real estate owners & developers

Select the unique identifier(s) you are able to provide for this subsidiary

ISIN code - equity

ISIN code – bond

<Not Applicable>

ISIN code – equity

AT0000652250

CUSIP number

<Not Applicable>

Ticker symbol

<Not Applicable>

SEDOL code

<Not Applicable>

LEI number

<Not Applicable>

Other unique identifier

<Not Applicable>

Scope 1 emissions (metric tons CO2e)

13189

Scope 2, location-based emissions (metric tons CO2e)

8350.32

Scope 2, market-based emissions (metric tons CO2e)

6969.57

Comment

S IMMO AG is wellregarded owners of Central European real estate, with primary listings in Vienna, with the quality of the portfolios. During 2021, CPIPG acquired first stakes in S IMMO, serving as a base for gaining control. Ultimately, the S IMMO takeover was completed in November 2022.

Subsidiary name

IMMOFINANZ

Primary activity

Real estate owners & developers

Select the unique identifier(s) you are able to provide for this subsidiary

ISIN code - equity

ISIN code – bond

<Not Applicable>

ISIN code – equity

AT0000A21KS2

CUSIP number

<Not Applicable>

Ticker symbol

<Not Applicable>

SEDOL code

<Not Applicable>

LEI number

<Not Applicable>

Other unique identifier

<Not Applicable>

Scope 1 emissions (metric tons CO2e)

5605

Scope 2, location-based emissions (metric tons CO2e)

21204.12

Scope 2, market-based emissions (metric tons CO2e)

16694.55

Comment

IMMOFINANZ is wellregarded owners of Central European real estate, with primary listings in Vienna, with the quality of the portfolios. During 2021, CPIPG acquired first stakes in IMMOFINANZ, serving as a base for gaining control. Ultimately, the IMMOFINANZ takeover was completed in May 2022.

C7.9

(C7.9) How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to those of the previous reporting year?

Decreased

C7.9a

(C7.9a) Identify the reasons for any change in your gross global emissions (Scope 1 and 2 combined), and for each of them specify how your emissions compare to the previous year.

	Change in emissions (metric tons CO2e)	Direction of change in emissions	Emissions value (percentage)	Please explain calculation
Change in renewable energy consumption	17342	Decreased	10.89	Purchased electricity from renewable sources - Hungary, office portfolio, Germany, Poland, Retail portfolio. The share of electricity from renewable sources increased significantly to 40.1%% in 2022. Comparison between the figures for scope 2, electricity in years 2022 and 2021 (2021 - 86,603 t CO2e; 2022 - 69,261 t CO2e).
Other emissions reduction activities	2056	Decreased	1.3	Green Capital expenditure for green measures implemented in year 2022 (500 t CO2e); Building energy management system (1,507 t CO2e); Solar PV (1.21 t CO2e); e-mobility (48.5 t CO2e).
Divestment	959.72	Decreased	0.6	Scope 1+2 of divested properties during year 2022: Logistic (Brandýs Areál, CPI Park Vestec, Airport City), Office (BBC Gamma, 7 office buildings in Germany) and 33 residential buildings in Germany.
Acquisitions	3801.47	Increased	2.39	Scope 1+2 of acquired properties during year 2022: Dinamico (15 assets), Via Gabba, La Maddalena, Stop Shops (4 new assets), EXPO Business Park, Wigandstrasse 39, myhive Medienhafen Alto.
Mergers		<Not Applicable>		
Change in output	1496.25	Increased	0.94	Changes due to unidentified conditions connected to the rest of Covid 19 period (for some segments in some countries) and weather conditions.
Change in methodology		<Not Applicable>		
Change in boundary		<Not Applicable>		
Change in physical operating conditions		<Not Applicable>		
Unidentified		<Not Applicable>		
Other		<Not Applicable>		

C7.9b

(C7.9b) Are your emissions performance calculations in C7.9 and C7.9a based on a location-based Scope 2 emissions figure or a market-based Scope 2 emissions figure?

Market-based

C8. Energy

C8.1

(C8.1) What percentage of your total operational spend in the reporting year was on energy?

More than 10% but less than or equal to 15%

C8.2

(C8.2) Select which energy-related activities your organization has undertaken.

	Indicate whether your organization undertook this energy-related activity in the reporting year
Consumption of fuel (excluding feedstocks)	Yes
Consumption of purchased or acquired electricity	Yes
Consumption of purchased or acquired heat	Yes
Consumption of purchased or acquired steam	No
Consumption of purchased or acquired cooling	No
Generation of electricity, heat, steam, or cooling	Yes

C8.2a

(C8.2a) Report your organization's energy consumption totals (excluding feedstocks) in MWh.

	Heating value	MWh from renewable sources	MWh from non-renewable sources	Total (renewable and non-renewable) MWh
Consumption of fuel (excluding feedstock)	LHV (lower heating value)	11469.5	352419.17	363887.67
Consumption of purchased or acquired electricity	<Not Applicable>	378690.38	570364.51	949053.9
Consumption of purchased or acquired heat	<Not Applicable>	12844.5	321809.01	334652.51
Consumption of purchased or acquired steam	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of purchased or acquired cooling	<Not Applicable>	<Not Applicable>	<Not Applicable>	<Not Applicable>
Consumption of self-generated non-fuel renewable energy	<Not Applicable>	4761	<Not Applicable>	4761
Total energy consumption	<Not Applicable>	407763.5	1244592	1652356

C8.2b

(C8.2b) Select the applications of your organization's consumption of fuel.

	Indicate whether your organization undertakes this fuel application
Consumption of fuel for the generation of electricity	Yes
Consumption of fuel for the generation of heat	Yes
Consumption of fuel for the generation of steam	No
Consumption of fuel for the generation of cooling	No
Consumption of fuel for co-generation or tri-generation	Yes

C8.2c

(C8.2c) State how much fuel in MWh your organization has consumed (excluding feedstocks) by fuel type.

Sustainable biomass

Heating value

Unable to confirm heating value

Total fuel MWh consumed by the organization

0

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

0

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

0

Comment

N/A for CPI Property Group as we did not consume this source for energy.

Other biomass

Heating value

LHV

Total fuel MWh consumed by the organization

11469.5

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

11469.5

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

0

Comment

We consume biomass for heat generation.

Other renewable fuels (e.g. renewable hydrogen)

Heating value

Unable to confirm heating value

Total fuel MWh consumed by the organization

0

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

0

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

0

Comment

N/A for CPI Property Group as we did not consume this source for energy.

Coal

Heating value

LHV

Total fuel MWh consumed by the organization

415.17

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

415.17

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

0

Comment

We consume coal for heat generation.

Oil

Heating value

LHV

Total fuel MWh consumed by the organization

25072.94

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

25072.94

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

0

Comment

We consume oil for heat generation.

Gas**Heating value**

LHV

Total fuel MWh consumed by the organization

326932.06

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

298187.85

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

28745.2

Comment

The calculation has taken into account average efficiency of cogeneration in the production of electricity of 35% (based on CI3 average data). The given figure is calculated retrospectively according to the electricity produced.

Other non-renewable fuels (e.g. non-renewable hydrogen)**Heating value**

Unable to confirm heating value

Total fuel MWh consumed by the organization

0

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

0

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

0

Comment

N/A for CPI Property Group as we did not consume this source for energy.

Total fuel**Heating value**

LHV

Total fuel MWh consumed by the organization

363887.68

MWh fuel consumed for self-generation of electricity

0

MWh fuel consumed for self-generation of heat

335142.47

MWh fuel consumed for self-generation of steam

<Not Applicable>

MWh fuel consumed for self-generation of cooling

<Not Applicable>

MWh fuel consumed for self- cogeneration or self-trigeneration

28745.2

Comment

We mainly consume natural gas, biomass, oil and little of coal for heat generation. Natural gas is also used in cogeneration for generation of electricity and heat.

C8.2d

(C8.2d) Provide details on the electricity, heat, steam, and cooling your organization has generated and consumed in the reporting year.

	Total Gross generation (MWh)	Generation that is consumed by the organization (MWh)	Gross generation from renewable sources (MWh)	Generation from renewable sources that is consumed by the organization (MWh)
Electricity	20581.25	12497.88	10520.43	4761.41
Heat	1552.5	1552.5	1552.5	1552.5
Steam	0	0	0	0
Cooling	0	0	0	0

C8.2e

(C8.2e) Provide details on the electricity, heat, steam, and/or cooling amounts that were accounted for at a zero or near-zero emission factor in the market-based Scope 2 figure reported in C6.3.

Country/area of low-carbon energy consumption

Poland

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Wind

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

41200.94

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Poland

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from wind power stations.

Country/area of low-carbon energy consumption

Czechia

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Hydropower (capacity unknown)

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

6321

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Czechia

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from hydro-power stations.

Country/area of low-carbon energy consumption

Germany

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Solar

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

22467.99

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Germany

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from solar power stations.

Country/area of low-carbon energy consumption

Hungary

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Solar

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

31817.8

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Hungary

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from solar power stations.

Country/area of low-carbon energy consumption

Romania

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Solar

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

23202.18

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Romania

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from solar power stations.

Country/area of low-carbon energy consumption

Slovakia

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Hydropower (capacity unknown)

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

19290.7

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Slovakia

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from hydro-power stations.

Country/area of low-carbon energy consumption

Austria

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Hydropower (capacity unknown)

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

9581.7

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Austria

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from hydro-power stations.

Country/area of low-carbon energy consumption

Croatia

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Solar

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

3630.71

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Croatia

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from solar power stations.

Country/area of low-carbon energy consumption

Switzerland

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Hydropower (capacity unknown)

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

1832.05

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Switzerland

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from hydro-power stations.

Country/area of low-carbon energy consumption

Serbia

Sourcing method

Project-specific contract with an electricity supplier

Energy carrier

Electricity

Low-carbon technology type

Solar

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

504.67

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Serbia

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Commissioning year of the energy generation facility (e.g. date of first commercial operation or repowering)

<Not Applicable>

Comment

Electricity originate from solar power stations.

C8.2g

(C8.2g) Provide a breakdown by country/area of your non-fuel energy consumption in the reporting year.

Country/area

Czechia

Consumption of purchased electricity (MWh)

245990.95

Consumption of self-generated electricity (MWh)

975

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

143030.56

Consumption of self-generated heat, steam, and cooling (MWh)

1552.5

Total non-fuel energy consumption (MWh) [Auto-calculated]

391549.01

Country/area

Germany

Consumption of purchased electricity (MWh)

119477.61

Consumption of self-generated electricity (MWh)

3644.46

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

62745

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

185867.07

Country/area

Poland

Consumption of purchased electricity (MWh)

141229.57

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

74303.58

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

215533.15

Country/area

Hungary

Consumption of purchased electricity (MWh)

98992.87

Consumption of self-generated electricity (MWh)

113.77

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

10138.36

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

109245

Country/area

Romania

Consumption of purchased electricity (MWh)

146638.4

Consumption of self-generated electricity (MWh)

30.93

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

146669.33

Country/area

Slovakia

Consumption of purchased electricity (MWh)

46047.44

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

8007.03

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

Country/area

Austria

Consumption of purchased electricity (MWh)

59182.46

Consumption of self-generated electricity (MWh)

479.13

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

30473.15

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

90134.74

Country/area

Croatia

Consumption of purchased electricity (MWh)

19029.2

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

2178.13

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

21207.33

Country/area

France

Consumption of purchased electricity (MWh)

331

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

331

Country/area

Italy

Consumption of purchased electricity (MWh)

31599.58

Consumption of self-generated electricity (MWh)

7254.59

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

38854.17

Country/area

Switzerland

Consumption of purchased electricity (MWh)

3884.35

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

3884.35

Country/area

United Kingdom of Great Britain and Northern Ireland

Consumption of purchased electricity (MWh)

277.55

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

277.55

Country/area

Russian Federation

Consumption of purchased electricity (MWh)

1273.6

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

625.15

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

1898.75

Country/area

Serbia

Consumption of purchased electricity (MWh)

25721.67

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

0

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

25721.67

Country/area

Slovenia

Consumption of purchased electricity (MWh)

1642.15

Consumption of self-generated electricity (MWh)

0

Is this electricity consumption excluded from your RE100 commitment?

<Not Applicable>

Consumption of purchased heat, steam, and cooling (MWh)

1599.07

Consumption of self-generated heat, steam, and cooling (MWh)

0

Total non-fuel energy consumption (MWh) [Auto-calculated]

3241.22

C9. Additional metrics

C9.1

(C9.1) Provide any additional climate-related metrics relevant to your business.

Description

Energy usage

Metric value

1652356.53

Metric numerator

MWh per annum

Metric denominator (intensity metric only)

% change from previous year

78.67

Direction of change

Increased

Please explain

Energy use in year 2022 (1,652,357 MWh) increased comparing to year 2021 (924,793 MWh) by 78.67% due to bigger gross leasable area (GLA in sqm) of CPIPG's property portfolio (because of acquisition of IMMOFINANZ and S IMMO). Reference area in 2022 was 7,193,234 sqm while in 2021 it was only 4,104,169.

Description

Other, please specify (Water)

Metric value

4903210

Metric numerator

m3 per annum

Metric denominator (intensity metric only)

% change from previous year

72.36

Direction of change

Increased

Please explain

Water use in year 2022 (4,903,210 m3) increased comparing to year 2021 (2,844,796 m3) by 72.36% due to bigger gross leasable area (GLA in sqm) of CPIPG's property portfolio (because of acquisition of IMMOFINANZ and S IMMO). Reference area in 2022 was 7,193,234 sqm while in 2021 it was only 4,104,169.

Description

Waste

Metric value

178107

Metric numerator

tons per annum

Metric denominator (intensity metric only)

% change from previous year

90.38

Direction of change

Increased

Please explain

Generated waste in year 2022 (178,107 t) increased comparing to year 2021 (93,554 t) by 20.22% due to bigger gross leasable area (GLA in sqm) of CPIPG's property portfolio (because of acquisition of IMMOFINANZ and S IMMO). Reference area in 2022 was 7,193,234 sqm while in 2021 it was only 4,104,169.

(C-CE9.6/C-CG9.6/C-CH9.6/C-CN9.6/C-CO9.6/C-EU9.6/C-MM9.6/C-OG9.6/C-RE9.6/C-ST9.6/C-TO9.6/C-TS9.6) Does your organization invest in research and development (R&D) of low-carbon products or services related to your sector activities?

	Investment in low-carbon R&D	Comment
Row 1	Yes	The Group is active in several research and development of green solutions at our projects, such as integrated PV system in the facade, roof PV system, or hydrogen solutions, and heat pumps.

C-CN9.6a/C-RE9.6a

(C-CN9.6a/C-RE9.6a) Provide details of your organization's investments in low-carbon R&D for real estate and construction activities over the last three years.

Technology area

Building integrated photovoltaic systems

Stage of development in the reporting year

Small scale commercial deployment

Average % of total R&D investment over the last 3 years

89.1

R&D investment figure in the reporting year (unit currency as selected in C0.4) (optional)

2370416

Average % of total R&D investment planned over the next 5 years

72.38

Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

This investment is aligned with our environmental target to reduce GHG intensity by 32.4% from Property portfolio by year 2030 from 2019 baseline. To generate the green electricity on-site is one to the 5 green measures identified to achieve this goal. PV on the roof is being employed at several of our properties across the region, by our sister company CPI Energo. The estimated investment is 124 m EUR. Transparent PV panel on the facade, the R&D project in Germany. In the historical asset in "Gustav-Mayer-Allee" in Berlin Portfolio we plan to implement PV System at the roof top and façade. This building is under historical preservation, which makes it complex to develop this kind of project and leads to higher costs. The estimated CapEx is just for the façade PV system 0.5 m EUR.

Technology area

Hydrogen boiler

Stage of development in the reporting year

Pilot demonstration

Average % of total R&D investment over the last 3 years

0.76

R&D investment figure in the reporting year (unit currency as selected in C0.4) (optional)

0

Average % of total R&D investment planned over the next 5 years

2.91

Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

A pilot project of hydrogen being utilized within our portfolio. The thoroughly selected pilot project is located in the Czech Republic, Clarion Congress Hotel in České Budějovice. The project is planned to undergo a major renovation including a new part of the building being built. Hydrogen is designed as the environment responsible replacement for diesel aggregate, an backup power source. The total investment is estimated 0.6 m EUR in the next 3 years.

Technology area

Air-to-water heat pump

Stage of development in the reporting year

Small scale commercial deployment

Average % of total R&D investment over the last 3 years

10.14

R&D investment figure in the reporting year (unit currency as selected in C0.4) (optional)

2400000

Average % of total R&D investment planned over the next 5 years

24.71

Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

Replacement of gas boilers and heat pumps is part of the identified green measures - in this case the Green CapEx - in order to meet the Group's environmental target and exit of fossil fuels. The planned investment in next 3 years is 7.97 m EUR (Immofinanz), 42.5 m EUR in next 5 years.

C-RE9.9

(C-RE9.9) Does your organization manage net zero carbon buildings?

Yes

C-RE9.9a

(C-RE9.9a) Provide details of the net zero carbon buildings under your organization's management in the reporting year.

Property sector

Retail

Definition(s) of net zero carbon applied

International standard(s), please specify (World GBC definition - Net zero carbon building: In line with the World Green Building Council's definition, a building that is highly energy efficient and fully powered from on-site and/or off-site renewable energy sources.)

% of net zero carbon buildings in the total portfolio (by floor area)

1.72

Have any of the buildings been certified as net zero carbon?

No

% of buildings certified as net zero carbon in the total portfolio (by floor area)

<Not Applicable>

Certification scheme(s)

<Not Applicable>

Comment

There are 14 STOP SHOPS (123,773 m2) in Serbia which are net zero carbon buildings. These projects employ heat pumps and purchase exclusively green electricity (for landlord areas).

Property sector

Office

Definition(s) of net zero carbon applied

International standard(s), please specify (Net zero carbon building: In line with the World Green Building Council's definition, a building that is highly energy efficient and fully powered from on-site and/or off-site renewable energy sources.)

% of net zero carbon buildings in the total portfolio (by floor area)

1.22

Have any of the buildings been certified as net zero carbon?

No

% of buildings certified as net zero carbon in the total portfolio (by floor area)

<Not Applicable>

Certification scheme(s)

<Not Applicable>

Comment

Several office buildings of Immofinanz in Germany fulfil the definition of net zero carbon buildings - Float in Düsseldorf, Medienhafen Largo & Alto (87,652 m2). These are highly efficient buildings (equals to class A) and operated with zero emissions (green energy purchased, district heating in Düsseldorf is carbon neutral).

C-CN9.10/C-RE9.10

(C-CN9.10/C-RE9.10) Did your organization complete new construction or major renovations projects designed as net zero carbon in the last three years?

Yes

C-CN9.10a/C-RE9.10a

(C-CN9.10a/C-RE9.10a) Provide details of new construction or major renovations projects completed in the last 3 years that were designed as net zero carbon.

Property sector

Office

Definition(s) of net zero carbon applied

International standard, please specify (In line with the World Green Building Council's definition, a building that is highly energy efficient and fully powered from on-site and/or off-site renewable energy sources.)

% of net zero carbon buildings in the total number of buildings completed in the last 3 years

9.09

Have any of the buildings been certified as net zero carbon?

No

% of buildings certified as net zero carbon in the total number of buildings completed in the last 3 years

<Not Applicable>

Certification scheme(s)

<Not Applicable>

Comment

The office building myhive Medienhafen Alto (21,707 m2 - 1 building out of 11 buildings completed in the years 2020-2022) in Germany was designed and constructed in year 2021 as net zero energy building. These are highly efficient buildings (equals to class A) and operated with zero emissions (green energy purchased, district heating in Düsseldorf is carbon neutral).

C10. Verification

C10.1

(C10.1) Indicate the verification/assurance status that applies to your reported emissions.

	Verification/assurance status
Scope 1	Third-party verification or assurance process in place
Scope 2 (location-based or market-based)	Third-party verification or assurance process in place
Scope 3	Third-party verification or assurance process in place

C10.1a

(C10.1a) Provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements.

Verification or assurance cycle in place

Annual process

Status in the current reporting year

Complete

Type of verification or assurance

Reasonable assurance

Attach the statement

CDP_verification_CPI.pdf
CPI Property Group Annual Management Report 2022.pdf
2023.1015-CPI_Property_Group-Company_Carbon_Footprint_Verification-en.pdf

Page/ section reference

- CDP verification;
- GHG certificate is a one-page document;
- Management report pages 99-112.

Relevant standard

ISO14064-3

Proportion of reported emissions verified (%)

100

C10.1b

(C10.1b) Provide further details of the verification/assurance undertaken for your Scope 2 emissions and attach the relevant statements.

Scope 2 approach

Scope 2 location-based

Verification or assurance cycle in place

Annual process

Status in the current reporting year

Complete

Type of verification or assurance

Reasonable assurance

Attach the statement

CDP_verification_CPI.pdf

CPI Property Group Annual Management Report 2022.pdf

2023.1015-CPI_Property_Group-Company_Carbon_Footprint_Verification-en.pdf

Page/ section reference

- CDP verification;

- GHG certificate is a one-page document;

- Management report pages 99-112.

Relevant standard

ISO14064-3

Proportion of reported emissions verified (%)

100

Scope 2 approach

Scope 2 market-based

Verification or assurance cycle in place

Annual process

Status in the current reporting year

Complete

Type of verification or assurance

Reasonable assurance

Attach the statement

CDP_verification_CPI.pdf

CPI Property Group Annual Management Report 2022.pdf

2023.1015-CPI_Property_Group-Company_Carbon_Footprint_Verification-en.pdf

Page/ section reference

- CDP verification;

- GHG certificate is a one-page document;

- Management report pages 99-112.

Relevant standard

ISO14064-3

Proportion of reported emissions verified (%)

100

C10.1c

(C10.1c) Provide further details of the verification/assurance undertaken for your Scope 3 emissions and attach the relevant statements.

Scope 3 category

- Scope 3: Purchased goods and services
- Scope 3: Capital goods
- Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2)
- Scope 3: Upstream transportation and distribution
- Scope 3: Waste generated in operations
- Scope 3: Business travel
- Scope 3: Employee commuting
- Scope 3: Upstream leased assets
- Scope 3: Investments
- Scope 3: Use of sold products
- Scope 3: Downstream leased assets
- Scope 3: Franchises

Verification or assurance cycle in place

Annual process

Status in the current reporting year

Complete

Type of verification or assurance

Reasonable assurance

Attach the statement

2023.1015-CPI_Property_Group-Company_Carbon_Footprint_Verification-en.pdf
CPIPG Management Report 2022.pdf

Page/section reference

- CDP verification;
- GHG certificate is a one-page document;
- Management report pages 99-112.

Relevant standard

ISO14064-3

Proportion of reported emissions verified (%)

100

C10.2

(C10.2) Do you verify any climate-related information reported in your CDP disclosure other than the emissions figures reported in C6.1, C6.3, and C6.5?

Yes

C10.2a

(C10.2a) Which data points within your CDP disclosure have been verified, and which verification standards were used?

Disclosure module verification relates to	Data verified	Verification standard	Please explain
C14. Portfolio impact	Alignment with a sustainable finance taxonomy	ICMA The Green Bond Principles - Harmonized Framework for Impact Reporting	Green Bond Impact Verification report was carried out by the third party (Sustainalytics) and encompasses: - Annual GHG emissions reduced/avoided (tCO2e p.a.) - Annual energy savings (MWh p.a.) - Annual reduction in water consumption (in m3) CPIPG_Green Bond Annual Review_2022.pdf
C14. Portfolio impact	Other, please specify (ESG, Non-financial report)	Other, Non-financial report	Non-financial report as part of the Annual Management report was audited by EY. Independent auditor's report could be found in the Annual Management report starting page 159. CPI Property Group Annual Management Report 2022.pdf
C8. Energy	Energy consumption	ČSN EN ISO 50001	Energy management system being implemented and certified according to standard ISO 50 001 in the Czech Republic in Q22022 and re-certified in Q2 2023. Certifikát 2022_AJ_bez příloh.pdf Certifikát 2022_AJ_přílohy.pdf
C2. Risks and opportunities	Other, please specify (Risk and Opportunity Universe)	ČSN EN ISO 50001	Risk and Opportunity Universe is part of the Energy management system being implemented and certified according to standard ISO 50 001 in the Czech Republic. CPIPG Risk Universe 2021_ENG.xlsx

CDP_verification_CPI.pdf
Certifikát 2022_AJ_bez příloh.pdf
Certifikát 2022_AJ_přílohy.pdf
CPIPG Risk Universe 2021_ENG.xlsx
CPIPG Management Report 2022.pdf
CPIPG_Green Bond Annual Review_2022.pdf

C11. Carbon pricing

C11.1

(C11.1) Are any of your operations or activities regulated by a carbon pricing system (i.e. ETS, Cap & Trade or Carbon Tax)?

Yes

C11.1a

(C11.1a) Select the carbon pricing regulation(s) which impacts your operations.

Other carbon tax, please specify (German Fuel Emissions Trading Act (BEHG) - Germany carbon tax)

Other carbon tax, please specify (Austria carbon tax)

C11.1c

(C11.1c) Complete the following table for each of the tax systems you are regulated by.

Other carbon tax, please specify

Period start date

January 1 2022

Period end date

December 31 2022

% of total Scope 1 emissions covered by tax

13.82

Total cost of tax paid

200000

Comment

German Fuel Emissions Trading Act (BEHG) - A carbon price has applied in the building sector for CO2 emissions caused by the combustion of fossil fuels (which were not covered by the EU ETS). All fuel emissions not regulated under the EU ETS (mainly heating and road transport) are covered. These emissions stem from a variety of sources, such as heating, oil, natural gas, petrol and diesel. The pricing of CO2 emissions from the building is subject to an annually increasing fixed price from 2021 to 2025. In year 2019 was set the CO2 price at €25 per certificate initially as of January 2021. For reporting period the CO2 price is at €30. It means the amount of 7,000 Tons of CO2 Scope 1 emissions and 200,000 €.

In the next years, the fixed price will continuously rise to EUR35/tCO2e in 2023, EUR45/tCO2e in 2024 and EUR55/tCO2e in 2025. In 2026, allowances will be auctioned in a price corridor ranging between EUR55-65/tCO2e. From 2027 onwards, allowance prices will be set by the market unless the government proposes a new price corridor in 2025.

After 2025 there will be trading like ETS. Between 2023 – 2026 the landlord has to pay 50% of the CO2-taxes. After 2026 the allocation of the taxes to landlord/tenant will be done depending on the efficiency class of the building.

Other carbon tax, please specify

Period start date

October 1 2022

Period end date

December 31 2022

% of total Scope 1 emissions covered by tax

0.36

Total cost of tax paid

6000

Comment

A carbon tax of EUR 30/tCO2e was introduced in Austria in October 2022. Currently for 2023 at EUR 32.50/tCO2e. In the next years, the fixed price will continuously rise to EUR55/tCO2e in 2025.

In autumn 2021, the Austrian government presented tax reform as part of its climate strategy to minimize the Austrian greenhouse gas emissions to net zero by 2040. The Austrian Ecological Tax Reform Act contains a variety of climate and compensatory measures for citizens and companies. A central part of the tax reform is the implementation of a new explicit carbon pricing instrument, applicable as of October 2022.

The carbon pricing instrument aims to cover emissions outside the European Emission Trading Scheme (EU ETS). In the beginning, mainly CO2-emissions in the building and transport sectors are covered. Looking at the allocation of CO2-emissions outside the EU-ETS this makes sense because the transport and building sectors are responsible for approximately 40 % of the total CO2-emissions in Austria.

Because of very late starting of the tax implementation - the % of total Scope 1 emissions covered by tax and total cost of tax paid were reported based on consumption estimation from our Environmental Reporting Tool only for Q4/2022.

C11.1d

(C11.1d) What is your strategy for complying with the systems you are regulated by or anticipate being regulated by?

According to increasing carbon pricing we aim to reduce carbon emissions in accordance with our approved science-based target (reduction GHG intensity by 32.4% by 2030, across all emissions scopes 1-3, from 2019 baseline) through:

- 1) efficiency improvements in building operation - regularly analyse the energy consumption in our buildings, according to energy management and correct technology settings.
- 2) diversification not only of the heating sources - this diversification of the energy sources is considered through installation of local on-site power generation (from non-renewable sources, mainly installation of photovoltaic panels).
- 3) CAPEX plan - because of tax allocation (tenant/landlord) after 2026 the gradual modernisation of aging buildings through CAPEX is critical to ensure optimal energy and cost efficiency in aging buildings. CAPEX plan is developed for continuous improvement of our buildings, based on evaluation of priorities.

Through these actions and their implementation the results in reduction GHG intensity across all emissions scopes 1-3 were seen and disclosed in annual management report - in 2022, total GHG intensity across the property portfolio outperformed the required 2022 target by 15.2%.

C11.2

(C11.2) Has your organization canceled any project-based carbon credits within the reporting year?

Yes

C11.2a

(C11.2a) Provide details of the project-based carbon credits canceled by your organization in the reporting year.

Project type

Forest ecosystem restoration

Type of mitigation activity

Carbon removal

Project description

Project "Let's give a forest tree" helps specific Czech forests (there are specified 5 forests in Czech republic) with afforestation. For every 25 CZK is planted 1 tree in the Czech forest. For the contribution a donation certificate is received with the number of trees that will be planted.

CPIPG's subsidiary - CPI Hotels supports Czech forests afforestation project. In reported period (year 2022) the CPI Hotels forest of 100 trees will offset (1,900 kg of CO₂) and for 2023 forest of 300 trees will offset 5,700 kg of CO₂ (based on the estimation from similar project of CI2 which is a non-profit organisation focused on sustainable development, education, publishing, science and research).

Credits canceled by your organization from this project in the reporting year (metric tons CO₂e)

1.9

Purpose of cancellation

Voluntary offsetting

Are you able to report the vintage of the credits at cancellation?

Yes

Vintage of credits at cancellation

2022

Were these credits issued to or purchased by your organization?

Issued

Credits issued by which carbon-crediting program

Not issued by a program

Method(s) the program uses to assess additionality for this project

<Not Applicable>

Approach(es) by which the selected program requires this project to address reversal risk

<Not Applicable>

Potential sources of leakage the selected program requires this project to have assessed

<Not Applicable>

Provide details of other issues the selected program requires projects to address

<Not Applicable>

Comment

The cooperation with the organization "We donate the trees to the forest" (in Czech "Darujme stromecky lesu") - <https://www.darujmestromecky.cz/chci-se-zapojit>

Project type

Forest ecosystem restoration

Type of mitigation activity

Carbon removal

Project description

CPIPG's subsidiary in Berlin, Gewerbesiedlungs-Gesellschaft mbH, supports small farmers in different location with a special social-ecological reforestation project. The GSG forest of 347 trees will absorb 42,000 kg of CO2. Additionally, the trees are gifted to the new or existing tenants. The cooperation with the Treedom company - <https://www.treedom.net/en/>. <https://www.treedom.net/en/organization/gewerbesiedlungs-gesellschaft-mbh>

Credits canceled by your organization from this project in the reporting year (metric tons CO2e)

42

Purpose of cancellation

Voluntary offsetting

Are you able to report the vintage of the credits at cancellation?

No

Vintage of credits at cancellation

<Not Applicable>

Were these credits issued to or purchased by your organization?

Issued

Credits issued by which carbon-crediting program

Not issued by a program

Method(s) the program uses to assess additionality for this project

<Not Applicable>

Approach(es) by which the selected program requires this project to address reversal risk

<Not Applicable>

Potential sources of leakage the selected program requires this project to have assessed

<Not Applicable>

Provide details of other issues the selected program requires projects to address

<Not Applicable>

Comment

The amount of 347 trees is located in 5 countries (Cameroon - 225 trees, Colombia - 31 trees, Ghana - 20 trees, Kenya - 51 trees, Tanzania - 20 trees).

C11.3

(C11.3) Does your organization use an internal price on carbon?

No, but we anticipate doing so in the next two years

C12. Engagement

C12.1

(C12.1) Do you engage with your value chain on climate-related issues?

Yes, our suppliers

Yes, our customers/clients

Yes, other partners in the value chain

C12.1a

(C12.1a) Provide details of your climate-related supplier engagement strategy.

Type of engagement

Engagement & incentivization (changing supplier behavior)

Details of engagement

Run an engagement campaign to educate suppliers about climate change

% of suppliers by number

100

% total procurement spend (direct and indirect)

100

% of supplier-related Scope 3 emissions as reported in C6.5

100

Rationale for the coverage of your engagement

CPIPG maintains and continually develops a network of pre-qualified and reliable suppliers that understand our environmental objectives. Integrating methods of supplier relationship management and supplier engagement into our procurement process is being evaluated with the goal of maximizing delivered performance and value.

The Group endeavours to build a partnership with the Suppliers that operates in a manner consistent with the Group's values including ethical, social and environmental aspects. For that reason the Group Policy_Code of Conduct for Suppliers was developed. The purpose of this Code is to express that the Group places the same ethical, social and environmental requirements on the Suppliers as on itself and its own Representatives, and to set out the main principles that the Group expects to be maintained by the Suppliers.

This Code applies to, and shall be observed by, all suppliers and their employees, officers, directors, partners and other representatives. CPIPG's Code of Conduct for Suppliers describes environmental requirements as follows: The Suppliers shall manage environmental risks and impacts associated with their business operations and across their supply chain, including, but not limited to: - compliance with applicable environmental laws; - implementation of strategies aimed at enhancing energy efficiency, improving water management and reduction of waste; and - endeavour to use materials that are recycled or reused, have low embodied energy and reduce resources consumption. The Suppliers shall systematically and continuously work to improve their environmental performance.

During 2021, CPIPG acquired first stakes in IMMOFINANZ and S IMMO. Ultimately, the IMMOFINANZ takeover was completed in May 2022, and the S IMMO takeover was completed in November 2022. After these acquiring the consolidation process started and including also the implementation of all the Group's policies. So also the Group Policy_Code of Conduct for Suppliers is in process of implementation now in these two companies within the Group.

Impact of engagement, including measures of success

For impact of suppliers engagement is crucial mutual understanding of the Group's goals. As per CPIPG's Code of Conduct for Suppliers, CPIPG expects suppliers and business partners to meet the same ethical, social and environmental standards as the Group.

Across the Group - energy consumption is identified as the main contributor to GHG production, because of our building portfolio. Namely, in terms of life cycle periods the buildings consume energy mainly during their operation. Therefore energy performance of the buildings and of their installed technology is crucial and is considered as one of the key parameters for our suppliers during procurement and selection of new technologies.

For example in directive "Selection of CPIPG suppliers" for Czech and Slovak portfolio is set up that the energy efficiency of products/services is one of the key evaluation criterion. The suppliers are asked to delivered required data for possibility to compare energy performance of technology before and after, to measure the success.

Comment

The overall responsibility for the pursuing of this Code rests with the Board of Directors of CPI Property Group S.A. that acts through the Compliance Officer of the Group. The Compliance Officer of the Group reports to the Board of Directors of CPI Property Group S.A. on a regular basis.

C12.1b

(C12.1b) Give details of your climate-related engagement strategy with your customers.

Type of engagement & Details of engagement

Education/information sharing	Share information about your products and relevant certification schemes (i.e. Energy STAR)
-------------------------------	---

% of customers by number

3

% of customer - related Scope 3 emissions as reported in C6.5

15

Please explain the rationale for selecting this group of customers and scope of engagement

The scope of engagement:

The Group recognises the importance of engaging with occupants, educating and cooperating with them on reducing the environmental impact of the portfolio. The Group exercises the following opportunities across the segments:

- Certification process
- Platform for CPIPG and occupiers to coordinate in setting mutual goals in areas of environmental impact (e.g. office buildings City West with tenant Siemens, ZET.office with tenant KIWI, office building Luxembourg Plaza with tenant ExxonMobil).
- Refurbishment projects
- Innovative systems above building standard are reviewed typically as part of the lease renewal process. CPIPG advises its clients on sustainable solutions that may positively impact the environment and increase working environment comfort while paying back within the period of a prolonged lease contract. for example, efficient AC systems, ventilation systems regulated based on CO2 levels or lighting intensity control systems and others are presented in a form of LCA during the design brief phase for tenants' consideration.

Selecting group of customers:

Building operations are essential and green certified buildings should be more efficient. Employees spend a third of the day in an office building, so their consumption in these buildings will also be significant. For this reason, it is important for us to select this group of customers to engage in our climate goals and operational efficiency.

Impact of engagement, including measures of success

The effects of engagement are most prominent in mutual cooperation on environmental issues, in combining resources in achieving environmental targets. And according to climate-related targets is engagement of our customers (tenants) very important because of their operation in our portfolio (Scope 3 emissions in GHG calculation). So

the measure of success is a reduction of GHG emissions in Scope 3.

The operation in the buildings is crucial and in green certified buildings this operation should be more effective. For that reason we measure the success of our customers engagement by the % of gross leasable area of certified portfolio (in sqm). Because for green certification (In-Use scheme) is engagement of tenants crucial to achieve required performance.

As on of the positive outcomes achieved - the share of green-certified buildings in our portfolio for 2022 is 37.5% of total value (excluding landbank and agriculture which can not be certified) and 32.1% of total GLA, representing a strong basement for gradual improvement (4.5 p.p. and 7.9 p.p. respectively over 2021 figures).

Type of engagement & Details of engagement

Education/information sharing	Run an engagement campaign to education customers about your climate change performance and strategy
-------------------------------	--

% of customers by number

0.3

% of customer - related Scope 3 emissions as reported in C6.5

1.12

Please explain the rationale for selecting this group of customers and scope of engagement

The scope of engagement:

Last year (reporting year 2022), CPI Hungary launched a tenant discussion series, where experts discuss issues of sustainability, energy use and development. This series of events called "Tenant Exchange" providing an open space for collaborative thinking. The first Tenant Exchange took place in December 2022, with professional participants. The speakers agreed that the energy that will be accessible and affordable in the energy market is reasonably utilized and optimally sourced energy. At the event tenants can gain valuable information, ask questions, and make suggestions.

This series, which began in December 2022, continued in May 2023. At the May 2023 event, the development of utility prices and green contracts were also discussed, as well as the steps were taken to improve the energy efficiency of the managed buildings. During this event an energy strategy was introduced (transition to the heat pump heating, diversifying energy procurement), the development of which was preceded by two years of preparation. And a comprehensive picture of the utilization of renewable energies in Hungary was mentioned.

Regardless of all this, based on a communication with tenants at the events, it became clear that the sustainability factor is extremely important for CPI tenants, even if the cost is high. During this events CPI offer was said - that CPI is open to tenant demands supporting climate neutrality, even if the domestic demand is driven by the sustainability objectives of the tenant's parent company. The goal is to achieve a win-win situation.

Selecting group of customers:

This series was launched for office portfolio, where employees spend a third of the day, so their consumption in these buildings will also be significant. For this reason, it is important for us to select this group of customers to engage in our climate goals and operational efficiency.

Impact of engagement, including measures of success

The impact of our customers engagement means according to our climate-related targets reduction of GHG emissions in Scope 3. The measure of impact is a reduction of GHG emissions in Scope 3. We report our GHG emissions performance in mainstream reports, where is section that refers to climate change and GHG emissions performance "Environmental strategy & performance".

We also report the Group's GHG emissions intensity, where the reduction of GHG emissions can be confirmed.

Type of engagement & Details of engagement

Collaboration & innovation	Other, please specify (Green Memorandum/Green Lease)
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% of customers by number

6

% of customer - related Scope 3 emissions as reported in C6.5

23

Please explain the rationale for selecting this group of customers and scope of engagement

The scope of engagement:

The Group recognises the importance of engaging with occupants, educating and cooperating with them on reducing environmental impacts of the portfolio. The Group exercises Green lease and Green memorandum across the segments.

Green Lease principles are incorporated into standard lease forms and are considered for future renewals and new tenants. Several Green Leases have been already executed, such as Caggemini for the MAYHOUSE project in Prague. In Hungary 11% of the office portfolio GLA is covered by Green Lease as of December 2022.

The Green Memorandum is also considered for existing tenants, where contract renewal is not applicable at this moment. In 2020, the anchor retail tenants were identified to start cooperation with, including Tesco, Ahold, Norma, BILLA, Penny Market, OBI, Bauhaus and Kaufland, representing approximately 10% of CPIPG's portfolio in terms of gross leasable area of built portfolio (m²). Several tenants (Ahold, Norma, Penny Market, BILLA, Tesco, Kaufland – 250,000 m²) have already signed the Green Memorandum as of December 2021.

The Green Lease/Green Memorandum of understanding in terms of environmental protection between the landlord and the tenant covers the main areas:

- Agreement on the environmental data sharing,
- Set up of the building management committee
- Optimization of building management system (BMS)
- Cooperation on green measures employed

Main areas of interest are as follows: energy, waste, water, energy audit, alternation and replacement, work environment, accessibility, transport, and cleaning.

Selecting group of customers:

For Group it important to engage all customers (tenants, occupants) as each of them contributes to climate impacts through their operation and contributes to our targets.

We realize that we need to have all our tenants on board, therefore Green Lease and Green Memorandum principles are gradually offered to sign to all our customers (tenants - new and existing).

Impact of engagement, including measures of success

The impact of our customers engagement is cooperation - sharing environmental data, understanding of targets and common measures to reduce energy consumption and carbon emissions.

We measure the success of our customers engagement by the % of gross leasable area of built portfolio (in sqm) with signed Green memorandum/Green lease. The measure of success is a 10% increase in each portfolio type (retail, office, hotel).

According to climate-related targets is engagement of our customers very important because of their operation in our portfolio (S3 emissions). The measure of impact is a reduction of GHG emissions in Scope 3.

C12.1d

(C12.1d) Give details of your climate-related engagement strategy with other partners in the value chain.

For the real estate agencies, which are our important partners in value chain, we plan now in CPI Hungary a CPI Academy about the current ESG topics and our reflection/solutions to them. We see that they should be trained in our ESG (and climate) targets to well inform our future occupants.

Regarding other partners, Petra Hajná, CPIPG's Sustainability Officer and a member of the CZGBC's Board of Directors, is also a member of the Sustainability Committee of the Czech Olympic Committee and a member of the supervisory board of Rethink Architecture as well.

In the Czech Republic, we are involved in the development of the essential document "Zero Carbon Roadmap for the construction industry", which was created by the Czech Green Building Council ("CZGBC") and which will be the basic guide to achieving a carbon-neutral building industry in the Czech Republic.

Our colleagues in Hungary and Poland continued partnership with the local Green Building Councils as well (PLGBC, HUGBC), participating in actual topics and involvement in several professional working groups.

As an active member of the Hungary Green Building Council (HuGBC), we participated in the development of the Zero Carbon Recommendation published in February 2023, we will take an active role in the development of the Net Zero Roadmap for Hungary's Construction Sector, we work in the Advocacy Working Group to influence the Hungarian building energy legislation. As an active member of Real Estate Developers Round Table Association (IFK), we can influence the Hungarian building energy legislation.

In June 2023 the Group was elected as a board member of PLGBC. Litewnicki Michal, our Sustainability & Innovations Manager in Poland will be acting as a board member of PLGBC for a next 3-year period.

In Austria we are through S IMMO a member of the Austrian Sustainable Building Council (ÖGNI), system partner of the German Sustainable Building Council (DGNB), as well as the Austrian Business Council for Sustainable Development (respACT).

In Germany we are now (07/2023) a member of Green Building Council DGNB in Germany.

Moreover, the Group is a member of the UN Global Compact (Immofinanz joined in January 2022, CPIPG including Immofinanz and S Immo in July 2023).

C12.2

(C12.2) Do your suppliers have to meet climate-related requirements as part of your organization's purchasing process?

Yes, suppliers have to meet climate-related requirements, but they are not included in our supplier contracts

C12.2a

(C12.2a) Provide details of the climate-related requirements that suppliers have to meet as part of your organization's purchasing process and the compliance mechanisms in place.

Climate-related requirement

Other, please specify (The Group Policy_Code of Conduct for Suppliers)

Description of this climate related requirement

The Group Policy_Code of Conduct for Suppliers (GPCCS) was developed. The purpose of this Code is to express that the Group places the same ethical, social and environmental requirements on the Suppliers as on itself and its own Representatives, and to set out the main principles that the Group expects to be maintained by the Suppliers.

This Code applies to, and shall be observed by, all suppliers and their employees, officers, directors, partners and other representatives.

Our Code describes environmental requirements as follows: The Suppliers shall manage environmental risks and impacts associated with their business operations and across their supply chain, including, but not limited to: - compliance with applicable environmental laws; - implementation of strategies aimed at enhancing energy efficiency, improving water management and reduction of waste; and - endeavour to use materials that are recycled or reused, have low embodied energy and reduce resources consumption. The Suppliers shall systematically and continuously work to improve their environmental performance.

Because of acquisition of IMMOFINANZ and S IMMO (completed in November 2022) the consolidation process started and including also the implementation of all the Group's policies. So also the Group Policy Code of Conduct for Suppliers is in process of implementation now in these two companies within the Group.

% suppliers by procurement spend that have to comply with this climate-related requirement

100

% suppliers by procurement spend in compliance with this climate-related requirement

100

Mechanisms for monitoring compliance with this climate-related requirement

Other, please specify (The Group is committed to carry out the annual surveys of the Suppliers)

Response to supplier non-compliance with this climate-related requirement

Other, please specify (In case of serious breach of the Code, even the contractual relationship between the Group and the respective Supplier may be affected.)

C12.3

(C12.3) Does your organization engage in activities that could either directly or indirectly influence policy, law, or regulation that may impact the climate?

Row 1

External engagement activities that could directly or indirectly influence policy, law, or regulation that may impact the climate

Yes, our membership of/engagement with trade associations could influence policy, law, or regulation that may impact the climate

Does your organization have a public commitment or position statement to conduct your engagement activities in line with the goals of the Paris Agreement?

Yes

Attach commitment or position statement(s)

We have established long-term climate mitigation strategy and targets. CPIPG tightened its environmental targets for the future – in March 2021, the Group announced its commitment to reduce GHG intensity by 30% by 2030 (across all emissions scopes 1-3 excl. Investments – scope 3, category 15) from 2019 baseline and transition all electricity purchased by the Group to 100% renewable sources by 2024. During the target validation process by the Science Based Target initiative in Q2/2022 we learnt and are committed to increase the target ambition to 32.4% GHG intensity reduction (across all emissions scopes 1-3 excl. Investments – scope 3, category 15) by 2030 from 2019 baseline.

Our greenhouse gas emissions intensity target was validated by the Science Based Targets initiative as being in line with The Paris Agreement goal to limit global warming to well below 2 degrees compared to pre-industrial levels.

This statement is included in attached Management report (page 99) and also on our website (<https://www.cpipg.com/en/sustainability>, pdf print of this webpage is attached as well), where is ESG introduction (attached as well).

Moreover, our commitment is communicated by the Science Based Target initiative on its website and certification is attached.

CPIP-LUX-002-OFF Certificate.pdf

www.cpipg.com_en_sustainability.pdf

CPI Property Group Annual Management Report 2022.pdf

ESG_Presentation CPIPG.pdf

Describe the process(es) your organization has in place to ensure that your external engagement activities are consistent with your climate commitments and/or climate transition plan

To ensure that all of our direct and indirect activities that influence policy are consistent with our overall climate mitigation strategy, we have established a CSR Committee.

The CSR Committee reports to the Board and has full oversight of all ESG-related matters within the Group, including activities that form part of our climate change strategy or could have a climate change impact. Read section C.1 Governance with regard to the CSR Committee's defined scopes and responsibilities. In 2022 the CSR committee has been renamed to ESG committee to better reflect its focus area.

Primary reason for not engaging in activities that could directly or indirectly influence policy, law, or regulation that may impact the climate

<Not Applicable>

Explain why your organization does not engage in activities that could directly or indirectly influence policy, law, or regulation that may impact the climate

<Not Applicable>

C12.3b

(C12.3b) Provide details of the trade associations your organization is a member of, or engages with, which are likely to take a position on any policy, law or regulation that may impact the climate.

Trade association

Other, please specify (Czech Green Building Council ("CZGBC"))

Is your organization's position on climate change policy consistent with theirs?

Consistent

Has your organization attempted to influence their position in the reporting year?

Yes, we publicly promoted their current position

Describe how your organization's position is consistent with or differs from the trade association's position, and any actions taken to influence their position

Since its foundation, the Czech Green Building Council has been promoting the vision that investments in high-quality sustainable buildings contribute not only to solving climate change problems, but also have a positive economic impact. For the Czech Green Building Council it is necessary to urgently address the transition to other energy sources and ensure material and energy security to be aligned with the Green Deal and the Paris Agreement regarding the reduction of carbon emissions and global warming.

Funding figure your organization provided to this trade association in the reporting year (currency as selected in C0.4)

3333

Describe the aim of your organization's funding

Thanks to membership in CZGBC we belong to a network of almost 100 member organisations comprising more than 15,000 individuals active in green building sector. We gain contacts, inspiration and know-how in the green building sector.

The Council was established in 2009 with the aim to support the principles of sustainable building. CZGBC is a member of the European Regional Network of the World Green Building Councils and can influence EU legislation in its initial phase. It closely cooperates with certification organisations including LEED, BREEAM, DGNB and Czech SBTToolCZ. By participating in task groups with leading developers, consultants, engineers and manufacturers we gain practical insights into innovative solutions for effective property management and access information on upcoming legislation and the process of EU law transposition to the region. Participation in task groups also allows for commenting and advising on new legislation that is drafted by government agencies. In August 2019 the Group was elected as a board member of CZGBC. CZGBC organizes seminars and educational events that provide the latest information and trends in green building. For example - one of the most important events is the Green Building conference, where experts from around the world present sustainable solutions on specific examples and in a global context. For the functioning of the Council are the Task Groups crucial. Each group focuses on a specific aspect of green building. Active members have the opportunity to develop their market segment and set the Group's goals and activities leading to meet the goals of the Vision Zero. Members can participate in the Council's educational events as panelists/speakers and provide comments and quotes for the Council's press releases and communications.

In year 2022 CZGBC through its working group started the development of the essential document "Zero Carbon Roadmap for the construction industry", which was created by the Czech Green Building Council ("CZGBC") and which will be the basic guide to achieving a carbon-neutral building industry in the Czech Republic.

Have you evaluated whether your organization's engagement with this trade association is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

Trade association

Other, please specify (Hungary Green Building Council ("HuGBC"))

Is your organization's position on climate change policy consistent with theirs?

Consistent

Has your organization attempted to influence their position in the reporting year?

Yes, we publicly promoted their current position

Describe how your organization's position is consistent with or differs from the trade association's position, and any actions taken to influence their position

The HuGBC has set itself the objective of contributing to the spreading of environmentally responsible and at the same time profitable construction practices through the promotion of the necessary market, educational and legislative conditions in Hungary. In the field of green building, we are engaged in a professional knowledge-based communication at social level.

The partnership with HUGBC means for the Group participating in ESG trainings, panel discussions and involvement in several professional working groups.

Funding figure your organization provided to this trade association in the reporting year (currency as selected in C0.4)

3333

Describe the aim of your organization's funding

Thanks to membership in HuGBC we belong to a network of professionals.

The Council was established in 2009 as a non-profit, nationwide, professional and social co-operation with the aim to support the principles of sustainable building. HuGBC is a member of the European Regional Network of the World Green Building Councils and can influence EU legislation in its initial phase. It contributes to the familiarization and dissemination of green rating systems (LEED, BREEAM, DGNB). By participating in task groups with leading developers, consultants, engineers and manufacturers we gain practical insights into innovative solutions for effective property management and access information on upcoming legislation and the process of EU law transposition to the region.

Members can participate in the Council's educational events as panelists/speakers and provide comments and quotes for the Council's press releases and communications.

As an active member of the Hungary Green Building Council (HuGBC), we participated in the development of the Zero Carbon Recommendation published in February 2023, we will take an active role in the development of the Net Zero Roadmap for Hungary's Construction Sector, we work in the Advocacy Working Group to influence the Hungarian building energy legislation. As an active member of Real Estate Developers Round Table Association (IFK), we can influence the Hungarian building energy legislation.

Have you evaluated whether your organization's engagement with this trade association is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

Trade association

Other, please specify (Polish Green Building Council ("PLGBC"))

Is your organization's position on climate change policy consistent with theirs?

Consistent

Has your organization attempted to influence their position in the reporting year?

Yes, we publicly promoted their current position

Describe how your organization's position is consistent with or differs from the trade association's position, and any actions taken to influence their position

In 2021 the Group became a member of the Polish Green Building Council ("PLGBC"). The Council, similar to the Czech Green Building Council ("CZGBC") and Hungarian Green Building Council ("HUGBC"), brings together companies from various sectors of the economy to support new construction and renovation of sustainable properties in the country. The PLGBC is a member of the European Regional Network of the World Green Building Councils and can influence EU legislation such as EU Taxonomy in its initial phase. It also closely cooperates with global and local certification bodies such as BREEAM and LEED.

Litewnicki Michal, our Sustainability & Innovations Manager in Poland was elected in 06/2023 and he will be acting as a board member of PLGBC for a next 3-year period.

Funding figure your organization provided to this trade association in the reporting year (currency as selected in C0.4)

3333

Describe the aim of your organization's funding

Thanks to membership in PLGBC we belong to a network of professionals. In June 2023 the Group was elected as a board member of PLGBC. Litewnicki Michal, our Sustainability & Innovations Manager in Poland will be acting as a board member of PLGBC for a next 3-year period.

Have you evaluated whether your organization's engagement with this trade association is aligned with the goals of the Paris Agreement?

Yes, we have evaluated, and it is aligned

C12.4

(C12.4) Have you published information about your organization's response to climate change and GHG emissions performance for this reporting year in places other than in your CDP response? If so, please attach the publication(s).

Publication

In mainstream reports

Status

Complete

Attach the document

CPI Property Group Annual Management Report 2022.pdf

Page/Section reference

Section that refers to climate change and GHG emissions performance is "Environmental strategy & performance" starting from page 99 till page 112. The GHG emissions performance are mentioned exactly on pages 101 - 104.

Content elements

Governance

Strategy

Risks & opportunities

Emissions figures

Emission targets

Other metrics

Other, please specify (CPIPG's GHG reporting has been verified by Cl2 as complying with ISO 14064-1: 2018 and the GHG Protocol. For the Sustainability Finance Framework exists Second Party Opinion from Sustainalytics.)

Comment

Section that refers to climate change and GHG emissions performance is "Environmental strategy & performance" starting from page 99 till page 112. The GHG emissions performance are mentioned exactly on pages 101 - 104.

Emissions figures filled in CDP questionnaire and published in mainstream report are validated by Cl2.

The Group's GHG emissions intensity reduction target mentioned in this section (page 100) has been tightened as science-based, aligned with climate-related scenario analysis and Paris Agreement climate goals to limit the global temperature increase versus pre-industrial levels to well below 2 degrees centigrade. This tightened target is reduction GHG intensity by 32.4% by 2030, across all emissions scopes 1-3, from 2019 baseline and it was submitted for validation by the Science Based Targets initiative ("SBTi") and in year 2022 approved as well.

C12.5

(C12.5) Indicate the collaborative frameworks, initiatives and/or commitments related to environmental issues for which you are a signatory/member.

	Environmental collaborative framework, initiative and/or commitment	Describe your organization's role within each framework, initiative and/or commitment
Row 1	Science Based Targets Network (SBTN)	The Group's GHG emissions intensity reduction target has been developed as science-based, aligned with the Paris Agreement climate goals to limit the global temperature increase versus pre-industrial levels to well below 2°C. This was submitted for validation by the Science Based Targets initiative ("SBTi"). In July 2022, the Group's environmental targets were validated by the Science-Based Target initiative. CPIPG belongs among the first companies in the region to have the targets validated by SBTi. The Science Based Targets initiative is a collaboration between CDP, the United Nations Global Compact, World Resources Institute (WRI) and the World Wide Fund for Nature (WWF).

C15. Biodiversity

C15.1

(C15.1) Is there board-level oversight and/or executive management-level responsibility for biodiversity-related issues within your organization?

	Board-level oversight and/or executive management-level responsibility for biodiversity-related issues	Description of oversight and objectives relating to biodiversity	Scope of board-level oversight
Row 1	Yes, both board-level oversight and executive management-level responsibility	ESG Committee This ESG Committee is focusing on the supervision of sustainability, environmental, corporate social responsibility, green financing, and compliance matters for the CPIPG's Group. ESG Committee also monitors and enhances savings in line with current strategies and objectives setting verifiable and measurable goals in pursuit of improvement of the ESG performance. Biodiversity is a part of environmental topics discussed in ESG Committee and published in annual management report.	<Not Applicable>

C15.2

(C15.2) Has your organization made a public commitment and/or endorsed any initiatives related to biodiversity?

	Indicate whether your organization made a public commitment or endorsed any initiatives related to biodiversity	Biodiversity-related public commitments	Initiatives endorsed
Row 1	No, but we plan to do so within the next 2 years	<Not Applicable>	<Not Applicable>

C15.3

(C15.3) Does your organization assess the impacts and dependencies of its value chain on biodiversity?

Impacts on biodiversity

Indicate whether your organization undertakes this type of assessment

No, but we plan to within the next two years

Value chain stage(s) covered

<Not Applicable>

Portfolio activity

<Not Applicable>

Tools and methods to assess impacts and/or dependencies on biodiversity

<Not Applicable>

Please explain how the tools and methods are implemented and provide an indication of the associated outcome(s)

<Not Applicable>

Dependencies on biodiversity

Indicate whether your organization undertakes this type of assessment

No, but we plan to within the next two years

Value chain stage(s) covered

<Not Applicable>

Portfolio activity

<Not Applicable>

Tools and methods to assess impacts and/or dependencies on biodiversity

<Not Applicable>

Please explain how the tools and methods are implemented and provide an indication of the associated outcome(s)

<Not Applicable>

C15.4

(C15.4) Does your organization have activities located in or near to biodiversity- sensitive areas in the reporting year?

Not assessed

C15.5

(C15.5) What actions has your organization taken in the reporting year to progress your biodiversity-related commitments?

	Have you taken any actions in the reporting period to progress your biodiversity-related commitments?	Type of action taken to progress biodiversity- related commitments
Row 1	No, we are not taking any actions to progress our biodiversity-related commitments, but we plan to within the next two years	<Not Applicable>

C15.6

(C15.6) Does your organization use biodiversity indicators to monitor performance across its activities?

	Does your organization use indicators to monitor biodiversity performance?	Indicators used to monitor biodiversity performance
Row 1	No, we do not use indicators, but plan to within the next two years	Please select

C15.7

(C15.7) Have you published information about your organization’s response to biodiversity-related issues for this reporting year in places other than in your CDP response? If so, please attach the publication(s).

Report type	Content elements	Attach the document and indicate where in the document the relevant biodiversity information is located
In mainstream financial reports	Impacts on biodiversity	Section that refers to "Biodiversity" is on page 106. https://www.cpipeg.com/storage/app/uploads/public/642/753/d8c/642753d8c86ab057970501.pdf CPI Property Group Annual Management Report 2022.pdf

C16. Signoff

C-FI

(C-FI) Use this field to provide any additional information or context that you feel is relevant to your organization's response. Please note that this field is optional and is not scored.

Thank you for the opportunity to disclose our environmental impact through CDP questionnaire. We take sustainability/ESG very seriously in our company which we hope is visible in the provided answers and calculations.

C16.1

(C16.1) Provide details for the person that has signed off (approved) your CDP climate change response.

	Job title	Corresponding job category
Row 1	Group Chief Financial Officer, a member of CPIPG’s ESG Committee	Chief Financial Officer (CFO)

SC. Supply chain module

SC0.0

(SC0.0) If you would like to do so, please provide a separate introduction to this module.

Based on the discussion with the CI3 company (the accredited solution provider for CDP), we do not consider this module to be applicable to our business.

SC0.1

(SC0.1) What is your company’s annual revenue for the stated reporting period?

	Annual Revenue
Row 1	1282000000

SC1.1

(SC1.1) Allocate your emissions to your customers listed below according to the goods or services you have sold them in this reporting period.

Requesting member

MetLife, Inc.

Scope of emissions

Scope 3

Scope 2 accounting method

<Not Applicable>

Scope 3 category(ies)

Please select

Allocation level

Facility

Allocation level detail

Emissions in metric tonnes of CO2e

Uncertainty (±%)

Major sources of emissions

Verified

Please select

Allocation method

Please select

Market value or quantity of goods/services supplied to the requesting member

Unit for market value or quantity of goods/services supplied

Please select

Please explain how you have identified the GHG source, including major limitations to this process and assumptions made

SC1.2

(SC1.2) Where published information has been used in completing SC1.1, please provide a reference(s).

N/A for CPIPG

SC1.3

(SC1.3) What are the challenges in allocating emissions to different customers, and what would help you to overcome these challenges?

Allocation challenges	Please explain what would help you overcome these challenges
Customer base is too large and diverse to accurately track emissions to the customer level	

SC1.4

(SC1.4) Do you plan to develop your capabilities to allocate emissions to your customers in the future?

No

SC1.4b

(SC1.4b) Explain why you do not plan to develop capabilities to allocate emissions to your customers.

We currently do not consider that and do not have such a plan, N/A for our business.

SC2.1

(SC2.1) Please propose any mutually beneficial climate-related projects you could collaborate on with specific CDP Supply Chain members.

Requesting member

MetLife, Inc.

Group type of project

Other, please specify

Type of project

Please select

Emissions targeted

Please select

Estimated timeframe for carbon reductions to be realized

Please select

Estimated lifetime CO2e savings

Estimated payback

Please select

Details of proposal

SC2.2

(SC2.2) Have requests or initiatives by CDP Supply Chain members prompted your organization to take organizational-level emissions reduction initiatives?

No

SC4.1

(SC4.1) Are you providing product level data for your organization's goods or services?

No, I am not providing data

Submit your response

In which language are you submitting your response?

English

Please confirm how your response should be handled by CDP

	I understand that my response will be shared with all requesting stakeholders	Response permission
Please select your submission options	Yes	Public

Please confirm below

I have read and accept the applicable Terms