

ESG

> Report 2023



ESG



ZDR Investments

Transparency



Transparent and systematic reporting is the basis for progressively improving the company's ESG parameters.

## On the path to sustainability



Dear Partners, Colleagues, and Investors,

Last year, we released our ESG Strategy. We clearly specified the steps to achieve our long-term objective of becoming a net-zero company in that document. The time has come to look back at how successful we are in pursuing the strategy. You are now reading ZDR Investments Group's first ESG Report. Although we do not have the ESG reporting obligation, being a mature company, we want to be ready for this situation.

The ESG Strategy and the first ESG Report are seven months apart. It is a short time, and yet we have crossed an important milestone: the solar transformation of our German and Austrian real estate portfolio. Following an intensive preparatory phase we have also started to install photovoltaic power plants on the rooftops of our Czech properties. Our commercial real estate portfolio is located in six European countries. Each of them has different conditions; in some of them, PV installation is easier, in others it is more challenging because of their legislation. Nevertheless, we have met with a positive response and support from our partners, both tenants and financing banks, in all these markets. ESG has become our shared topic.

This first report is subtitled Sustainability. We are aware that ESG is not about sustainability only. You will find our progress in other areas in this report as well. But it is the pillar hidden under the letter E, Environment, which is the most visible owing to our Group's activities. This fact stems from the very nature of our business: as at the date of this report, we hold 68 properties in our portfolio, which means 68 roofs that can generate renewable energy thanks to solar panels. With your help, we will do our best to tap our portfolio's potential to the utmost.

Thank you.

Respectfully,

**Ondřej Sychrovský**  
CEO, ZDR Investments Group



# Sustainability 2023



Group ESG Report



ZDR Investments



We are proud to present ZDR Investments Group's annual sustainability report for the period from 1 January 2023 to 31 December 2023. The purpose of this first report is to summarise the progress that we have made in respect of the objectives stated in our ESG Strategy. In that document, we have undertaken to follow the principles and procedures that ensure transparency in relationships with all the stakeholders, primarily tenants, investors, and the communities concerned.

As the importance of ESG factors and climate risks grows, causing financial impacts on the commercial real estate sector, investors and regulators are increasingly requiring that ESG information be disclosed on a regular basis in a standardised format, i.e. in the form of annual reports.

ZDR Investments Group's economic performance is not a subject matter of this Sustainability report; that information is part of communication with investors. The quantitative disclosures herein reflect the calendar year 2023.

# ZDR Investments

ZDR Investments Group was founded in 2017 and has since gradually developed into three funds focusing on commercial real estate leased on a long-term basis. We seek attractive investment opportunities that meet high requirements for the quality of tenants and the long-term nature of lease agreements. Most of the more than 60 properties included in our FKI and Public funds are discount retail parks with a large proportion of food shops. On the other hand, the Industrial fund is geared towards industrial premises for suburban logistics and light industries. The properties are diversified in terms of geographies, size, and also the tenant structure. This diversity enhances the resilience and stability of revenue streams, including the adverse intervals of the economic cycle.

## FKI

### ZDR Investments SICAV a.s.

This fund is intended for qualified investors having rather large capital combined with advanced investment knowledge and experience. The portfolio comprises real estate worth over CZK 10 billion in aggregate. Most of it is European retail parks in the discount category.

## Public

### ZDR Investments Public SICAV a.s.

As the name itself suggests, the Public fund invests in revenue generating commercial properties affordable for the public. The minimum amount for regular investing is CZK 200/month. The portfolio is primarily composed of retail parks in the Czech Republic and Slovakia.

## Industrial

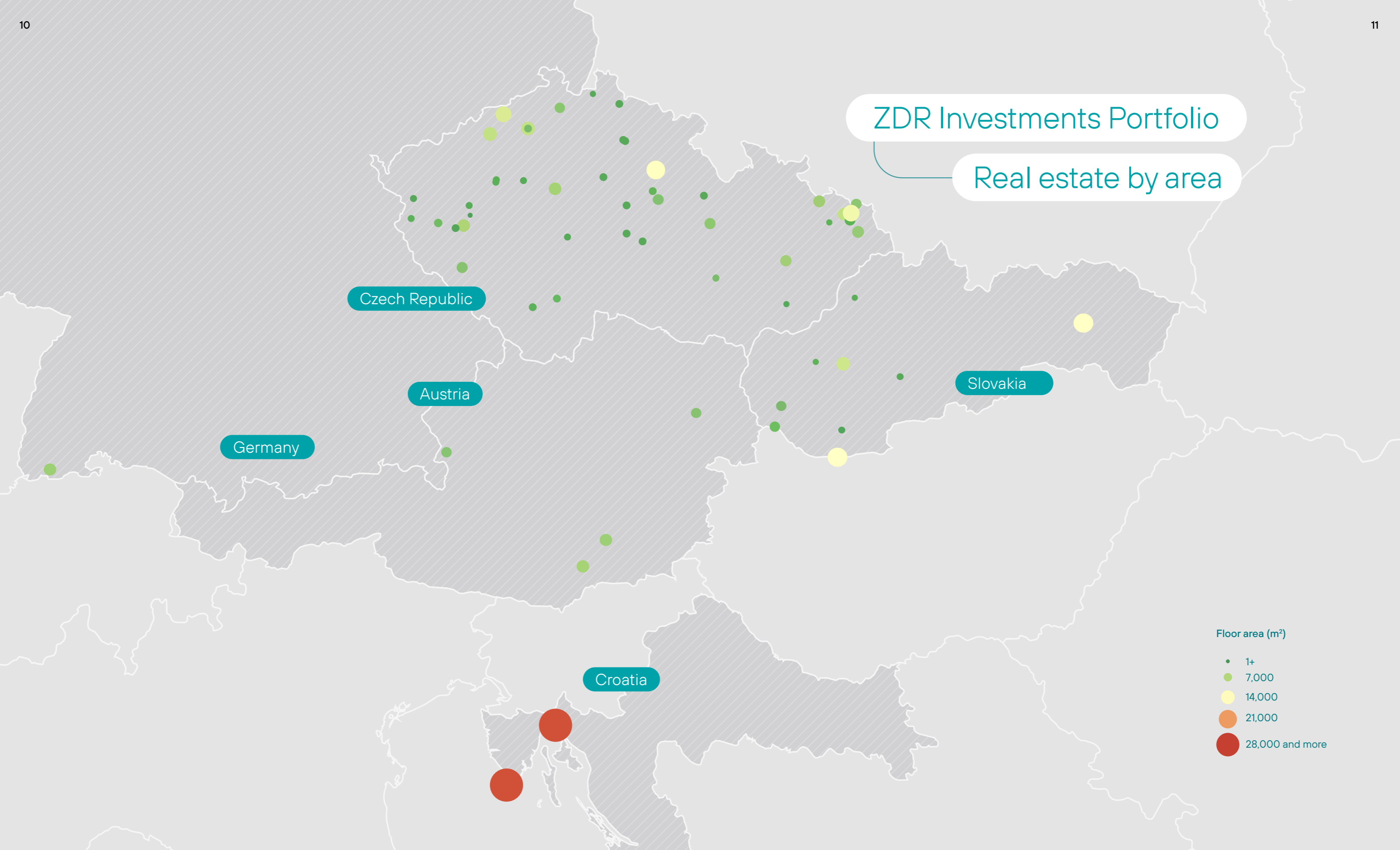
### ZDR Investments Industrial SICAV a.s.

ZDR Investments Group's youngest fund is also open to retail investors. However, the nature of the portfolio is different: rather than retail parks, the Industrial fund centres on industrial facilities, in particular, properties intended for manufacture and storage in the Czech Republic and Slovakia.



# ZDR Investments Portfolio

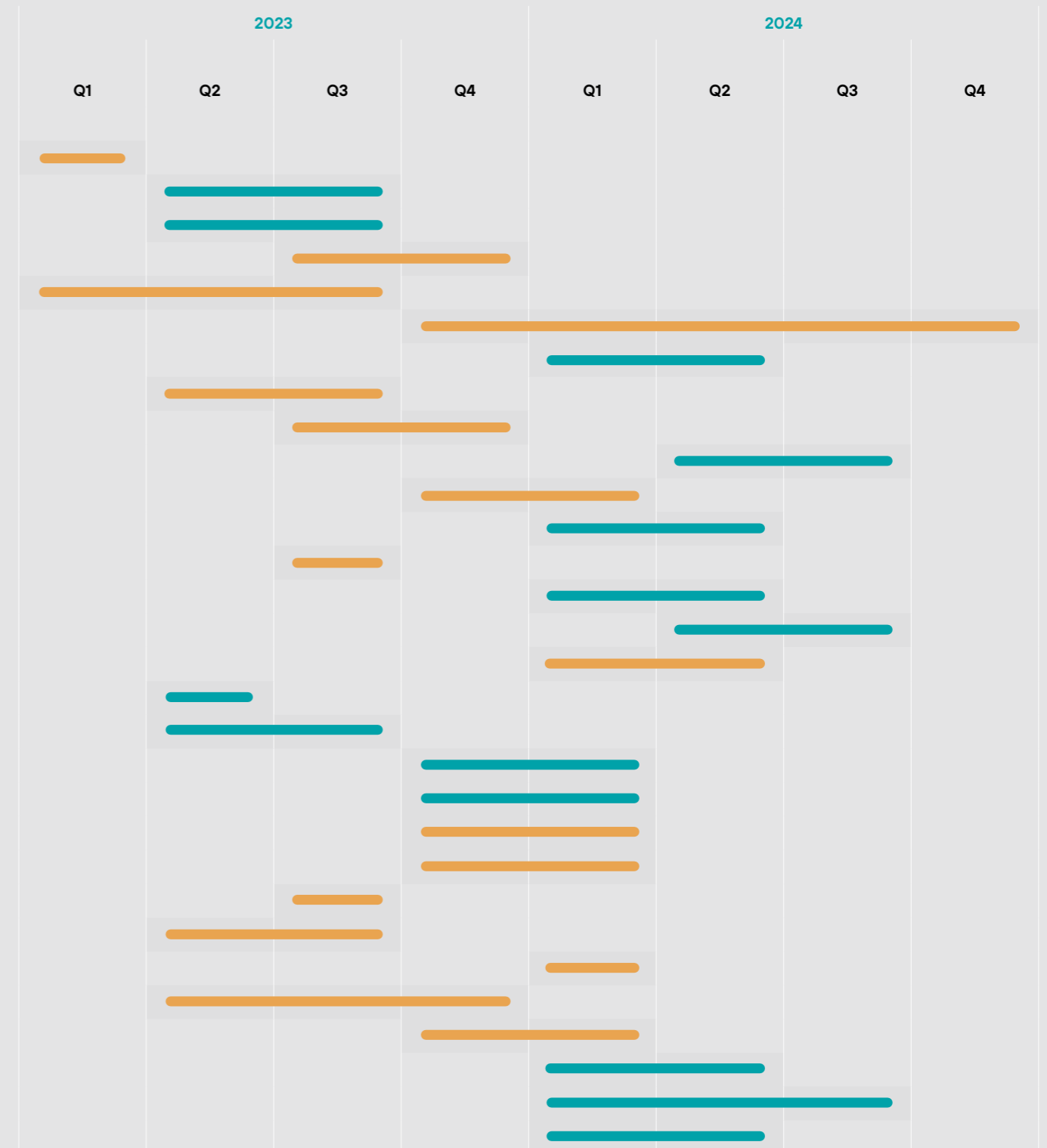
## Real estate by area



# Evaluation of Sustainable Development Goals (SDG) in ESG Strategy 2023

● Achieved ● In process

Goal
E ✓ <b>SDG 7, 13</b> Analysis of EPC of all buildings in the portfolio
E <b>In process</b> Find the actual energy intensity of all buildings and select the ones for energy audits/assessment reports
E <b>In process</b> Identify the current share of energy bought from renewable sources; find suitable suppliers and set the target share
E ✓ <b>SDG 7, 13</b> Carry out the study on PV potential in the Czech Republic and Slovakia
E ✓ <b>SDG 7, 13</b> Select suitable projects for PV implementation (cooperation with tenants)
E ✓ <b>SDG 7</b> Carry out pilot PV projects: Světlá nad Sázavou
E <b>In process</b> Examine other renewable sources (wind, geothermal)
E ✓ <b>SDG 13</b> Put in place an internal system for collecting the 2023 data and calculate the portfolio's carbon footprint for Scope 1 and 2
E ✓ Research the accessible software tools and put in place one for collecting the 2023 data
E <b>In process</b> Review tenants' contract terms and conditions, and include conditions for sharing waste production data in new contracts and in addenda to old contracts
E ✓ <b>SDG 6</b> Identify water consumption
E <b>In process</b> Carry out feasibility studies for water infiltration and rain/grey water use
E ✓ <b>SDG 7</b> Identify options for covering parking areas with EVCS
E <b>In process</b> For new construction and major refurbishment projects, set up processes for monitoring the share of raw materials (under SFDR)
E <b>In process</b> Select projects suitable for enhancing environmental value and biodiversity; cooperation with tenants
S ✓ <b>SDG 17</b> Formulate 'green lease' addenda; incorporate the addenda into new and extended contracts (implementation in lease agreements)
S <b>In process</b> Create a strategy for tenants' involvement (questionnaires, regular meetings); identify tenants who pursue the same strategic objectives
S <b>In process</b> Identify the opportunities for alternative transport development and pilot project implementation with a view to enhancing the attraction of alternative transport
S <b>In process</b> Assess the accessibility of properties in terms of their sanitary facilities, barrier-free access, and inclusion
S <b>In process</b> Identify opportunities for involving the local communities (farmers' markets, local suppliers, philanthropy)
G ✓ <b>SDG 11</b> Create an ESG due diligence process for new acquisitions and currently owned properties
G ✓ <b>SDG 11, 13</b> Based on the due diligence for the portfolio, properties to undergo mitigation or adaptation measures have been singled out
G ✓ <b>SDG 11, 13</b> Create/select tools for evaluating climate and transition risks
G ✓ <b>SDG 17</b> Create a public ESG strategy signed by the management; communicate it internally and externally
G ✓ <b>SDG 17</b> ESG training for employees in line with the ESG strategy goals
G ✓ <b>SDG 17</b> Select software tools for data collection and management
G ✓ <b>SDG 17</b> Issue an ESG report; communicate it internally and externally
G <b>In process</b> Assess participation in third-party reporting schemes (GRESB, Sustainalytics etc.)
G <b>In process</b> Select a minimum standard for new construction and extensive refurbishments (certification, level) to be in line with EU Taxonomy
G <b>In process</b> Write a white paper for new construction and tenants (recommendations in line with EU Taxonomy and certifications)



# The Environment



## We operate sustainable buildings

The sustainability aspect plays an important role for us in the actual acquisition process. We have developed a comprehensive ESG Due Diligence process that helps us to assess the investment from the perspective of its energy intensity, carbon footprint, clean energy production potential, and additional resource savings. We are able to assess not only its current condition but also opportunities for improvements, such as consumption optimisation, resource savings, or PV installation.

### Preparing PV projects in the Czech Republic and Slovakia

In 2023, we evaluated the options for rooftop PV installations on properties in the Czech Republic and Slovakia. On the whole, we examined 25 roofs in terms of their load-bearing capacity and roofing condition and in terms of their connectivity to the distribution system. In late 2023, we were close to installing the first rooftop PV system, having a capacity of 45.9 kWp, in Světlá nad Sázavou. The retail park in Světlá nad Sázavou is the first of the at least 11 buildings on which we plan to install PV systems in 2024. Our solar panels will cover a total of 36,000 m<sup>2</sup> on roofs in the Czech Republic, with an aggregate capacity of 2.4 MWp, which equals approximately 1,000 average Czech homes' consumption and annual savings of 1,000 tCO<sub>2</sub> (compared with electricity generation from non-renewables). We plan to cover up to 70,000 m<sup>2</sup> by almost 5 MWp solar panels before the end of 2025.



Annual savings

1,000 tCO<sub>2</sub>

Total capacity

2.4 MWp

36,000 m<sup>2</sup>

covered roofs in 2024





## PV system in Wolfsberg

While in the Czech Republic, where ZDR Investments Group has the largest number of properties, PV system installation is under way, the 'solar transformation' of the portfolio's German and Austrian properties has been completed. The last Austrian property whose roof we have covered by solar panels is the retail park in the third biggest Corinthian city, Wolfsberg. The 389 kWp PV system generates 370 MWh/year, which equals 123 average homes' consumption and savings of 42.15 tCO<sub>2</sub> (compared with grid energy generation).



Annual electricity production

370 MWh

Installed capacity

389 kWp

42.15 tCO<sub>2</sub>

savings compared with grid energy generation



EVCS output

160 kW

40+

EVCS

## EVCS Installation

Across our portfolio, we have assessed the options for installing EVCS with a view to reducing greenhouse gases from IC engines, thereby contributing to clean mobility development. The study has prompted us to conclude that for our type of retail parks, where customers stay for rather short times, high-output EVCS installations, i.e. 160 kW and more, will be more advantageous, which is an important finding. We have therefore approached external partners with whom we have divided the projects into several phases. In the first round, we are carrying out projects on ten sites in the Czech Republic, with a total of more than 40 EVCS.

# Social



## We care about people

ZDR Investments Group invests in commercial real estate as well as good relationships with its tenants, trade partners, and communities. ZDR Investments has its own facility management team that looks after our portfolio of buildings in the Czech Republic and Slovakia. We make sure that buildings meet all regulations; we take care of maintenance; and through green leases, we optimise property operation in terms of sustainability.

## Green Leases

To ensure that our reporting standards and requirements have a strong information value, we require our tenants to provide data on their monthly energy and water consumption and waste production. We carefully collect this information in a platform for recording non-financial indicators.

Optimising the environmental qualities of buildings while ensuring their occupants' health, safety and comfort, is a focal point of our strategy for tenants' involvement. It differs depending on the property/region.

In the last quarter of the year, we extended our 'green lease' agreements on leased areas to include tenant education in well-tried sustainability procedures, use of green detergents, and other objectives in energy consumption reduction and environmental protection.

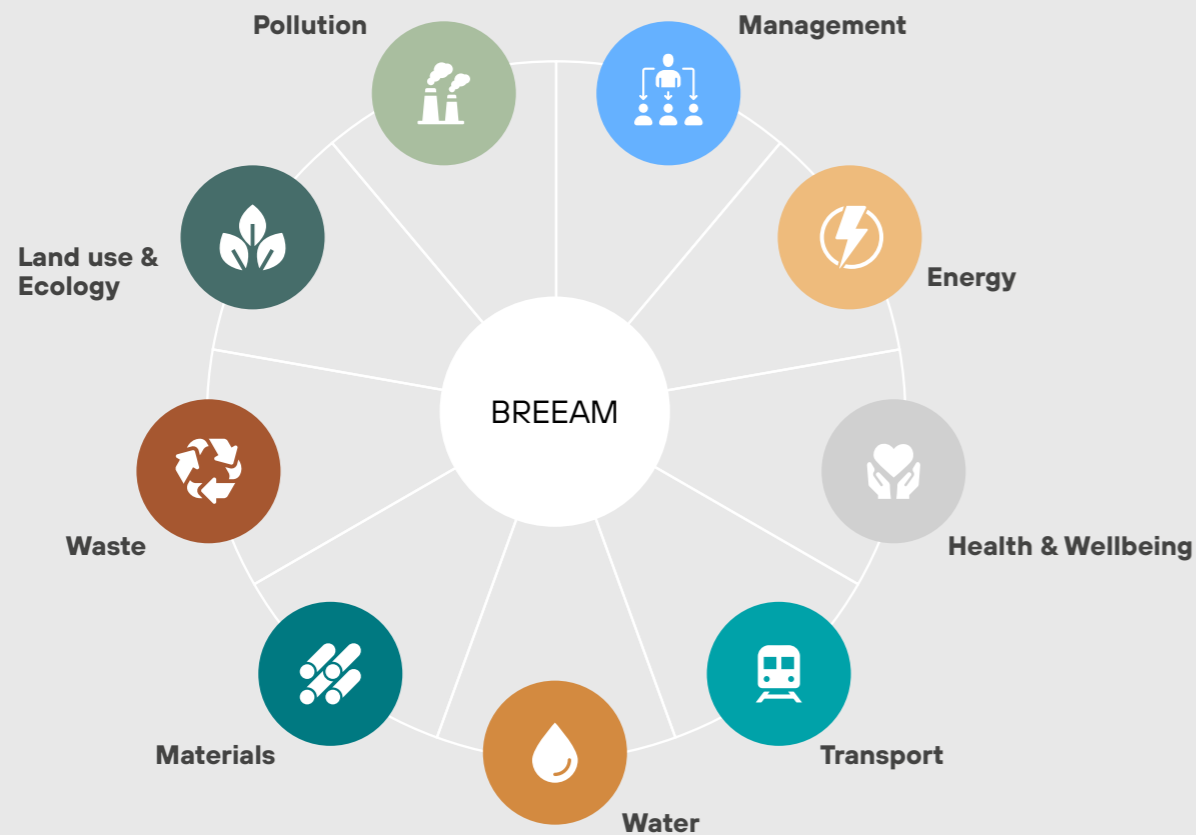
Our tools for green leases help our tenants to monitor buildings' performance. They include the following:

- Waste management
- Energy efficiency
- Effective water use
- Public utilities data sharing
- Indoor environment quality
- Green cleaning
- BREEAM sustainability certification



# BREEAM

Building Research Establishment (BRE) has introduced an assessment system, BREEAM, with a view to measuring, analysing and evaluating the sustainability of built environment. Of the BRE certificates, we specifically employ BREEAM In-use, a special certificate for assessing buildings where the construction phase has been completed. This certificate is valid for three years and recertification will take place on a continuous basis.



Assessment score (%)	Assessment rating	Star rating
< 10	Unclassified	–
≥ 10 to < 25	Acceptable	★
≥ 25 to < 40	Pass	★★
≥ 40 to < 55	Good	★★★
≥ 55 to < 70	Very Good	★★★★
≥ 70 to < 85	Excellent	★★★★★
≥ 85	Outstanding	★★★★★★



## Philanthropy, sponsorship, and support for culture

At ZDR Investments we regard support for education, culture, and sport as essential investment in the future. Reflecting our company's core business, our educational initiatives are centred on financial literacy. We organise training and lectures for investment specialists and also take an active part in conferences and panel discussions for the public.

In respect of culture, in 2023 we supported the production of the historical film *Bratři* (*Brothers*), which was recognised as the film of the year, received The Czech Lion award, and spurred lively debate on the interpretation of history. To date, 120,000 people have seen the film in cinemas, and additional thousands on Netflix where it topped the charts right after release. As regards sport, our support is mainly channelled into the development of children's sport clubs and associations. We sponsor children's football and tennis clubs on a regular basis. Also, helping individuals who have landed in dire straits is natural for us.

## Brothers acclaimed by both reviewers and audiences



Responding to feedback from our employees, we have improved the onboarding process and modified the setting of employment benefits.

## Employees and corporate culture

We are aware that a strong corporate culture is crucial for our employees' satisfaction and wellbeing. At ZDR Investments we therefore proactively seek to create a healthy and supportive working environment. We place emphasis on values such as equality, equity and inclusion, which form the basis of our everyday functioning. This approach is already reflected in the onboarding of new colleagues, which we optimised last year for their more effective and seamless integration within our team. Every new employee received a thorough induction to our values and the company's operation at all levels and in all units. To promote open communication and cooperation we also organise regular company breakfasts where the employees meet, share news, and discuss the company's plans. We also place great emphasis on feedback from our employees. In 2023, we conducted a company-wide poll on benefits, and prepared a new, flexible plan of employee benefits on the basis of the results.



We listen to you

# Governance



## Portfolio with a lasting value

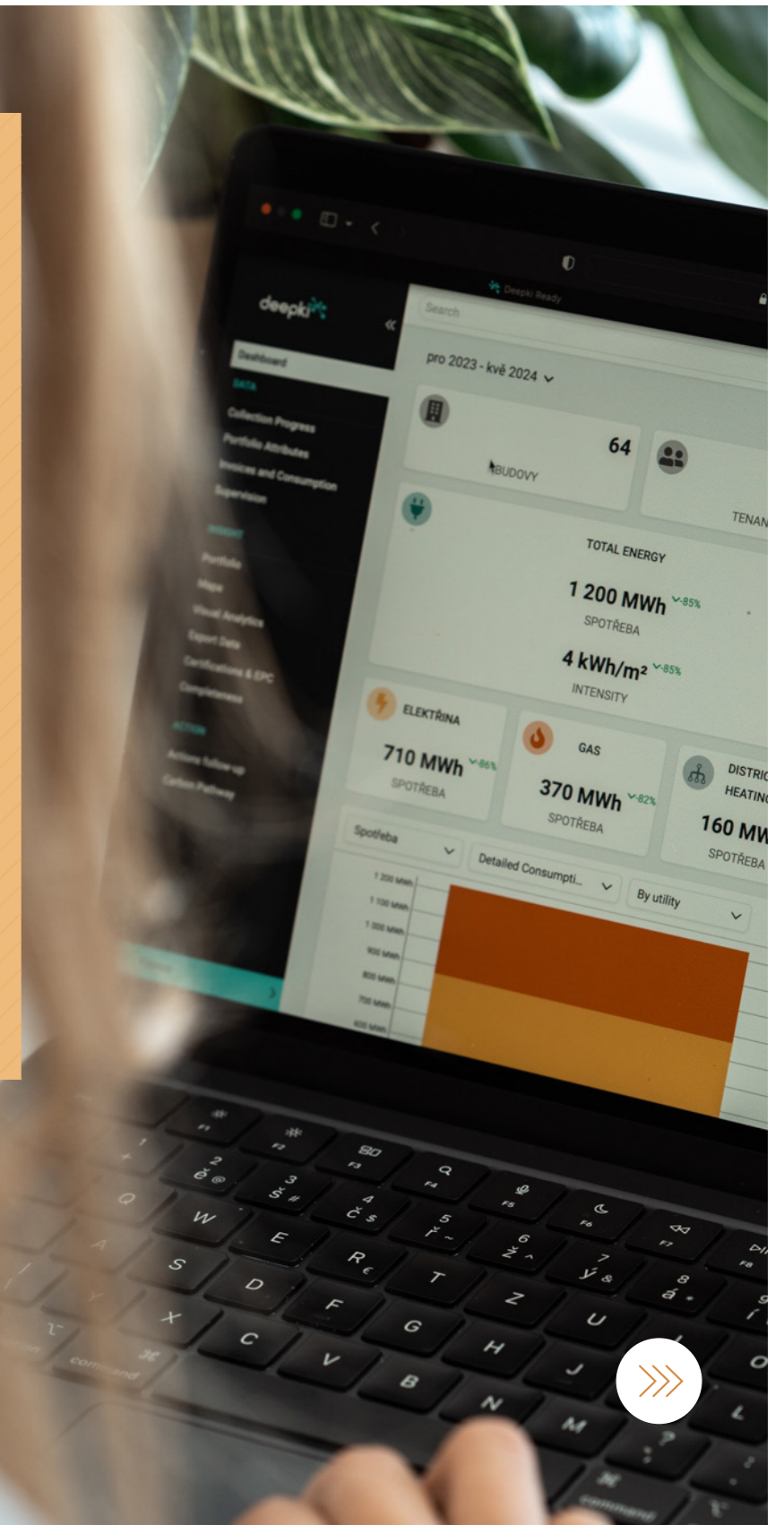
Transparency and open communication constitute the foundation of good relationships with our partners and effective and sustainable management of our portfolio. We use an internationally recognised software platform for collecting, recording, and analysing data on consumption and emissions. Data analysis is the basis for comprehensive ESG reports, which we have committed to release every year.

## Deepki Implementation

For collecting data on non-financial indicators of environmental impacts we have implemented a Deepki software package that helps to record heat, electricity and water consumption, waste production, and renewable energy generation from installed PV systems. 2023 was set as the base year and the recorded data will be used for later comparisons under the strategy for saving and reducing the consumption of primary energy sources.

The purpose was to collect data from all properties into a single platform to obtain a comprehensive picture of the most efficient and least efficient assets. Based on this picture, we can then determine further steps for improving and increasing our portfolio's value.

The last section of this report offers an analysis of the whole portfolio's performance.



Energy intensity of buildings can be reduced in various ways. For example, BILLA in the Voitsberg retail park has reduced its cooling energy consumption by 60% thanks to modern glazing.



## Climate change resilience

The analysis of our portfolio in terms of exposure to climate factors has helped us to identify 'the riskiest' assets. For each physical risk, the Deepki platform shows an indicative discrete exposure score from 0 (no risk) to 5 (very high risk).

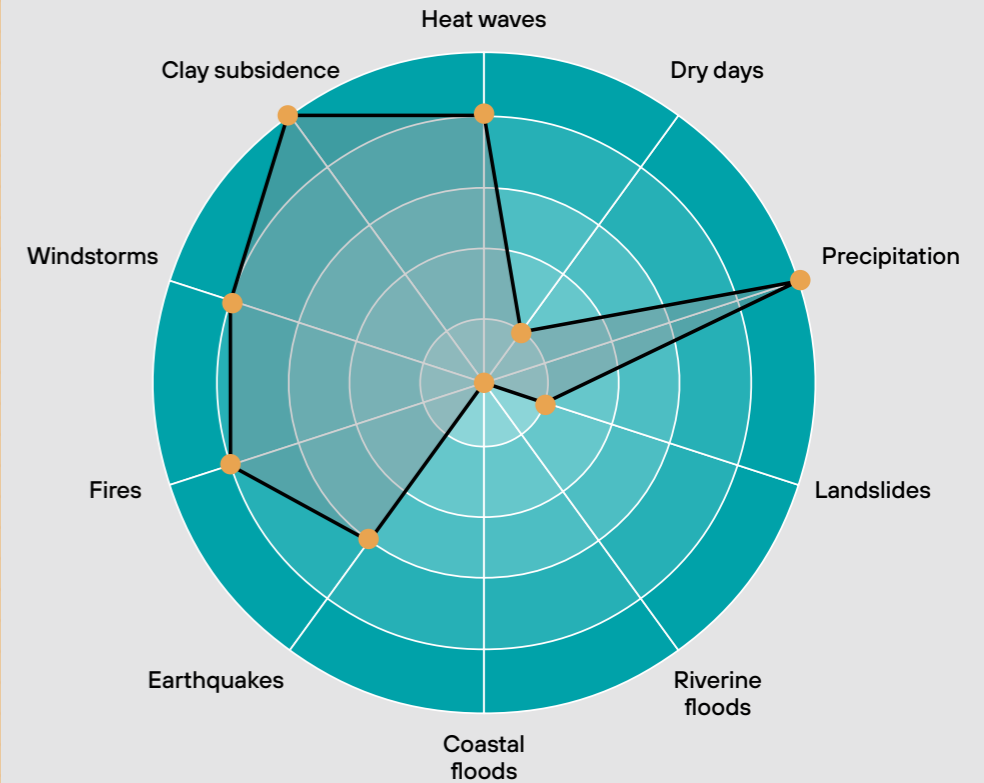
### Physical risks related to climate:

1. Heat waves
2. Clay subsidence
3. Precipitation
4. Dry days
5. Riverine floods
6. Coastal floods
7. Fires

### Physical risks unrelated to climate:

1. Landslides
2. Windstorms
3. Earthquakes

Example of a discrete exposure score



## GHG Emissions Management and Planning: Follow-up Actions

Carbon footprint recording is essential for transition to a low-carbon economy. Integration of education, identification of opportunities, and implementation of emission reduction measures in operation are all helping our real estate and asset management team to reassess the practical and financial consequences of reducing energy intensity of buildings.

Example of planned capex converted to carbon footprint reductions

PV panels Světlá nad Sázavou sites 01, 02, 03	CZK 145.0	CO <sub>2</sub>	Details	Under way
PV panels Teplice	CZK 1,170.0	CO <sub>2</sub>	Details	Under way
PV panels Hradec Králové	CZK 3,001.8	CO <sub>2</sub>	Details	Under way

ESG



Checklist

# Due Dilligence

Our ESG Due Diligence checklist includes all three ESG categories: environmental, social, and governance standards. The purpose of this template is to collect all information about the real estate before acquisition; this information is a tool in the decision-making on whether or not to invest in the asset.

Since we are planning to gradually certify most of our properties by the BREEAM In-use methodology, we have relied on its criteria. We have therefore included primarily environmental criteria in our due diligence process. The social and governance criteria largely concern operating activities in real estate management.

1

### Geographical risk exposure

- ✓ Asset-specific resilience to physical climate risks
- ✓ Natural risks, earthquake, hurricane, fire, heavy precipitation, heat waves, etc.

3

### Installed devices for recording the consumption of resources

- ✓ Waste recycling into reusable components, water consumption and devices to reduce it (aerated taps, dual flush toilets, water reuse, and water retention in the landscape)
- ✓ Energy generation from renewables (share of electricity consumption), EVCS

5

### Certification

- ✓ Sustainability certificates/studies
- ✓ BREEAM pre-assessment
- ✓ Energy certificate: EPC

7

### Contamination

- ✓ Original use of the site
- ✓ Hazardous substances and contamination on the site
- ✓ Groundwater, soil, and air pollution

9

### Community

- ✓ How the site is integrated in the neighbourhood and local community
- ✓ Assessment of the property within the community, community facilities, recreational area
- ✓ Resident satisfaction: surveys

2

### Building and available infrastructure

- ✓ Structure sustainability and building flexibility – design, facade, roof (preparations for PV installation)
- ✓ Ecological value of the surroundings and biodiversity, maintenance of the surroundings

4

### Carbon footprint

- ✓ Carbon management, main use of the building, carbon footprint calculation, potential for carbon footprint reduction, decarbonisation strategy (CRREM analysis)

6

### Energy

- ✓ Analysis of energy efficiency: space heating, cooling, venting, lighting, water heating
- ✓ Evaluation of energy sources and consumption
- ✓ Consumption monitoring systems

8

### Accessibility and transport

- ✓ Access to properties and accessibility/availability: site quality, accessibility by public transport, biking (bike stands and racks, bike paths), alternative transport, road network, parking areas
- ✓ Accessibility for disabled and sick

10

### Labour and legislation

- ✓ OHS, emergency evacuation plan, human rights, health and wellbeing, diversity, GDPR: customer data protection



# Energy Efficiency of Buildings

Buildings in general consume considerable energy and water quantities. They produce approximately 40% of greenhouse gases globally. Being owners and managers of buildings, we seek to minimise their adverse environmental impacts through investing in efficient use of resources and implementing environmental protection processes.

Energy consumption in buildings is composed of energy for space heating, electricity for common areas, and electricity for each of the tenants. For the period from 1 January 2023 to 31 December 2023, only limited information about tenants' energy consumption was available.

ZDR Investments has drawn up a strategy for building data digitalisation and has been following it since 2023. This will help us to improve the quality of available energy consumption data and to collect and analyse data on and optimise overall energy consumption in each of the buildings more effectively, including overall electricity consumption in leased premises.

In 2023, we put in place new internal processes that would help us to improve information gathering and fill all the gaps in data collection. In the meantime, the gaps in monthly consumption are being systematically extrapolated. To reflect the actual situation on the path to our goals, the bases for calculating the yearly meeting of

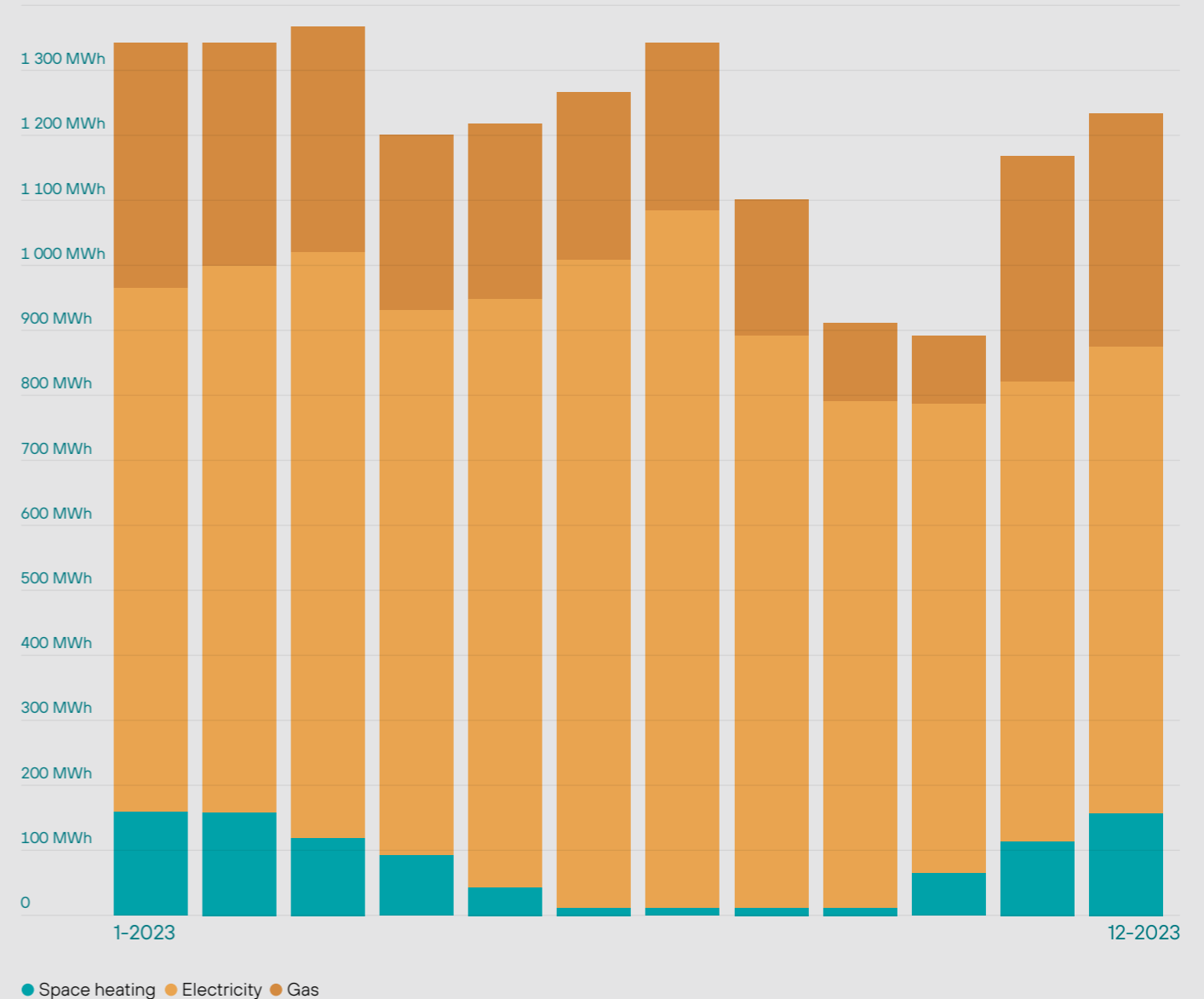
CO<sub>2</sub> emission and electricity consumption targets are being updated and adjusted accordingly.

The calculation of CO<sub>2</sub> emissions is based on the particular property's energy consumption, and the building's energy performance is therefore directly related with CO<sub>2</sub> emissions. Thus, in line with our ESG Due Diligence, we identify any potential improvements in an asset's energy consumption and CO<sub>2</sub> emissions as early as the time of acquisition, and subsequently carry them out systematically during the operating phase.

In 2024, the highest priority will continue to be consumption data collection and allocation. For all new acquisitions we also analyse the building's energy performance and develop optimisation measures. In addition, we take into account analysis based on carbon risk real estate monitoring (CRREM). This way, a bespoke solution for consumption and risk optimisation can be developed for every property.

In 2023, energy consumption recorded by ZDR Investments totalled 14 GWh.

# Energy consumption from January to December 2023





## 1

# Energy consumption in the real estate portfolio

The basis of the analysis concerns data on energy consumption and emissions of the buildings that we manage in our Deepki digital platform. This report covers the period from 1 January 2023 to 31 December 2023.

Data on consumption in our buildings are recorded based on actual consumption and then automatically allocated to monthly data points in our digital records.

Where records of water, district heating, and natural gas/oil consumption for the period under review are missing, the system automatically extrapolates these gaps.

Electricity consumption trends are available only for common areas. Here too the missing months are extrapolated. This approach cannot be followed for general electricity consumption because the results would not be valid. Including the data for the whole building and common areas would result in inaccurate environmental indicators, and they are therefore adjusted on a continuous basis.



## 2 Carbon emissions classification

Several methodologies help to monitor GHG emissions. GHG Protocol establishes comprehensive global standardised frameworks to measure and manage carbon emissions. GHG Protocol classifies a company's GHG emissions into three 'scopes', each of which covers different sources:

### Scope 1

Direct GHG emissions from the company's owned or controlled sources (e.g. boilers, furnaces, vehicles, coolants, etc.).

### Scope 2

Indirect emissions from the generation of electricity, steam, heat, and cooling that the company purchases or procures and consumes.

### Scope 3

They are also called 'value chain emissions'. The scope includes all indirect emissions (not included in Scope 2) that occur in the value chain of the company due to its activities.

Effective data collection helps to measure GHG emissions from the real estate in ZDR Investments' portfolio of funds. Once we have evaluated the portfolio's carbon footprint we can seek the achievement of net-zero via decarbonisation strategies that are part of ZDR Investments' ESG strategy.

In 2023, we identified the main CO<sub>2</sub> sources for assets at the investment level under GHG Protocol. In Scope 1, they are gas and fuel consumption, and in Scope 2 it is electricity consumption under the lessor's control. These areas are within the assets that ZDR Investments does not let, and it therefore controls them in operational terms.



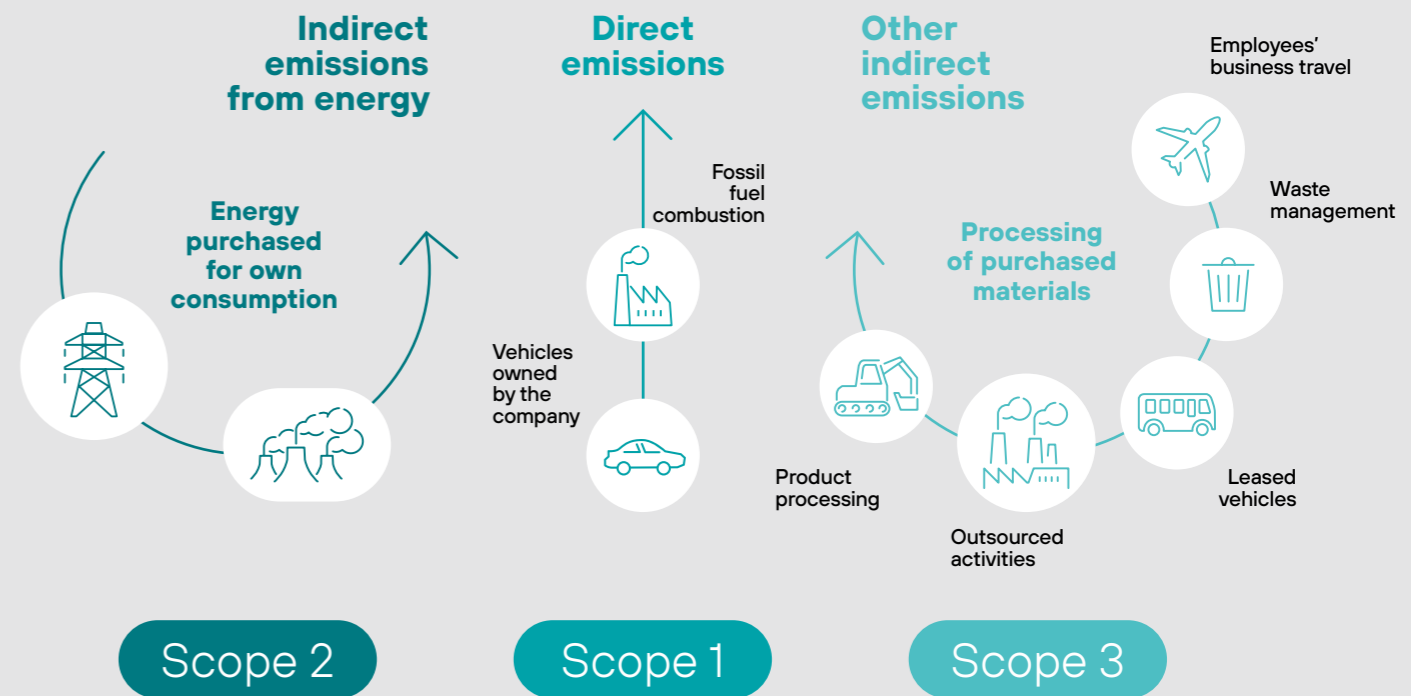
## Calculation of CO<sub>2</sub> emissions

CO<sub>2</sub> emissions are calculated in two steps. First, total energy consumption of the building is determined (the missing monthly values are approximated). In the second step energy consumption in buildings is multiplied by consumption-specific CO<sub>2</sub> emission factors.

The buildings are located in different countries, and Deepki database emission factors [g/kWh] were therefore used for the calculation.

Cooperation provided by our tenants is needed to obtain consumption data not only on common areas in the portfolio under our management, but also on leased spaces. We maintain intensive dialogue with them to be able to record and map their CO<sub>2</sub> consumption comprehensively through 'green lease' addenda.

## GHG Protocol



## 3

## Water consumption

For the period from 1 January 2023 to 31 December 2023, only incomplete data on water consumption are available. We still continue to collect data from the host of invoices, entering them in our data platform. To improve data quality and simplify the digitalisation of information about running consumption, we are also considering secondary metering. Using additional technical elements, analogue meters should be upgraded to smart meters applying relatively little effort.

When we find water consumption in a building greater than in other buildings we seek, together with the tenants, to identify the possible cause of such anomaly.

By the release of this Sustainability 2023 report, it had not been feasible to derive all the data from accounting software. Not all data on monthly consumption for the existing water consumption meters have therefore been stored in the system. Gaps in monthly consumption are being systematically extrapolated.

Using 'green lease' addenda we can ensure in the coming years that tenants share data on their consumption, which will ultimately result in complete data coverage.



# Energy Performance Certificate (EPC)

Country	Name of the building	Area (m <sup>2</sup> )	Fund	EPC class	Country	Name of the building	Area (m <sup>2</sup> )	Fund	EPC class
CZ	Bílovec	1,952	FKI	●	CZ	Poděbrady	1,100	Public	●
CZ	Bohumín SO 01	2,848	Public	●	CZ	Retail Arena Chodov	6,409	Public	●
CZ	Bohumín SO 02	1,570	Public	●	CZ	Přerov	6,251	FKI	●
CZ	Bohumín SO 03	490	Public	●	HR	Pula – Beta	11,311	FKI	●●
CZ	Čáslav	1,245	Public	●	HR	Pula – Omikron	26,168	FKI	●
CZ	Česká Lípa	4,866	Public	●	CZ	Rakovník I	1,150	FKI	●
CZ	Frýdek-Místek	5,318	FKI	●	CZ	Rakovník II	1,643	FKI	●
CZ	Havlíčkův Brod	1,252	FKI	●	AT	Kunstdepot (Salzburg)	4,630	FKI	N/A
CZ	Hluboká n. V. (site 01)	1,210	Public	●	SK	Senec	3,829	Public	●
CZ	Hluboká n. V. (site 02)	835	Public	●	SK	Senec II	4,750	Public	●
CZ	Hluboká n. V. (site 03)	351	Public	●	DE	Schwörstadt	3,649	FKI	●
CZ	Hradec Králové	12,910	FKI	●	CZ	Staré Město	1,119	Public	●
CZ	Chrastava	548	FKI	●	CZ	Stříbro	3,187	FKI	●
CZ	Chrudim	4,271	FKI	●	CZ	Světlá n S. SO 01	2,147	Public	●
CZ	Jičín I, – Robousy	1,809	FKI	●	CZ	Svitavy	5,311	FKI	●
CZ	Jičín II	1,991	FKI	●	CZ	Tachov	1,345	FKI	●
CZ	Klatovy	4,549	Public	●	CZ	Tanvald	1,228	Public	●
SK	Industrial Komárno	7,710	Industrial	●	CZ	Teplice	7,336	FKI	●
SK	Komárno	4,525	FKI	●●	SK	Topolčany (A)	2,796	Public	●
CZ	Kuřim	3,703	Public	●	SK	Topolčany (B)	1,531	Public	●
CZ	Litoměřice	11,923	FKI	●	SK	Topolčany (B1)	958	Public	●
CZ	Mariánské Lázně (MLP)	1,700	Public	●	SK	Topolčany (C)	584	Public	●
CZ	Mariánské Lázně II.	1,192	FKI	●	SK	Topolčany (D)	1,081	Public	●
CZ	Most	7,999	FKI	●	SK	Topolčany (T)	1,980	Public	●
CZ	Netolice	1,335	Public	●	CZ	Třemošná	564	Public	●
CZ	Nýřany	1,027	FKI	●	CZ	Ústí nad Orlicí	1,768	FKI	●
CZ	Opava	7,171	FKI	●	CZ	Velká Dobrá	1,343	Public	●
CZ	Ostrava-Dubina	3,128	FKI	●	AT	Voitsberg I,*	6,901	FKI	●
CZ	Ostrava-Poruba	9,816	FKI	●	AT	Voitsberg II *	3,144	FKI	●
CZ	Pardubice	2,147	FKI	●	AT	Voitsberg III *	3,031	FKI	●
SK	Piešťany	1,938	Public	●	CZ	Votice	1,223	FKI	●
CZ	Plzeň A	3,676	Public	●	AT	Wien (19)	1,186	FKI	●
CZ	Plzeň B	3,176	Public	●	AT	Wien (9)	3,253	FKI	●
					AT	Wolfsberg *	6,330	FKI	●

●● A+ ● A The most efficient ● B Very efficient ● C Efficient ● D Less efficient ● E Inefficient ● F Very inefficient

\* Before PV installation

# Energy and Water Consumption in the Real Estate Portfolio for 2023

Name of the building	Total emissions (tCO <sub>2</sub> eq)	Scope 1 emissions (tCO <sub>2</sub> eq)	Scope 2 emissions (tCO <sub>2</sub> eq)	Total consumption (Scope 1 and 2, tCO <sub>2</sub> eq)	Water consumption (m <sup>3</sup> )	Electricity consumption (MWh)	Gas consumption (MWh)	District heating consumption (MWh)
Hluboká nad Vltavou (Sites 01, 02, 03)	1,432	0	1,432	3,272	829	3,272		
Ostrava-Dubina	22,873	0	22,873	109,728	534	1,949		107,779
Retail Arena Chodov	48,787	48,787	0	260,962	923		260,962	
Teplice	686,705	0	686,705	1,840,694	3,272	1,331,529		509,165
Staré Město	8,584	8,584	0	45,918	38		45,918	
Šamorín	6,635	0	6,635	26,520	89	26,520		
Třemošná	5,588	5,588	0	29,888			29,888	
Voitsberg I	3,037	0	3,037	15,434		15,434		
Čáslav	399	0	399	911	75	911		
Plzeň A, B	477,986	0	477,986	1,220,167	1,258	980,297		239,870
Bohumín SO 01	15,702	0	15,702	35,882	379	35,882		
Stříbro	52,502	0	52,502	119,977	500	119,977		
Světlá nad Sázavou SO 01, 02, 03	37,098	1,359	35,739	88,941		81,671	7,270	
Voitsberg II, III	570	0	570	2,896		2,896		
Jičín II	17,707	0	17,707	86,667	602			86,667
Klatovy	423,141	55,958	367,183	1,138,401	1,083	839,084	299,317	
Komárno	1,558	0	1,558	6,226		6,226		
Senec	55,615	0	55,615	222,283		222,283		
Wien (9, 19)	11,926	8,768	3,159	60,390		16,049	44,341	
Ostrava-Poruba	790,434	0	790,434	1,806,294	3,236	1,806,294		
Rakovník II	53,469	0	53,469	122,188	91	122,188		
Schwörstadt	6,347	201	6,146	19,516	33	18,440	1,076	
Pardubice	2,737	887	1,850	8,974	114	4,228	4,746	
Kuřim	2,458	0	2,458	5,618	560	5,618		
Petrovany	224,640	0	224,640	897,842	603	897,842		
Hradec Králové	599,103	269,143	329,960	2,193,660	4,674	754,021	1,439,639	
Piešťany	11,980	0	11,980	47,883		47,883		
Bílovec	61,357	15,469	45,888	187,608	241	104,863	82,745	
Česká Lípa	479,385	80,162	399,223	1,341,086	1,192	912,301	428,785	
Frýdek-Místek	254,520	12,485	242,035	619,880	355	553,097	66,783	
Most	651,154	103,363	547,792	1,804,693	2,512	1,251,809	552,884	

Greenhouse gas emissions have been calculated using the GHG Protocol methodology. Direct CO<sub>2</sub> emissions that we have been able to monitor to date are listed in the table. The buildings that are not listed in the table fall under Scope 3, which we do not record in this report. The availability of data on Scope 3 emissions is directly conditional on tenants' consent to 'green lease' addenda, which we are currently intensively incorporating into the contracts.

ZDR Investments SICAV a.s.  
Jungmannova 750/34, 110 00 Praha 1  
[www.zdrinvestments.cz](http://www.zdrinvestments.cz)

ZDR Investments Public SICAV a.s.  
Jungmannova 750/34, 110 00 Praha 1  
[www.zdrpublic.cz](http://www.zdrpublic.cz)

ZDR Investments Industrial SICAV a.s.  
Jungmannova 750/34, 110 00 Praha 1  
[www.zdrindustrial.cz](http://www.zdrindustrial.cz)

ZDR Investments SG VCC  
1 Paya Lebar Link, #04-01, Paya Lebar Quarter  
Singapore 408533  
[www.zdrinvestments.sg](http://www.zdrinvestments.sg)