

Purpose	The purpose of this Policy is to align the principles and guidelines of Grupo Montepino and its management with respect for the Environment and environmental legislation.
Scope	MONTEPINO LOGISTICA SOCIMI, S.A. ("montepino LOGISTICA" or the "Company"), all its investee companies and Valfondo Gestión, S.L. ("Management Company").
Responsible	Administrative body.

Versions

Version	Date	Content of the modification
0.0	12/12/2022	Initial drafting of the document.
0.1	15/05/2022	Adaptation of the Policy to the new corporate name of the Company.
0.2	12/06/2026	Updating the Policy in accordance with environmental standards and good practices.

1. INTRODUCTION

MONTEPINO LOGISTICA, all its investee companies and the Management Company (hereinafter "**MONTEPINO**") have integrated sustainability into their business model and are aware of the environmental impacts generated by their business activity, both in the projects they execute and in the operation of their work centres. For this reason, MONTEPINO intends to commit to the protection of the environment in line with the provisions of its ESG Policy and the 2030 Agenda and the Sustainable Development Goals of the United Nations.

2. SCOPE AND SCOPE OF APPLICATION

This Environmental Policy has been approved by the Management Company at the proposal of MONTEPINO's sustainability department.

This Policy applies to MONTEPINO, its investee companies, the Management Company, and to the extent applicable to its business partners, collaborating entities and other external actors involved in the development, management or operation of its projects.

For these purposes, "business partners" shall be understood as those third parties who, due to their relationship with MONTEPINO, may intervene or have an impact on the development of its activity, including agents, intermediaries, joint venture partners, customers and other relevant collaborators.

It is the responsibility of all the people who are part of MONTEPINO to comply with and enforce the commitments contained in this Policy in the exercise of their functions and responsibilities.

MONTEPINO will use all the necessary means to enforce the commitments contained in this Policy, ensuring that it is reflected in the operational procedures and ensuring its internal and external dissemination. Likewise, within the framework of the development, review and implementation of this Policy, MONTEPINO may consider the consultation and participation of business partners, collaborating entities and other relevant external actors, in order to incorporate their expectations and reinforce the effectiveness of the established environmental commitments.

In the same way, the entities collaborating in the execution of the projects that are part of MONTEPINO's activity and all the actors involved in its supply chain must commit to the contents of this Policy.

3. OBJECTIVE

Through this document, MONTEPINO aims to establish the principles and guidelines in environmental matters to guarantee, in a logic of sustainable development, the protection of the environment and compliance with laws or other provisions of a general nature protecting the environment in all the activity carried out by MONTEPINO. This environmental policy is part of MONTEPINO's ESG Strategy and contributes to its achievement, as well as its associated objectives.

4. COMMITMENTS

MONTEPINO, in line with its purpose of protecting the environment and preventing pollution, establishes this Policy and adopts the following commitments in all its processes:

1. Ensure compliance with **environmental legislation and regulations** and their application requirements in the countries where it operates and collaborate with the competent authorities;
2. Integrate **environmental risk management** into decision-making and the development of their activities, applying the necessary preventive measures;
3. Identify and evaluate the **significant environmental aspects and impacts** produced as a result of its activity and incorporate the necessary measures for their mitigation;
4. Strengthen the commitment **to climate change mitigation and adaptation**, promoting sustainability-oriented business development and proposing solutions that seek operational excellence with the least impact on the environment;
5. Monitor the Greenhouse Gas emissions produced as a result of the development of its activity and thus find opportunities for improvement that allow it to achieve the "**Net Zero Carbon**" goals established in its roadmap towards the **decarbonization** of the existing and future portfolio. The associated emission reduction plans are defined in the

- company's ESG Strategic Plan, which adopts the 2030 Agenda and the Sustainable Development Goals as a reference framework;
6. To commit to innovation in our developments, in search of solutions that improve **energy efficiency**;
 7. Integrate **circular economy** criteria into the development of all activities, promoting responsible consumption and sustainable use of resources and ensuring correct and diligent waste management;
 8. Establish measures to improve the efficiency of **water use** and reduce the water footprint of assets;
 9. Integrate the minimization of impacts on biodiversity into the design of projects and their subsequent operation;
 10. Reduce the impacts generated in the **supply chain** by involving and evaluating its suppliers and contractors in the protection of the environment;
 11. Work on **training and raising awareness** among employees and their stakeholders in favour of environmental protection;
 12. To allocate the **necessary resources** for the correct application of this Policy.
 13. Periodically evaluate the performance of its portfolio of assets as part of the continuous **improvement** process, promoting best practices in the field of environmental management and in order to achieve the commitments established in this Policy.

The administrative body of MONTEPINO will be responsible for approving this Policy and supervising its proper integration into the company's strategy and management. MONTEPINO thus expresses its intentions and responsibilities to comply with and enforce the commitments acquired by the company in this Environmental Policy.

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