



CLIMATE AND NATURAL HAZARDS' RISK MANAGEMENT POLICY

1 Why do we have this Policy?

1.1 Purpose

In order to manage the environmental, climate and safety risks, EPIC regularly reviews its real estate portfolio in order to identify environmental and the related risk at an early stage and try to mitigate these risks on a timely manner.

1.2 Scope

This Policy applies to EPIC's existing portfolio (including new acquisitions) as well as to future constructions carried out by the group.

1.3 Responsibility

Management is responsible for adhering to the principles and rules set out in this Policy.

1.4 Validity

This Policy enters into force on 1 January 2022 and will be periodically reviewed and updated according to applicable laws / regulations and / or EPIC's internal policies and guidelines.

2 When is this policy applicable?

2.1 New constructions

The authorities in Switzerland set from the outset high standards for new buildings in terms of physical climate risk management. The measures that the authorities take to mitigate physical risk includes:

- Construction statically planned to absorb earthquake vibrations where possible;
- Fire regulation to ensure that:
 - the buildings are divided into various fire sections;
 - people can be evacuated on a timely manner;
 - fire protection installations such as sprinklers, smoke detection and smoke extraction
- Ground is not polluted when construction begins. Therefore, it is considered that the new buildings are all constructed in a way that complies with all reasonable constructible precautions.



However, to mitigate the financial risk to the company it is required from the management to do an annual review by an insurance broker, to ensure that the insurance is adequate to cover the losses from physical climate change and natural disasters.

2.2 Existing Portfolio

The existing building permits all have valid building permit. It is required by the company to respect the official guidelines (depending on each canton's regulation) to ensure that the required maintenance is done on a timely manner (for example 20-year revision of the sprinklers system).

In order to mitigate the financial risk to the company, it is required from the management to do an annual review by an insurance broker to ensure that the insurance is adequate to cover the losses from physical climate change and natural disasters. The confirmation from the insurance broker is to be received by the fiscal year end for the following year.

It is further required from management to review the cadaster of polluted sites on a regular basis, and if a plot of the company is registered in this cadaster, then management is required to find out the reason and if required by the authorities then take necessary steps to eliminate the pollution.

2.3 How often should this analysis be carried out?

The analysis should be carried out on an annual basis and be completed by each fiscal year end.

2.4 What should be done with the review?

The findings of the reviews, should be presented to the board on an annual basis, in such a manner that the board can decide which action should be implemented per property and when.

3 Is this Policy binding?

This Policy is intended to provide the Board of Directors with full visibility on environmental and safety risks throughout the portfolio. It is therefore required from the board to carry these reviews on an annual basis as set out above.

Management must familiarize themselves with this Policy and confirm that they understand their duties and responsibilities according to this Policy, so they can implement this policy in accordance with the steps set out above.

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