



ENVIRONMENTAL - GREEN BUILDINGS INVESTMENT POLICY

1 Why do we have this Policy?

1.1 Purpose

In order to reduce EPIC's portfolio environmental impact as much as possible, EPIC strives to become more energy efficient by improving its energy consumption across its existing portfolio.

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 energetic requirements, and therefore it is the board's view that once the building permit is approved by the authorities, the energetic targets of the group are met and the building is energetically efficient.

Once a new construction is 10 years old, then for the purpose of energetic review, it is no longer considered new by the board, and the construction should be added to the regular analysis set out in 2.2 below.

2.2 Regular analysis of the existing Portfolio

Management is required to mandate on a regular basis (as set out in 2.3 below) third party specialists to:

- analyze the energy consumption used in its buildings;



- recommend steps on how to reduce the energy consumption for each building by improving its energy efficiency
- set out in a report the following information for each recommendation:
 - name of the specialist;
 - the period to which the analysis relates to;
 - suggested timeline for each specific improvement;
 - quantification of the expected energetic savings in KWh;
 - estimated costs associated with each specific improvement;
 - calculation of the expected point in time of the return on investment.

2.3 How often should this analysis be carried out?

During financial year 2021, management has already carried out the analysis set out in 2.2 above for 12 of its buildings, representing 50% of its portfolio.

From 2022, management is required to further analyze at least 3 properties per year.

Each building should then be re-analyzed every 10 years at least.

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 review the potential savings in energy consumption per building and 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 energetic inefficiencies 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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