



GENESIS PROPERTY

GREENHOUSE GAS EMISSIONS INVENTORY

2025

Genesis Property International S.A.

www.genesisproperty.net

Has this inventory been verified by an accredited third party?
<input type="checkbox"/> No
<input type="checkbox"/> Yes (if yes, fill in verifier contact information below and attach verification statement)
Date of verification: MM/DD/YYYY
Verifier:
Email:
Phone:
Address:

Have any facilities, operations and/or emissions sources been excluded from this inventory? If yes, please specify.

The current report includes emissions in Scope 1 and 2 of Genesis Property International Group (The Group), entailing 9 entities and 16 buildings, both residential and office, operating in Romania alone. The buildings are grouped in four sites (locations), out of which 3 residential and five office buildings reside within West Gate Business District, in the western part of Bucharest and seven office ones in Yunity (Novo) Park, in the northern area. The Group is exercising full control over all its entities included in the scope of this report, from equity, financial and operational point of view.

The calculation of emissions is done based on the information provided by The Group. As such, our calculation is dependent of the completeness and quality of this information which remain entirely under the responsibility of The Group. Under these circumstances, to the best of our knowledge there are no material omissions related to Scope 1 and 2 inventories. Certain omissions may include amounts of fuel relayed to stationary combustion for H3 building.

The reporting unit is in t CO2e only, as for the considered scope categories, the proportion of emissions for greenhouse gases other than CO2 was considerably reduced in comparison with CO2 amounts, and therefore, it was regarded as below a certain significance threshold.

Reporting period covered by this inventory

The reporting period is for the last 7 closed years - 2019, 2020, 2021, 2022, 2023, 2024 and 2025, with 2019 considered as baseline year.

ORGANIZATIONAL BOUNDARIES

Which consolidation approach was chosen (check each consolidation approach for which your company is reporting emissions.) *If your company is reporting according to more than one consolidation approach, please complete and attach an additional completed reporting template that provides your company's emissions data following the other consolidation approach(es).*

Equity Share x	Financial Control x	Operational Control x
-------------------	------------------------	--------------------------

OPERATIONAL BOUNDARIES

Are Scope 3 emissions included in this inventory?

Yes
No x

If yes, which types of activities are included in Scope 3 emissions?

The current report does not include Scope 3 emissions.

INFORMATION ON EMISSIONS

The table below refers to emissions independent of any GHG trades such as sales, purchases, transfers, or banking of allowances:

EMISSIONS (tCO ₂ e)	2019 (base year)	2020	2021	2022	2023	2024	2025
Scope 1	141,41	120,12	163,57	237,92	112,95	216,174.55	194.64
Scope 2	5.116,51	3.830,60	3.674,03	2.883,89	2.774,29	1,795,806.52	1,004.68
TOTAL	5.257,93	3.950,73	3.837,61	3.121,81	2.887,23	2,011.98	1,199.32

As indicated by the numbers, the overall level of carbon emissions compared to the baseline year has decreased by 77% in 2025 and by 40% compared to the previous year.

Direct CO ₂ emissions from Biogenic combustion (tCO ₂)
Not applicable

BASE YEAR

Year chosen as base year
2019
Clarification of company-determined policy for making base year emissions recalculations
2019 was selected as baseline year, as the company established the first draft of a long-term strategy for sustainability performance improvement and articulated a proactive, committed plan with clear initiatives to attain its sustainability goals. Moreover, this was the last year before the COVID-19 pandemic that completely altered and changed customers' living and working behaviors.
Context for any significant emissions changes that trigger base year emissions recalculations
Not applicable.

METHODOLOGIES AND EMISSION FACTORS

Methodologies used to calculate or measure emissions other than those provided by the GHG Protocol. (Provide a reference or link to any non-GHG Protocol calculation tools used)
The Emissions were calculated in accordance to GHG Protocol methodology, as follows: <ol style="list-style-type: none"> For Scope 1 – Stationary combustions, which is attributed to the electricity generators fuel consumption, all of them using diesel fuel. Actual yearly consumptions were collected from the beneficiary and multiplied with the emission factor provided by the European Investment Bank in the document " EIB Project Carbon Footprint Methodologies. Methodologies for the assessment of project greenhouse gas emissions and emission variations", Version 11.3, January 2023, Table A1.1: Default emission factors, Diesel oil p. 27¹. For Scope 1 – Mobile combustion, the information regarding how the group's car park was used, entailing vehicle id, and the amount of fuel consumed in the year. For each car, the emission factor was selected in correspondence with the type of fuel – gasoline and, respectively diesel gasoline – as indicated in the same EIB methodology. Compared to

¹ <https://www.eib.org/en/publications/20220215-eib-project-carbon-footprint-methodologies>

previous years, in 2025, with very few exceptions, the auto fleet was sold to a company outside of the group, therefore contributing to the overall reduction of the carbon footprint.

3. For Scope 1 – Fugitive emissions, the main emission source was represented by refrigerants in chillers and air conditioning equipment. The associated fugitive emissions were estimated at a rate of 2,5% of total capacity, in accordance to EPA recommendation for fixed cooling equipment in the document “Greenhouse Gas Inventory Guidance. Direct Fugitive Emissions from Refrigeration, Air Conditioning, Fire Suppression, and Industrial Gases”², 2020. This group includes the following entities: WGS, NPA, NP2, and NP3. The emission factors for each type of refrigerant indicated in the technical documentation were used from GHG Protocol³ recommended values, based on the latest IPCC reports. For 2019-2023 the 5th Assessment Report for 100-year time horizon values were used. For 2025, the most recent value from AR6 was used for R310a and R22 and from EPA for R410A⁴
4. For Scope 2 – Electricity,
 - a. The calculation of corresponding carbon emissions was done using the consumptions in kWh registered in the year for each location in scope multiplied with the applicable emission factor for electricity consumption, including network losses for Romania, as recommended by the EIB Methodology, p. 34⁵.
 - b. In 2024, starting with the 1st of June, the energy supplier was changed to Hidroelectrica (regenerable energy), and a specific emission factor of 0,0043kg (reported by Hidroelectrica for 2024) was applied.
 - c. For the Yunity (Novo) Park buildings, solar energy was partially used to cover the energy consumptions for the year – **491.793 kWh** in 2025 generated with an emission factor considered 0 at the source. The % of solar energy was allocated per building proportionally with the total energy consumptions of the buildings and a corresponding quantity of emissions was deducted. The considered offset was calculated using Hidroelectrica estimated EF for 2024⁶ (most recent available data), of 0,0043kg.
5. For Scope 2 – Gas (used for heating), estimation of carbon emission equivalents was based on registered consumptions in the year, multiplied by the applicable emission factor according to EPA⁷ in the document “Emission Factors for Greenhouse Gas Inventories,” Table 1 Stationary Combustion Emission Factors, March 9, 2018

In order to ensure coverage and avoid underrepresentation, the factors with the highest value applicable in the context (region, country, resource type, usage type etc.) have been selected.

² <https://www.epa.gov/sites/default/files/2020-12/documents/fugitiveemissions.pdf>

³ <https://ghgprotocol.org/sites/default/files/2024-08/Global-Warming-Potential-Values%20%28August%202024%29.pdf>

⁴ https://www.epa.gov/climate-hfcs-reduction/technology-transitions-gwp-reference-table?utm_source=chatgpt.com

⁵ Idem 1.

⁶ <https://www.hidroelectrica.ro/article/89>

⁷ <https://www.epa.gov/climateleadership/center-corporate-climate-leadership-ghg-emission-factors-hub>.

LIST OF BUILDINGS AND ENTITIES

Legal Entity	Abbreviation	Building	Total surface (m2) (2025)
Alma Trade	ATR	H5	17,991
Genesis Development SA	GND	C1	1,398.78
Genesis FM	GFM	n/a	N/A
Genesis Property International SA	GNS	n/a	N/A
Novo Park	NPA	A	2,992
Novo Park	NPA	B+C	7,896
Novo Park 2	NP2	D	4,368
Novo Park 2	NP2	E	24,202
Novo Park 3	NP3	F	33,089
Novo Park 3	NP3	G	16,409
Westgate SA	WGP	H1	17,991
West Gate SA	WGP	H2	17,991
West Gate SA	WGP	H3	17,991
West Gate SA	WGP	H4	17,991
West Gate Studios SA (residential)	WGS	A1	19,863.37
West Gate Studios SA (residential)	WGS	B1	9,568.51
West Gate Studios SA (residential)	WGS	B2	9,568.51

d. Indirect Emissions from Purchased Cooling	n/a	n/a	n/a	n/a	n/a	n/a	n/a
--	-----	-----	-----	-----	-----	-----	-----

Emissions by facility type (t CO2e)	2019	2020	2021	2022	2023	2024	2025
Residential ⁸	464,22	421,42	364,40	348,31	333,61	121.35	1,183.55
Office ⁹	4.793,71	3.529,31	3.473,21	2.773,49	2.553,62	1,890.63	15.77
TOTAL	5.257,93	3.950,73	3.837,61	3.121,81	2.887,23	2,011.98	1,199.32

Emissions by entity (t CO2e)	2019	2020	2021	2022	2023	2024	2025
ATR	842,69	707,97	686,49	534,63	319,82	171.28	97.95
GFM	27,64	31,07	31,07	31,07	22,15	21.39	2.69
GND	110,31	91,80	80,80	72,09	44,68	13.10	2.96
NP2	891,88	551,47	545,79	454,72	485,09	411.36	323.30
NP3	1.617,99	1.121,90	933,69	666,15	921,79	650.94	377.83
NPA	188,80	240,26	275,05	178,64	150,39	67.25	7.43
WGP	1.114,41	784,84	920,32	836,20	609,83	555.32	371.39
WGS	464,22	421,42	364,40	348,31	333,61	121.35	15.77
TOTAL (GNS)	5.257,93	3.950,73	3.837,61	3.121,81	2.887,23	2,011.98	1,199.32

No base year emission recalculations were deemed necessary.

GHG emissions data for all years between the base year and the reporting year (including details of and reasons for recalculations, if appropriate)

Not applicable, as no recalculations were performed.

⁸ The Residential also includes a small part of refrigerant emissions for C1 building, which is the office space for WGS.

⁹ Office space emissions do not include Scope 2 emissions from mobile combustion, as those are not allocated to buildings.

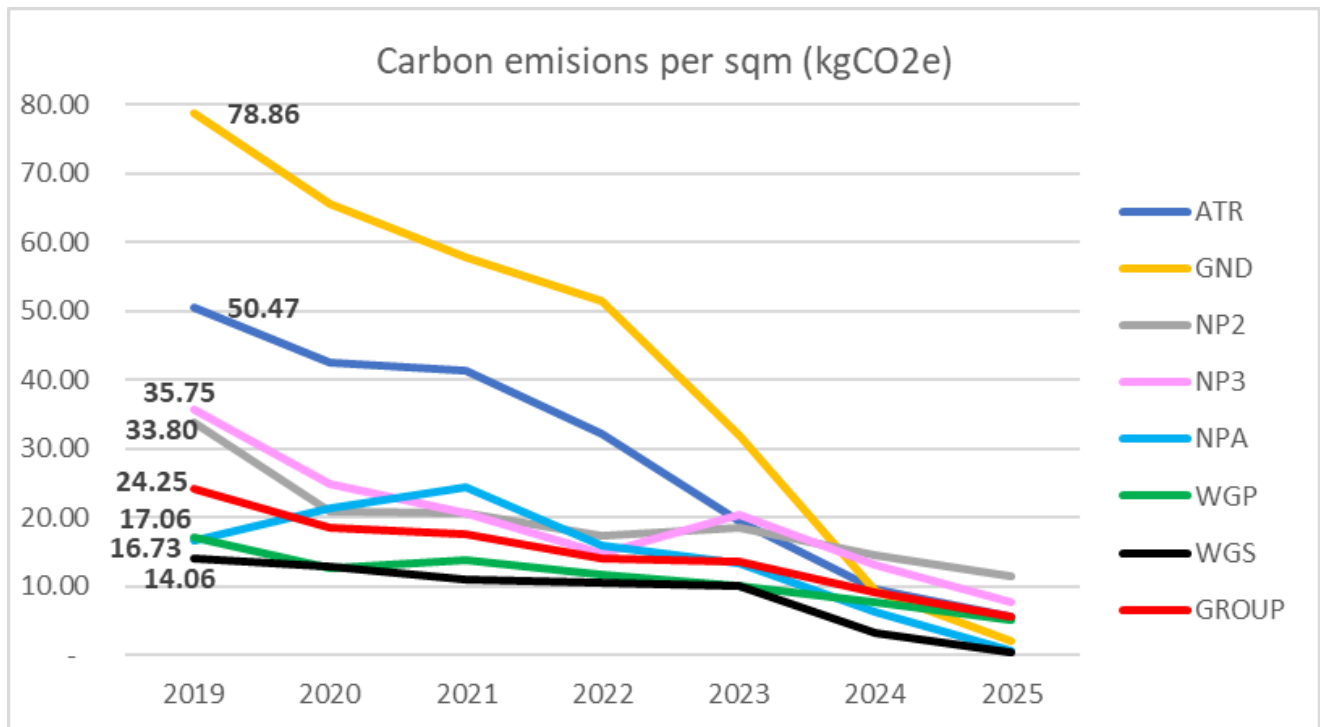
Relevant ratio performance indicators (e.g. emissions per kilowatt-hour generated, sales, etc.)

1. Carbon emissions per sqm

In the case of The Group, we have calculated the corresponding level of emissions per sqm (emission intensity), at Group and per entity¹⁰ (kg CO₂ / sqm):

ENTITY	2019	2020	2021	2022	2023	2024	2025	Evolution (2025 vs. baseline)
ATR	49,84	41,87	40,60	31,62	18,91	9,52	5,44	-89.1%
GND	78,86	65,63	57,76	51,54	31,94	9,36	2,12	-97.3%
NP2	33,80	20,90	20,69	17,23	18,39	14,40	11,32	-66.5%
NP3	35,75	24,79	20,63	14,72	20,37	13,15	7,63	-78.6%
NPA	16,73	21,28	24,37	15,83	13,32	6,18	0,68	-95.9%
WGP	16,44	11,58	13,58	12,34	9,00	7,72	5,16	-68.6%
WGS	14,06	12,76	11,04	10,55	10,10	3,11	0,40	-97.1%
GROUP	24,01	18,04	17,53	14,26	13,19	9,17	5,47	-77.2%

Note: Emissions of GFM (all from mobile combustion) are included in GND here, in order to be included in the calculation per sqm, as there is no surface allocated to GFM entity.



The overall evolution is descending, in line with the reduction progress of Group's carbon emissions.

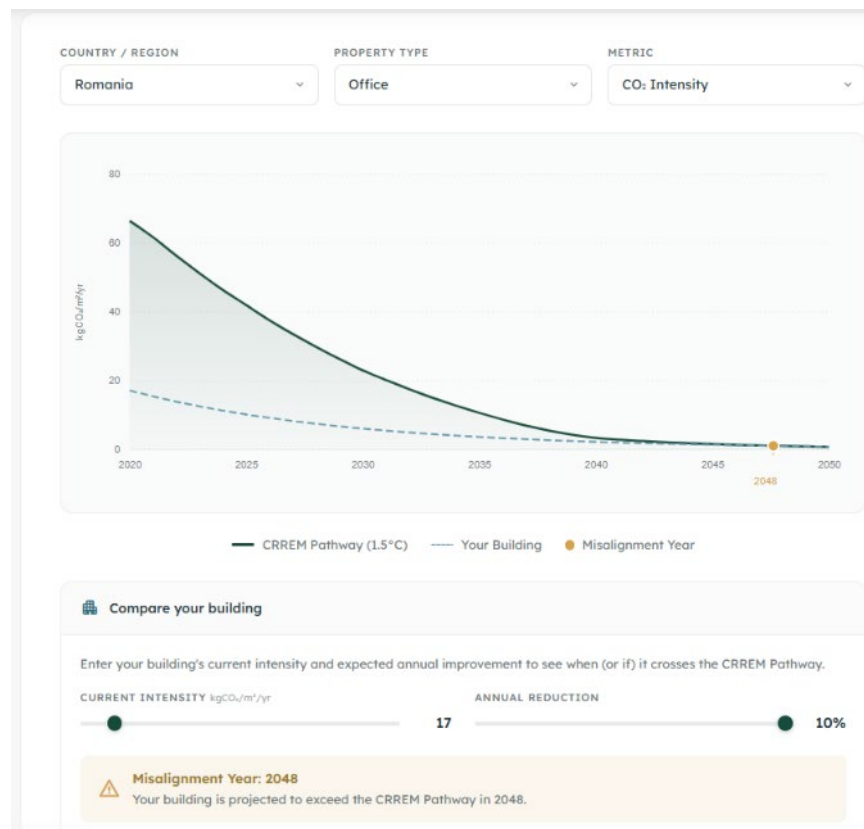
¹⁰At entity level, we have considered total surface of buildings belonging to the entity, therefore for entities that do not own any buildings, no emissions per sqm have been calculated; their Scope 1 and 2 emissions are included only in the indicators calculated at group level.

Compared to the baseline year, the overall level of operational emissions per sqm decreased in 2025 by 77.45%, which accounts for an average decrease of around 13%/year.

Using the CRREM simulator and considering the 2020 intensity at Group level of 18,04 kgCO₂e/m² as a starting point, we have confirmed that the net zero objective by 2050 is fully supported by the current decrease rate of 13% (maximum level supported by the simulator being 10%). At a 10% average decrease rate, there is a potential misalignment year in 2048, where the decrease rate should be adjusted in order to ensure the net zero target. However, if the Group maintains the current decrease rate of 13%, there is no risk of misalignment in the future, as the evolution remains under the curve calculated for the Romanian market average of the operational emissions intensity per square meter.

For the Office, the net zero objective of operational emissions per square meter is almost achieved already. In 2020, the operational emissions for the Office assets reached 3.529,31 t CO₂e/m² while in 2025 their level went down dramatically, to 15,77 t CO₂e/m², thus reaching a decrease rate of over 99%.

At the Group level the intensity evolution simulation is presented in the below figure:



ENERGY INTENSITY INDICATORS

The energy intensity refers to the ratio of consumed energy (kWh) per sqm at group level. For this calculation, two indicators have been calculated:

- Total intensity, including energy in Scope 3 (of tenants), per Total building surface.
- Intensity for total Scope 2 consumptions, per total building surface not rented to tenants.
- Energy intensity by office type
- Energy intensity by location: West Gate Park and YUNITY Park (former Novo Park)

ENERGY INTENSITY – SCOPE 2 AND SCOPE 2+3:

Year	Energy - Scope 3 (rented) (kWh)	Energy - Scope 2 (not rented) (kWh)	Energy Scope 2+3 (kWh)	Total Surface (sqm)	Surface - Scope 2 (not rented) (sqm)	Intensity - Scope 2+3 (kWh/sqm)	Intensity - Scope 2 (kWh/sqm)
2019	24.456.215,67	10.802.123,04	35.258.338,71	202.034,42	32.347,38	174,52	333,94
2020	18.399.508,67	7.617.249,05	26.016.757,72	202.034,42	52.532,89	128,77	145,00
2021	17.166.136,01	7.227.419,60	24.393.555,62	202.034,42	62.312,08	120,74	115,99
2022	15.287.282,68	6.226.793,81	21.514.076,49	202.034,42	69.312,08	106,49	89,84
2023	14.403.647,67	5.301.167,31	19.704.814,99	202.034,42	74.475,15	97,53	71,18
2024	18,232,563,24	7,570,941,13	25,803,504,37	219,310,17	92,584,20	117,66	81,77
2025	27,825,771,00	6,688,317,00	34,514,088,00	219,310,17	118,792,00	157,38	56,30
Evolution vs. 2019	14%	-38%	-2%	9%	267%	-10%	-83%

Energy efficiency has increased over time, by 10% for the total surface and by more than 80% per sqm not occupied by tenants, due to the Group's efforts in the sustainability area. The intensity evolution can be partly attributed to fluctuations of occupied surface in 2025, compared to 2019. However, the percentage in reduction of the overall energy intensity is 10%, and it reflects the results of the Group actions to improve energy efficiency through a set of diverse measures, which is particularly visible by looking at the evolution of energy consumption and intensity and Scope 2.

In the previous years, several important positive changes occurred, which continued generating effects in 2025 as well:

- Remeasurement of total available surfaces and standardization process based on GRESB requirements

YUNITY Park	82.932,0 0	82.932,0 0	82.932,0 0	82.932,0 0	82.932,0 0	88,956.0 0	88,956.0 0	7.26%
West Gate	119.102, 42	119.102, 42	119.102, 42	119.102, 42	119.102, 42	130,354. 17	130,354. 17	9.45%
Intensity (kWh/sqm)								
YUNITY Park	225,01	165,43	165,98	144,69	140,89	201.55	140.73	- 37.46%
West Gate	139,36	103,25	89,24	79,88	67,34	60.41	168.74	21.08%

In 2025, YUNITY Park (former Novo Park) buildings complex was the most efficient in terms of energy intensity, having a lower built surface and an efficiency 20% higher than the West Gate Park' office assets. Compared to the baseline year (2019) only YUNITY Park maintained the decreasing trend, registering in an overall decrease of almost 37,5%.

An outline of any GHG management/reduction programs or strategies

Set up energy management task force with the aim to identify and implement measures and solutions for entire buildings 'portfolio to achieve significant energy savings.

Invest in low-carbon technologies to save energy (improved equipment, LED lighting technology, various sensors, BMS, etc.).

Solar panels deployment on all buildings' roofs in YUNITY Park (former Novo Park) location.

Renewable electricity provision for the entire building's portfolio

Implementation of circular economy principles.

Investments in eco-mobility solutions.

ADDITIONAL INFORMATION

Information on any contractual provisions addressing GHG-related risks and obligations

Specific green lease clauses with Siemens, HP and other customers

An outline of any external assurance provided and a copy of any verification statement, if applicable, of the reported emissions data.

Not applicable

Information on the quality of the inventory (e.g., information on the causes and magnitude of uncertainties in emission estimates) and an outline of policies in place to improve inventory quality

High level of the quality of the inventory data that don't affect overall data accuracy

Information on any GHG sequestration

Not applicable

INFORMATION ON OFFSETS

Information on offsets that have been purchased or developed <i>outside</i> the inventory boundary		
Quantity of GHGs (tCO ₂ e)	Type of offset project	Were the offsets verified/certified and/or approved by an external GHG program (e.g., CDM)
491,793 kWh generating a reduction of 2130,45 kg CO ₂ e	Solar panels installation project in 2024, with a volume of 494700 kWh generated in 2025	No