

Environmental policy

Introduction

O1 Properties (hereinafter "O1 Properties", "the Company") acknowledges its environmental responsibility and commits to making the necessary efforts to reduce the environmental impact that may be caused by its business activities.

By introducing the Environmental policy (hereinafter "the Policy") the Company recognizes the importance of managing environmental and climate change risks. We strive to comply with all our obligations under environmental legislation and meet best practices by integrating climate change and resource use considerations in all our business activities.

The Policy regulates corporate commitments with regard to two integral parts of the environment: people and the planet.

Environmental Strategy and Commitments

We commit to reducing the environmental footprint of our business activities.

O1 Properties fully commits to:

- Complying with all applicable environmental laws and regulations;
- Meeting national and international environmental management standards;
- Taking all the necessary actions to prevent the emergence of negative environmental impacts, and to reduce their intensity, applying the available technological and financial resources of the Company;
- Continuously improving O1 Properties' environmental management system to ensure its effectiveness;
- Applying a proactive rather than reactive approach to addressing environmental risks.

Our environmental objectives will be achieved by:

- Sustainably using energy and natural resources, adopting zero-waste and minimum-waste technologies, which can safely accumulate, store and dispose of consumer and production waste;
- Effectively managing environmental issues at every stage of the management cycle;
- Continually raising our employees' awareness and responsibilities with respect to environmental issues;
- Informing our contractors and suppliers about the environmental obligations and requirements under the Company's Policy;
- Effective external communication with stakeholders on the Company's environmental activities;
- Using the best global practices in planning and designing properties to minimize the environmental impact at projects sites;
- Considering the multiplicity of possible scenarios and prioritizing environmental issues when making management and investment decisions;
- Providing all stakeholders with free access to information about the Company's environmental activities;
- Guaranteeing that professional management companies provide effective property management to reduce the use of natural resources, amount of waste generated and emissions accumulated throughout the life cycle of our buildings.

Specific goals & targets

The overarching goal of the Environmental Policy is to improve environmental security and provide for increased levels of capitalization by ensuring the reliable and environmentally safe functioning of corporate properties.

To achieve the aforementioned goal the Company has set the following key targets:

- To reduce the negative environmental impact of our activities:
 - To introduce resource efficient technologies;
 - To improve existing technological processes and property management processes to ensure resource conservation;
 - To reduce waste generation and provide safe disposal methods.
- To introduce appropriate mechanisms to reduce the negative environmental impact;
- To continuously improve the environmental management system.

As we seek to develop an integrated approach to quality management of the environment at all our properties, we plan to implement an environmental management system under ISO 14000. We expect this to result in the adoption of appropriate environmental and energy targets that will help us reduce greenhouse gas emissions, minimize waste and prevent pollution and contamination. It would also let us develop specific programs and policies to accelerate the achievement of environmental targets.

Policy Implementation & Monitoring

O1 Properties recognizes the importance of a proactive approach when managing environmental issues, and allocates the appropriate financial and organizational resources and expertise to comply with Company's environmental commitments.

In order to ensure the continuous improvement of our environmental and energy performance, we commit to monitoring our activities and annually reviewing the results of our efforts and refining environmental targets.

The Policy applies to all the business activities we conduct as an employer and as the owner and manager of office centers.

The Company commits to communicating the Environmental Policy to all employees. The Policy is to be made available to general public on the company's website.

Closed Joint Stock Company Nash Standart, an affiliated company of O1 Properties that manages the office centers, will be responsible for the implementation and application of the Policy.

The Public Relations Director and Head of Assets Management will be responsible for supervising the implementation and application of the Policy.



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