

O1 Properties Environment Policy

O1 Properties is one of the largest owners of class-A office real estate in Moscow. We help our tenants do business successfully by creating high-quality urban spaces where people can work and spend time in comfort.

The real estate sector consumes natural resources, generates large amounts of waste and is a major source of climate-changing CO₂ emissions. O1 Properties addresses these problems by strict compliance with environmental legislation and by minimizing resource consumption and environmental impact of its buildings.

O1 Properties has an Environment Policy, which sets out its commitment to environment-friendly management of real estate. The Policy is our promise to adapt our business to the needs of the environment and the challenges of climate change. The Policy also defines the Company's relationship with key stakeholders on environment-related matters.

Our Environmental Commitments

O1 Properties:

- complies with all requirements of Russian environmental legislation;
- implements Russian and international standards for environmentally efficient property management, including BREEAM and ISO 14001;
- does all it can to prevent negative impact on the environment and uses all available means (organization, equipment, financing) to put a stop to negative impacts as soon as possible;
- works to improve the company's environmental management system, ensuring its relevance and efficiency;
- takes a proactive approach to environmental issues and risks;
- informs Company stakeholders about its environment projects, in order to raise their awareness and involvement in such projects.

Environment Goals of O1 Properties

The Company's strategic goal is to reduce risks by improving environmental safety through environmentally efficient and safe management practices. O1 Properties expects that, by achieving these goals, it will increase capitalization of the Company's real estate.

Measures to achieve these goals include:

- Working to achieve the Sustainable Development Goals in the framework of the UN Global Compact. The relevant Goals for O1 Properties are:

Goal 11 - Sustainable Cities and Communities.

Goal 12 - Responsible consumption and production, including increase of the share of total solid waste that is sent for recycling.

- Reducing resource consumption (electricity, water, heat) by installing up-to-date equipment and making management and consumption more efficient.
- Implementing environmentally responsible procurement (day-to-day office needs, consumables, cleaning chemicals).
- Expanding infrastructure for electric vehicles.
- Raising tenant awareness of environmental issues in real estate, promoting green office practices.

Ways to Implement the Policy and Achieve its Goals

- Monitor the work of property management companies in order to ensure economical use of resources, management practice in accordance with environmental performance standards, and reduction of environmental footprint.
- Prioritize environmental issues when making investment decisions.
- Raise awareness among staff of O1 Properties of environmental issues in real estate and the importance of implementing environmental management commitments.
- Inform our contractors about our environmental commitments.

- Ensure that stakeholders have full access to information about the Company's environmental projects.

Implementation and Monitoring

O1 Properties understands the importance of a proactive approach to environmental risk management. We make sure that available financial and organizational resources are sufficient to achieving the goals of our Environment Policy.

We regularly monitor compliance with the Policy provisions by the use of environmental performance indicators. We also discuss Policy results and adjust our goals and objectives in the light of those results.

The provisions of this Policy are applicable to all aspects of our work and all structural divisions of the Company.

We are committed to educating our employees about this Policy and keeping them informed of our progress towards environmental goals.

The Environmental Policy is published on the official website of the company.

O1 Standard, the strategic partner of O1 Properties in the sphere of property operations and management, assumes responsibility for implementing main provisions of the Policy at sites in the Company's real estate portfolio.

The O1 Properties administrative director is directly responsible for implementation of the Company's Environment Policy.