

Agenda

- 1 Welcome
- 2 **Management update**
Matthijs Storm & Dennis de Vreede
- 3 **LifeCentral Strategy update**
Joost van der Zee
- 4 **ESG & Sustainability**
Mart van Kuijk

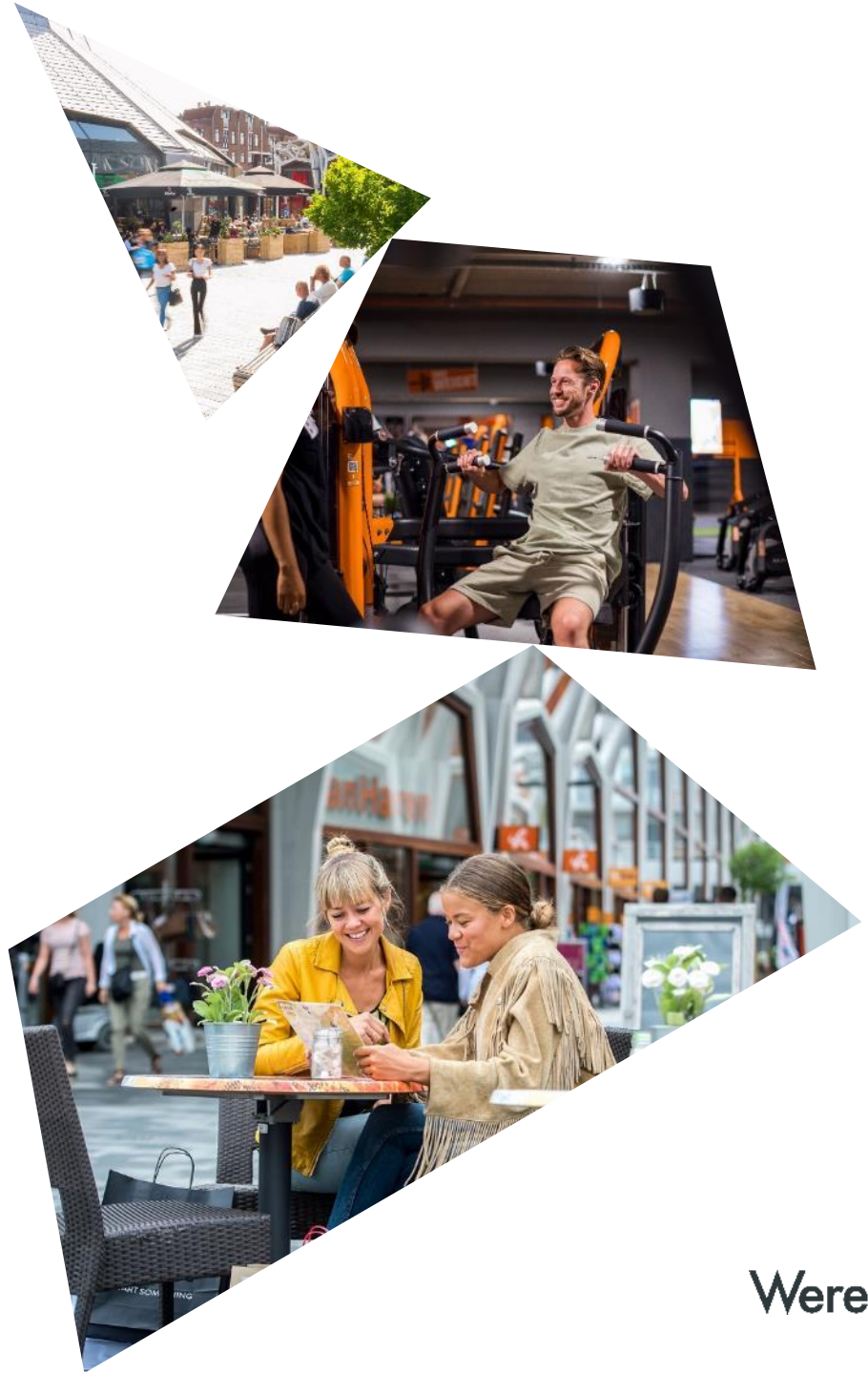
Coffee break 15 min.

- 5 **Leasing market and commercial update**
Pieter Polman
- 6 **Operations update**
Jean-Philippe Pinteaux

Lunch

- 7 **Full Service Center tours**
Capelle aan den IJssel, Dordrecht

End of program





ESG & Sustainability

Mart van Kuijk

Introduction: Mart van Kuijk

Group ESG & Sustainability manager

Overseeing ESG & Sustainability strategy on group level and implementation in the Netherlands. Reports directly to the Group CFO

Works together with Sustainability manager BE (new in 2024)

Joined Wereldhave in 2023

Experience

2019-2023 VBDO | Project manager ESG Engagement Listed Equity
2015-2019 Sustainalize | Sustainability consultant

Education

2022 | De Baak | Team coaching program
2015 | Utrecht University | Master Sustainable Business & Innovation
2013 | Utrecht University | Environmental Sciences



Mart van Kuijk

Group ESG & Sustainability manager

What is coming our way?

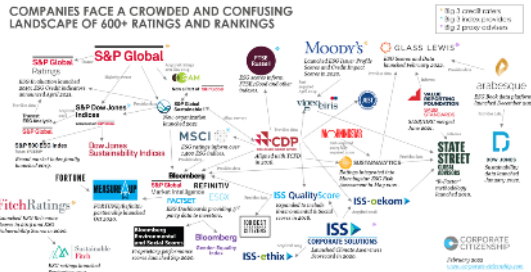
General developments & trends

Broad landscape of ESG benchmarks and frameworks

EU Taxonomy & CSRD

Larger focus on scope 3 emissions

Green Finance



Wereldhave will need to comply from 2025 onwards



80% of our emissions are scope 3 emissions

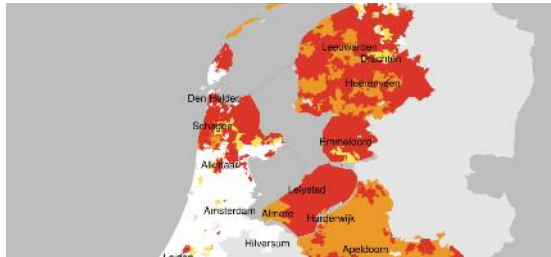


One sustainability linked loan in place, one in negotiation

What is coming our way?

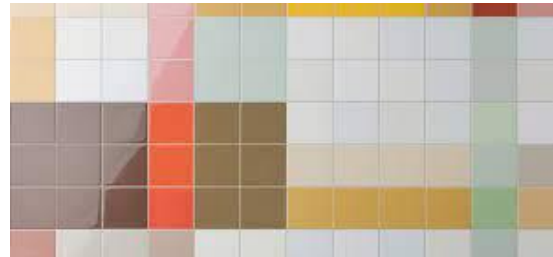
Real estate developments & trends

Capacity of energy grid and speed energy transition



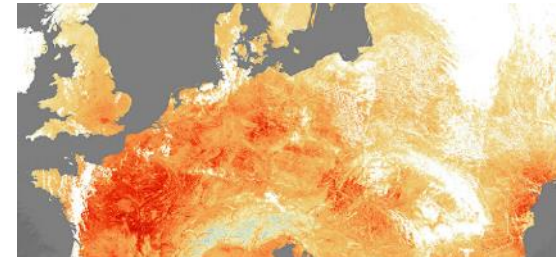
Increase our total area (m²) in solar panels, while balancing the net

Building circular



Building in a circular way touches upon 50% of Wereldhave's scope 3 emissions

Climate risks and opportunities



Our centers contribute towards the urban heat island, but are cool shelters during heat waves at the same time

EPC labels



Main parameter for EU Taxonomy eligibility (37% of our portfolio is EPC label A)

A Better Tomorrow 2030

Progress recognized by external benchmarks



Better Footprint - reducing our impact on the environment and bringing our business in line with the 2015 Paris Climate Agreement

- Energy & Carbon
- Materials
- Value Chain impact



Better Nature - making sure we adapt our centers to the effects of climate change, particularly heavy rainfall and extreme heat

- Resilience
- Habitats & Biodiversity



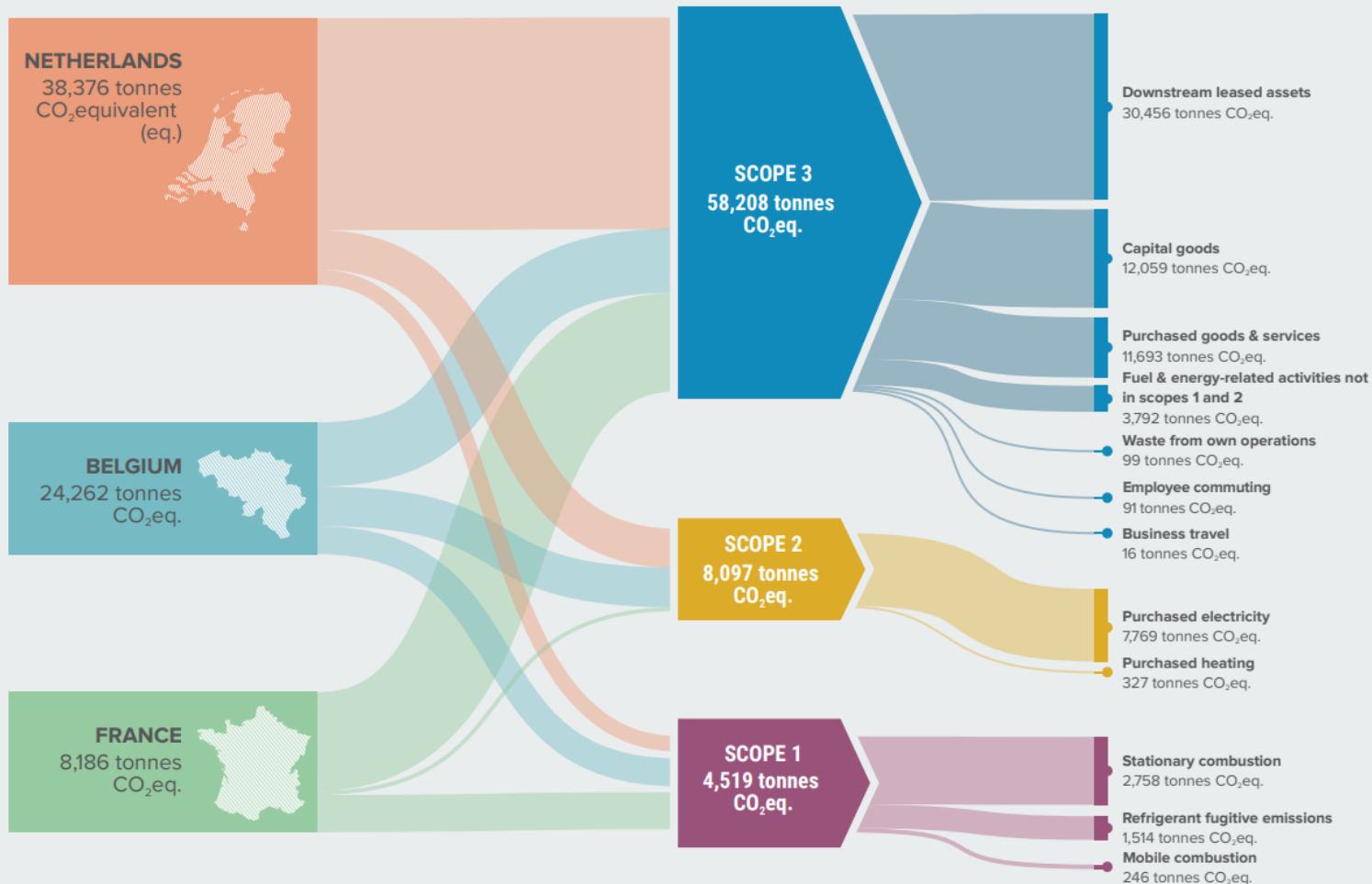
Better Living - supporting our local communities, and maintaining high standards of health and safety in our centers

- Zero accidents
- Employee engagement
- Community



Better footprint

Our impact on climate change

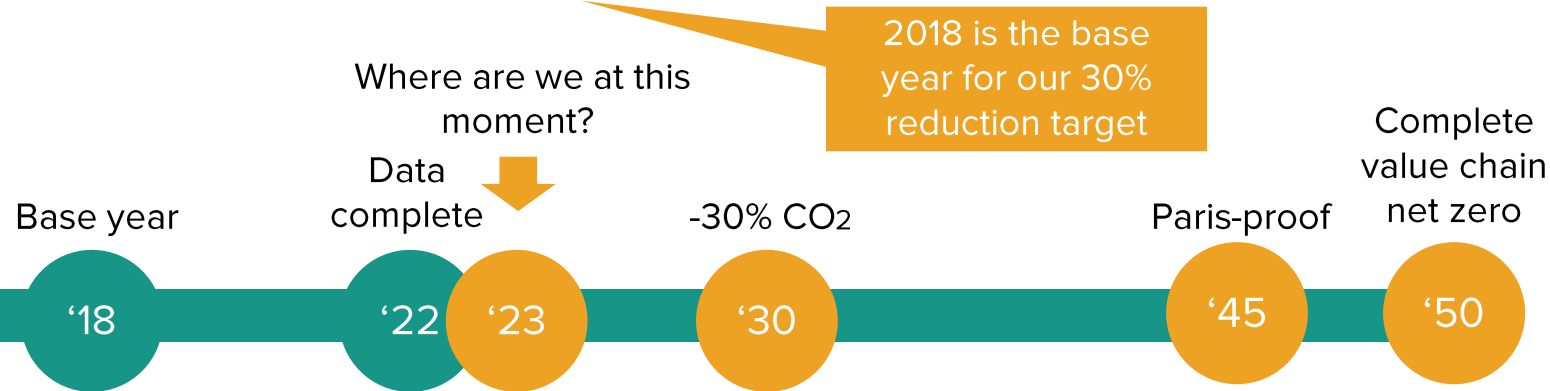


What does that mean?



Our climate journey

Compared to 2018, we managed to save 27% on CO₂ emissions (scope 1&2)

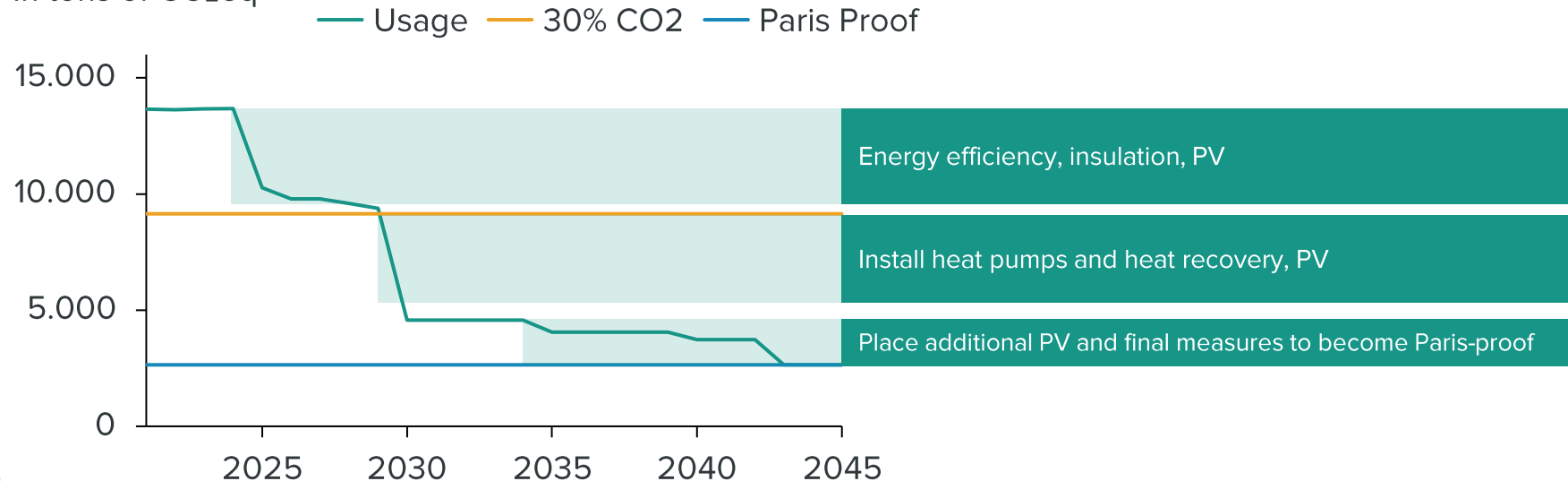


Yielding ESG & Paris-proof CAPEX In € m

	CAPEX
2018 - 2023	14.3
2024 - 2025	4.7 (est.)

CO₂ emissions NL Portfolio (full building)

In tons of CO₂eq



ESG projects 2023

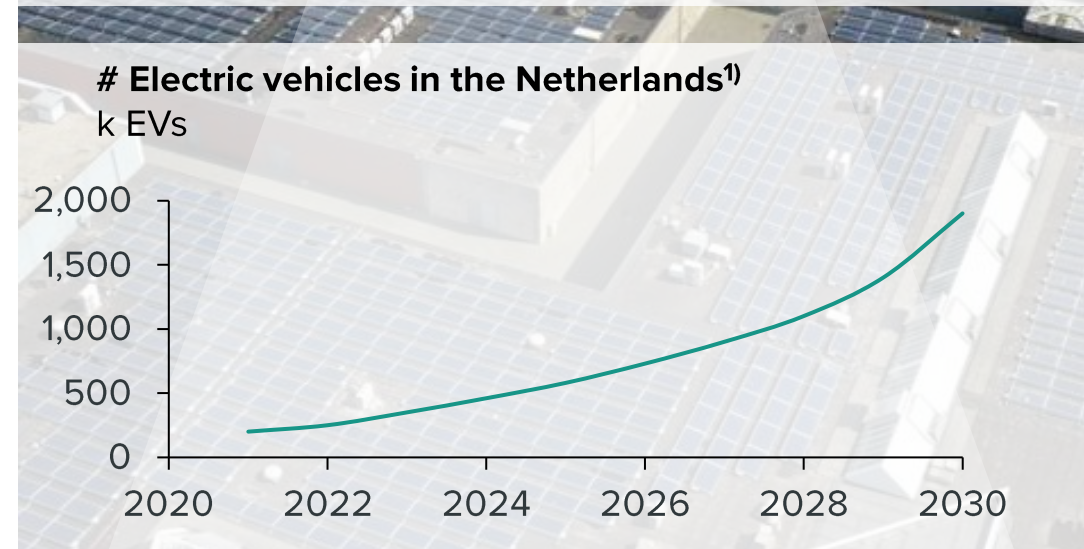
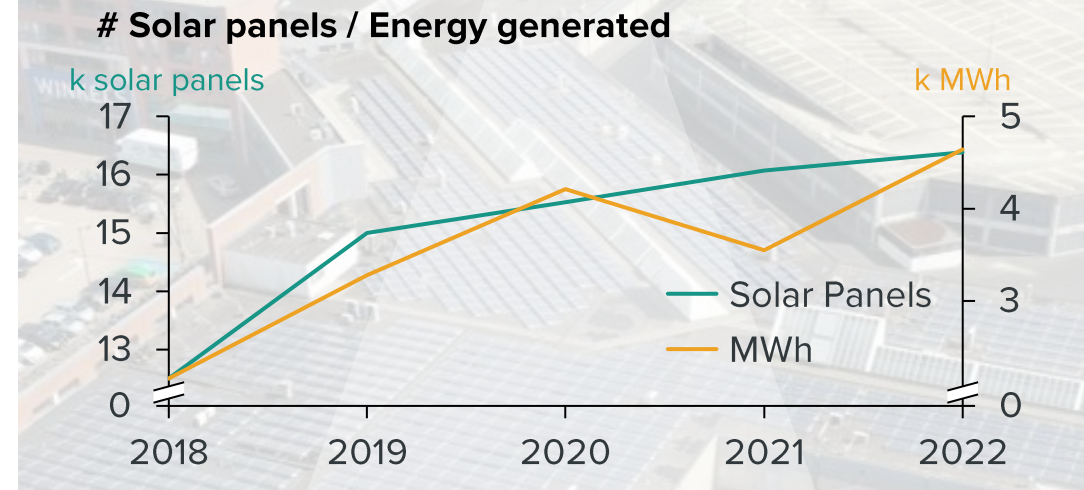
Business case

Solar strategy

- 16,384 solar panels
- 4.6 MWp installed power
- 11% of total energy consumption
- Changing market conditions
- Partnerships with tenants, IRR 7% (regardless of subsidy)

EV charging

- Charging stations at all our BE centers and almost all NL centers
- Outside/inside different set-up
- Partnership to boost EV charging station placement, convenience and accelerate rollout





Wereldhave

better everyday life, better business