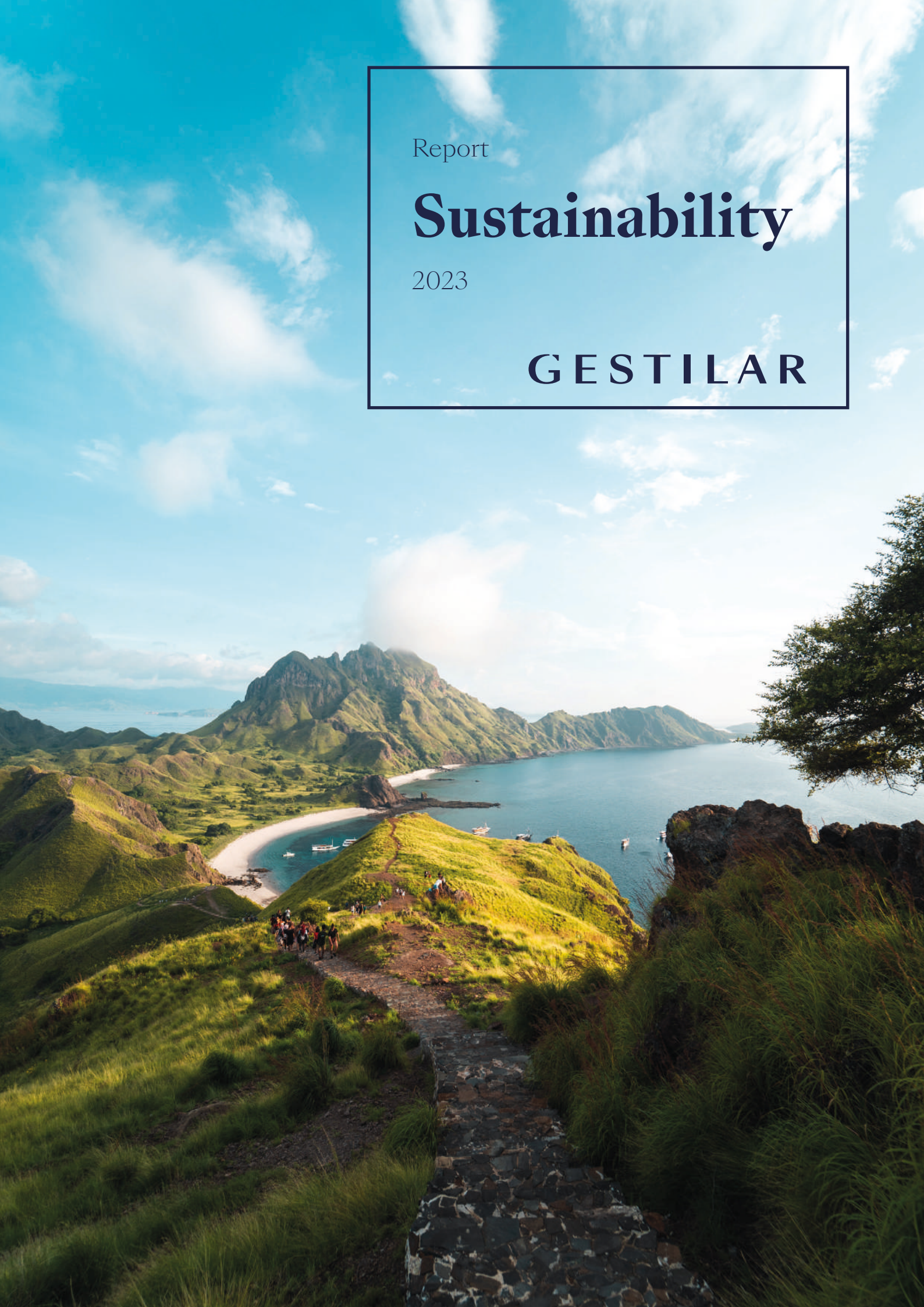


Report

Sustainability

2023

GESTILAR



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Letter

from The CEO

In this year's sustainability report, we have added to our traditional slogan "We design with you in mind", the phrase "and the environment", in the knowledge that it is impossible to think of our customers without also thinking of the environment in which we all live and of the commitment to the sustainability of society as a whole.

Fortunately, respect for the environment is now a principle accepted by everyone, as well as customers and companies alike, and it is one of those intangibles that no one is willing to relinquish. One of the qualities of our company most valued by our customers relates to our use of sustainable products and technologies in our developments.

All human activities will inevitably have an impact on the environment where it takes place, but at Gestilar, we believe it is possible to minimise our impact by conducting our business in accordance with sustainable and environmentally-friendly criteria and in doing so, we are also keeping you and your children's future in mind.

It is every company's responsibility to ensure the conservation of the environment, and with it, the well-being of future generations.

Which is why, in the following pages, we wish to tell you about how we have focused our production processes on reducing our carbon footprint as much as possible, by promoting the principles of circularity, energy-saving and renewable production to enable the transition towards a

Zero Carbon economy that will contribute to the well-being of society as a whole.

Our entire development cycle is geared towards generating the least possible impact and during the shortest time possible, by optimising processes and investing in Research, Development and Innovation both in relation to the materials we use, as well as our engineering and construction processes.

Consistent with these principles, in our current portfolio of residential projects in Spain, 100% of the developments in pre-project stage are expected to obtain energy certification. Additionally, more than 90% of the homes currently under construction will meet the highest internationally recognised standards of sustainability, such as BREEAM and LEED-ND, particularly our BtR project in Valdebebas, which is aiming to obtain the BREEAM EXCELLENT certificate, the highest awarded by this body.

The document that we now present to you also includes Gestilar's commitment to the environmental Sustainable Development Goals (SDGs) established by the United Nations; this commitment can be considered our way of making a small contribution to these goals with respect to non-polluting energy, sustainable water management and combating climate change.

It is once again an honour for me, as CEO of Gestilar and its group of companies, to be able to present this Sustainability Report, a report that is, in short, our company's commitment to the environment. It is a contribution we will continue to improve upon, with you in mind, as always.



Raúl Guerrero Juanes
Consejero Delegado de Gestilar



GESTILAR

1

**Gestilar: we design with you
and the environment in mind**

1.1 About us

We have been in the business of property development since 2009, and each of our projects is built upon the principles of sustainability, design, quality, customisation and innovation. Operating according to a business approach that has the goal of providing our clients with the best possible experience and improving their quality of life, we design exclusive homes in superb locations, using premium materials and paying close attention to every detail to ensure the excellence of our products.

In 2022, we became a Business Group which, in addition to property development –our core activity– serves other segments of the property sector. Thus, as well as our traditional area of business, we are now also involved in cooperative residential developments through Cooper by Gestilar, and in a new business that is based on the quick purchase, refurbishment and sale of homes that are already built in city centres, through our proptech division, Homes by Gestilar.

We are aware that all business activities generate an impact on the environment where they take place, which is why we pay special attention to the progress and development of the geographic areas where our projects are located. We achieve this by, implementing sustainable and environmentally friendly building processes, and also by investing in Corporate Social Responsibility (CSR) initiatives, a large part of which are focused on protecting the environment.

The more than 6,000 homes we have developed so far, of which 2,800 have been delivered, stand as a testimony to our extensive track record in the industry. We operate in Spain and internationally, with offices in Madrid, Galicia, Catalonia, Balearic Islands, Andalusia and Lisbon where the 2,000 homes that are currently under development are offered for sale.

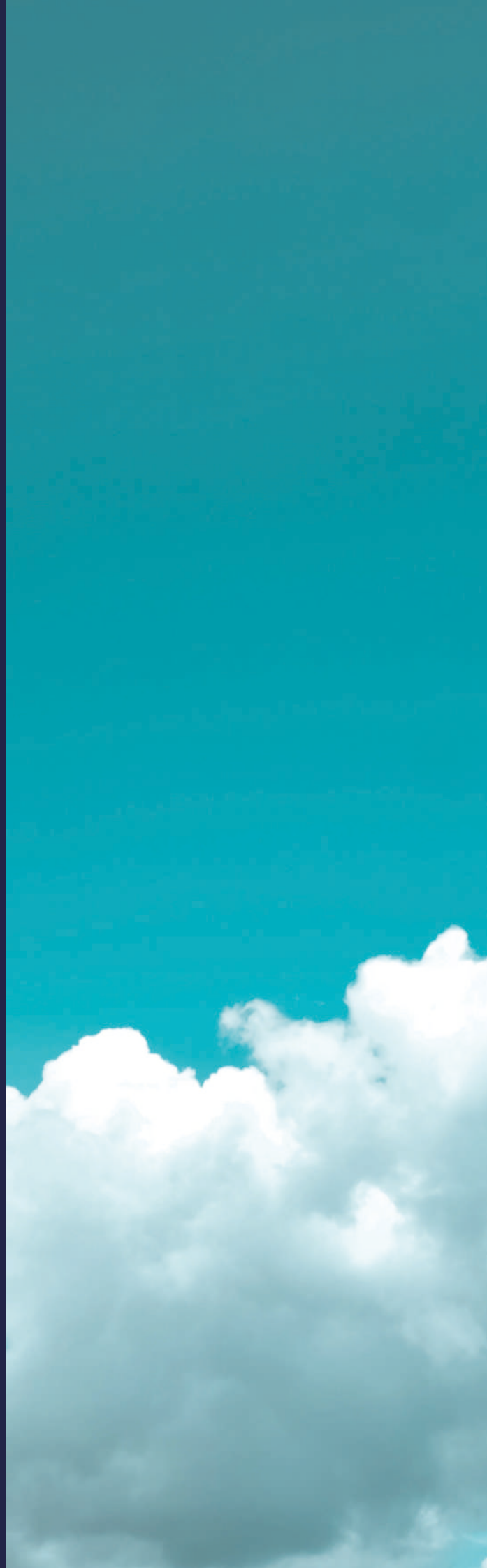


1.2 Mission, vision statement and corporate values

Gestilar develops environmentally-friendly homes to enhance the quality of life of our customers.

Our product is exclusive and stands apart from the rest because, in addition to our quality materials and prime locations, we pay very close attention to the details and to architectural aesthetics.

Always putting the needs of our customers first, we contribute to sustainable urban development through the excellence of our products, developing housing in accordance with the carbon emission reduction targets set out in the United Nations' 2030 sustainable development agenda.



We focus our search for land in the areas of greatest potential and demand, planning our developments according to the guiding principles that shape our corporate management system:

Design

This is an essential component of our projects. We work with the support of top-tier architecture firms, which enables us to offer avant-garde design residential properties aimed primarily at a segment of the urban population that seeks functionality and comfort without sacrificing design.

Quality

This is the bedrock of our developments. We use high-quality finishes and innovative building materials, while closely monitoring the entire execution process. All our developments carry the unmistakable hallmark of the Gestilar quality.

Customisation

We strive to offer our customers the widest choice of customised options for their home. We have an extensive selection of premium-brand finishes that lend our homes a unique and exclusive signature style, guaranteed by the Gestilar brand.

Innovation

This is the driver of change and the primary differentiating factor of a business. At Gestilar we use the latest technology in the planning and development of each of our projects to generate value.

We invest in innovation in every facet of our business in order to stay ahead of the curve of future trends and to create original solutions that are aligned with our goals.

Sustainability

Our projects utilise eco-friendly technology and materials that help to cut our CO₂ emissions. We support the transition to a Zero-Carbon Economy, which is based on the concepts of a circular economy, energy efficiency, water balance, and renewable output.

Social Responsibility

We contribute towards the development and advancement of the areas where our projects are located by funding Corporate Social Responsibility (CSR) initiatives in several fields such as sport, social action, the environment, art and culture.

At Gestilar, we use the term quality as an integral concept within our company, which is why we have been certified by AENOR in the ISO 9001 standard, a standard developed by the International Organisation for Standardisation (ISO) which applies to any organisations' Quality Management Systems and which represents an added commitment to improving the quality of our products and services and to maximising our customer satisfaction.



GESTILAR



1.3 Sustainable construction

Our construction company was established in 2019 with the goal of streamlining the building process, ensuring maximum quality in the work execution and strict compliance with project deadlines in order to achieve maximum customer satisfaction. For this reason, we only build our own developments and never assist with third-party projects.

Today, Gestilar Construcciones has delivered more than 400 homes and is developing 1,200 more for our developer; with an overall volume of around 2,000 units, taking into account the projects still in the design phase. This is a resounding success for such a young company.

Gestilar Construcciones, as part of the Gestilar group of companies, shares the same sustainability goals and works to ensure they are attained during the construction of the

projects. Several of its projects have been certified by BREEAM, one of the most demanding and widely recognised sustainability standards.

ENGINEERING TO REDUCE OUR ENVIRONMENTAL IMPACT

The application of new construction techniques is a crucial aspect of our business. They allow us to execute the building work faster, at a lower cost and to a higher standard, resulting in a more comfortable and competitive product within the real estate market. Not forgetting that a shorter building time also reduces its impact on the environment.

Before building work begins, we thoroughly research our projects to ensure that they are built to



the highest possible standards, while also meeting sustainability, safety, habitability, and durability requirements, without neglecting the aesthetic design that distinguishes the Gestilar brand.

All of our projects are developed using BIM (Building Information Modelling) technology, and are designed in Revit, the leading market software for modelling building information. BIM is a methodology based on an intelligent digital model that connects everyone involved on a building project via a three-dimensional digital model that includes the physical and functional elements of the building under development. This model provides a 3D representation of the project, building simulation and data manipulation so that the design and maintenance of the building can be improved before it is built.

A significant feature of BIM technology is its ability to detect architectural and engineering problems

before the building work begins. BIM technology also improves communication between the people working on the project because they work in an online team environment where information is updated in real time. This speeds up decision-making and increases productivity throughout the entire process.

The increased efficiency and shorter execution timeframes that BIM technology brings in turn leads to the almost complete elimination of over-measurement, as well as unnecessary product consumption and less construction site waste. Two effects of direct positive impact on the environment.

Furthermore, together with Gestilar Construcciones, we are introducing an industrialised business model which will enable us to further shorten the delivery times of our homes as well as reduce our environmental impact.



1.4 Air, water, land and energy

Care for the environment is at the heart of our projects, which are designed to generate, distribute and recover energy in the most efficient way and with the least impact on our air, land and water.

When we are working on a new residential development, we evaluate the possible clean technologies that we could employ, with the aim of optimising the energy efficiency of the homes and ensuring maximum comfort for our customers. This means that 100% the buildings in our projects currently under development in Spain have an A-rating certificate.

Gestilar homes are equipped with a water-heating system powered by renewable energies, generally an aerothermal or geothermal system, which are occasionally supported by solar panels.

The purpose of using these systems is to harness the inexhaustible sources of energy that are produced by the land, the air or the sun. Priority is always given to the installation of centralised hot water production systems, which are more efficient in terms of consumption and emissions, as well as underfloor heating, an inertial system, that also increases efficiency compared to conventional systems.

Controlling our carbon footprint throughout the

building process is a major concern for us. To achieve this, we verify the source of the raw materials and their transport, while closely monitoring the amount of water used during the execution of the work. Attention is also paid to any waste water generated and the environmental impact of the construction project. We scrupulously comply with all current regulations in relation to waste management.

RESEARCH, DEVELOPMENT AND INNOVATION (R&D+I)

A company's capacity for innovation is directly proportional to its competitiveness, as well as its environmental performance.

Expertise and innovation are two of Gestilar's most fundamental values. We believe that investment in R&D+i is a key factor in the development and growth of the business, as well as having a positive impact on the progress of our society as a whole, particularly in the sphere of sustainability. It allows us to develop a business intelligence which we apply to our projects, so that our homes also make a difference in terms of environmental protection.





2 Sustainability as a corporate commitment

2.1 Local solutions for global challenges

In the course of our business, we actively support local initiatives to help achieve the United Nations Sustainable Development Goals (SDGs). These 17 courses of action are essential for addressing the global challenges facing our planet, and they concentrate on eradicating poverty, combating inequality and injustice, addressing climate change, as well as other issues.

Many of our CSR initiatives are specifically targeted at the areas in which our company operates, and they have the clear goal of generating a social return at the local level.

Our approach to our projects, how their construction is managed, as well as our company's Corporate Social Responsibility programmes, is fully in line with our pledge to the SDGs outlined below:



ENDING POVERTY IN ALL ITS FORMS CONTINUES TO BE ONE OF THE BIGGEST CHALLENGES FACING HUMANITY.



In 2022, Gestilar partnered with the NGO Lotus Spain, based in Vigo, which provides support from Spain to the Lotus Foundation NGO (India) by organising programmes and schemes to assist girls and boys in the city of Varanasi.

In addition to ensuring education and health care for the children, Lotus Spain's mission consists of providing them with basic meals in order to combat one of the major consequences of poverty: child malnutrition. The children are thus provided with breakfast and the main meal of the day.

02

ZERO HUNGER



THE CHALLENGE IS TO ERADICATE HUNGER, ENSURE FOOD SECURITY AND TO IMPROVE NUTRITION.

Last year Gestilar contributed once again to the excellent work Aldeas Infantiles S.O.S. has been doing for over 50 years, in which it has assisted 32,984 children and young people in Spain, Latin America and Africa.

With the donations it receives, Aldeas Infantiles is able to cover the basic food, hygiene and health needs of children in vulnerable situations, as well as organise prevention programmes with families at risk of exclusion, providing psychological care and mental health care therapies. It runs eight Villages in Spain where more than 1,155 children live.



03

GOOD HEALTH AND WELL-BEING



THIS GOAL IS FOCUSED ON GUARANTEEING A HEALTHY LIFESTYLE AND FOSTERING WELL-BEING FOR EVERYONE.

Gestilar is actively working with the following schemes in relation to this SDG:

We are benefactors of the Fundación de Deporte de Alcobendas (Alcobendas Sports Foundation or FUNDAL). Founded in 1998 by the city's main sports clubs, FUNDAL has developed to become one of the nation's benchmark organisations in this field. 25 clubs and more than 7000 sportsmen and women from disciplines such as basketball, handball, ice hockey, rugby and volleyball belong to the Foundation. In addition to its thousands of youth players and its elite teams, it promotes social programmes and events that encourage active

and healthy lifestyle habits.

In 2022, we were the official sponsors of the 37th edition of the Prince of Asturias Sailing Trophy, one of the most important competitions on the Spanish sailing calendar. As a result, and as a gesture of our support for gender equality, in 2022 we sponsored the women's regatta for the third consecutive year, lending our name to the trophy, which is now known as the "Gestilar Ladies Cup".



04

QUALITY EDUCATION



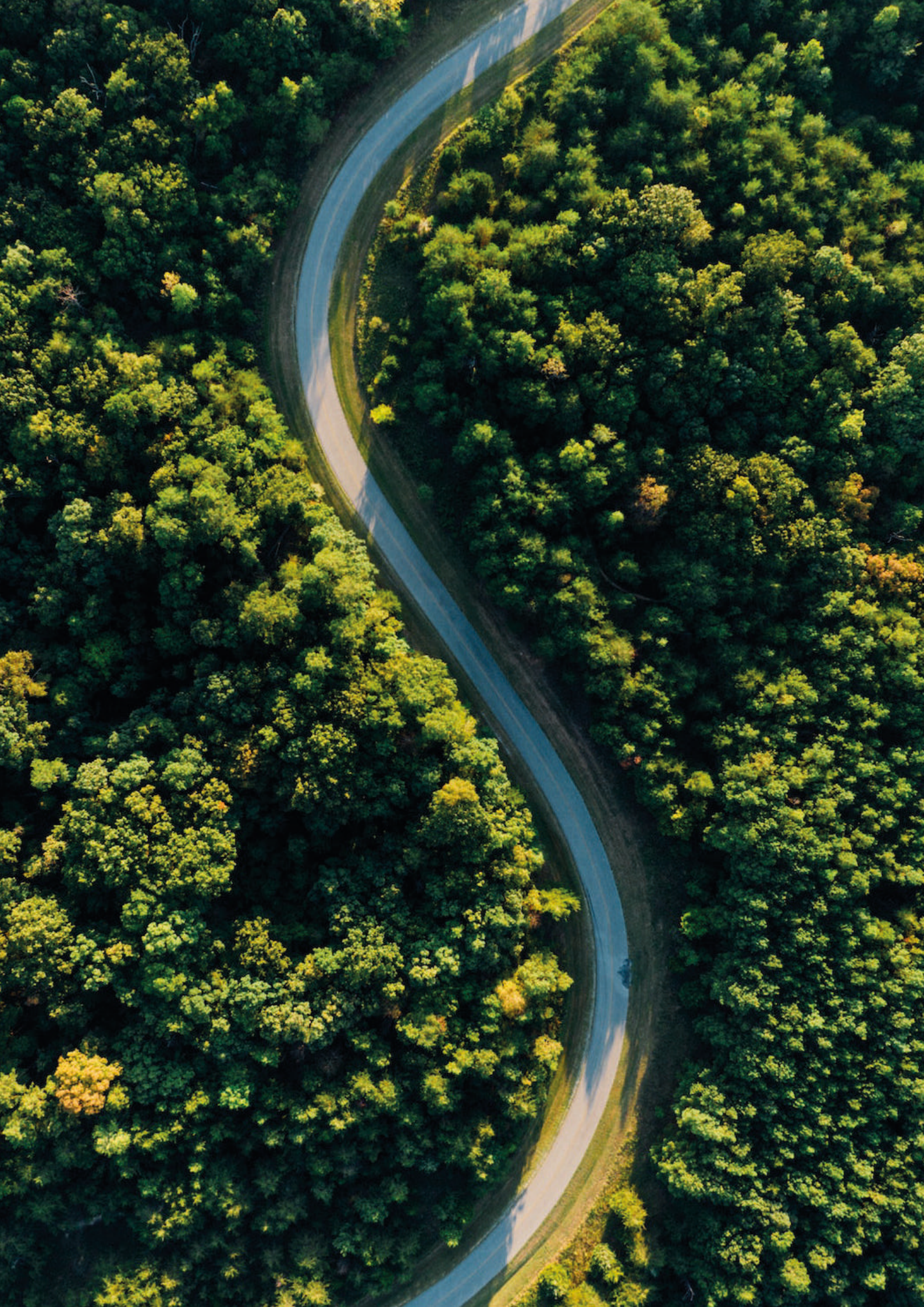
COMMITMENT TO ENSURE HIGH QUALITY, INCLUSIVE AND EQUITATIVE EDUCATION AND TO PROMOTE PERMANENT LEARNING OPPORTUNITIES FOR ALL.

Gestilar supports the training and labour market integration of young university students through agreements with public and private universities, welcoming students into our head office to complete their end-of-degree work experience in various departments in the company. They are also offered the possibility of continuing on our payroll after they graduate, thereby facilitating their integration into the labour market.

UNIVERSIDAD
POLITÉCNICA
DE MADRIDUniversidad
de NavarraCEU
Universidad
San Pablo

GESTILAR





05

GENDER EQUALITY



PROMOTING GENDER EQUALITY IS CRUCIAL FOR THE ADVANCEMENT OF SUSTAINABLE DEVELOPMENT.

For several years now, we have been introducing policies to make gender equality a reality in our company, in order to meet the European Commission's recommendations and to comply with the European Employment Strategy of the European Social Construct. Through these policies, we have promoted the development of gender-balanced human resource management strategies, which state that neither of the sexes can exceed 60% of the overall staff, the management board or department heads.

06

CLEAN WATER
AND SANITATION

GUARANTEEING ACCESS TO WATER, ITS SUSTAINABLE MANAGEMENT AND SANITATION FOR ALL.

In this respect, our homes are equipped with a sustainable waste water treatment system and drains separating rainwater from waste water. Furthermore, in order to optimise water use and reuse, we only use cold-water start taps and Air-Power taps, as well as rainwater irrigation systems for green areas.

In addition, in our residential projects' communal areas, we are planting tree and shrub species that consume very little water.

07

AFFORDABLE
AND CLEAN ENERGY

GUARANTEEING ACCESS TO AFFORDABLE, SAFE, SUSTAINABLE AND MODERN ENERGY FOR ALL.

All our projects are designed to maximise sustainable energy use by employing a variety of building techniques that earn us high energy-rating certificates. These techniques relate to paying attention to the building envelope, the use of low-emission glass and similar eco-friendly building techniques.

We use top-quality thermal insulation packages on façades, cladding that guarantees optimum thermal performance and high-performance general building installations.

The Energy Efficiency Rating assigns a label to different types of buildings that indicates their Energy Consumption and CO₂ emissions. The rating is a scale ranging from A, indicating the maximum energy efficiency, through to G, marking buildings that are the least efficient.

At Gestilar, our goal is for our buildings to obtain an A energy-rating. Thus, 100% of our developments in Spain at the preliminary design stage have been planned to achieve this rating.



09

INDUSTRY, INNOVATION
AND INFRASTRUCTURE

BUILDING RESILIENT INFRASTRUCTURE, PROMOTING INCLUSIVE, SUSTAINABLE INDUSTRIALISATION AND FOSTERING INNOVATION.

At Gestilar, we strive to promote inclusive and sustainable industrialisation and to foster innovation.

Inclusive industrialisation should facilitate equal access for all the population to sustainable, high-quality infrastructure that ensures an efficient use of the various resources, such as water and energy. This, in turn, will guarantee rapid economic growth and job creation.

We have adopted the latest trends in home automation and industrialisation in some phases of our construction process; we invest in innovation and in introducing techniques to reduce the build time, waste generation and thereby, the impact of our projects.

10

REDUCED
INEQUALITIES

GESTILAR HAS PARTICIPATED IN NUMEROUS CHARITY EVENTS IN THIS RESPECT.

For 5 years running, we have participated in the Inclusive Football 7 Tournament organised by ASPRIMA in support of the Madrid Down's Syndrome Foundation. This is a sporting event for companies in the property sector in which people with or without disabilities can take part in mixed teams in order to foster the inclusion of people with intellectual disabilities.



We also take part every year in the “A Smile For Christmas” solidarity campaign, organised by the NGO Cooperación Internacional, which collects gifts from our employees and their families to give to children and teenagers from families at risk from social exclusion.



With regard to reducing inequalities, we are proud to continue to support sporting values and social inclusion through a sponsorship agreement with the Palatrón Table Tennis Club, which is involved in social work through an inclusive project in which disadvantaged young people and those at risk of exclusion are offered healthy activities, such as sport.







MAKING CITIES AND HUMAN SETTLEMENTS INCLUSIVE, SAFE, RESILIENT AND SUSTAINABLE.

This SDG is one of our most firm commitments, which we demonstrate through our constant quest to improve sustainability standards and maximise energy efficiency. We submit our projects for assessment to obtain certification by BREEAM (Building Research Establishment's Environmental Assessment Method) and LEED (Leadership in Energy in Environmental Design). Our aim is to improve on the A-rating certificate of practically all our homes under development. This is our way of making all Gestilar buildings much more energy efficient, ensuring that they consume less energy and release less CO₂ into the atmosphere.

BREEAM®



DEVELOPMENT OF INTEGRATED SOLUTIONS TO COMBAT CLIMATE CHANGE AND ITS EFFECTS.

We are well aware of the impact that human activity is having on our planet, and of the current emergency situation, which means that more steps need to be taken to prevent further deterioration. We must all, therefore, take responsibility to ensure that a habitable planet exists for future generations. At Gestilar, we try to minimise the impact of our day-to-day work as much as possible, not only in the construction phase, but also at our points of sale and offices by recycling all the waste we produce (paper and cardboard, printer toners, packaging, coffee capsules, glass and plastic).

Furthermore, when choosing locations for our work centres, we give preference to buildings that are energy efficient and environmentally friendly. Thus, our head office in Madrid is located in a SPATIUM-certified building, which means it was constructed in accordance with eco-friendly standards and sustainability criteria.

Moreover, since 2018, we have joined in with the WWF "Earth Hour" initiative, along with 120 firms in Spain and 35,000 more worldwide, taking part in it once again this year. Earth Hour was launched 17 years ago as a symbolic gesture to draw attention to the issue of climate change. Since then, it has evolved to become the largest environmental protection campaign worldwide.







2.2 Sustainability and Supervision Model

Gestilar adheres to the ESG (Environmental, Social, and Governance) guidelines relating to sustainability, the environment and good governance when designing our projects, in order to build more sustainable cities and communities, foster innovation in the real estate sector and combat climate change through its approach to industrial execution and the final product.

Our strategy in relation to the environment is based on actions such as the following:

- The application of a highly sustainable, environmentally-friendly building process that is subjected to the most stringent sustainability standards.
- Enhancing the value of our product's social impact through urban regeneration projects and local Corporate Social Responsibility programmes.
- Incorporation of more innovative materials and work processes that make full use of the latest technology and further advance the sustainability of our product.
- Paying attention to the latest demands in terms of habitability, services, comfort and energy efficiency, and keeping one step ahead of them in our development cycle, so that, by applying them to the design and execution of our projects, we can translate them into a better quality of life for our clients.
- By placing environmental protection at the heart of our work through the development of residential projects with high energy-rating certificates that will help to reduce the impact of our carbon footprint.
- At Gestilar we also have a supervision and management model overseeing our sustaina-



bility pledges operating under two main premises: transparency and continuous improvement, as well as:

- Identifying and guiding the group's sustainability and corporate social responsibility policies, goals, good practice and programmes.
- Assessing, monitoring, reviewing, and amending, if necessary, the implementation plans for these policies drafted by the group's senior management.
- Regularly reviewing the internal and management control systems, as well as the extent of compliance with these policies.
- Preparing our Sustainability Report for approval by the Board of Directors.
- Submitting the sustainability and corporate social responsibility policies, goals, good practice and programmes, as well as the budget for the costs of their implementation to the Board of Directors.

2.3 Certified developments

In the process of designing our developments, we quantify and monitor every aspect of the project in order to obtain the highest possible energy-efficiency and sustainability certificates. Our company has always worked, and continues to work, on our final building designs in an effort to meet the standards of nationally and internationally recognised sustainability credentials such as the following:

The LEED-ND certificate, which, as well as assessing the most important built environment sustainability practices, places particular emphasis on intelligent growth and neighbourhood development. It is guided by 10 intelligent growth principles, which include higher density development, proximity to public transport, diversity of types of use, mix of building types and factors favouring pedestrian use, among others.

The Barrio do Cura (Vigo) development is currently being assessed for LEED ND certification, and is one of the first urban developments in Spain to apply for this certificate.

The methodology of the BREEAM certificate assesses pre-defined features of buildings at various stages of their development: design, construction, maintenance, refurbishment, restoration, etc.

The ten categories assessed are: management, health and wellbeing, energy, transport, water, waste, ecological land use, pollution and innovation. Each of these examines the factors that have

the greatest influence, including low-impact design and carbon emissions reduction, durability, adaptation to climate change, ecological value and biodiversity protection.

The buildings certified to the BREEAM standard incorporate benefits for their inhabitants by lowering maintenance costs, improving well-being and comfort levels, thereby reducing their environmental footprint. This may involve a reduction in CO₂ emissions of up to 56% and a saving in water usage of up to 35% on maximum levels, depending on the certifying body.

Energy efficiency and sustainability will be key elements in the design of Gestilar's new Build to Rent project in Valdebebas, which will comply with the very high standards established by the BREEAM certification, one of the most demanding internationally recognised certificates in this field, and in which the development is expected to attain an Excellent rating.

The River Park (Mahou-Calderón, Madrid), Voram I and II (Badalona) and Pozuelo Residences (Pozuelo de Alarcón) developments have been registered for BREEAM certification, as have our upcoming developments in Palma (Mediterrània II), Getafe, Vallecas. In all these cases, Gestilar's objective is to achieve at least a Good or Very Good rating.

SPATIUM is a Spanish certifying body that certifies compliance with high standards of quality

with respect to the health and safety of the end user by verifying conformity with current legislation, as well as conduct, values and improvements in relation to this matter.

This certificate audits aspects such as accessibility, business activity co-ordination, control of specific actions, contingencies, cardio-protection facilities, access control, etc.

BREEAM®



Development	Quality Certificate	Location	Energy Rating	No. Homes
Isla de Pedrosa	Spatium (at design stage)	Valdebebas (Madrid)	A	150
Isla de Tambo	-	Madrid Norte	A	52
Vallecas	BREEAM VERY GOOD	Ensanche de Vallecas	A	280
Getafe	BREEAM VERY GOOD	El Rosón (Getafe)	A	750
Voramar I y II	BREEAM VERY GOOD	Badalona	A	139
Mediterránea I	-	Palma de Mallorca	A	89
Mediterránea II	BREEAM VERY GOOD	Palma de Mallorca	A	121

A close-up photograph of several overlapping green leaves. The leaves are a vibrant green color, and their intricate vein patterns are clearly visible. The veins form a complex, branching network across the surface of the leaves. The lighting is bright, highlighting the texture and color of the foliage. The composition is a full-page background image.

GESTILAR



Development	Quality Certificate	Location	Energy Rating	No. Homes
Pozuelo de Residences	BREEAM VERY GOOD	Pozuelo (Madrid)	A	46
Cortegada	-	Valdebebas (Madrid)	A	30
River Park I y II	BREEAM GOOD	Madrid Río (Madrid)	A	383
Barrio Do Cura	LEED	Vigo	A	265
Terrazas de la Medina	-	Córdoba	A	70
Isla de San Martiño	-	Portonovo (Pontevedra)	A	92
Proyecto BTR Valdebebas	BREEAM EXCELLENT	Valdebebas (Madrid)	A	130

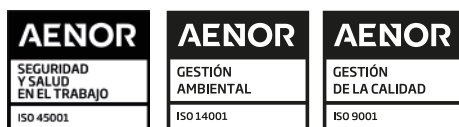
2.4 Sustainability as a rule: ISO 14001

We strive to offer our customers the best assistance and support when making such a life-changing decision as the purchase of a new home, while respecting the environment and meeting our social responsibility.

In order to guarantee excellence and quality in our services, we have integrated our land purchase, development, marketing and after-sales processes into a Management System endorsed by AENOR, an internationally recognised certifying body.

This Management System also includes procedures to ensure our business is conducted in a sustainable manner, and it implements a health and safety in the workplace policy to ensure the wellbeing of all our staff.

Thus, in 2023, after having successfully passed the audits, Gestilar has obtained the quality certificates for the following standards:



The environment is one of the greatest concerns of our society today. This is why the ISO 14001 standard was developed for companies of all size and in all industries that are seeking to reduce their environmental impact and become sustainable.

ISO 14001 requires the company to draw up an environmental management plan that includes environmental goals and targets, policies and procedures for accomplishing these goals, defined responsibilities, staff training activities, documentation and a

system for monitoring any changes or advances made.

The ISO 14001 lays down three basic commitments that the organisation must comply with: Continuous improvement, prevention of pollution and a pledge to comply with the legislation in force that affects it both directly and indirectly.

Gestilar identifies and assesses the direct environmental aspects (those it can control) and indirect environmental aspects (those it can reasonably influence) associated with its activities, products, services and sites, as well as the associated environmental impacts.

For each of the activities and workplaces, these environmental aspects and their associated impacts are identified in a detailed and independent manner. The aspects identified take any changes into account, including new and planned developments, as well as new and modified activities, products and services. The assessment of environmental aspects is conducted from a life cycle perspective, considering the different stages in the life of a product or service and any aspects associated with each of them. This assessment is updated whenever the conditions of the activities or facilities change, and at least once every twelve months.

Significant environmental aspects are reported among the different levels and functions of the company that have responsibilities for their management or that may be affected by them and are taken into account when establishing Gestilar's environmental goals that are set out in the annually approved management programmes.



3 We take care of everything by
taking care of everyone

3.1 For a Sustainable Urban Development

The location of our projects is extremely important to us. At Gestilar, we are constantly on the lookout for land in desirable and high-demand areas while adhering to the principles of sustainable urban development and respect for the environment. This way, we are able to add value by listening to the opinion of the affected stakeholder groups in order to build communities that support environmentally-friendly behaviour.

At Gestilar we are fortunate to be developing some projects that are not only residential developments, but are also examples of authentic urban regeneration in the centre of very important cities, through our participation as developers or sales agents in the projects in the Mahou-Calderón area in Madrid and Barrio do Cura in Vigo. Through these projects, we are promoting urban regeneration and environ-

mental rehabilitation, sustainable mobility and an inclusive and open design of public spaces, which facilitate interaction and coexistence.

One of the primary goals we consider when planning any of our projects is to reduce our carbon footprint and gas emissions by constructing sustainable buildings based on the use of renewable energies. Thanks to this, our homes can boast the highest levels of energy efficiency.

It is important to mention that Gestilar builds all its projects on land that favours sustainable mobility, with easy access to the city's public transport system. An example of this is Pozuelo Residences, located just opposite the commuter railway station of the location that gives its name to the project.



Gestilar has several projects that are examples of urban regeneration, including:



ISLA DE AROSA
254 high rise homes in
Alcalá de Henares, Madrid



BARRIO DO CURA
265 high rise homes in
Vigo, Pontevedra



RIVER PARK I y II
383 high rise homes in
Rent Madrid Río, Madrid



POZUELO RESIDENCES
46 high rise homes in
Pozuelo de Alarcón, Madrid



VORAMAR I y II
139 high rise homes in
Badalona, Barcelona

3.2 Less consumption, more sustainability

We are aware of the importance of responsible energy use, and of encouraging energy savings to help to protect the environment and promote sustainable development. Each of our developments is distinct, but we always strive to offer our customers the highest quality homes incorporating state-of-the-art energy-saving building materials.

- **Ventilated façades:** this is the most efficient building front construction technique that exists today. This solution fits in perfectly with current trends in sustainable architecture. By combining a ventilated façade with an external insulation system, the building benefits from numerous advantages, such as improved thermal and noise insulation.
- **External carpentry:** we use top-of-the-range, high-performance systems, comprising aluminium window frames with thermal bridge gaps to ensure maximum energy efficiency.

- **Glazing:** multiple glazing systems using low emission glass and argon gas chamber/s arranged according to their orientation and temperature/noise requirements.

- **Insulation:** use of the best thermal and noise insulation solutions, em-

ploying highest quality insulation and waterproofing materials whose performance exceeds that required to meet building standards. The materials are installed and arranged according to the building orientation, taking account of sunlight and solar control strategies based on the layout of the building.

- **Air-conditioning:** use of renewable energy for air-conditioning and the hot water system, using solar panels, and geothermal and aerothermal systems.
- **Underfloor heating:** this system heats the home utilising a lower temperature range.
- **Electrical installations:** using low energy LED lighting. Movement detectors are installed in communal areas to maximise energy saving.
- **Home-automation:** this system controls the air-conditioning and intrusion alarm, blinds, the lighting on/off system and the smoke detector in the kitchen.

Domestic appliances: Gestilar installs only high-efficiency appliances and hot-and-cold systems, thereby improving energy efficiency.

If it is important to obtain the maximum reduction in energy usage, it is no less important to reduce water consumption. To achieve this, we work on its efficiency from every angle, from the taps we install to the most suitable landscaping in com-



munal areas:

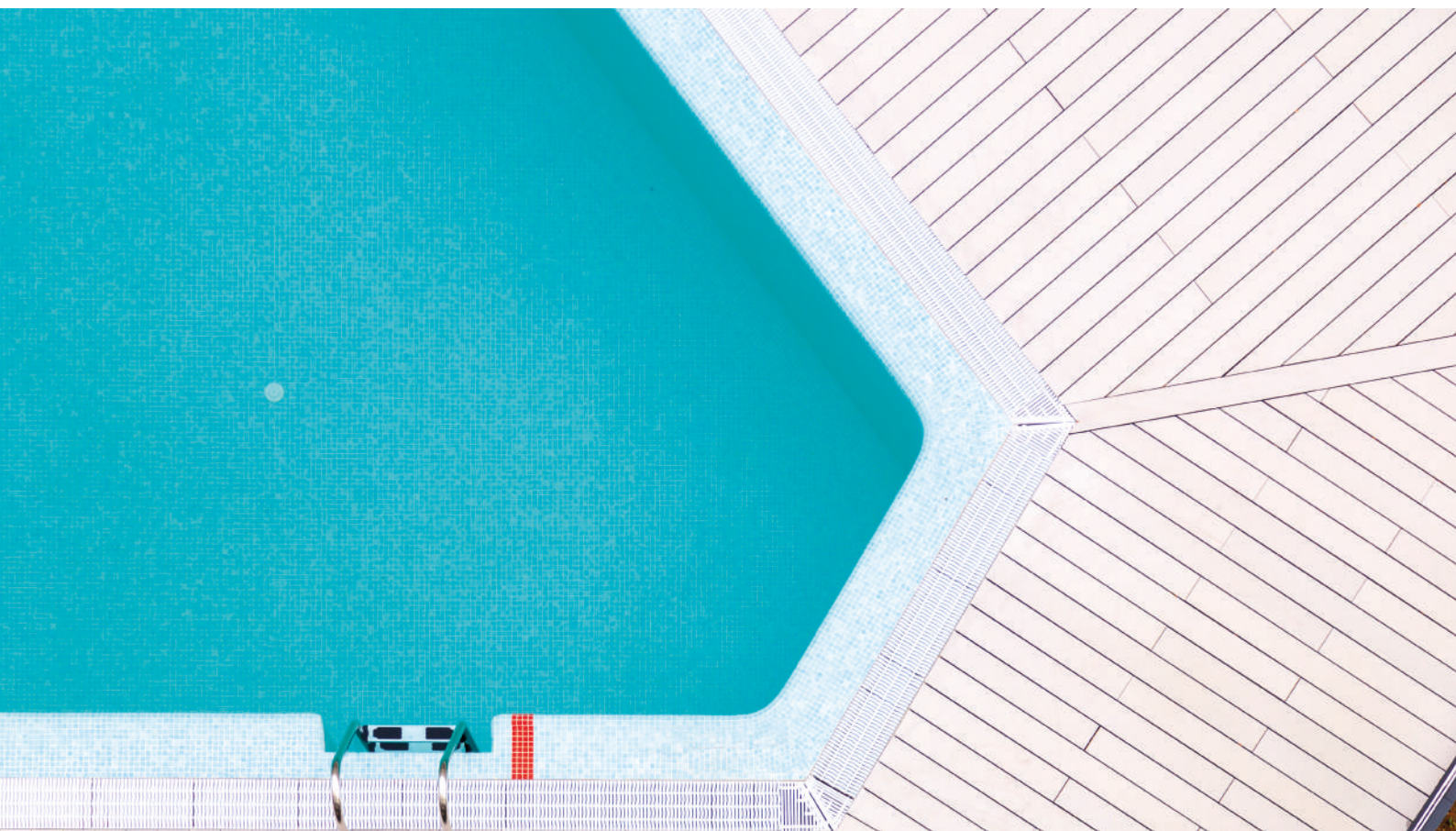
- Centralised heating and hot water installations, making maintenance much more cost effective.
- Cold-water start system on all taps to save energy and the use of hot water.
- Dual-flush toilet cisterns with two buttons providing the option to empty the cistern fully or partially.
- Flood detector in the wet zones connected to a solenoid valve which cuts off the water supply in the event of flooding.

The underground communal areas house a rainwater collection and recycling system which reuses it to irrigate the gardens, thereby ensuring greater efficiency and sustainability for the building.

- Landscaping of communal areas with low water-consumption plant species.

- Automatic irrigation system in all gardens.

The salt-water swimming pools are much more sustainable than chlorinated pools that use chemical products. Salt electrolysis generates chlorine organically, and is a completely natural, ecological and environmentally friendly process, which avoids the toxic gases that can be produced by the artificial substances used for disinfection with chemical chlorine. Furthermore, a salt chlorination device is roughly equivalent to the voltage of a light bulb, so the cost savings in terms of energy consumption are more than evident.



3.3 Protecting health and well being

Not only are comfort and well-being not incompatible with sustainability, but on the contrary, the most efficient and sustainable systems provide a higher level of well-being in a much more natural way.

The design, materials and technology used in all our projects are geared towards the wellbeing of the people who will eventually occupy them, and in compliance with this principle, Gestilar includes in its developments:

- Natural lighting systems, with floor to ceiling windows that provide maximum light and sunlight, as well as energy-saving optimization devices. Natural light regulation and privacy is provided by sliding wood lattice panels, dark roller blinds and monoblock type aluminium slatted blinds, with automatic control in some cases.
- As well as being natural, ventilation is delivered through a system that renews and purifies the air in each room, which is essential to promote well-being.
- The ventilation is continuous, constantly renewing the air inside the home without losing heat by using a system that recovers the heat and supplies the home with air from outside at a temperature very close to the indoor temperature. This system also reduces energy use with the aid of the building-façade arrangement.
- We provide cardio-protection facilities equipped with everything required to provide assistance to anyone during the first few minutes of experiencing a heart attack, including automatic or semi-automatic external defibrillators.
- We provide fire detection systems in communal areas with alarms and fire extinguishers meeting current legislation. Furthermore, in homes with home automation, a smoke detector is fitted in the kitchen to detect possible fires in the home.



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3.4 Because nothing is superfluous: waste management

Without a doubt, waste management is one of the issue that generates the most concern from an environmental perspective. A sustainable model requires knowing how to correctly manage the waste generated throughout the construction process and to do so in a sustainable way.

Waste management also comprises the set of operations that are carried out to treat waste, from its generation through to its final destination, thus comprising its collection, transport, storage and disposal or treatment.

In any case, all waste management policies must be directed towards the minimisation of environmental impacts, preventing risk generation in the ecosystem. To this end, measures are taken to separate waste on site, given that sorting at source according to the nature and type of waste is essential both to enable subsequent recycling and to minimise the presence of waste.

Measures are also being taken to minimise the packaging of supplies, as this is one of the main sources of waste in new buildings. It is therefore essential to reduce it as much as possible and optimise the materials used

by purchasing only the strictly necessary quantities

of materials, if possible, in order to avoid unnecessary wastage or superfluous materials that increase the volume of waste generated.

At Gestilar, we take the following steps, as well as others, to manage our waste effectively:

- Façades built with a dry construction method that does not generate waste. This includes ceramic tiles coated in titanium oxide which helps to reduce environmental pollution.
- Our developments are signed up with waste management systems that comply with current legislation.
- Separation of waste materials left over after construction by type of material to ensure their correct treatment and recycling.
- Installation of on-site eco-islands on the ground for the treatment of toxic waste: aerosols, paint, oil, soil contaminated with hydro-carbons, etc.



An aerial photograph of a vast, lush green mountain valley. A dark, winding road or path cuts through the vibrant green landscape, leading from the bottom center towards the middle right. The mountains are covered in dense vegetation, and the sky above is a clear blue with scattered white clouds.

2023

Sustainability
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