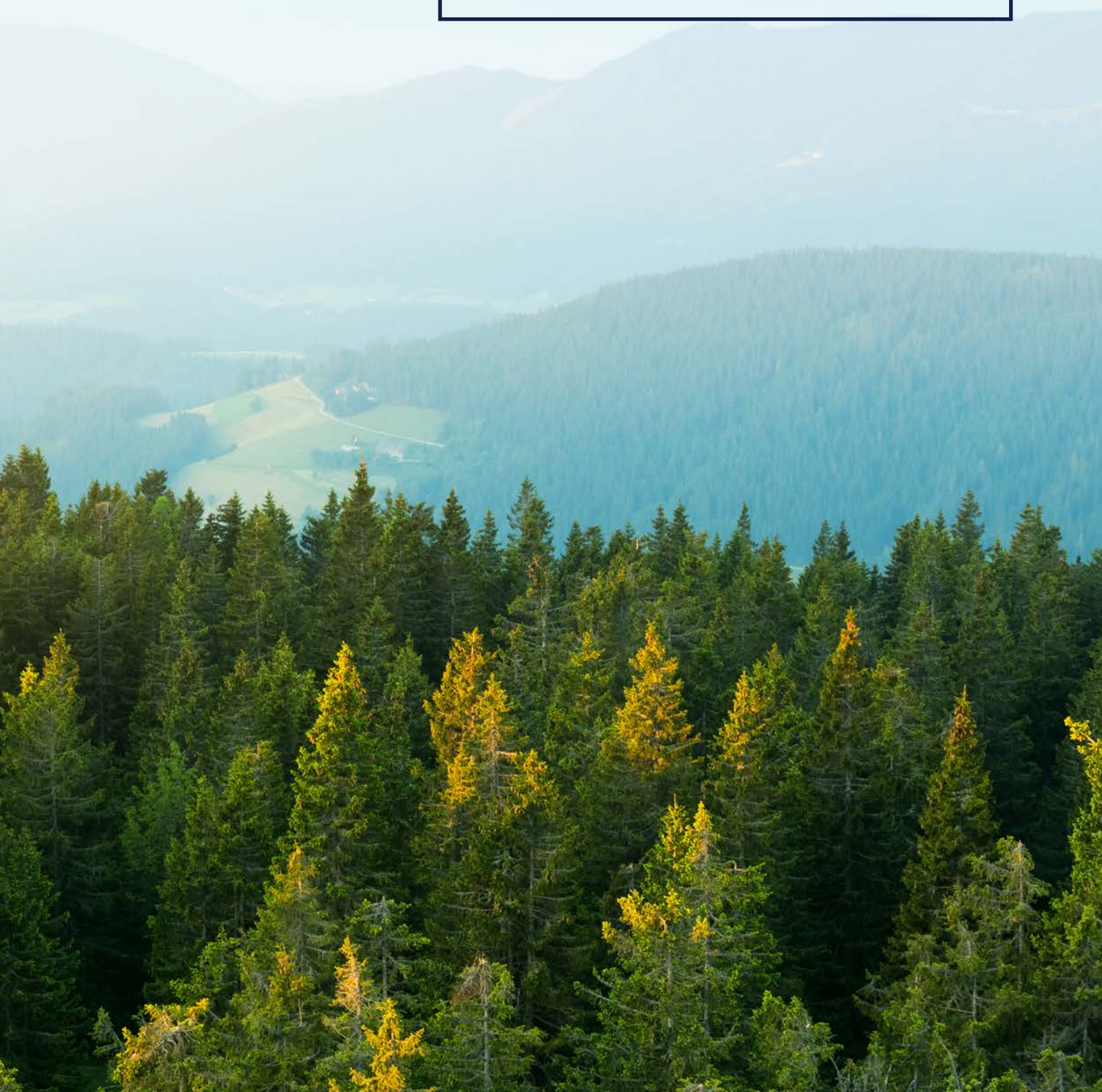


Report

Sustainability

2024

GESTILAR



An aerial photograph of a beach. The top half of the image shows clear, turquoise water with visible ripples. A white, foamy wave line runs diagonally from the top left towards the bottom right. Below the foam, the sand is a light beige color, showing some texture and shadows. The word 'Index' is written in a large, dark blue, serif font, oriented vertically and centered over the sandy area.

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Letter

from The CEO

At Gestilar we have been promoting, building, and marketing new-build housing stock since 2009. Over these past 15 years, we have learnt that one of the features that our customers most appreciate in their homes is the inclusion of sustainable technologies that allow them to be more efficient and to save on their day-to-day energy use, and as such to cut their carbon footprint and conserve the environment.

Fortunately, respect for the environment is now a principle accepted by everyone, customers and companies alike, and constitutes one of those intangible aspects that no one is willing to relinquish.

This is why 100% of our residential developments currently at the construction or planning stage have been designed to secure an A-rated energy certificate, and moreover 70% of these homes will be built to meet the standards defined by internationally-recognized sustainability kitemarks such as BREEAM or LEED. These homes currently under construction include the 130 forming part of our BtR de Valdebebas project, where work has commenced this year and which is being built to meet the BREEAM Excellent certification requirements, the most demanding under this kitemark.

It is true that all human activities will inevitably have an impact on the surrounding environment.

At Gestilar we are aware of this, but we believe it can be minimized. This is why our productive process, which also includes the initial stage performed at our offices and sales stands, where the residential developments that we later go on to build and market are proposed and configured, promotes principles such as circularity, energy-efficiency,

and renewable production in order to enable the transition towards a Zero Carbon economy.

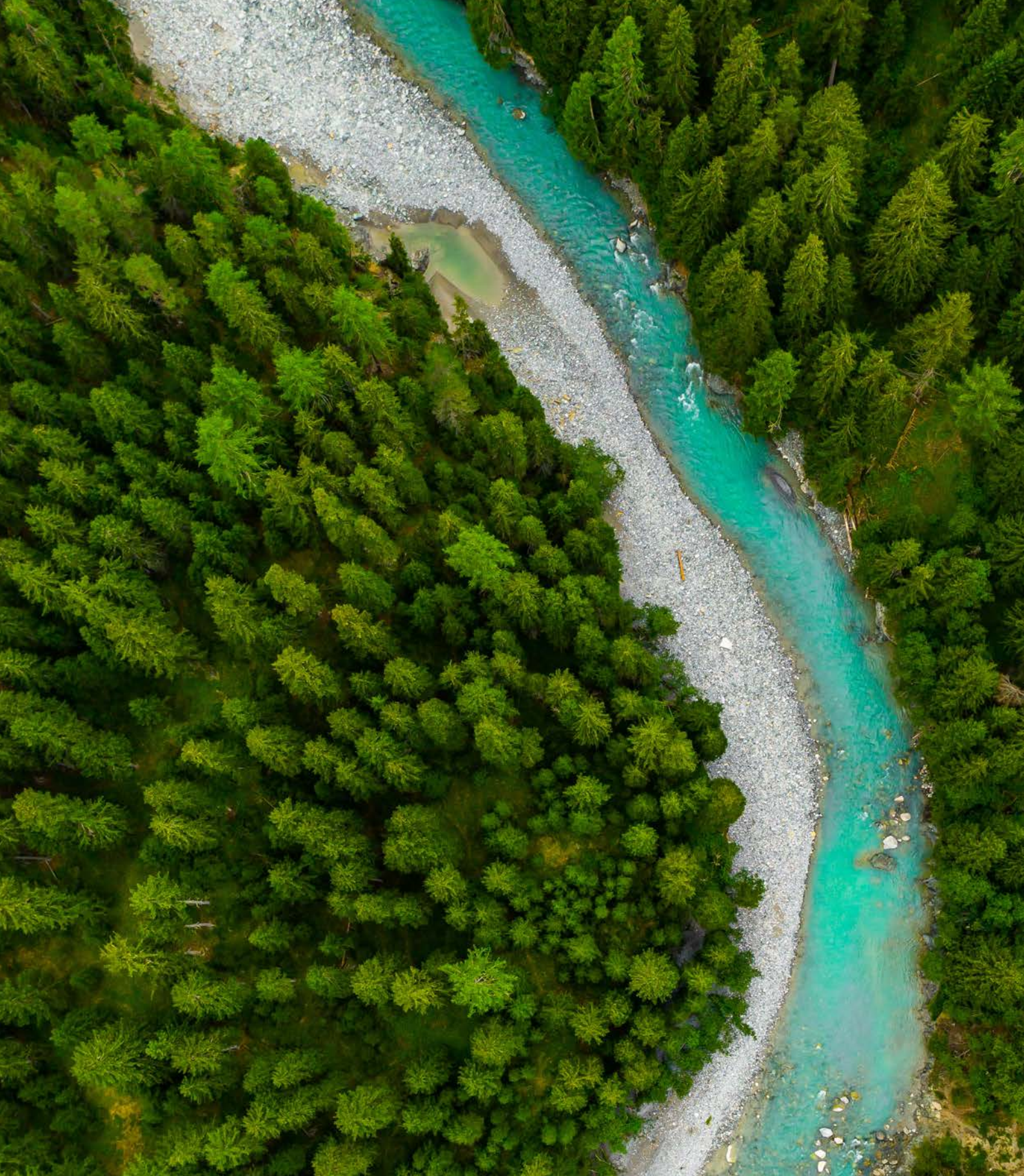
We are constantly working towards the optimization of our processes, supporting Research, Development, and Innovation in materials, engineering, and construction, and every year we submit to an AENOR audit, which in 2024 once again saw us being awarded ISO certification for standards 14001 on Environmental Management, 9001 on Quality Management, and 45001 on Health & safety in the workplace.

As such, I am delighted to present this 2024 Sustainability Report, which includes a global vision representing our environmental commitment as a company, and in which we explain how we have focussed our productive process in order to align ourselves with the Sustainable Development Goals (SDG) laid down by the United Nations in relation to the environment.

The Gestilar slogan of 'we design with you in mind' was selected deliberately because for us, the customer is at the heart of everything. We are not just concerned with our customers' needs, but also their welfare and that of future generations. All businesses are responsible for ensuring that the environment is protected. That is why, through this document, we are renewing our commitment to sustainability, a commitment that we will continue to improve on, year on year.

Raúl Guervero
Gestilar CEO





1

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

1.1 Gestilar

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 6,300 homes we have developed so far, of which 3,300 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, Navarre, Basque Country and Lisbon where we offer 2,000 homes 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.



Our business approach focuses on providing the best experience for our clients and enhancing their quality of life through projects that stand out for their design, quality, customization, innovation, sustainability, and social responsibility.

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 futu-

re 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 Construction and sustainability

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 Environmental care

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.

GESTILAR





2

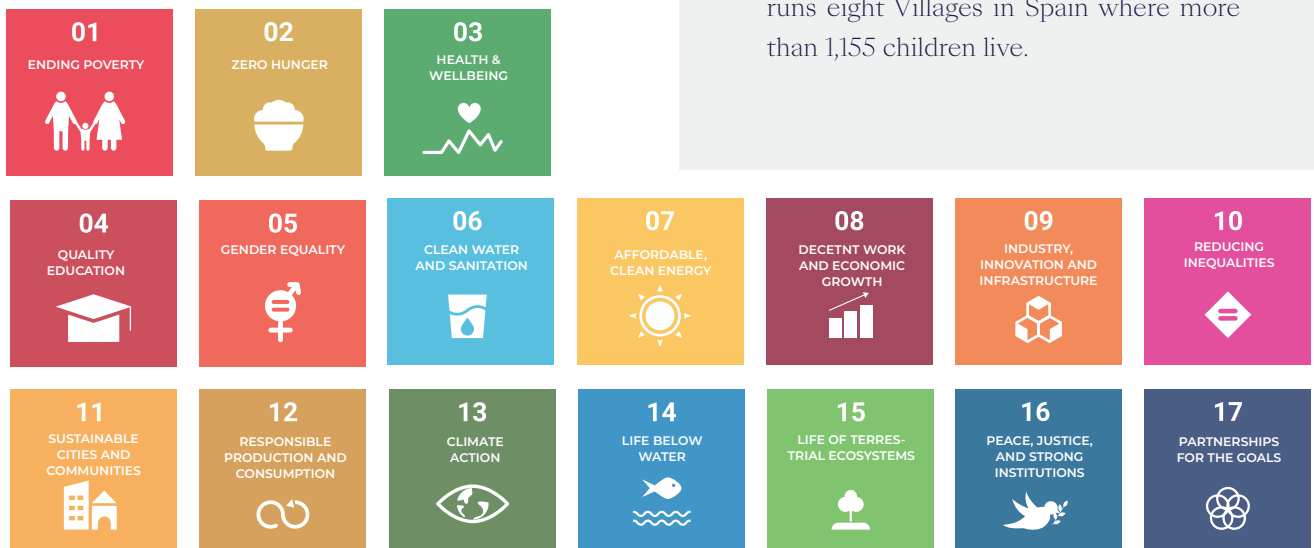
**Our environmental
responsibility**

2.1 Sustainable Development Goals (SDGs)

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.

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.



02

ZERO HUNGER



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

Gestilar collaborates with the NGO Acción contra el Hambre, an international humanitarian organization that fights against the causes and effects of hunger and to ensure access to safe water, food, basic healthcare and education.

Through their work, they protect girls, boys, men and women from the threat of hunger. With everyone's assistance, this organization has already helped 25 million people in 50 different countries.

THIS GOAL IS FOCUSED ON GUARANTEEING A HEALTHY LIFESTYLE AND FOSTERING

03

HEALTH & WELLBEING



WELL-BEING FOR EVERYONE.

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

We have implemented the installation of heart-protected areas equipped with defibrillators in our projects. Our developments include gyms and calisthenics spaces for outdoor exercise. We also promote the use of bicycles by providing bike racks.



We also collaborate with 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 organizations 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. Gestilar also sponsors the Complutense Cisneros Rugby Club, which, with its university origins, is committed to diversity, human development, and the personal growth of its players through the practice of rugby.

In 2024, we were the official sponsors of the 39th 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 2024 we sponsored the women's regatta for the 5th consecutive year, lending our name to the trophy, which is now known as the "Gestilar Ladies Cup".

04

QUALITY EDUCATION

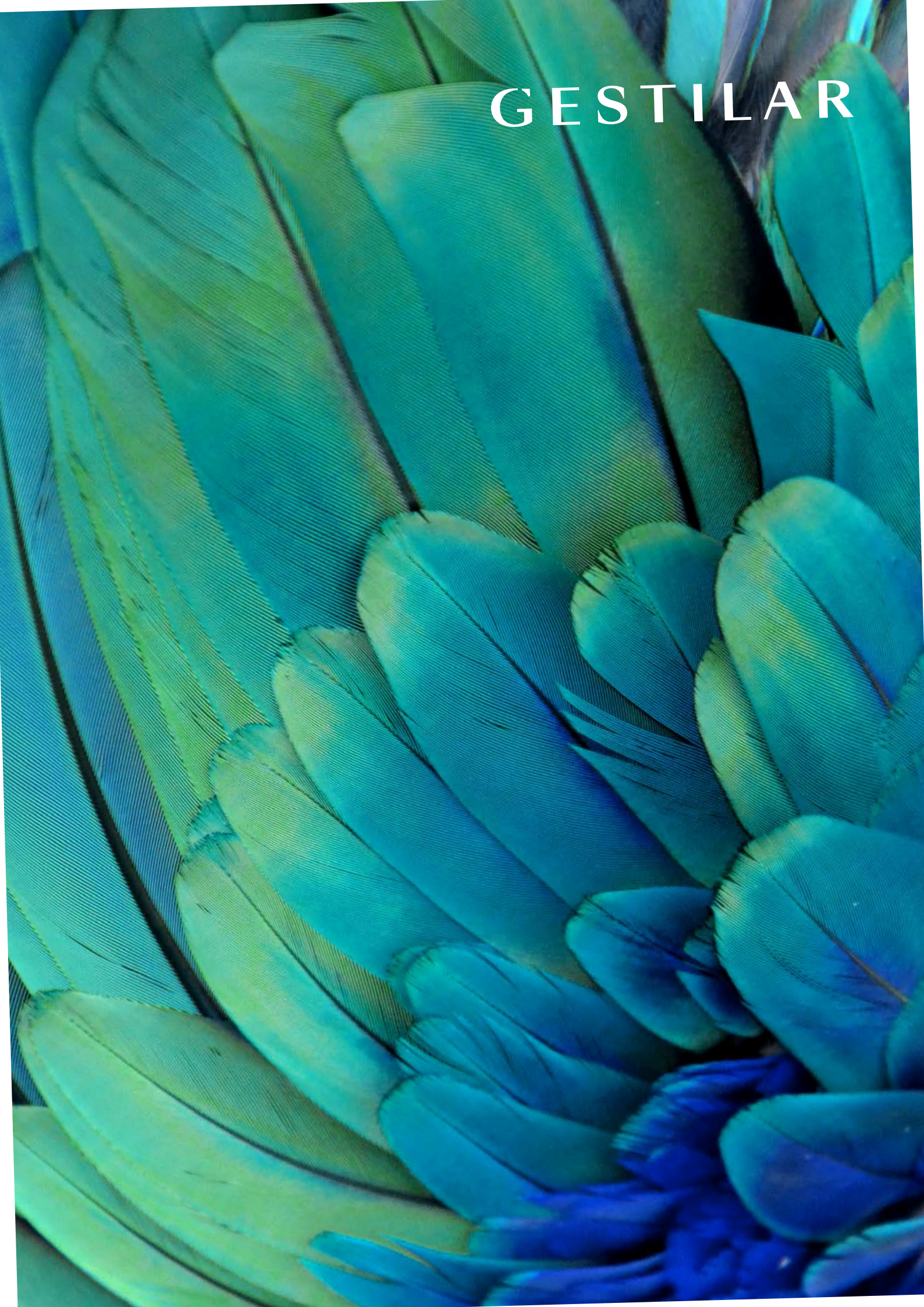


COMMITMENT TO ENSURE HIGH QUALITY, INCLUSIVE AND EQUITATIVE EDUCATION AND TO PROMOTE PERMANENT LEARNING

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 G E N D E R EQUALITY IS CRUCIAL FOR THE ADVANCE- MENT 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.

GUARANTEEING ACCESS TO WA- TER, ITS SUSTAINABLE MANAGE- MENT AND SANITATION FORALL.

06

CLEAN WATER
AND SANITATION

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,
CLEAN ENERGY

GUARANTEEING AC- CESS TO AFFORDA- BLE, SAFE, SUSTAI- NABLE AND MODERN ENERGYFORALL.

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.

GESTILAR HAS PARTICIPATED IN NUMEROUS CHARITY EVENTS IN THIS RESPECT.

10

REDUCING
INEQUALITIES

For several, 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 Pa-latrón 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 SET- TLEMENTS INCLUSIVE, SAFE, RESILIENT AND SUS- TAINABLE.

11

SUSTAINABLE
CITIES AND
COMMUNITIES

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.





12

RESPONSIBLE
PRODUCTION AND
CONSUMPTION



ENSURING SUSTAINABLE CONSUMPTION AND PRODUCTION METHODS TO SUPPORT THE LIVELIHOODS OF FUTURE GENERATIONS.

Gestilar, in the development of its projects, has implemented several measures to promote responsible production and consumption, such as the installation of technological wood from manufacturers using recycled and plant-based materials.

Installation of 100% recyclable windows with high acoustic and thermal insulation, made of PVC and certified with the Passive House seal.

Implementation of aerothermal systems in the homes, one of the most advanced technologies for energy efficiency.

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

13

CLIMATE
ACTION



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 friend-

ly. 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 100 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.



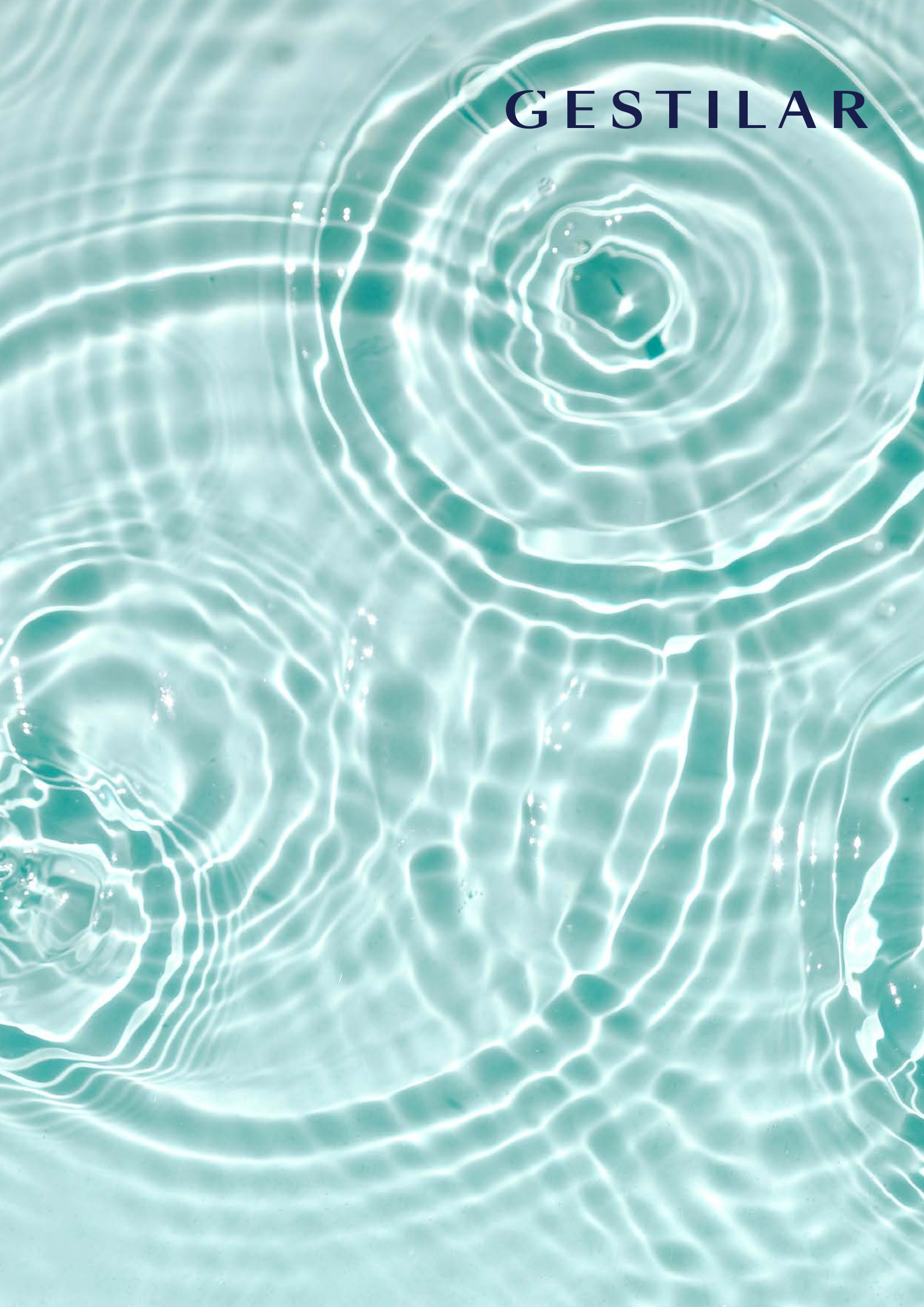
PROTECT AND RESTORE TERRESTRIAL ECOSYSTEMS AND HALT BIODIVERSITY LOSS

15

LIFE OF TERRES-
TRIAL ECOSYSTEMS



In relation to this SDG, we have implemented various measures in some of our projects, such as the installation of ant, ladybug, and other insect hotels, birdhouses, and the planting of low-water-consumption plants and non-invasive native species.

The background of the entire page is a close-up, high-angle shot of water. It features a series of concentric, overlapping ripples that create a complex, organic pattern. The color is a monochromatic teal or seafoam green, with varying shades of light and dark green depending on the depth and curvature of the ripples. The lighting creates bright highlights along the ridges of the waves and deep shadows in the troughs, giving the water a three-dimensional appearance.

GESTILAR



2.2 Sustainable strategy and work methodology

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 sustainability



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 Developments and energy rating

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 developments River Park (Mahou-Calderón, Madrid), Voramar I and II (Badalona), and Pozuelo Residences (Pozuelo de Alarcón), along with our projects in Palma (Mediterrània II), Getafe, and Vallecas, have been registered for BREEAM certification, with some already having received the certification. In all these cases, Gestilar's minimum objective is to achieve certification with 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 Certifi-	Location	Energy Rating	No. Homes
Isla de Pedrosa	Spatium (en fase de diseño)	Valdebebas (Madrid)	A	150
Isla de Tambo	-	Madrid Norte	A	52
Vallecas BTR	BREEAM VERY GOOD	Ensanche de Vallecas	A	235
Getafe BTR	BREEAM VERY GOOD	El Rosón (Getafe)	A	750
Voramar I y II	BREEAM VERY GOOD	Badalona	A	139
Mediterrània I	-	Palma de Mallorca	A	89
Mediterrània II	BREEAM VERY GOOD	Palma de Mallorca	A	121



GESTILAR



Development	Quality Certifi-	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 (Sanxenxo, Pontevedra)	A	92
Proyecto BTR Valdebebas	BREEAM EXCELLENT	Valdebebas (Madrid)	A	130
Mediterrània III	-	Palma de Mallorca	A	331
Isla de Onza	-	Areas (Sanxenxo, Pontevedra)	A	140 (primera fase)

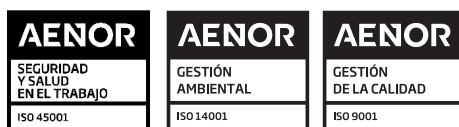
2.4 Reducing our environmental impact: ISO 14001

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 2024, after having successfully passed the audits, Gestilar has renewed 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

**For a more sustainable
future**

3.1 Environmentally friendly 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-Calderal 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 Technology for resource and energy saving

SWe 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, as well as to monitor water and energy consumption.

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-



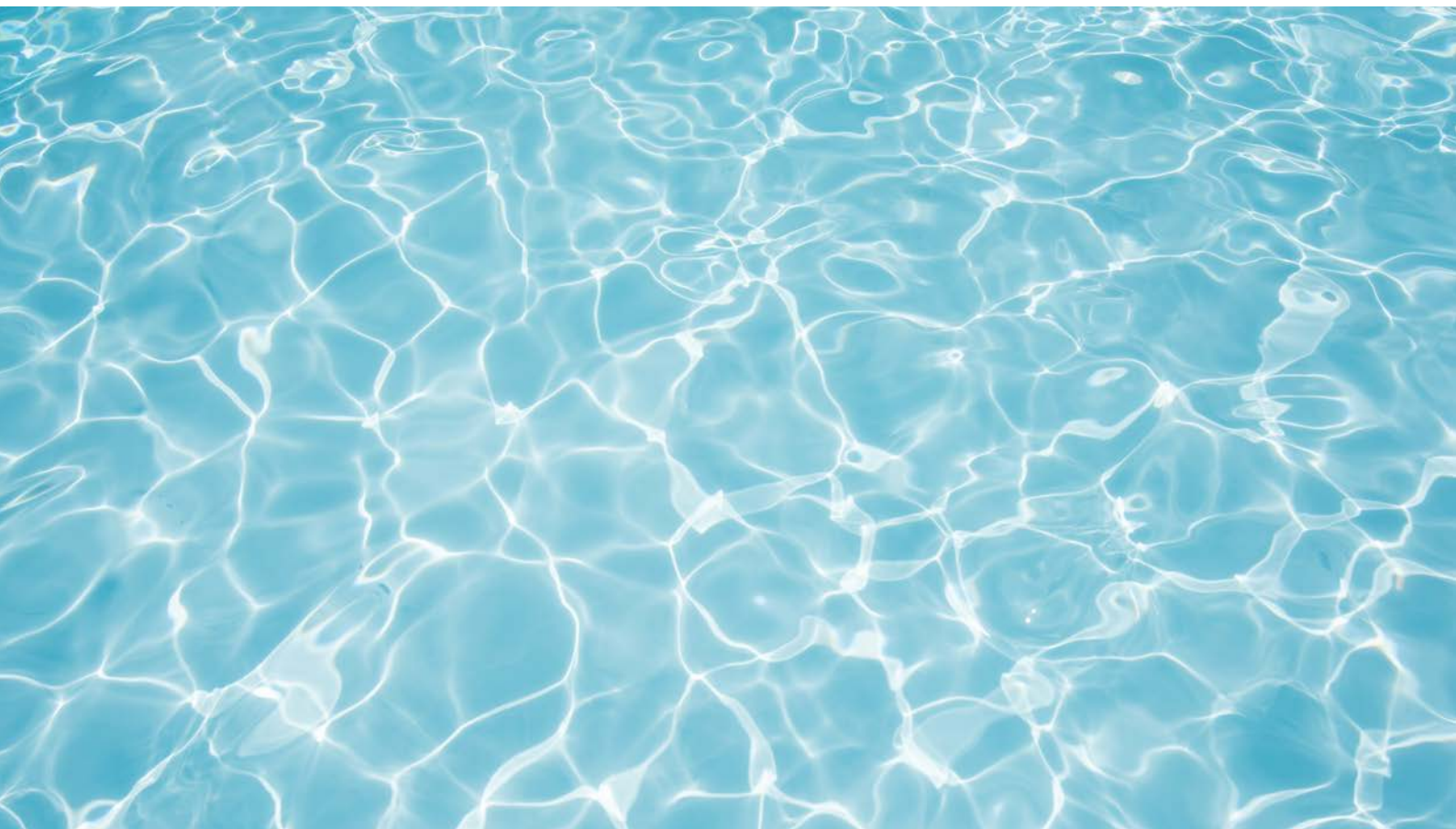
munal areas:

- 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 Health and well-being of people

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 Recycling 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.

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