

Environmental Policy

NEINVER's Environmental Policy applies to the Group's entire value chain, including concrete measures and initiatives to be implemented in the five phases of the property development process: pre-development, design, construction, leasing and operation.

At NEINVER we believe that integrating environmental criteria into each and every business activity of the company does not only reduce operating costs and improve the quality of services but also contributes to the business's long-term value and to the reduction of the company's environmental footprint.



NEINVER

Sustainability / priority vectors

PROCESS



We aim to achieve environmental management excellence, putting innovative processes in place for optimizing resources and apply environmental best practices. Implementing environmental efficiency measures translates into benefits for the company, reducing consumption-related costs in the short term and improving the company's competitiveness in the face of future scenarios in which legal and economic barriers to natural resources will be even greater.

PEOPLE



We aim to respond society environmental demand, which is increasingly concerned about caring for the natural environment as well as aware about companies' environmental values. Implementing sustainability measures increases the quality of our service and improves the satisfaction of our tenants and visitors, while helping us maintain high comfort levels and occupancy rates.

PLANET



We aim to ensure constant improvements to the environmental performance of our assets and become a benchmark company in the property industry. We aim to build and manage sustainable and environmentally efficient buildings that are integrated with their surroundings.

Action Areas



BIODIVERSITY AND HABITAT

- Integrate the center into the surrounding environment and prevent negative impact on the place's biodiversity.
- Protect local plant and animal life and improve the place's biodiversity.
- Integrate natural vegetation in the working environment



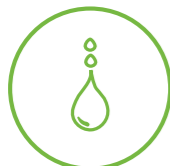
MATERIALS

- Use certified or environmentally friendly construction materials. Conduct life cycle analysis.
- Promote the use of green products, instead of hazardous materials for cleaning or gardening.
- Encourage the use of certified materials with a high Green Rating score in the design of stores.



ENERGY CONSUMPTION

- Infrastructures study and a forecast of future energy needs.
- Design the building's envelope and its facilities efficiently and encourage the use of renewable energy sources.
- Ongoing monitoring and proper system maintenance to boost energy efficiency and control consumption.
- Include energy efficiency requirements in leases with stores. Installation of equipment with A or A+ certification.
- Ensure responsible energy consumption among workers: room temperatures, energy-efficient equipment, training, etc.



WATER CONSUMPTION

- Study local distribution network and water resources in the area.
- Reduce drinking water demand and optimize water management in the building and its surroundings.
- Ensure responsible use of water through facility upgrades, training and awareness campaigns.



TRANSPORT

- Design a clear traffic flow system and optimize access points, taking care of the pedestrian paths.
- Equip the property suitably for the use of alternative transport.
- Promote the use of public transport through an appropriate information policy and through facilities suited for their use.
- Implement schedule agreements for more efficient management of deliveries.



WASTE MANAGEMENT

- Apply a comprehensive waste-management policy using the criteria of the Environmental Management System (ISO 14.001)
- Establish a specific waste-management policy for tenants, and facilities to promote separation and separate collection of waste.
- Promote the reuse and recycling of office supplies among employees, and Environment green contracts with suppliers.



POLLUTION

- Employ design methods that minimize contamination of the internal and external environment (greenhouse gases, refrigerants, lighting, spills, etc.).
- Periodically check the facilities to prevent emissions and spills into the environment.
- Add new criteria for better management of store locations (sound levels, cleanliness, subcontractors, etc.).



INDOOR ENVIRONMENTAL QUALITY

- Ensure the well-being and protection of all the building's users.
- Increase well-being at the workplace (rest areas, flextime, air quality)
- Encourage non-VOC finishes.



SUSTAINABLE PROCUREMENT

- Hire ISO 14001 certified cleaning services.
- Control the use of hazardous materials or services through certified companies and encourage the use of green products or services.
- Include energy efficiency requirements in leases with stores.



SUSTAINABILITY CERTIFICATIONS

- Develops all its centres in accordance with BREEAM New Construction standards.
- In the second year of managing a property, the company begins the BREEAM In-Use certification process.