

Environmental policy

In line with the Planet axe of our Building Tomorrow strategy, NEINVER's Environmental Policy incorporates a broad range of environmental material aspects that affect or come from the company's activity. 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 mitigating risks and to guaranteeing the business' long-term value.

This policy applies to the Group's entire value chain, including diverse stakeholders and the five phases of the property process: pre-development, design, construction, leasing and management.



Strategic priorities of NEINVER's environmental policy



MOVE TO A NET ZERO AND CLIMATE RESILIENT MODEL

We aim to reach carbon neutral facilities, including the carbon emissions of our tenants, by 2030. We aim to strengthen the company's resilience to future transition and physical risks derived from a global transition to a net zero economy and be aligned with stakeholders' demands for environmental excellence.



MINIMISE RESOURCE USE AND PROTECT BIODIVERSITY

We aim to minimise the company's use of resources along its entire value chain, focusing on materials use, energy consumption, water consumption and waste generation and diverting. We aim to protect the habitat and the biodiversity of the communities where we operate. We recognise the conservation of biodiversity as an essential aspect to create a sustainable society.



MAINTAIN A PORTFOLIO OF FULLY CERTIFIED ASSETS

We aim to guarantee the environmental excellence of our portfolio through the certification of our assets under the BREEAM standards for new developments and sustainable management.

Action Areas



GHG EMISSIONS

- Use of green electricity in 100% of our owned assets
- Carbon footprint calculation and control
- Inclusion of requirements regarding GHG emissions in tenants' leases.
- Assessment of the life cycle emissions of new developments
- Calculation of the embodied carbon of new developments



ENERGY CONSUMPTION

- Study of infrastructures to maintain a forecast of future energy needs.
- Centres' design that guarantee energy efficiency.
- Ongoing monitoring and proper system maintenance to boost energy efficiency and control consumption.
- Inclusion of energy efficiency requirements in tenants' leases. Installation of equipment with A or A+ certification.
- Energy efficiency measures at workplaces, including thermal control, energy-efficient equipment and training, among other aspects.
- Achieve a base target of 100 kWh per year/m².



RENEWABLE ENERGY

- On-site production of renewable energy to cover 10-20% of the center's energy demand in those assets where a previous study considers feasible.



GREEN MOBILITY AND TRAFFIC OPTIMISATION

- Design of a clear traffic flow system which optimises access points and takes care of pedestrian paths.
- Promotion of green mobility options and installation of the necessary infrastructure, such as charging points for electric vehicles and parking spaces for bicycles.
- Promote the use of public transport through an appropriate information policy and through schedule agreements.



MATERIALS

- Use of certified, environmentally friendly and low embodied carbon construction materials.
- Promotion of the use of green products, instead of hazardous materials for cleaning or gardening.
- Promotion of the use of certified materials with a high Green Rating score in the design of stores.



BIODIVERSITY AND HABITAT

- Integration of the center into the surrounding environment and prevent negative impact on the place's biodiversity.
- Protection of local plants and animal life and improvement of biodiversity.
- Integration of natural vegetation into the working environment.



WATER CONSUMPTION

- Study of the local distribution network and water resources in the area.
- Guarantee drinking water systems efficiency and optimization of water management in the building and its surroundings.
- Ensure responsible use of water through facility upgrades, training and awareness campaigns.
- Achieve a target limit of 4.43 m³ of drinking water consumption per person/year in new-construction commercial buildings.



WASTE MANAGEMENT

- Comprehensive waste-management policy incorporating the criteria of the ISO 14001 for Environmental Management.
- Specific waste-management policy for tenants.
- Facilities that allow and promote waste segregation.
- Promotion of best practices regarding recycling among employees.



POLLUTION

- Assets' designs that minimise contamination of the internal and external environment (greenhouse gases, refrigerants, lighting, spills, etc.).
- Regular check of the facilities to prevent emissions and spills into the environment.
- Continuous analysis of store locations to enhance environmental management (sound levels, cleanliness, subcontractors, etc.).



INDOOR ENVIRONMENTAL QUALITY

- Encourage non-VOC finishes



SUSTAINABLE PROCUREMENT

- Hiring of ISO 14001 certified cleaning services.
- Control of the use of hazardous materials or services through certified companies and encourage the use of green products or services.
- Environmental criteria inclusion in the suppliers' assessment process.



GREEN BUILDING CERTIFICATIONS

- All its centres are developed in line with the BREEAM New Construction standard, requiring a minimum score of "Very Good".
- After two years under management, assets are certified under the BREEAM In-Use standard, requiring a minimum score of "Very Good".



SITE SELECTION AND LAND USE

- Incorporation of strict environmental criteria in site selection for new developments.