

**2025 ALLOCATION
AND IMPACT REPORTING**

G City Europe Limited

GREEN FINANCING FRAMEWORK

In February 2021 G City Europe Limited (formerly Atrium European Real Estate Limited) issued its €300M inaugural green bond, followed by a €350M hybrid green bond in April 2021 under the 'New Green Notes' EMTN programme.

The objective of issuing Green Finance Instruments is to assist in financing G City Europe's initiatives to lower our carbon footprint, further integrate sustainability in our corporate strategy and contribute to the United Nations Sustainable Development Goals as well as the Paris Climate Agreement.

The issuance of these Green Financing Instruments enables us to engage those investors who are committed to allocating capital in support of this effort.

As outlined in our Green Financing Framework the net proceeds from G City Europe's Green Financing Instruments will be used to finance or re-finance, in part or in full, new and/or existing Eligible Green Projects and/or Assets. This includes new, existing and refurbished buildings (both retail and residential) that meet recognized standards, such as BREEAM (Very good and above) or any other equivalent green building certification.

ALLOCATION REPORTING

Allocation reporting 31.12.2025	
A. Eligible green projects and/or assets	value in €M
Green Buildings BREEAM in-use 'very good' or above certified	1,035
Total (A)	1,035
B. Green Finance Instruments initially issued	value in €M
2.625% coupon inaugural green bonds due 5 September 2027	300
3.625% coupon hybrid bonds due 4 August 2026 ¹	350
Total (B)	650
C. Percentage of net proceeds of Green Finance Instruments allocated to eligible green projects and/or assets	%
Percentage of net proceeds of Green Finance Instruments allocated to eligible green projects and/or assets	100
D. Green Finance Instruments outstanding	value in €M
2.625% coupon inaugural green bonds due 5 September 2027	120
3.625% coupon hybrid bonds due 4 August 2026 ¹	200
Total (D)	320

¹ First Optional Redemption Date

IMPACT REPORTING

As G City Europe Limited is committed to transparency and the application of industry standards, the table below provides our impact reporting. In line with the ICMA Harmonized Framework for Green Bond Impact Reporting.

**OVERVIEW OF GREEN BUILDINGS AS OF 31 DECEMBER 2025
(BREEAM certified assets in-use 'very good' or above)**



PROMENADA
Warsaw, Poland



WARS SAWA JUNIOR
Warsaw, Poland



REDUTA
Warsaw, Poland



KING CROSS PRAGA
Warsaw, Poland



OSTROBRAMSKA
Warsaw, Poland



RUBIKON
Warsaw, Poland



TRAUGUTTA
Wroclaw, Poland

INDICATORS 2025 PERFORMANCE²

Indicator	2024 performance	2025 performance
Building energy intensity (kWh/m ² /year)	129.73	128.92
Greenhouse gas intensity (kgCO ₂ e/m ² /year)	79.41	79.20
Building water intensity 1 (m ³ /m ² /year)	0.36	0.35

² Performance indicators include retail properties only. Data is not verified by external auditors. Flora shopping center was disposed of in February 2025 and is not included in the calculation. Biała, Focus Bydgoszcz, and Galeria Dominikańska shopping centers were disposed of in December 2025 and are included in the calculation.