

# Sustainable Real State Policy



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## Objective

To announce the guidelines, directives and definitions of the Real Estate Vice-Presidency of Grupo Éxito about the sustainable construction strategy for the company's projects and assets.

## Introduction

This document defines the main axes of the strategy, VIVA SOSTENIBLE, of Grupo Éxito's Real Estate Vice-Presidency to position itself as a Leader of Sustainability in the environment.

## Scope

The VIVA SOSTENIBLE Real Estate sustainability policy will have an impact in all areas of the Real Estate Vice- Presidency: Financial planning, Promotion & Development, Operations, Marketing, Commercialization, etc.

On the other hand, the different initiatives of the policy will be communicated and / or transmitted directly or indirectly to the other areas of the Group, to our clients, Real Estate partners, as well as at the City, Region, and Country level.

## Definitions

**Sustainability:** Guaranteeing the needs of the present without compromising those of future generations, it is based on three fundamental pillars:

- 1 Assume that nature and the environment are not an inexhaustible source of resources, being necessary their protection and rational use.
- 2 Promote social development seeking cohesion between communities and cultures to achieve satisfactory levels of quality of life, health and education.
- 3 Promote economic growth that generates equitable wealth for all without harming the environment.

**Sustainable construction:** Sustainable Construction can be defined as one that has special respect and commitment to the environment, implies the efficient use of resources and is directed towards a reduction of environmental impacts.

**LEED Certification:** Certification granted by the United States Green Building Council, which provides guidelines on the quality standards to be considered in sustainable construction established by the Leadership in Energy & Environmental Design – LEED (Leadership in Energy and Environmental Design).

## Declaration

The Real Estate Sustainability policy is articulated with the following Sustainable Development Goals:




### Plan, build and operate sustainable:

- ① Plan, build and operate our new projects with sustainability standards, thus mitigating the negative impact generated throughout their life cycle.
- ① Evaluate the assets in operation identifying the main problems. Progressively actions are implemented to reduce the impact of projects that were not planned and built with sustainability standards.
- ① The initiatives proposed must be based on the objectives of the LEED certification and / or the specifications and guidelines defined by the Technical Management of Viva, based on impact, visibility and profitability, aligned with the different types of projects of the Real Estate business.

### Innovate – form – communicate:

- ① The Viva Technical Management belonging to the Real Estate Vice-Presidency will generate culture, awareness and a strong technical foundation regarding sustainability, which will be shared and communicated to the other areas of the company, to clients, and real estate partners. For this:
  - Strategic alliances will be made with entities dedicated to the development of Sustainable Construction in the country and who have an extensive experience.
  - Referents and cases of success in Sustainable Construction will be visited, as well as talks, trainings, and seminars for the work teams.
  - The real estate vice-presidency will be at the forefront of updates, new regulatory resolutions that have a direct and indirect relationship with our practice, without neglecting strict compliance with existing ones.
- ① The communication strategy should incentivize the efforts and initiatives that are developed in the Real Estate Vice-Presidency around sustainability, at the company, client, region and country level. In this way VIVA SOSTENIBLE will become a benchmark in the Real Estate environment.
- ① The VIVA SUSTAINABLE committee led by the Technical Management of Viva, is made up of representatives from the different directions of the Real Estate Vice-Presidency, which will ensure that sustainability initiatives are feasible from a technical, financial, commercial, marketing, and operational point of view.

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- ① Initiatives arising from other areas of the company will be evaluated by the VIVA SOSTENIBLE Committee to determine the feasibility of their implementation.
  - ② Retail Projects managed by the Real Estate Vice-Presidency will have additional validation by the Retail area for the application or not of the guidelines defined by the VIVA SUSTAINABLE Policy.

