

VIGA RE A/S

SUSTAINABILITY REPORT 2024

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Sustainability in 2024 - the year in review

VIGA RE A/S (“Viga”) is committed to implementing environmental, social and governance (ESG) principles in management practices. In 2024, Viga updated its ESG Policy and associated operational processes, which govern the entity’s implementation of ESG . Viga also continued to support the UN Principles for Responsible Investments and is a member of the UN Global Compact Network in Denmark.

In 2024, Viga performed and maintained its core ESG actions, including the following.

Environment: Energy usage and GHG emissions of owned properties are monitored and managed to support the Paris Agreement target for emissions reductions.

Social: Elements such as human rights, social conditions and well-being are monitored through risk screenings of significant transaction partners and by conducting tenant surveys.

Governance: Internal conduct policies are enforced within the organization, and a stakeholder grievance mechanism is established on the company website.

To demonstrate sustainability efforts, Viga annually participates in the Global Real Estate Sustainability Benchmark (GRESB), where the entity works to continually improve ESG performance.



United Nations
Global Compact



Supporting the UN Global Compact

In 2023, Viga became a member of the Danish network for the United Nations Global Compact (“UN Global Compact”).

Viga hereby confirms that the organization continues to support the Ten Principles of the UN Global Compact on human rights, labour, environment and anti-corruption. With our considerations for sustainability issues, Viga also aims to contribute to the achievement of the 17 global goals for sustainable development (the “UN SDGs”).

The report forms the basis for Viga’s formal Communication on Progress to inform our stakeholders of our sustainability impact and support of the UN Global Compact framework.

Christian Augustinus Glæemose
Managing Director, Viga RE A/S



Viga’s implementation of the UN Global Compact Principles



Human & Labour Rights

Upon acquisition of new portfolio assets, or when engaging in material procurements, an assessment is performed for transaction counterparties with respect to their efforts to uphold human rights, labour standards and working conditions, including freedom of association, and compulsory and child labour. Further, such assessments are performed on an ongoing basis for asset operators at least every three years. Where material risks are identified, contractual protection may be sought to limit such risks.



Environment

The consumption of energy and water, emissions of greenhouse gasses and production of waste is periodically monitored for the Viga’s portfolio assets. These data are reported to investors, and development is reviewed against historical performance. Where materially negative trends are identified, mitigating actions may be taken. Further, portfolio-wide targets have been defined for the consumption of energy, use of renewable energy, greenhouse gas emissions and the proportion of assets for which such data is periodically retrieved.

Viga is also committed to only purchasing green energy from certified providers. Hence, renewable energy is used to supply the company office and common spaces of portfolio assets.



Anti-Corruption

Upon acquisition of new portfolio assets, or when engaging in material procurements, an assessment is performed for transaction counterparties with respect to the risk of exposure to bribery and corruption. Further, such assessments are performed on an ongoing basis for asset operators at least every three years. Where material risks are identified, contractual protection may be sought to limit such risks.



Energy Consumption (EPC)

2023: 95% of owned m2

2024: 95% of owned m2

Target: 100% EPC C+ in 2030



Renewable Energy

2023: 87% of consumed energy

2024: 87% of consumed energy

Target: 100% in 2030



GHG Emissions

2023: 4,8 kg CO₂e / m²

2024: 4,9 kg CO₂e / m²

Target: 0 kg CO₂e / m² in 2050



Data Coverage

2023: 95% of all data sources

2024: 95% of all data sources

Target: 100% of all data sources in 2030

Portfolio Improvement Targets

In 2022, Viga defined four key improvement targets for sustainability performance. These targets cover the real estate portfolio of VIGA RE A/S, which comprised of 22 assets by end of 2023.

The purpose of the targets is to guide the sustainability-related measures taken by Viga and to serve as a benchmark for continual evaluation of the performance of the entity. This performance is reviewed and discussed at quarterly meetings among the ESG Committee of Viga.

Overview

The four portfolio improvement targets of Viga cover the following areas

1. Energy consumption (as measured by EPC ratings)
2. Share of renewable energy consumption
3. Emissions of greenhouse gases
4. Data coverage of data collected for energy, GHG emissions, water and waste

Actions taken

In 2024, Viga continued operations to achieve its portfolio targets for sustainability, which included:

- Partnered with Comundo to enable automated data collection covering both common areas and tenant consumption, achieving approximately 95% coverage across the portfolio.
- Retrospectively updated 2023 data based on the expanded dataset, now reporting total building energy consumption with electricity of the tenants.
- Acquiring only electricity from certified renewable sources and encouraging tenants to do so as well. Further, Viga monitors the development of the emissions levels of the heating acquired through the local grid, including the transition of local power plants to cleaner energy solutions.

ESG Data Reporting

Energy & GHG Emissions

| Metric | Unit | 2024 | 2023 |
|--------------------------|-------------|-------|-------|
| Energy | | | |
| Total energy consumption | MWh | 4,192 | 4,357 |
| Energy consumption ratio | kwh / m2 | 39,83 | 41,40 |
| Data coverage | % | 95,6 | 95,6 |
| GHG Emissions | | | |
| Scope 1 | tCO2e | 0 | 0 |
| Scope 2 | tCO2e | 59 | 46 |
| Scope 3 | tCO2e | 272 | 275 |
| GHG emissions ratio | kgCO2e / m2 | 4,9 | 4,8 |
| Data coverage | % | 100 | 100 |

All data is reported subject the guidelines from the [GRESB Reference Guide for Real Estate \(2025\)](#).



ESG Data Reporting

Water & Waste

| Metric | Unit | 2024 | 2023 |
|-------------------------|---------|-------|-------|
| Water | | | |
| Total water consumption | m3 | 57718 | 49241 |
| Water consumption ratio | m3 / m2 | 1,2 | 1,0 |
| Data coverage | % | 93,4% | 93,4% |
| Waste | | | |
| Total waste generation | tons | 597 | 628 |
| Waste generation ratio | kg / m2 | 11.4 | 12.0 |
| Data coverage | % | 94,5% | 94% |

All data is reported subject the guidelines from the [GRESB Reference Guide for Real Estate \(2025\)](#).





Third-party review

In alignment with the GRESB reporting criteria, ESG information used for the purpose of this report has been subject to third party verification by the audit firm Grant Thornton.

The information and data faithfully represents the ESG performance of VIGA RE A/S. This relates to all ESG information included in this report. Third-party validation of the ESG information has been conducted for the data specifically used in this report in accordance with the ISAE 3000 validation standard.

The third-party review did not conclude any significant misrepresentation of information.

