VIA OUTLETS

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GREEN FINANCE FRAMEWORK 2025

OCTOBER 2025

VIA OUTLETS

CONTENTS

1. INTRODUCTION

ABOUT VIA OUTLETS

Founded in 2014, VIA Outlets provides guests with beautifully local, premium shopping destinations, guided by its 3R elevation strategy: remerchandising, remodelling and remarketing.

By bringing together an exceptional mix of international and local premium brands, VIA Outlets creates unexpected and unforgettable shopping experiences whilst paving the way for sustainable shopping.

VIA Outlets owns and operates 11 premium fashion outlet destinations totalling over 281,000 m2 of gross leasable area with commercial operations in 9 countries across Europe. Our main activity consists in the ownership, operation and leasing of these outlet Centres. Upstream we work with suppliers to refurbish and maintain our assets.

Downstream, we work with our brand partners occupying the commercial units within our Centres. Our brand partners contribute to maintaining an attractive and premium shopping experience with a mix of fashion, retail and food and beverage offerings at each of our Centres.

We serve a growing consumer demand for unique shopping experiences with more than 32.2 million local, national and international guests visiting our more than 1,100 stores in 2024. All Centres offer a complete and immersive experience that includes top fashion and other retail brands, as well as premium local and international food and beverage options.

We are wholly owned by, Stitching Depositary APG Strategic Real Estate Investment Pool, a fund owned by APG, one of Europe's largest pension investors, a major investor in real estate and a leading investor in outlet centres in Europe. We have 398 employees across our operations.

VIA OUTLETS' SUSTAINABILITY STRATEGY

VIA Outlets sustainability strategy is based on a 4 pillar approach, which encompasses the material issues that are identified as relevant for our company and our industry. The four pillars of our Beyond Sustainability Strategy provide a structured perspective on how ESG principles are embedded in our business model to deliver lasting value to our stakeholders:

4 PILLAR APPROACH

SUSTAINABLE BUILDINGS

We aim to minimize the environmental impact of our buildings and contribute to limiting the global temperature increase to 1,5ºC and have set emission reduction targets and energy intensity targets aligned with the Carbon Risk Real Estate Monitor (CRREM) tool. In doing so we work with all aspects of our value chain (development, operations and tenants), to become more efficient, reduce our carbon emissions and implement innovative solutions, so as to generate synergies and work with our partners towards a common goal.

STAKEHOLDER ENGAGEMENT

Our stakeholders take an active part in defining our sustainability strategy, which is why we continuously improve our reporting, engage with them on our targets and activities, provide training and generate awareness around sustainability issues. We also work with partners and experts on our material sustainability issues so that we may improve our understanding of our impacts and increase our efforts to create social value. Due to its all-encompassing nature, this pillar therefore crosses the boundaries of the other three pillars and acts as the foundation for our strategy.

RESILIENT COMMUNITIES

We have a commitment towards the communities we are part of and we work with our employees, our suppliers, our tenants, our guests, and the local communities which is why we set ourselves ambitious standards in safeguarding their health, safety and wellbeing, and promoting accessibility in all our Centres. We also strive to create a working and shopping environment that is inclusive and embraces diversity.

RESPONSIBLE CONSUMPTION

We believe we have a responsibility to engage with our brands and guests on sustainability issues. We aim to communicate about sustainability linked to the built environment and to retail activity and we encourage our brand partners to participate in this engagement activity.

CLIMATE CHANGE MITIGATION AND ADAPTATION

At VIA Outlets, our approach to climate change is both proactive and comprehensive. We've crafted a strategy that not only prepares our buildings and the people who use them daily for the physical and social risks posed by climate change, but also actively reduces our environmental impact. This means lowering energy consumption across entire buildings and cutting greenhouse gas emissions.

To guide our efforts, we've conducted asset-specific climate risk assessments aligned with the EU Taxonomy. These assessments help us understand the potential physical and transitional risks under various global warming scenarios. Building on this foundation, we've developed a long-term energy strategy that includes clear CRREM targets for 2030 and 2050, a plan for deploying onsite renewable energy, and a framework for engaging stakeholders to help us meet these goals.

In 2024, we committed to setting a Science Based Targets initiative (SBTi) Net Zero goal for 2050. These will be aligned with the latest SBTi Building guidelines and expand our focus to include reductions in upfront embodied carbon.

To ensure we stay on track, we've created investment plans tailored to each asset. These plans quantify the resources needed to meet our targets and lay out a clear path forward. Our day-to-day operations are guided by strong environmental management principles, and we've certified our entire portfolio to ISO 14001. This certification ensures we have robust processes in place to monitor compliance and manage environmental risks effectively.

Stakeholder engagement is central to our strategy. As regulations and policies in the real estate sector evolve rapidly, we maintain close relationships with our tenants and suppliers to ensure alignment with our environmental goals. This collaboration is supported by green clauses in our contracts, sustainability requirements in our Works Manuals and Tenant Handbooks, our Supplier Code of Conduct, and our Sustainable Construction and Taxonomy Requirements.

CLIMATE SCENARIO ANALYSIS

Since 2021, VIA Outlets has integrated climate change risks into its risk management framework, ensuring the continuous assessment and transparent disclosure of both physical and transition risks. These disclosures are aligned with the recommendations of the former Task Force on Climate-related Financial Disclosures (TCFD) and the International Sustainability Standards Board (ISSB) S2 Climate-related Disclosures standard, reflecting our adherence to internationally recognized best practices.

Our climate risk assessment began with a comprehensive, portfolio-wide analysis of physical climate risks, which laid the foundation for a more detailed understanding of potential impacts on our real estate assets. This approach has since evolved to include annual evaluations using the CRREM tool to assess transition risks, particularly those related to technological developments.

By 2023 and 2024, we expanded our assessments to the asset level, aligning with both the EU Taxonomy and BREEAM standards to identify properties potentially vulnerable to climate-related risks. The asset level reports have assessed most financial risks linked to Physical acute, Physical chronic, Transition (Policy & Legal / Market / Technology and Reputational) as Low to Medium for all assets[1].

To ensure a comprehensive view of potential impacts, we apply a range of assessment methodologies. These enable us to evaluate how evolving building-level requirements—driven by regulatory and market developments—may affect asset performance and value.

[1] P. 45 and Annex 3 of VIA Outlets Sustainability Report 2024. To be found here.

TRANSITION PLAN

Our transition plan aligns our investment strategy to the 2050 Net Zero Operational energy and emissions intensity targets. Using the Carbon Risk Real Estate Monitor (CRREM) Tool, we have set whole building operational energy intensity targets for 2030 and 2050 at the asset level, aligned to science-based 1.5°C transition EU-based decarbonisation pathways.

In 2024, we officially committed to setting an SBTi Science Based
target in line with the newly published SBTi Construction methodology.

At present our transition plan consists of a series of short term (2025-2026) and medium-term (2030-2035) initiatives which include:

- Asset-specific investment plans which define all measures and capital investments required for our assets to achieve their CRREM targets and other environmental targets such as potable water consumption reduction, and climate change adaptation. These include energy efficiency measures at landlord and tenant level, electrification plans, automated metering, BMS and submetering initiatives and water efficiency measures.
- On-site renewable energy plan aimed at installing on-site solar panel installation in all centres, where feasible for landlord or combined landlord and tenant consumption and further investigate the possibility of involving tenants in these projects.
- Asset level Climate Risk Assessments, aligned with the EU taxonomy, BREEAM and GRESB standard, with a view to incorporating the recommendations of these plans in our investment plans and Sustainability Action plans.
- Alignment with the Taxonomy Substantial Contribution criteria, where feasible and applicable, of the investments that potentially align with the EU Taxonomy categories of the Construction and Real Estate sector.

These investment plans, which are approved and monitored by our Board of Directors, are integrated into our overall business strategy and financial planning. Our Sustainable Investment Plans are integrated into our CAPEX journey (next 5-10y) as well as our yearly budget planning (next 2 years).

Our investment plans include gradual building and tenant unit upgrades lowering primary energy demand, changes in heating/cooling installations to reduce energy consumption, moving away from fossil fuels, on-site renewable energy installations to help reduce operational emissions, advancing on our climate change adaptation strategy by implementing recommendations of our Climate Risk Assessments and mitigating transition risks by addressing expected compliance obligations and reducing technology-related asset stranding risks. In order to allow for the implementation of this transition plan, VIA Outlets is upskilling its teams, particularly those in charge of operations, construction and refur-bishment activity, as well as working with external specialists on renewable energy, HVAC installations and sustainable buildings. Specific Sustainability related budgets are in place and reviewed every year linked to short term and medium-term targets.

The first version of the transition plans was set up in 2024, and they are revised on a yearly basis, taking into account progress on implementation, results and budgetary considerations.

CLIMATE ADAPTATION TARGETS

We have a 2025 interim target to develop and a 2030 target to implement adaptation plans for our medium and high risks assessed in our physical risk assessments and asset-level physical, transition and social assessments. We have a further 2040 target to implement critical retrofit measures, where and when identified in these adaptation plans.

WATER TARGETS

VIA Outlets has achieved a 14% average reduction in water consumption since 2019 through measures such as leak detection, rainwater harvesting, and submetering. Tenants are contractually required to install compliant water fixtures, permit consumption monitoring, and support environmental performance improvements. Re-sponsible water use guidelines are included in the Tenant Handbook, forming part of lease obligations.

CIRCULARITY – WASTE MANAGEMENT & SUSTAINABLE MATERIALS

VIA Outlets implements a comprehensive resource management strategy across its portfolio, addressing both waste outflows and material inflows. Operational waste, primarily generated by tenants through packaging materials such as cardboard and plastic film, is managed alongside construction waste from refurbishment activities. Our objective is to eliminate landfill use and enhance recycling rates by prioritizing reuse and recycling within the waste hierarchy. To support this, centres are equipped with appropriate waste infrastructure, including separation stations and compactors, and tenants are provided with clear disposal guidelines.

As an owner-lessor, VIA Outlets focuses on asset refurbishment and enhancement rather than new construction. Materials commonly used include cement, steel, aluminium, plasterboard, wood, and various finishings. We assess embodied carbon in typical projects to establish baselines and identify opportunities for substituting with more sustainable alternatives. Given that current calculations are spend-based, we are refining our methodology to better reflect emissions linked to material use, enabling a more accurate and actionable reduction strategy.

These initiatives are applied consistently across all assets and are supported by close collaboration with tenants and suppliers through contractual agreements, policies, and process guidelines that promote sustainable design and construction practices.

BIODIVERSITY

Although biodiversity is not classified as material in VIA Outlets' Double Materiality Assessment, it remains a relevant aspect of our environmental strategy due to requirements under BREEAM and the EU Taxonomy. As part of our triennial BREEAM In-Use certifications, we conduct ecology surveys and implement action plans based on their recommendations.

In 2024, we performed a biodiversity risk assessment following the LEAP framework. Using the European Environmental Agency's Protected Area tool and BREEAM land use data, we identified five centres—covering 61.2 hectares—located near protected natural areas. Risk evaluation was conducted using the WWF Biodiversity Risk Filter, assessing both physical and reputational risks. Our environmental management system has been updated to incorporate obligations related to these areas, ensuring continuous improvement in mitigating potential impacts.

BUILDING CERTIFICATIONS, MANAGEMENT SYSTEMS & ESG BENCHMARKS

Building Certifications - VIA Outlets pursues external certification to validate its sustainability achievements and support continuous performance improvement. All assets are certified under BREEAM In-Use, which assesses environmental performance across energy, emissions, water, waste, biodiversity, health, safety, and accessibility. Construction and refurbishment activities are conducted in accordance with our Sustainable Construction and Refurbishment Guidelines and target BREEAM certification at the "Excellent" level. In 2024, two additional certifications were piloted: EDGE, focused on energy, water, and embodied carbon at Mallorca Fashion Outlet, and Access4You, evaluating accessibility features at Freeport Lisbon Fashion Outlet.

Management Systems - The VIA Outlets portfolio has been certified under the ISO 14001 (environmental management system) since 2022, and has achieved the ISO 45001 (Health & Safety management system) certification in 2025.

GRESB - VIA Outlets BV has been participating in the voluntary Global Real Estate Sustainability Benchmark since 2017, has been achieving a 5 star rating since 2020. The 2025 GRESB score achieved was 98%.

OWN WORKFORCE

VIA Outlets is firmly committed to upholding human rights across its operations and value chain, as articulated in its Sustainability Policy. The organization prohibits child labour and forced or compulsory labour, in full compliance with applicable national legislation and international standards, including the ILO conventions and OECD Guidelines. These principles are embedded in the Supplier Code of Conduct, which all business partners are expected to observe.

Given the company's European footprint, the risk of forced labour is minimal. Accordingly, VIA Outlets prioritizes the promotion of equal rights, with a particular focus on gender equality, LGBTQIA+ inclusion, and workforce diversity. Broader human rights protections are reinforced through the Ethical Behaviour workstream, which safeguards privacy and ensures access to confidential and impartial grievance mechanisms.

Talent development and retention are strategic imperatives. VIA Outlets fosters a diverse and inclusive workforce across nine markets, comprising employees of 31 nationalities. All permanent staff benefit from Diversity & Inclusion initiatives, the "My Growth" development framework, and access to training platforms such as LinkedIn, iHasco, Lepaya, and the Women in Leadership programme. Continuous upskilling is emphasized, particularly for teams engaged in operations, construction, and retail, to support the company's sustainability objectives in a dynamic and evolving business environment.

WORKERS IN THE VALUE CHAIN

VIA Outlets relies on suppliers performing on-site maintenance, construction, and refurbishment to support key operational and sustainability objectives. These activities present elevated health and safety risks, as highlighted in our materiality analysis. To mitigate these risks, we have implemented a Health & Safety management system based on continuous improvement, supported by mandatory procedures, incident tracking, and regular internal and external audits.

Oversight is provided by a dedicated committee responsible for monitoring compliance, regulatory updates, and implementation of safety protocols.

Our reliance on smaller local suppliers presents additional challenges, as some may be unfamiliar with our minimum health and safety standards. Addressing this gap is essential to ensuring safe and compliant operations across our centres.

AFFECTED COMMUNITIES

VIA Outlets recognizes the importance of engaging with affected communities, including surrounding businesses, guests, brand employees, and external stakeholders. In line with our four-pillar sustainability strategy and double materiality assessment, we prioritize health and safety, privacy protection, and access to effective grievance mechanisms.

Since 2024, VIA Outlets has been certifying part of its assets under the RESVI (Real Estate Social Value Index) certification, which helps us measure, report and improve the social value generated by our real estate assets. In 2025 this increased focus on social value will continue.

With respect to stakeholder engagement and awareness raising on sustainability topics, we actively communicate sustainability initiatives through our "Beyond Sustainable" messaging, addressing topics such as water use, biodiversity, and renewable energy. Brand partners are encouraged to share their product sustainability strategies, implement recycling stations, and engage guests via social media.

Where feasible, we collaborate with local second-hand businesses and support ESG-related events, including international awareness days such as Pride Month.

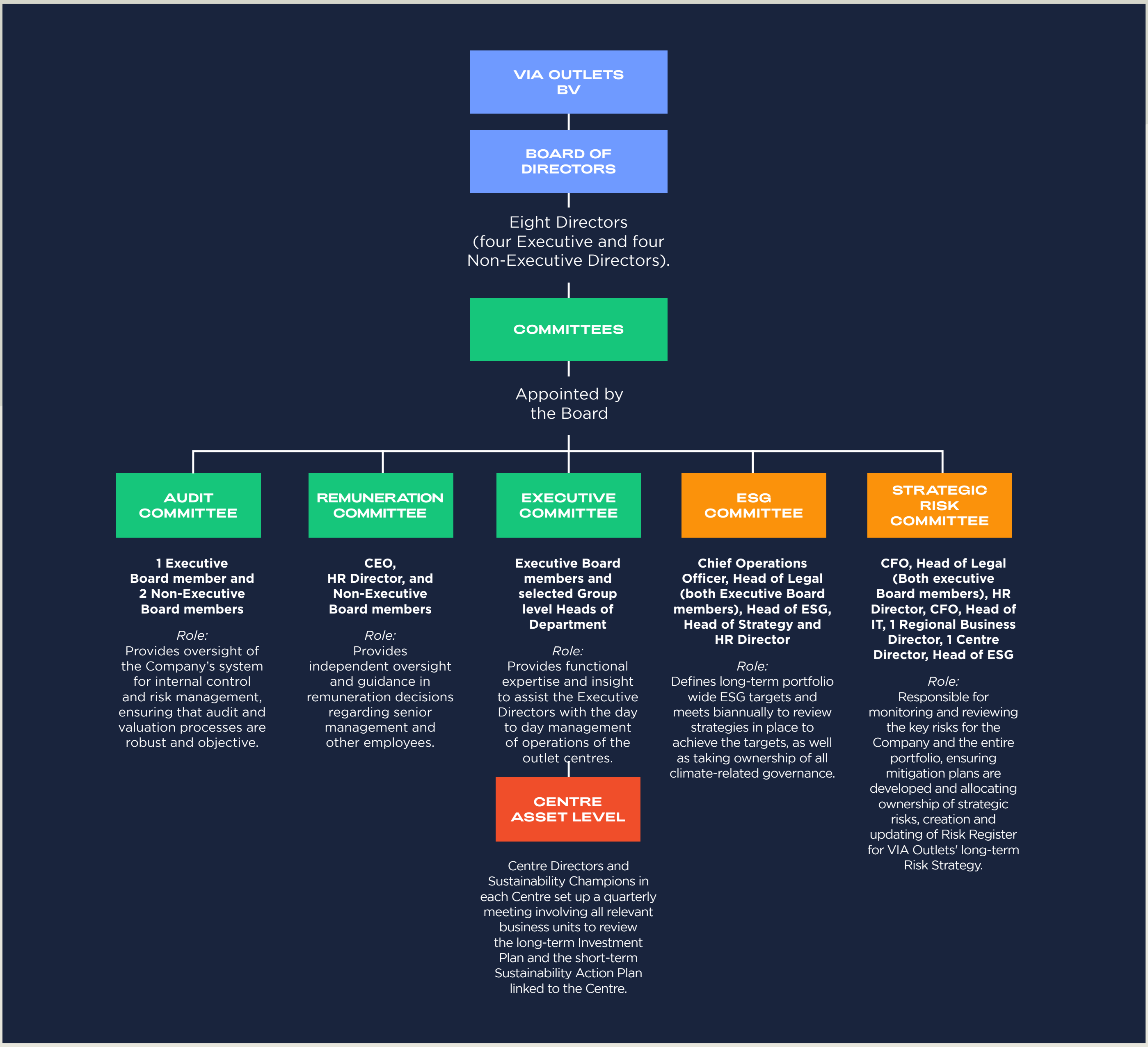
ESG GOVERNANCE & OVERSIGHT OF SUSTAINABILITY

An ethical corporate culture is integral to VIA Outlets' strategy and stakeholder engagement. The company is committed to transparency, regulatory compliance, effective risk management, and responsible business conduct.

This approach mitigates financial and reputational risks associated with non-compliance and unethical practices, while fostering trust across employees, tenants, guests, and suppliers.

Corporate ethics are overseen by VIA Outlets' Compliance Manager, who monitors key policies and reporting channels. Ethical standards are reinforced through formal policies, targeted training, and a proactive response to concerns raised via whistleblowing and grievance mechanisms.

Corporate governance is facilitated through the Board of Directors, composed of eight directors, split equally between executive and non-executive members. The Board is supported by three Board-appointed Committees and one ESG Committee, which provide oversight, guidance, and functional expertise over the management, operations, and processes under their control. Additionally, a Strategic Risk Committee and a Health and Safety Committee ensure both topics are governed and managed at the highest level within the company.



2.

GREEN FINANCE FRAMEWORK

RATIONALE FOR GREEN FINANCING

The Green Finance Framework ("the Framework") aims to support VIA Outlets' strategy and the transition to a low carbon economy. By issuing Green Finance Instruments, VIA Outlets intends to align its funding strategy with its mission and reinforce its commitment to a low carbon, resilient, inclusive and healthy society. We believe that Green Finance instruments are an effective tool to channel investments to projects that have demonstrable environmental benefits and the eby contribute to the objectives of the EU Green Deal, to the Paris Climate Agreement and to the UN Sustainable Development Goals 2030 (UN SDGs). In addition, Green Finance Instruments will help to diversify VIA Outlets' investor base, to broaden dialogues with the existing investors and to contribute to the development of the Green finan e market.

BASIS OF THIS FRAMEWORK

This Green Finance Framework is established as an overreaching platform under which VIA Outlets or any of its subsidiaries can issue Green finance instruments (hereinafter "Green Finance Instruments"), which may include senior bonds (preferred and non-preferred), subordinated bonds, medium-term notes (MTNs), promissory notes (Schuldscheindarlehen), commercial papers[2] , repurchase agreements and/or loans, and any other Green Finance Instruments in various formats and currencies, to finance and/or refinance eligible green projects (hereinafter "Eligible Green Projects") with an environmental benefit.

The Framework is based on the:

- ICMA Green Bond Principles 2025[3]
- LMA/APLMA/LSTA Green Loan Principles 2025[4]

VIA Outlets' Green Finance Framework has four core components:

- Use of Proceeds
- Process for Project Evaluation and Selection
- Management of Proceeds
- Reporting

This Green Finance Framework also follows the recommendation of the Green Bond Principles and Green Loan Principles regarding External Review.

This Framework and the four components outlined above will apply to any Green Finance Instrument issued by VIA Outlets and will be in force as long as any Green Finance Instrument is outstanding. For the avoidance of doubt, this framework may not apply to Green Finance Instruments issued under previous frameworks, and future version of this Framework (including the relevant eligibility criteria) may not apply to Green Finance Instruments issued under this version of the Framework.

As the green finan e market continues to evolve, VIA Outlets' Green Finance Framework may be subsequently revised or updated to remain consistent with changes in corporate strategy, technological developments, best market practices and the regulatory landscape. Any future versions of this Framework will either keep or improve the current level of transparency, including the corresponding review (hereinafter "Second Party Opinion) by an external reviewer (hereinafter "Second Party Opinion Provider").

[2] In the event that this framework is utilized to issue Green commercial paper, VIA OUTLETS will apply the initial recommendations outlined in the ICMA's October 2024 "The Role of Commercial Paper in the Sustainable Finance Market" here.

[3] See here

[4] See here

3.

USE OF PROCEEDS

An equivalent amount of the net proceeds of VIA Outlets' Green Finance Instruments will be used to finance and/or refinance, in whole or in part, new or existing Eligible Green Projects aligned with the eligibility criteria (hereinafter "Eligibility Criteria"), as defined below, together forming the eligible green project portfolio (hereinafter "Eligible Green Project Portfolio"). Eligible Green Projects include the current value of fi ed assets (hereinafter "Assets"), capital expenditures (hereinafter "CapEx")[5], operating expenditures (hereinafter "OpEx")[6] investments[7] or a combination thereof. Assets shall qualify for refinancing with no limitation with regards to look-back period, while CapEx and OpEx qualify with a maximum three years look-back period.

In alignment with VIA Outlets' broader sustainability strategy and support of the UN SDG 2030 agenda, the Eligibility Criteria contemplated under this Framework may directly contribute to the achievement of the UN SDGs[8] and EU Environmental Objectives[9].

Eliigible Green projects are located in Germany, Sweden, Portugal, Spain, Poland, Czech Republic, Switzerland, Norway, The Netherlands, but this may change over time and is dependent on corprote strategy and planning.

GBP/GLP CATEGORY	ELIGIBILITY CRITERIA	CONTRIBUTION TO UN SDG	EU ECONOMIC ACTIVITIES AND EU ENVIRONMENTAL OBJECTIVES
GREEN BUILDINGS	• Buildings that are certified or expected to be certified with BREEAM "Excellent" (or above) or LEED "Gold" (or above). • Construction, development, renovation, installation, maintenance, upgrade, repair, acquisition and/or oper-ation of new and/or existing buildings that meet at least one of the following criteria: - Buildings built before 31 December 2020 either with an EPC label ≥ "A" or belonging to the top 15% of the national building stock based on primary energy demand (PED) - Buildings built after 31 December 2020 with energy performance, based on primary energy (PED) lower of at least 10% than the threshold set for nearly zero energybuilding (NZEB) requirements in the local context - Refurbished buildings that achieve energy savings of at least 30% in comparison to the baseline performance before the refurbishment in terms of primary energy demand (PED) meeting the criteria for major renovations under applicable national building regulations	11 SUSTAINABLE CITIES AND COMMUNITIES 13 CLIMATE ACTION	**EU Economic Activities:** - 7.1 Construction of new buildings - 7.2 Renovation of existing buildings - 7.3 Installation, maintenance and repair of energy efficiency equipmen - 7.5 Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings - 7.7 Acquisition and ownership of buildings **Contribution to EU Environmental Objectives:** Substantial contribution to Climate Change Mitigation (Art. 10): 1.b) Improving energy efficiency except for power generation activities as referred to in Article 19(3)
RENEWABLE ENERGY	• New or existing investments in or expenditures related to the acquisition or construction of renewable energy installations. These can include, but are not limited to solar energy projects owned by the issuer or one of its affiliates or wind-relate energy projects	7 AFFORDABLE AND CLEAN ENERGY 13 CLIMATE ACTION	**EU Economic Activities:** - 4.1 Electricity generation using solar photovoltaic technology - 4.2 Electricity generation from wind power - 7.6 Installation, maintenance and repair of renewable energy technologies **Contribution to EU Environmental Objectives:** Substantial contribution to Climate Change Mitigation (Art. 10): a) generating, transmitting, storing, distributing or using renewable energy in line with Directive (EU) 2018/2001, including through using innovative technology with a potential for significant future savings or throug necessary reinforcement or extension of the grid.

5 VIA Outlets may refer to the definition of CapEx under point 1.1.2.2. of Annex I to the EU Taxonomy Disclosures Delegated Act, see here.

6 VIA Outlets may refer to the definition of OpEx under point 1.1.3.2. of Annex I to the EU Taxonomy Disclosures Delegated Act, see here, including the clarifications provided under the Commission Notice on the interpretation of certain legal provisions of the Disclosures Delegated Act, see here.

7 Investments include investments in joint ventures, majority or minority stakes in pureplay companies generaiting at least 90% of revenues from activities outlined in the Eligibility Criteria of the Framework.

8 Mapping between ICMA Eligible categories and UN SDGs is based on ICMA High Level Mapping to the Sustainable Development Goals, see here.

9 See here.

4.

PROCESS FOR PROJECT EVALUATION & SELECTION

A cross-functional Green Finance Committee ("The Committee") reviews, monitors, and approves all Eligible Green Projects that meet the above eligibility criteria. The committee will be chaired by the Group CFO and furthermore composed of the Head of Development and representatives of management at Group and affiliate level, as required, as well as the Head of ESG.

The Committee is also responsible for:

- Removing or replacing assets and expenditures that no longer comply with the Eligibility Criteria or for which the Green Finance Committee has otherwise determined should not be funded under this framework;
- Reviewing and updating the content of the Green Finance Framework and managing any future updates of this document to reflec relevant changes related to the use of proceeds, the selection of Eligible Green Projects, the management of proceeds or reporting, and more broadly to reflect a y changes in corporate strategy, technological developments, best market practices and the regulatory landscape;
- Initiating the update of external documents such as the Second Party Opinion, and related documents from external consultants and accountants;
- Overseeing, approving and publishing the allocation and impact reporting, including external assurance statements. VIA Outlets' may rely on external consultants and their data sources, in addition to its own assessment;
- Monitoring internal processes to identify known material risks of negative social and/or environmental impacts associated with the Eligible Green Projects and appropriate mitigation measures, where possible;
- Liaising with relevant business teams and other stakeholders on the above.

ESG RISK MANAGEMENT

VIA Outlets makes every effort to ensure that all of its activities comply with official n tional and international environmental and social standards and local laws and regulations. VIA Outlets also applies risk management measures in its capital allocation decisions which are supported by group planning, reporting and controlling systems. We have baseline sustainability expectations in place that are addressed in our group sustainability policies. VIA Outlets takes appropriate measures to identify and manage potential ESG risks associated with the eligible project pool through the application of risk analysis processes and sustainability management systems. The relevant policies can be accessed here and are listed below:

- Sustainability Policy
- Code of Ethics
- Policy against Bribery, Corruption and Money-Laundering
- Gifts and Hospitality Policy
- Health & Safety Standards
- Supplier Code of Conduct
- VIA Outlets Water Policy
- Sustainable Construction and Refurbishment Guidelines & Taxonomy requirements
- People and Equal Opportunities Policy
- Responsible Recruitment and Internal Promotion Policy
- Community Engagement Policy
- Data protection Policy
- Cybersecurity Policy
- VIA Outlets Grievance and Whistleblower Policy and Procedure
- Works Manual
- Tenant Handbook

5. MANAGEMENT OF PROCEEDS

The net proceeds of the Green Finance Instruments issued under this Framework will be managed by VIA Outlets in a portfolio approach and tracked accordingly.

VIA Outlets shall allocate an equivalent amount of the net proceeds from the Green Finance Instruments to an Eligible Green Project Portfolio that meets the Eligibility Criteria and in accordance with the Evaluation and Selection process presented above.

VIA Outlets intends, to the best of its abilities, to fully allocate the proceeds within 24 months after the issuance date of each Green Finance Instrument.

Pending the full allocation of an equivalent amount of the net proceeds of Green Finance Instruments, VIA Outlets will invest the balance of the net proceeds, at its own discretion, in cash, and/or cash equivalent and/or other liquid marketable instruments, or use them for other capital management purposes.

6. REPORTING

VIA Outlets will make and keep readily available annual reporting on the allocation and impact of the portfolio of Eligible Green Projects, to be renewed annually, until full allocation or in case of material change. This report will be publicly available on VIA Outlets' website (https://www.viaoutlets.com/sustainability/). VIA Outlets intends to align its impact reporting with the ICMA Handbook – Harmonized Framework for Impact Reporting for Green Bonds (June 2024)[10].

ALLOCATION REPORT

The allocation report will include the following information:

- The total amount of VIA Outlets Green Finance Instruments outstanding
- The amount of net proceeds allocated to Eligible Green Project Categories
- The amount of the identified Eligible Green Projects, on an aggregated basis per eligible category
- The balance of unallocated net proceeds (if any)
- The amount or the percentage of new financing & refinancing
- The lookback period of the Eligible Green Projects, if any
- The geographical distribution of the Eligible Green Projects
- The nature of the Eligible Green Projects (re)financed (Assets, CapEx and/or OpEx)

IMPACT REPORT

The impact report will provide information on the environmental outcomes of the Eligible Green Projects.

The Green Finance impact report may include the following impact indicators:

- Reduction in average whole building energy intensity(kWh/m2)
- Reduction in whole-asset portfolio absolute GHG emissions (kgCO2e/m2)
- BREEAM or LEED score of each asset
- Energy generated through on-site self-generation projects

[10] See here

7. EXTERNAL REVIEW

SECOND PARTY OPINION (PRE-ISSUANCE

VIA Outlets has engaged Sustainable Fitch to provide a Second Party Opinion on its Green Finance Framework. Sustainable Fitch reviewed the alignment of VIA Outlets' Green Finance Framework with the ICMA Green Bond Principles 2025 and the LMA/APLMA/LSTA Green Loan Principles 2025.

The Second Party Opinion and the Green Finance Framework will be made public on VIA Outlets' website (https://www.viaoutlets.com/sustainability/).

VERIFICATION (POST-ISSUANCE

VIA Outlets will request on an annual basis, until full allocation (or until maturity), a limited assurance report of the allocation of the Green Finance instrument's net proceeds to Eligible Green Projects, provided by an external auditor. The annual assurance report will also be posted on our website.

8.
DISCLAIMER

The information and opinions contained in this VIA Outlets Green Finance Framework (the Framework) are provided as at the date of this Framework and are subject to change without notice. None of VIA Outlets B.V. or any of its affiliates (jointly referred to as VIA Outlets) assume any responsibility or obligation to update or revise such statements, regardless of whether those statements are affected by the results of new information, future events or otherwise. This Framework represents current VIA Outlets policy and intent, is subject to change and is not intended to, nor can it be relied on, to create legal relations, rights or obligations.

This Framework is intended to provide non-exhaustive, general information. This Framework may contain or incorporate by reference public information not separately reviewed, approved or endorsed by VIA Outlets and accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by VIA Outlets as to the fairness, accuracy, reasonableness or completeness of such information. This Framework may contain statements about future events and expectations that are forward looking statements. None of the future projections, expectations, estimates or prospects in this document should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects have been prepared are correct or exhaustive or, in the case of assumptions, fully stated in the Framework.

No representation is made as to the suitability of any green financing instruments to fulfil environmental and sustainability criteria required by prospective investors. Each potential purchaser of green financing instruments should determine for itself the relevance of the information contained or referred to in this Framework or the relevant green financing instruments documentation for such green financing instruments regarding the use of proceeds and its purchase of green financing instruments should be based upon such investigation as it deems necessary. VIA Outlets has set out its intended policy and actions in this Framework in respect of use of proceeds, project evaluation and selection, management of proceeds and reporting, in connection with the VIA Outlets green financing instruments. However, it will not be an event of default or breach of contractual obligations under the terms and conditions of any such green financing instruments if VIA Outlets fails to adhere to this Framework, whether by failing to fund or complete Eligible Green Projects or by failing to ensure that proceeds do not contribute directly or indirectly to the financing of the excluded activities as specified in this Framework, or by failing (due to a lack of reliable information and/or data or otherwise) to provide investors with reports on uses of proceeds and environmental impacts as anticipated by this Framework, or otherwise.

In addition, it should be noted that all of the expected benefits of the Eligible Green Projects as described in this Framework may not be achieved. Factors including (but not limited to) market, political and economic conditions, changes in government policy (whether with a continuity of the government or on a change in the composition of the government), changes in laws, rules or regulations, the lack of available Eligible Green Projects being initiated, failure to complete or implement projects and other challenges, could limit the ability to achieve some or all of the expected benefits of these initiatives, including the funding and completion of Eligible Green Projects. Each environmentally focused potential investor should be aware that Eligible Green Projects may not deliver the environmental or sustainability benefits anticipated and may result in adverse impacts.

This Framework does not constitute a recommendation regarding any securities of VIA Outlets. This Framework is not, does not contain and may not be intended as an offer to sell or a solicitation of any offer to buy any securities issued by VIA Outlets. In particular, neither this document nor any other related material may be distributed or published in any jurisdiction in which it is unlawful to do so, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession such documents may come must inform themselves about, and observe, any applicable restrictions on distribution. Any decision to purchase or otherwise to invest in any green financing instruments should be made solely on the basis of the information to be contained in any offering document provided in connection with the offering of such green financing instruments. Prospective investors are required to make their own independent investment decisions.