

VIA OUTLETS

WATER POLICY

MAY 2024



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1. PURPOSE AND SCOPE

1.1 PURPOSE

This Policy is issued by VIA Outlets (hereinafter referred to as “**VIA Outlets**”, “the Company”, “**we**”, “**us**” or “**our**”).

Water stewardship is one of VIA Outlets’ material issues, according to its double materiality analysis key sustainability focus areas, and responsible water management, reduction of potable water consumption and an efficient use of water in general is therefore part of its environmental strategy.

This topic is referenced in VIA Outlets Sustainability Policy but warrants a more detailed policy document that lays down the principles and requirements for water use within the company Outlet Centres (the “**VIA Outlets Centres**” or “**VIA Outlets Portfolio**”).

The water management is part of the company’s environmental strategy and as such is designed by its ESG committee, approved by the Board and executed by the Operations, Retail Development and Development teams of the company.

As part of its Climate Change strategy, VIA Outlets has carried out a Climate Change risk assessment on all its centres and has identified medium to high 2030-2050-2100 risks related to water scarcity in its centres located in Spain and Portugal. The company has however set water consumption reduction targets for all its Centres, is incorporating rainwater harvesting and greywater use in all its major development projects and takes into account the need to minimize water consumption in all landscaping projects.

2.1 SCOPE & APPLICABILITY

The aims of this Policy are:

- To minimise water consumption across the VIA Outlets portfolio.
- To generate awareness amongst our employees and stakeholders about the importance of water conservation and circular economy principles
- To address and manage climate change risks as well as take advantage of water saving and circular economy opportunities linked to water and identified in the VIA Outlets portfolio.

This Policy applies to:

- all current and former VIA Outlets employees (whether permanent or temporary),
- temporary agency workers,
- trainees or apprentices,
- shareholders and members of the Company’s administrative, management or supervisory body (including non-executive members),
- any third party working on behalf of VIA Outlets (whether permanently or temporarily) who is not an employee, such as (but not limited to)

consultants, services providers, and suppliers or third parties engaged on representing VIA Outlets
 - together described as “**you**”.

2. THE POLICY

Water consumption in the VIA Outlets Centres happens mostly in relation to three activities:

- Use of water in bathrooms by occupants and guests and people working in the VIA Outlets Centres
- Cleaning activity of the VIA Outlets Centres;
- Use of water for irrigation of landscaping in and around the VIA Outlets Centres.

2.1. RESPONSIBLE WATER MANAGEMENT

With the aim of minimising its water footprint, VIA Outlets as a group and each of the VIA Outlets Centres shall:

- Identify asset-specific water related risks and opportunities in its own operations and value chain;
- Conduct water audits in all assets;
- Regularly inspect and maintain all water-carrying pipes/systems;
- Set Centre level potable water consumption reduction targets and develop key performance indicators;
- Install water-saving and leak detection equipment in the VIA Outlets Centres in line with Breeam Excellent requirements and the VIA Outlets Sustainable Construction and Refurbishment Guidelines, particularly in conjunction with extension or refurbishment activities;
- Install sub-metering to monitor water use related to different activities;
- Reduce water use in the VIA Outlets Centres by providing education and communications around efficient water management to employees, tenants and guests and, where applicable, by offering behavioural change incentives;
- Reduce the risk of Legionella infections through continuous monitoring and proactive management;
- Implement rainwater harvesting solutions in all centres and greywater use facilities in common area bathrooms - where possible; and
- Minimise water use in any construction, extension or refurbishment activities by ensuring that efficient water management processes are put in place.

2.2. CONSTRUCTION AND REFURBISHMENT GUIDELINES

2.2.1 All sanitary fixtures for landlord/common areas and tenant areas must have low water consumption characteristics and be at least as strict as the EU Taxonomy requirements:

- WCs: dual-flush toilets (lower flush: 3L / full flush: 4.5L) equipped with flush plate buttons that clearly distinguish lower and higher flush volumes.

- Urinals: installation of automatic urinal controls (either via infra-red sensors or temporized push button) that allows a maximum flush volume of 1 L/flush (or install waterless urinals)
- Showers: installation of low-flush showers with a maximum flow rate of 6L/min. Please note that this performance is typically achieved using flow regulating devices. Additionally, the installation of vandal-proof equipment is required.
- Taps: installation of low-flush taps with a maximum flow rate of 2 L/min and automatic control (either via infra-red sensors or temporized push buttons). Please note that this performance is typically achieved using flow regulating devices. Additionally, the installation of vandal-proof equipment is required.

2.2.2 Water metering & sub-metering: smart meters should be installed at the Centre common areas, as well as Landlord bathrooms, cleaning facilities, etc. and at tenant level. Sub-metering should include at least separation of indoor and outdoor consumption, separation of irrigation and sanitary use at Landlord level, and individual tenant use.

2.2.3 Commissioning: commissioning procedures must be developed to ensure water performance of the newly installed sanitary fixtures, namely:

- Taps: measurement of installed flow rate and automatic controls (namely flushing periods).
- Showers: measurement of installed flow rate, and, if applicable evaluate automatic controls.
- WCs: measurement of installed flush volumes. Urinals: evaluate automatic controls (flushing periods).
- Measurement and Verification whenever applicable, it is recommended to evaluate the installation of water meters that allow the measurement of water use in WCs (1 meter per WC set).

2.2.4 Shut-off valves:

- Each sanitary device (toilets, urinals, taps, showers) needs to have a shut-off valve to stop water leakage or damage.
- Isolation controls: Shut off systems should be installed in toilet areas that isolate water supply when they are unoccupied. A single control can be installed for combined toilet areas provided that the position of the leak can be identified whether it is in the male or female toilets.

2.2.5 Leak detection: An automated leak detection system should be installed in the Centres that can detect higher than normal flow rates at meters and/or submeters (i.e., both flow-based and sensor-based detection systems are acceptable), incl. fire hydrants sprinklers. The system should not require shutting off the water supply when the alarm is triggered.

3. FURTHER INFORMATION

This Policy takes effect from 22/11/2023 for an indefinite period.

VIA Outlets reserves the right to amend this policy at any time, including but not limited to changes in relevant legislation and/or operational needs.